

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

Artz, Rebecca C., dec'd.

Late of the Township of West Lampeter.

Executors: Patricia L. Artz and Theodore A. Artz c/o D. Scott Eaby, Esquire, Jansen M. Honberger Law, P.C., 29 South State Street, Ephrata, PA 17522.

Attorney: D. Scott Eaby.

Barnett, Donald C., dec'd.

Late of the Township of West Cocalico.

Executor: Martin E. Gerhart, II c/o Jansen M. Honberger Law P.C., 29 South State Street, Ephrata, PA 17522.

Attorney: Jansen M. Honberger.

Delp, Ronald W., dec'd.

Late of Providence Township. Executrix: Cathleen A. Bassetti c/o Russell, Krafft & Gruber, LLP, 930 Red Rose

Court, Suite 300, Lancaster, PA 17601.

Attorney: Kim Carter Pater-son.

Eby, Peggy G., dec'd.

Late of Mount Joy Borough.

Executrix: Cynthia G. Shelly c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esquire.

Eshelman, Janet K. a/k/a Janet A. Eshelman, dec'd.

Late of East Drumore Twp.

Executors: Rory M. Eshelman and Scott H. Eshelman c/o Appel & Yost LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet.

Fischer, Martha A. a/k/a Marti Fischer, dec'd.

Late of Elizabethtown.

Executor: Steven L. Morganti, 110 Sunrise Avenue, Lancaster, PA 17601.

Attorneys: Brian J. Hinkle; Mette, Evans & Woodside.

Gochnauer, Jeanne M. a/k/a Jean M. Gochnauer a/k/a Jeanne Gochnauer, dec'd.

Late of Quarryville Borough.

Executrix: Barbara E. Herr c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, 339 North Duke Street, P.O. Box 539, Lancaster, PA 17608-0539.

Attorney: Melvin E. Newcomer, Esquire.

Gonzalez, Carmen, dec'd.

Late of Lancaster City.

Executor: Alfredo Gonzalez, Jr. c/o Scott Alan Mitchell, Esquire, Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601. Attorneys: Saxton & Stump, LLC.

Herr, Janice F., dec'd.

Late of West Hempfield Township.
Executor: Stephen P. Herr c/o Scott Alan Mitchell, Esquire, Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601. Attorneys: Saxton & Stump, LLC.

Herr, Mary A., dec'd.

Late of Manheim Township.
Co-Executrices: Carolyn J. Bauer and Lucinda S. Shellenberger c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606. Attorneys: Gibbel Kraybill & Hess LLP.

Hershey, Nancy H., dec'd.

Late of Manor Township.
Personal Representative: George B. Hershey, III c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601. Attorneys: Metzger and Spencer, LLP.

Jones, E. Minetta a/k/a Emma Minetta Jones, dec'd.

Late of Denver Borough.
Executor: Roger L. Martzall c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522. Attorney: A. Anthony Kilkuskie.

Keene, Jane E., dec'd.

Late of Earl Township.
Executrix: Nancy F. Clark c/o Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601. Attorney: Kim Carter Pater-son.

Keene, Jane E., dec'd.

Late of Earl Township.
The Jane E. Keene Revocable Living Trust Agreement. Trustee: Nancy F. Clark c/o Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601. Attorney: Kim Carter Pater-son.

Kurtz, Elisabeth Ann, dec'd.

Late of Ephrata Township.
Co-Executors: Richard D. Kurtz and John R. Kurtz c/o E. Richard Young, Jr., Esquire, 1248 West Main Street, Ephrata, PA 17522. Attorney: E. Richard Young, Jr., Esquire.

Landes, Paul L. a/k/a Paul Linford Landes, dec'd.

Late of Salisbury Township.
Executrix: Karen L. Stoltzfus, 510 Blossom Drive, Narvon, PA 17555. Attorneys: R. Wayne Clemens, Esquire; Clemens, Nulty and Gifford.

Saner, Betty H. a/k/a Elizabeth Hopkins Saner, dec'd.

Late of West Lampeter Town-ship.
Co-Executors: Philip L. Saner and James E. Saner c/o Vance E. Antonacci, Esquire, McNeas Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lan-caster, PA 17601.

Attorneys: McNeese Wallace & Nurick LLC.

Smoker, Arlene Jane a/k/a Arlene J. Smoker, dec'd.

Late of New Holland Borough. Administratrix C.T.A.: Beverly Brubaker c/o Nicholas T. Gard, Esquire, 912 West Main Street, Suite 402, New Holland, PA 17557.

Attorneys: Smoker Gard Associates LLP.

Spahr, Vincent E., dec'd.

Late of Penn Township. Executor: David J. Nolt c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

Speicher, Donald E., dec'd.

Late of Upper Leacock Township.

Executor: Scott E. Espensen c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

Stoltzfus, Barbara S., dec'd.

Late of Upper Leacock Township.

Executor: Menno F. Stoltzfus c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540.

Attorney: H. Charles Benner.

Trow, Donald B., dec'd.

Late of East Hempfield Township.

Executor: Stephen C. Trow c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

Weit, Dorothy L., dec'd.

Late of Lititz Borough.

Personal Representative: Roy A. Weit c/o Eric Schelin Rothermel, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorneys: May, May and Zimmerman, LLP.

SECOND PUBLICATION

Barto, M. Virginia a/k/a Miriam Virginia Barto, dec'd.

Late of Manheim Township.

Executor: PNC Bank N A c/o Appel & Yost LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet.

Beaston, Geraldine R., dec'd.

Late of Columbia Borough.

Executors: Maxine L. Swingler and Carl H. Swingler c/o John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

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

Brubaker, Suzanne, dec'd.

Late of Lancaster Township.

Personal Representative: David Newswagner c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.

Attorneys: Metzger and Spencer, LLP.

Charles, Clifford S., Jr., dec'd.

Late of Manheim Township.

Clifford S. Charles, Jr. Trust dated October 8, 2004 as amended.

Trustee: Jesse S. Ascroft, Sr., V.P., Bryn Mawr Trust Company, One East Chocolate Avenue, Hershey, PA 17033.

LANCASTER LAW REVIEW

Attorneys: Jean D. Seibert,
Esquire; Caldwell & Kearns.

Coldren, Evelyn E., dec'd.

Late of 108 New Street, East
Earl Township.

Co-Executors: Dale H. Cold-
ren and Larry L. Coldren c/o
Brian F. Boland, Esquire,
Kozloff Stouidt, 2640 Westview
Drive, Wyomissing, PA 19610.

Attorneys: Brian F. Boland,
Esquire; Kozloff Stouidt.

**Cuczella, Anthony J. a/k/a An-
thony Joseph Cucuzella a/k/a
Anthony ("Tony") Joseph Cu-
cuzella**, dec'd.

Late of Lancaster Township.
Executrix: Angeline C. Dorsey
c/o Mongiovi Law, LLC, 235
North Lime Street, Lancaster,
PA 17602.

Attorney: Michael J. Mongiovi.

Edwards, June Hunter, dec'd.

Late of Mount Joy Borough.
Executor: Thomas W. Ed-
wards, II c/o Nikolaus & Ho-
henadel, LLP, 222 S. Market
Street, Suite 201, Elizabeth-
town, PA 17022.

Attorney: John M. Smith, Es-
quire.

**Horne, Laurent Novikoff a/k/a
Laurent N. Horne a/k/a Lau-
rence Horne a/k/a Lawrence
Horne a/k/a Lauren Novikoff
Horne**, dec'd.

Late of West Lampeter Twp.
Executrix: Mary Burton c/o
Appel & Yost LLP, 33 North
Duke Street, Lancaster, PA
17602.

Attorney: Jeffrey P. Ouellet.

Kring, Rodney L., dec'd.

Late of Brecknock Township.

Administrators: Zachary R.
Kring and Morgan L. Kring c/o
Kling and Deibler, LLP, 131 W.
Main Street, New Holland, PA
17557.

Attorneys: Linda Kling, Es-
quire; Kling & Deibler, LLP.

Long, Shirley A., dec'd.

Late of East Donegal Town-
ship.

Co-Executors: Sharon A. Clay-
tor and Jay R. Long c/o Scott
E. Albert, Esquire, 50 East
Main Street, Mount Joy, PA
17552.

Attorney: Scott E. Albert, Es-
quire.

Munden, Verna M., dec'd.

Late of Ephrata Borough.
Co-Administratrices: Linda M.
Althouse and Janet L. Craley
c/o Jeffrey C. Goss, Esquire,
480 New Holland Avenue,
Suite 6205, Lancaster, PA
17602.

Attorneys: Brubaker Con-
naughton Goss & Lucarelli
LLC.

Nolt, Edwin M., dec'd.

Late of the Township of West
Earl.

Executor: Wells Fargo Bank,
N.A. c/o Justin J. Bollinger,
Attorney, P.O. Box 5349, Lan-
caster, PA 17606.

Attorneys: Gibbel Kraybill &
Hess LLP.

Roux, Henry J., dec'd.

Late of West Lampeter Town-
ship.

Personal Representative: Gre-
ta R. Roux c/o John W. Metz-
ger, Esquire, 901 Rohrerstown
Road, Lancaster, PA 17601.

Attorneys: Metzger and Spencer, LLP.

Sensenig, Harry M. a/k/a Harry M. Sensenig, Jr., dec'd.
Late of Warwick Township.
Executor: Clifford D. Sensenig c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Toms, Jennie E., dec'd.
Late of West Lampeter Township.
Executrices: Barbara E. Fee-man and Shirley A. Bortzfield c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Wienhold, Jason J., dec'd.
Late of Lancaster.
Executor: Ryan Wienhold, 780 Knoll Drive, Mount Joy, PA 17552.
Attorney: Deborah L. Packer, Esquire.

Wynans, Thomas H., dec'd.
Late of East Cocalico Township.
Executor: Jerry L. Taylor c/o E. Richard Young, Jr., Esquire, 1248 West Main Street, Ephrata, PA 17522.
Attorney: E. Richard Young, Jr., Esquire.

Young, Fred T., Jr., dec'd.
Late of the Township of East Lampeter.
Executors: Deborah Ann Denlinger and Fred T. Young, III c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

THIRD PUBLICATION

Amsley, Crystal Ann a/k/a Crystal Amsley, dec'd.
Late of Columbia Borough.
Personal Representative: John W. Metzger, 901 Rohrerstown Road, Lancaster, PA 17601.
Attorneys: Metzger and Spencer, LLP.

Bassett, James G. a/k/a James G. Bassett, M.D. a/k/a James Bassett, dec'd.
Late of W. Lampeter Twp.
Executrix: Sarah E. Bassett c/o Paul C. Heintz, Esquire, Centre Square West, 1500 Market St., Ste. 3400, Philadelphia, PA 19102.
Attorneys: Paul C. Heintz; Obermayer Rebmann Maxwell & Hoppel, LLP.

Brandt, Alvin M. a/k/a Alvin Brandt, dec'd.
Late of Elizabeth Township.
Executor: Alan Scott Brandt c/o Mongiovi Law, LLC, 235 North Lime Street, Lancaster, PA 17602.
Attorney: Michael J. Mongiovi.

DeFrees, Mary E. a/k/a Mary Ellen DeFrees a/k/a Mary DeFrees, dec'd.
Late of West Cocalico Township.
Executor: Eric DeFrees c/o E. Richard Young, Jr., Esquire, 1248 West Main Street, Ephrata, PA 17522.
Attorney: E. Richard Young, Jr., Esquire.

Dugan, John P., III, dec'd.
Late of Brecknock Township.

LANCASTER LAW REVIEW

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

Attorneys: Good & Harris, LLP.

Eckenrod, Ella L., dec'd.

Late of Manheim Township.
Executrix: Susan E. Hess c/o Appel & Yost LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet.

Gallagher, Michael D., dec'd.

Late of Lancaster Township.
Executrix: Cynthia M. Smith c/o Herr & Low, P.C., 234 North Duke Street, Lancaster, PA 17602.

Attorney: Bradley A. Zuke.

Graham, Bradley E., dec'd.

Late of Salisbury Township.
Administrator: Zachary E. Coy c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

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

Groves, Henry G., dec'd.

Late of 227 New Haven Drive, Lititz.

Executor: Richard P. Nuffort c/o Dennis J. Ward, Esquire, Zimmerman, Pfannebecker, Nuffort & Albert, LLP, 300 West Chestnut St., Suite 203, Ephrata, PA 17522.

Attorneys: Dennis J. Ward, Esquire; Zimmerman, Pfannebecker, Nuffort & Albert, LLP.

Haldy, Catherine E., dec'd.

Late of Warwick Township.
Executor: Peter W. Haldy c/o Randy R. Moyer, Esquire,

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

Attorneys: Barley Snyder LLP.

Horton, Samuel L., Jr., dec'd.

Late of Salisbury Township.
Executrix: Sondra L. Horton c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

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

Jefferson, Melvin R. a/k/a M.R. Jefferson, dec'd.

Late of Martic Township.
Personal Representative: Melissa J. Ralph c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.

Attorneys: Metzger and Spencer, LLP.

Jefferson, Melvin R. a/k/a M.R. Jefferson, dec'd.

Late of Martic Township.
The Melvin R. Jefferson Revocable Trust.

Trustee: Melissa J. Ralph c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.

Attorneys: Metzger and Spencer, LLP.

Lawser, Barbara A. a/k/a Barbara Allen Lawser, dec'd.

Late of Akron Borough.
Executor: Thomas R. Hain, 100 Center Ave., Morgantown, PA 19543.

Attorney: None.

Maile, Robert F. a/k/a Robert Francis Maile a/k/a Robert Maile, dec'd.

Late of Manheim Township.

Executrices: Mary Jean Ann Reese and Michelle Louise Downey, 9 Nature's Way, Quarryville, PA 17566.
Attorney: None.

Martin, Martha H. a/k/a Martin Z. Martin, dec'd.

Late of Mount Joy Township.
Executors: Abner H. Martin and Erm Martin Sensenig c/o James N. Clymer, 408 West Chestnut Street, Lancaster, PA 17603.
Attorneys: Clymer Musser & Sarno, P.C.

Metzler, Robert N. a/k/a Robert Norwood Metzler, dec'd.

Late of East Hempfield Township.
Executrices: Barbara M. Rial, Jacalyn L. Metzler and Suzanne L. Lehman c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Miller, Margaret Morrison, dec'd.

Late of West Lampeter Township.
Executor: PNC Bank, N.A., P.O. Box 308, Camp Hill, PA 17001-0308.
Attorneys: Jeffrey P. Ouellet; Appel & Yost LLP.

Nichols, W. Barry a/k/a William Barry Nichols a/k/a W. B. Nichols, dec'd.

Late of East Earl Township.
Executor: William W. Hoffman, 1459 N. Red Maple Way, Downingtown, PA 19335.
Attorney: None.

Nilsen, Carl G. a/k/a Carl Gerhard Nilsen a/k/a Carl Nilsen, dec'd.

Late of Manheim Township.

Executrix: Beth M. Bjorkman c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540.
Attorney: H. Charles Benner.

Rehkugler, Geraldine M., dec'd.

Late of Lancaster City.
Executor: Steven Lentz c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Rodriguez, Pedro J. a/k/a Pedro J. Rodriguez-Rolon a/k/a Pedro Jose Rodriguez-Rolon a/k/a Pedro "Pete" J. Rodriguez, dec'd.

Late of Lancaster Township.
Executrices: Jennifer M. Bailey and Lucinda B. Blevins c/o George J. Morgan, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.
Attorneys: Morgan, Hallgren, Crosswell & Kane, P.C.

Shirk, Martin M., dec'd.

Late of Caernarvon Township.
Co-Executors: Alvin N. Shirk and Martin N. Shirk, Jr. c/o Nicholas T. Gard, Esquire, 121 W. Main Street, New Holland, PA 17557.
Attorneys: Smoker Gard Associates LLP.

Smoker, Esther M., dec'd.

Late of Manheim Borough.
Executor: Darrell L. Smoker c/o James N. Clymer, 408 West Chestnut Street, Lancaster, PA 17603.
Attorneys: Clymer Musser & Sarno, P.C.

Stevens, Helen M., dec'd.

Late of Lancaster City.

Administrator: The Lodge Life Services c/o Dana C. Panagopoulos, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Stewart, Janet N., dec'd.

Late of New Holland Borough.
Executrix: Pamela J. Hoadley c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Usner, Rodney L., dec'd.

Late of East Earl.
Executrix: Wanda L. Usner c/o Legacy Law, PLLC, 15 N. Spruce St., Lititz, PA 17543.
Attorney: Neal A. Rice, Esquire.

Wenrich, Mary Jane, dec'd.

Late of Willow Street.
Executrix: Carol Hogan, 601 Chews Landing Rd., Haddonfield, NJ 08033.
Attorney: None.

**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

September 3, 2019

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

1. GARNER, JACK E., dec'd., trust, 2019-1485. First and Final Acct. Tina M. Tanner, Trustee. Jon M. Gruber, Atty.

2. GIBSON, SCOTT A., dec'd., 2016-1210. First and Final Acct. Barbara A. Van Aulen, Extrx. Edward J. Coyle, Atty.

3. MORRIS, GLENN E., dec'd., 2017-0793. First and Final Acct. Karen A. Bricker, Extrx. David H. Stone, Atty.

4. MORRIS, JANET M., dec'd., 2017-0792. First and Final Acct. Karen A. Bricker, Extrx. David H. Stone, Atty.

5. PATTON, EDITH DYKES, dec'd., 2014-0267. First and Final Acct. Gayle Conrow, Extrx. Matthew Menges, Atty.

Anne L. Cooper
Clerk of the
Orphans' Court Division
of the Court of Common Pleas

Au-23, 30

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 Alexis Rose Pelland to Alexis Rose Pelland-Champagne. A hearing on the Petition will be held on September 17, 2019 at 9:00 o'clock a.m. in Courtroom No. 10 at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

Au-23

NOTICE IS HEREBY GIVEN, that the Petition of Monique Hall has filed with the Court of Common Pleas of Lancaster County, Pennsylvania, requesting to change the names of Noelle Francoise Pollock to Noelle

Francoise Hall, Lyla Rose Pollock to Lyla Suzanne Hall, Ilyse Caroline Pollock to Ilyse Angele Hall, Grant Daniel Harry Pollock to Grant Christian William Hall, Sophie Jacqueline Rhoda Pollock to Sophie Jacqueline Hall, Aveline Faith Pollock to Aveline Faith Monique Hall, and Pierce Martin Pollock to Pierce James Auguste Hall. A hearing will be held on said petition on Thursday, October 17, 2019 at 1:30 p.m. in Courtroom #TBA of the Lancaster County Courthouse, Lancaster, Pennsylvania at which time interested persons may attend and show cause, if any, why the request of Petitioner to change the names of Noelle Francoise Pollock to Noelle Francoise Hall, Lyla Rose Pollock to Lyla Suzanne Hall, Ilyse Caroline Pollock to Ilyse Angele Hall, Grant Daniel Harry Pollock to Grant Christian William Hall, Sophie Jacqueline Rhoda Pollock to Sophie Jacqueline Hall, Aveline Faith Pollock to Aveline Faith Monique Hall, and Pierce Martin Pollock to Pierce James Auguste Hall should not be granted.
WENDY CHAN, ESQUIRE
CHAN & ASSOCIATES

Au-23, 30

**ARTICLES OF DISSOLUTION
NOTICES**

NOTICE IS HEREBY GIVEN that MSW PROPERTIES, a Pennsylvania limited partnership, has voluntarily dissolved and is now engaged in the process of winding up and settling its affairs under the provisions of Subchapter H (15 Pa. C.S. §8681 et seq.) of the Pennsylvania Uniform Limited Partnership Act of 2016, as amended. As part of that process, under 15 Pa. C.S. 8687, MSW PROPERTIES now gives notice that any persons having claims against MSW PROPERTIES present them in a detailed writing to the partnership, setting for the amount and exact basis for the claim. The written notice describing the details of the claim shall be mailed to MSW PROPERTIES, 1559 Briertown Road, East Earl, PA 17519. A claim

against MSW PROPERTIES is barred unless an action to enforce the claim is commenced within two years after publication of this Notice. The barring of a claim against the partnership will also bar any corresponding claim against the general partner.
LEGACY LAW PLLC
Attorneys for MSW Properties

Au-23

NOTICE IS HEREBY GIVEN that MSW PROPERTIES GP, LLC, a Pennsylvania limited liability company, has voluntarily dissolved and is now engaged in the process of winding up and settling its affairs under the provisions of Subchapter G (15 Pa. C.S. §8871 et seq.) of the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended. As part of that process, under 15 Pa. C.S. 8875, MSW PROPERTIES GP, LLC now gives notice that any persons having claims against MSW PROPERTIES GP, LLC present them in a detailed writing to the Company, setting forth the amount and exact basis for the claim. The written notice describing the details of the claim shall be mailed to MSW PROPERTIES GP, LLC, 1559 Briertown Road, East Earl, PA 17519. A claim against MSW PROPERTIES GP, LLC is barred unless an action to enforce the claim is commenced within two years after publication of this Notice.
LEGACY LAW PLLC
Attorneys for MSW Properties GP, LLC

Au-23

NOTICE OF TAX SALE

The Court of Common Pleas of
Lancaster County, Pennsylvania

Docket No. CI-19-07442

IN RE: LANCASTER COUNTY TAX
CLAIM BUREAU SURPLUS UPSET
TAX SALE PROCEEDS RE: Roy B.
Raber (deceased) and F. Jo Ann
Raber (deceased), 44 West New
Street, City of Lancaster, PA, Tax
Parcel No. 339-83519-0-0000

LANCASTER LAW REVIEW

ATTENTION: To Estate of F. Jo Ann Raber and all known, unknown and potential heirs, assigns and claimants of the Estate of F. Jo Ann Raber

FORTY-FIVE (45) DAY RULE TO SHOW CAUSE PURSUANT TO THE PA REAL ESTATE TAX SALE LAW 72 P.S. §5860.205(e)

AND NOW, this 9th day of August 2019, a Rule to Show Cause is hereby issued on the Estate of F. Jo Ann Raber [former owners], Brockie Healthcare, Inc. [judgment holder], Wilmack Healthcare, Inc. d/b/a Lancashire Hall Nursing & Rehabilitation Center [judgment holder], PA Department of Human Services [potential lien holder], Central Credit Audit, Inc. [delinquent trash lien], and Inner Circle Funding, LLC [tax sale purchasers] why the following proposed distribution of the \$5,020.19 in surplus proceeds from the November 19, 2018 Upset Tax Sale of 44 West New Street, Lancaster City, Pennsylvania, Parcel No. 339-83519-0-0000, by the Lancaster County Tax Claim Bureau should not be confirmed absolutely:

Central Credit Audit; \$138.00 (minus publication costs)

Brockie Healthcare, Inc.; \$2,558.44 (minus publication costs)

Wilmack Healthcare, Inc.; \$2,323.75 (minus publication costs)

Total: \$5,020.19.

OBJECTIONS TO THE PROPOSED DISTRIBUTION MUST BE FILED IN WRITING WITH THE COURT WITHIN FORTY-FIVE (45) DAYS FROM THE DATE OF THIS ORDER AND SERVED ON THE SOLICITOR FOR THE LANCASTER COUNTY TAX CLAIM BUREAU. IF NO OBJECTIONS ARE FILED, THE PROPOSED DISTRIBUTION SHALL BE CONFIRMED ABSOLUTELY. IN ACCORDANCE WITH 72 P.S. §5860.205(e), THE LANCASTER

COUNTY TAX CLAIM BUREAU SHALL SERVE THE RULE AND PETITION ON ALL OF THE ABOVE-NAMED PERSONS, ENTITIES OR BUSINESSES BY FIRST CLASS MAIL WITH PROOF OF MAILING.

BY THE COURT

Margaret C. Miller, Judge
ROBERT S. CRONIN, JR., ESQUIRE
Solicitor for the Lancaster County Tax Claim Bureau
212 N. Queen St.
Lancaster, PA 17603

Au-23

ACTION TO QUIET TITLE NOTICE

Court of Common Pleas of Lancaster County, Civil Division

NO. CI-19-06506

GRANDVIEW LANE PROPERTIES, LP AND ROSE A. PEZENOSKY
PLAINTIFFS

vs.

SHAREHOLDERS OF GRANDVIEW HEIGHTS CORPORATION (DISSOLVED), THEIR HEIRS, SUCCESSORS AND ASSIGNS, AND MANHEIM TOWNSHIP
DEFENDANTS

COMPLAINT IN ACTION TO QUIET TITLE

TO: ALL PERSONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THE SHAREHOLDERS OF GRANDVIEW HEIGHTS CORPORATION (DISSOLVED), THEIR HEIRS SUCCESSORS AND ASSIGNS

You are hereby notified that Plaintiffs, Grandview Lane Properties, LP and Rose A. Pezenosky, as owners of the real property adjacent to an unopened road referred to as "Center Avenue Extended" located east of Homeland Drive in Manheim Township, Lancaster County, Pennsylvania, have filed a Complaint endorsed

with a Notice to Defend against you in the Court of Common Pleas of Lancaster County, PA at Docket No. CI-19-06506, wherein Plaintiffs seek quiet title to the real property referred to as "Center Avenue Extended."

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

LAWYER REFERRAL SERVICE
Lancaster County Bar Association
28 E. Orange St.
Lancaster, PA 17602
(717) 393-0737

DEBRA A. SHULSKI, ESQUIRE
RILEY RIPER HOLLIN &
COLAGRECO
Attorneys for Plaintiffs
P.O. Box 1265
Exton, PA 19341
(610) 458-4400

Au-23

**NOTICES OF ACTION IN
MORTGAGE FORECLOSURE**

Court of Common Pleas
Lancaster County, Pennsylvania
Civil Action—Law

NO. CI-19-05388

DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR ARGENT SECURITIES INC.,
ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2005-W2
Plaintiff

v.

JUDY LOVELESS, AS
ADMINISTRATRIX AND HEIR OF
THE ESTATE OF STANLEY B.
LOVELESS et al.
Defendants

**COMPLAINT IN MORTGAGE
FORECLOSURE**

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STANLEY B. LOVELESS, Defendant(s), 208 FAUSNACHT DRIVE, DENVER, PA 17517

You are hereby notified that Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W2, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LANCASTER County, PA docketed to No. CI-19-05388, seeking to foreclose the mortgage secured on your property located, 208 FAUSNACHT DRIVE, DENVER, PA 17517.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against

the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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

JENINE DAVEY, ESQUIRE
ID No. 87077

RAS CITRON, LLC
Attorneys for Plaintiff
133 Gaither Drive
Suite F
Mt. Laurel, NJ 08054
(855) 225-6906

Au-23

In the Court of Common Pleas of
Lancaster County, Pennsylvania
Civil Action—Law

NO.: CI-19-02032

MIDFIRST BANK

Plaintiff

vs.

Todd L. Doyle

Defendant

TO: Todd L. Doyle

You are hereby notified that Plaintiff, MidFirst Bank, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Lancaster County, Pennsylvania, docketed to No. CI-19-02032, seeking to foreclose the mortgage secured by the real estate located at 702 East Market Street, Marietta, PA 17547.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028. Phone (614) 220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
Lancaster Bar Association
28 East Orange Street
Lancaster, PA 17602
(717) 393-0737

Au-23

**ARTICLES OF INCORPORATION
NOTICES**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on August 9, 2019, for a proposed nonprofit corporation to be known as:

COMMUNITY OF
FRANCIS AND CLARE

formed pursuant to the provisions of the Nonprofit Corporation Law of 1988, 15 Pa. C.S. Section 5306 et seq.

The proposed nonprofit corporation is organized exclusively for charitable, religious and educational activities. In furtherance of its purposes, the corporation may exercise all rights, privileges, powers and authority of a corporation organized under the Nonprofit Corporation Law of 1988, as amended.

Au-23

Articles of Incorporation for:
EVERENCE IMPACT FUND
a nonprofit corporation, were filed August 8, 2019, with the Department of State of the Commonwealth of Pennsylvania under the provisions of the Nonprofit Corporation Law of 1988.

The corporation is incorporated for the purpose of receiving, administering and expending funds for educational, charitable, accessibility or social welfare purposes.

BLAKINGER THOMAS, PC
Attorneys

Au-23

NOTICE IS HEREBY that:
HERITAGE MENNONITE CHURCH
was incorporated on August 12, 2019, under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988. The corporation is organized exclusively for charitable, religious, educational and scientific purposes within the meaning IRC Section 501(c)(3).

NEVIN D. BEILER, ESQUIRE
BEILER LEGAL SERVICES PC

Au-23

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on June 12, 2019 for the purpose of creating a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is:

MOUNT EVEREST
INTERNATIONAL INC.

Au-23

NOTICE IS HEREBY GIVEN in compliance with the requirements of Section 1306 of the Business Corporation Law of 1988, Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, on August 2, 2019, for the purpose of obtaining a Certificate of Incorporation of a business corporation organized under the Business Corporation Law of 1988, as amended and supplemented. The name of the corporation is:

NV TRUCK SERVICE, INC.

The purpose for which the corporation was organized is: To engage in and do any lawful act concerning any and all lawful business for which corporations may be incorporated under the Business Corporation Law of the Commonwealth of Pennsylvania.

MICHAEL T. TRAXLER, ESQUIRE
REAGER & ADLER, PC
2331 Market Street
Camp Hill, PA 17011
(717) 763-1383

Au-23

Articles of Incorporation for:
SMARTHUB FOUNDATION
a Pennsylvania Non-Profit Corporation, have been filed with Pennsylvania Department of State pursuant to the provisions of the Pennsylvania Non-Profit Corporation Law of 1988.

The corporation is organized for the purpose of: Amplifying impact

with the power of community and to engage in such activities as are permitted under the Non-Profit Corporation Law of Pennsylvania and not prohibited as activities by organizations qualifying under 501(c)(3) of the Internal Revenue Code.

Au-23

FICTITIOUS NAME NOTICES

Frank Arcoleo, 214 Old Trinity Place, Lancaster, PA 17602, did file in the Office of the Secretary of the Commonwealth of Pennsylvania, on or about June 26, 2019, registration of the name:

ARCADIA COTTAGE

under which he intends to do business at: 214 Old Trinity Place, Lancaster, PA 17602, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Names Act."

Au-23

Judy A. Bolch, 4 Karen Lane, Willow Street, PA 17584 did file in the Office of the Secretary of the Commonwealth of Pennsylvania, on or about July 25, 2019 registration of the name:

BOLCH PRODUCTS

under which she intends to do business at: 4 Karen Lane, Willow Street, PA 17584 pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act."

Au-23

An application for registration of the fictitious name:

MOMMY COOKIE'S CHILD CARE

417 East Orange Street, Lancaster, PA 17602 has been filed in the Department of State at Harrisburg, PA, file date June 26, 2019 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration are Celines Arroyo-Millan, 417 East Orange Street, Lancaster, PA 17602.

Au-23

D. Cooper Works, LLC, 100 Industrial Dr., Ephrata, PA 17522 did file in the Office of the Secretary of the Commonwealth of Pennsylvania, on or about August 14, 2019 registration of the name:

StrongHorse

under which it intends to do business at: 100 Industrial Dr., Ephrata, PA 17522 pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act."

RANDALL M. FISCHER, ESQUIRE
(717) 861-4335

Au-23

SUITS ENTERED

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

August 8, 2019

to August 14, 2019

ADAMS, ROBIN; Teresa M. Billman; 07449; Hohenadel

AHOLD DELHAIZE USA, INC., GIANT FOOD, GIANT FOOD STORES, AHOLD USA, INC., GIANT FOOD STORES, LLC; Glenn Gallo-Cornell; 07596; Salvatore

ALEXOPOULOS, JAMES P.; Orange Door Capital, LLC; 07515; Hynum

AUTO EXPERTS OF LANCASTER; Tuan Phan; 07456

BARNHART, SCOTT; Matthew Bates; 07437; Wartman

BERGER, MATTHEW S.; Amerihome Mortgage Company, LLC; 07510; Wapner

BERO, RYAN; Empire Livestock Marketing; 07627; Lewis

BUCHTER, DONNA M.; Discover Bank; 07450; Winograd

CARTER, CLAYTON P., III, CARTER, SHANNON D.; Conestoga Valley School District; 07500; Boehret

CHRISTOPHER, KELLEY, KOVACK, JACK; Akbar Keval; 07522

CLARK, EDWARD, CLARK, EDWARD C., SR., CLARK, EDWARD C.,

LANCASTER LAW REVIEW

CLARK, JOYCE, CLARK, JOYCE E.; Deutsche Bank National Trust Company; 07433; Wapner

CORNISH, RICHARD J.; Conestoga Valley School District; 07499; Boehret

DEAL, JOHN, MOOREHEAD, REGINA A.; Freedom Mortgage Corporation; 07597; Wapner

DeFALICS, SAMANTHA; Discover Bank; 07455; Winograd

DOULIN, BONNIE E.; Solanco School District; 07426; Boehret

EAST LAMPETER TOWNSHIP ZONING HEARING BOARD; Lancaster Travel Places, LLC; 07531; Bucy

FRICKE, ELMER, FRICKE, CAROLYN; Conestoga Valley School District; 07559; Leininger

GHEE, JAMES D.; Bank of America, N.A.; 07444; Weinberg

GHEE, JAMES D.; Bank of America, N.A.; 07458; Weinberg

GRAB, MICHAEL E.; Citizens Bank, N.A.; 07581; Javardian

GRAHAM, ANGELIA, GRAHAM, ANGELIA R.; American Express National Bank; 07503

GRANT, KEVIN; Bank of America, N.A.; 07447; Weinberg

GREEN N GROW COMPOST, LLC; Commonwealth of PA Department of Environmental Protection; 07592; Duke

HARVEY, MICHAEL R., DOTSON, DONALD D.; Susquehanna Commercial Finance, Inc.; 07608; Farley

HUMPHREY, RYAN, HUMPHREY, STEPHANIE; Susquehanna Commercial Finance, Inc.; 07524; Farley

KAUR, GURPREET, TRANS CONNECTION, INC.; BB&T Commercial Equipment Capital Corp.; 07441; Farley

KEENER, RICKY, BOWERS, LINDA; Sassafra Terrace; 07629; Ermolovich

KING, JACOB; Conestoga Valley School District; 07562; Leininger

KUIPERS, ELAINE M., KUIPERS GERULDSEN, ELAINE; Citibank, N.A.; 07586; Rauer

LEAR, KAYLA M.; Unifund CCR, LLC; 07495; Tsarouhis

LIEBERT, DAVID R., JR.; Bank of America, N.A.; 07409; Weinberg

LOFTON, FRANK, ZINK, ROBERT; Kirk Davis; 07584; Saffren

LYNCH, ERIC, LYNCH, MICHAEL; Rebeca Florestal; 07589; Bacher

MACCARINO, MICHAEL F., MACCARINO, MERCEDES; Historic East Side Suites, LP; 07504

MACHADO-MORENO, LEOPOLDO; Eugene Tawiah; 07598; Winegrad

MARTIN, CHEYANNE, MARTIN, MICHELLE K.; State Farm Mutual Automobile Insurance Company; 07528; Dougherty

MAURER, ERICH P., MAURER, KIMBERLY L.; Penn Township; 07413; Boehret

MAXWELL, JAY, PIXIUS COMMUNICATIONS, LLC; Susquehanna Commercial Finance, Inc.; 07543; Farley

MAYS, SANDRA G.; Bank of America, N.A.; 07403; Weinberg

MENDEZ, PEDRO D.; PHH Mortgage Corporation; 07551; LaManna

MILLER, PAMALA L.; Bank of America, N.A.; 07562; McNamara

MOLL RIVERA, ALEXIE; Portfolio Recovery Associates, LLC; 07423; Babcock

MORROW, DENNIS J.; Cardinal Finance Company Limited Partnership; 07547; Connor

MYERS, JACKIE; Bank of America, N.A.; 07443; Weinberg

NEIL-RON, INC., DANILSHENKO, GLENDA, DANILSHENKO, GLENDA F.; Bank of New York Mellon; 07465; Wapner

NIEVES, GRACE; Portfolio Recovery Associates, LLC; 07425; Babcock

PEARTREE, JEROME; First Commonwealth Federal Credit Union; 07591; Nesfeder

LANCASTER LAW REVIEW

PETERS, KRISTAL; Bank of America, N.A.; 07508; Weinberg

PHILLIPS, RICKY S.; Solanco School District; 07418; Boehret

PITTMAN, DAVID R.; Conestoga Valley School District; 07565; Leininger

PROFFIT, MELANIE J., GARNER, HARLENE P.; Sadsbury Township Municipal Authority; 07430; Boehret

PRUDEN, BENNY JOE; Conestoga Valley School District; 07567; Leininger

RE: JOINT PETITION OF J.G. WENTWORTH ORIGINATIONS, LLC AND CHRISTOPHER KENNEDY; 07459; Maro

RICHARDSON, TROY; Portfolio Recovery Associates, LLC; 07419; Babcock

RODRIGUEZ, CARMEN A.; Bank of America, N.A.; 07572; McNamara

SANTORO, RAYMOND; Portfolio Recovery Associates, LLC; 07431; Babcock

SAUDER, AUSTIN C., SAUDER, GARY D.; Amanda M. Kashner; 07546; Hashem Farhat

SCHREINER, JOHN P.; Bank of America, N.A.; 07462; Palaia

SCHWANGER, SCOTT D.; Bank of America, N.A.; 07400; Weinberg

SEGARRA, ANA MARIE, ASTACIO, JAN; James Quinn; 07417

SEVERT, ASHLEY; Solanco School District; 07415; Boehret

SHEETS, BRIAN; Bank of America, N.A.; 07463; Palaia

SHIRK, KENDRA R.; Bank of America, N.A.; 07582; McNamara

SMITH, ROGER; Navy Federal Credit Union; 07498; Blecki, Jr.

SPAHR, BRENDA L.; Nationstar Mortgage, LLC; 07526; Waisbord

STEVENSON, TRACI, STEVENSON, TRACI L.; American Express National Bank; 07612; Felzer

STOCKTON, BARBARA A., WYLAND, DAVID L.; New Residential Mortgage Loan Trust 208-01; 07485; Jenkins

SULLIVAN, JOSEPH P.; Bank of America, N.A.; 07445; Weinberg

TIMESHARES DIRECT, INC., TIMESHARES BY OWNER; Samuel A. Rice; 07439; Slabinski

TOUSSAINT, MARIE E.; Bank of America, N.A.; 07580; McNamara

TRAVELERS INSURANCE, GEICO CHOICE INSURANCE COMPANY; Ronald L. Erb; 07583; Hohenadel

TUNO, C. THOMAS, TUNO, JESSIE A.; Conestoga Valley School District; 07494; Boehret

UPMC LITITZ, EMCARE, INC., UPMC PINNACLE LITITZ, HEART OF LANCASTER REGIONAL MEDICAL CENTER, DANG, CHRISTINE, M.D., DUBIN, JON A., D.O., EMCARE MEDICAL SERVICES OF PENNSYLVANIA, P.C.; Trevon A. Blessingame; 07621; Hall

UPMC LITITZ, UPMC PINNACLE LITITZ, HEART OF LANCASTER REGIONAL MEDICAL CENTER, PINNACLE HEALTH HEART OF LANCASTER MEDICAL CENTER, PINNACLE HEALTH HEART OF LANCASTER MEDICAL CENTER; Rahel Lemu; 07394; Slabinski

URBAN CONCRETE CONTRACTORS, LTD., URBANCZYK, RONALD D., URBANCZYK, TERRY G.; Susquehanna Commercial Finance, Inc.; 07492; Farley

WAGNER, BRANDON M.; Capital One Bank (USA), N.A.; 07487; Apothaker

WARFEL, AMANDA R.; Portfolio Recovery Associates, LLC; 07429; Babcock

WAWRZYNIAK, KENNETH J., WAWRZYNIAK, BARBARA A.; MTGLQ Investors, LLC; 07461; Freedman

WEEMS, STEVEN M.; Bank of America, N.A.; 07560; McNamara

WILSON, BRIAN; Conestoga Valley School District; 07568; Leininger

ZOOK, EDNA; Sharon Sutton; 07538; Gardner

NOTICE



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

**Wednesday, SEPTEMBER 25, 2019
1:30 p.m. Prevailing Time**

Pursuant to writs of Execution directed to me by the Court of Common Pleas of Lancaster County, Pa., I will expose the following Real Estate to public sale at 1:30 p.m. on the above date in the Lancaster County Courthouse, Courtroom A, 50 North Duke Street, in the City of Lancaster, PA.

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

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

CONDITIONS OF SALE

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

stayed or continued in whole or in part.

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

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

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

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

not require, plaintiffs to announce an “upset” price, which is the least amount the plaintiff will accept for a property. Any bidding above the plaintiff’s opening costs bid for such property will begin at that stated upset price. Subsequent bids shall be in no less than \$1000 increments. Plaintiffs may withdraw a property from sale any time before the property is struck off as sold to the highest bidder.

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

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

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

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

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

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

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

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

No. CI-17-10475

**MSCI 2006-HQ10 NORTH
CHANCERY STREET, LLC c/o
LNR PARTNERS, LLC**

vs.

2101 BEDFORD REALTY LLC

Property Address: 1127 S. State
Street, Ephrata, PA 17522

UPI/Tax Parcel Number: 270-60010-
0-0000

Judgment: \$2,673,637.18, plus interest
accruing at the rate of at

11.12% per annum/\$759.24 per diem from and after April 15, 2017, late charges, attorneys' fees and costs, and any other additional charges or expenses accruing under the Loan Documents, until paid in full

Reputed Owner: 2101 Bedford Realty LLC

Instr. No.: 5530195

Municipality: Ephrata

Area: 11.5 Acres

Improvements: Department/General Store

Sale to include the personal property which is listed as Exhibit B in this execution

No. CI-18-10914

WELLS FARGO BANK, NA

vs.

WILLIAM ALLEN

Property Address: 50 North Pine Street—Unit 103 a/k/a 50 North Pine Street Apt 103, Marietta, PA 17547

UPI/Tax Parcel Number: 420-33702-1-0103

Judgment: \$100,397.15

Reputed Owner: William Allen

Deed Instr. No.: 5916155

Municipality: Marietta Borough

Area: 1,287

Improvements: Residential Dwelling

No. CI-17-07705

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A

vs.

WISDOM AMEDUME, PHILOMENA AMEDUME

Property Address: 2123 Fruitville Pike, Lancaster, PA 17601

UPI/Tax Parcel Number: 390-74362-0-0000

Judgment: \$252,756.42

Reputed Owners: Widsom Amedume and Philomena Amedume

Instr. No.: 5501959

Municipality: Manheim Township

Area: N/A

Improvements: Residential Property

No. CI-18-02417

NEW PENN FINANCIAL LLC d/b/a SHELLPOINT MORTGAGE SERVICING

vs.

SUSAN BECKER SOLELY IN HER CAPACITY AS HEIR OF KEITH E. USNER, DECEASED, DAVID DEBOLT SOLELY IN HIS CAPACITY AS HEIR OF KEITH E. USNER, DECEASED, THE UNKNOWN HEIRS OF KEITH E. USNER, DECEASED, ELEANOR FLORY SOLELY IN HER CAPACITY AS HEIR OF KEITH E. USNER, DECEASED, DEBORAH HOMSHER SOLELY IN HER CAPACITY AS HEIR OF KEITH E. USNER, DECEASED, PAULA DIFFENERFER SOLELY IN HER CAPACITY AS HEIR OF KEITH E. USNER, DECEASED, VICKI JO HANEY SOLELY IN HER CAPACITY AS HEIR OF KEITH E. USNER, DECEASED, DONNETTE HANEY SOLELY IN HER CAPACITY AS HEIR OF KEITH E. USNER, DECEASED

Property Address: 319 Euclid Ave., Lancaster, PA 17603

UPI/Tax Parcel Number: 338-13436-0-0000

Judgment: \$48,006.25

Reputed Owners: Susan Becker solely in Her Capacity as Heir of Keith E. Usner, Deceased, David Debolt Solely in His Capacity as Heir of Keith E. Usner, Deceased, Paula Diffenerfer Solely in Her Capacity as Heir of Keith E. Usner, Deceased, ELEANOR FLORY Solely in Her Capacity as Heir of KEITH E. USNER, Deceased, Don-

nette Haney Solely in Her Capacity as Heir of Keith E. Usner, Deceased, Vicki JO Haney Solely in Her Capacity as Heir of Keith E. Usner, Deceased, Deborah Homsher Solely in Her Capacity as Heir of Keith E. Usner, Deceased & The Unknown Heirs of Keith E. Usner Deceased

Deed Bk.: 4724, 649

Municipality: City of Lancaster

Area: 0.0500

Improvements: A Residential Dwelling

No. CI-13-09864

WELLS FARGO BANK, N.A

vs.

DONNA L. ANTOLICK

Property Address: 415 W. Lemon Street, Lancaster, PA 17603-3320
UPI/Tax Parcel Number: 339-43686-0-0000

Judgment: \$148,712.89

Reputed Owner: Donna L. Antolick, a single woman

Instr. No.: 5693847

Municipality: City of Lancaster

Area: N/A

Improvements: Residential Dwelling

No. CI-19-01332

MIDFIRST BANK

vs.

**JUDITH A. BICKING,
WAYNE A. BICKING**

Property Address: 23 Black Oak Drive and Garage Unit G-8, Lancaster, PA 17602

UPI/Tax Parcel Numbers: 310-64093-1-0023 & 310-64093-2-0008

Judgment: \$47,644.38

Reputed Owner(s): Judith A. Bicking and Wayne A. Bicking

Deed Bk.: 5060, Page 368

Municipality: East Lampeter Township

Area: N/A

Improvements: A Residential Dwelling (Condominium) & Garage Unit G-8

No. CI-18-08191

CITIMORTGAGE, INC

vs.

**KALEB M. BURNS,
HOLLY A. BURNS**

Property Address: 568 East Willow Street, Elizabethtown, PA 17022
UPI/Tax Parcel Number: 250-92163-0-0000

Judgment: \$140,993.99

Reputed Owners: Kaleb M. Burns and Holly A. Burns

Instr. No.: 6101848

Municipality: Elizabethtown Borough
Area: 0.22

Improvements: Residential Dwelling

No. CI-16-07544

**FREEDOM
MORTGAGE CORPORATION**

vs.

**ASHLEY CLARK, ALL OTHER
HEIRS OF JOHN EDMUND
CLARK, DECEASED, KNOWN
OR UNKNOWN**

Property Address: 1134 Union Street, Lancaster, PA 17603

UPI/Tax Parcel Number: 338-49560-0-0000

Judgment: \$113,183.41

Reputed Owners:

Deed Doc. ID: 5764010

Municipality: Lancaster City

Area: .09 Acres

Improvements: Residential Dwelling

No. CI-18-02575

**BANK OF AMERICA, N.A.
SUCCESSOR BY MERGER TO
BAC HOME LOANS SERVICING,
LP f/k/a COUNTRYWIDE HOME
LOANS SERVICING, LP**

vs.

**MICHAEL D. BOOTIE, JR.,
AMY E. BOOTIE**

Property Address: 310 Edgehill Dr.,
Akron, PA 17501
UPI/Tax Parcel Number: 025-51292-
0-0000
Judgment: \$155,232.70
Reputed Owners: Amy E. Bootie &
Michael D. Bootie, Jr.
Instr. No.: 5250592
Municipality: Akron Borough
Area: 0.21
Improvements: Residential Dwelling

No. CI-17-05823

**CONESTOGA VALLEY
SCHOOL DISTRICT**

vs.

WALTER L. BRALLIER

Property Address: 3 N. Conestoga
View Drive, Akron, PA 17501
UPI/Tax Parcel Number: 210-00314-
0-0000
Judgment: CI-17-05823
Reputed Owner: Walter L. Brallier
Deed Bk. and Page: 2181 Page: 0662
Municipality: West Earl Township
Area: N/A
Improvements: N/A

No. CI-17-09784

**U.S. BANK
NATIONAL ASSOCIATION**

vs.

**JAMES CHRISTIAN,
CHRISTY CHRISTIAN**

Property Address: 2064 Alpha Ct.,
Manheim, PA 17545-9684
UPI/Tax Parcel Number: 540-95858-
0-0000
Judgment: \$172,537.26
Reputed Owners: James Christian
and Christy Christian, Husband
and Wife
Instr. No.: 5506904
Municipality: Township of Rapho
Area: N/A
Improvements: Residential Dwelling

No. CI-19-01830

**SPECIALIZED LOAN
SERVICING, LLC**

vs.

R. GAIL BLANN

Property Address: 823 W. Main
Street, New Holland, PA 17557
UPI/Tax Parcel Number: 190-41727-
0-0000
Judgment: \$93,019.91
Reputed Owner: R. Gail Biann
Deed Bk.: 3681, Page 60
Municipality: Earl Township
Area: 0.30
Improvements: Residential Dwelling

No. CI-19-01037

**LAKEVIEW LOAN
SERVICING, LLC**

vs.

GERALD WILLIAM BRYAN

Property Address: 674-A High Street,
Lancaster, PA 17603
UPI/Tax Parcel Number: 338-08261-
0-0000
Judgment: \$89,531.96
Reputed Owner: Gerald William
Bryan
Instr. No.: 6369617
Municipality: City of Lancaster
Area: N/A
Improvements: Residential Dwelling

No. CI-18-08009

**BLANK'S QUALITY
CONSTRUCTION, LLC**

vs.

LYNETTE DIAZ

Property Address: 41 Pennwick Dr.,
Lititz, PA 17543
UPI/Tax Parcel Number: 370-88977-
0-0000
Judgment: \$15,940.97
Reputed Owner: Lynette Diaz
Instr. No.: 5102374
Municipality: Lititz Borough
Area: +/- .08 acres

Improvements: Single-Family Dwelling

No. CI-15-06295

**US BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
GSMPS MORTGAGE LOAN
TRUST 2006-RP1**

vs.

**LEE ROY EPPLEY a/k/a
LEE R. EPPLEY**

Property Address: 225 Buttonwood Drive, Elizabethtown, PA 17022

UPI/Tax Parcel Number: 160-49875-0-0000

Judgment: \$94,199.82

Reputed Owner: Lee Roy Eppley a/k/a Lee R. Eppley

Deed Bk.: 4556, Page 398

Municipality: West Donegal Township
Area: .34 Acres

Improvements: Residential Dwelling

No. CI-17-01661

**GOVERNMENT LOAN
SECURITIZATION TRUST
2011-FV1 BY US BANK
NATIONAL ASSOCIATION, AS
CO-TRUSTEE AND US BANK
TRUST NATIONAL ASSOCIATION
AS DELAWARE TRUSTEE**

vs.

MICHAEL S. ECKMAN

Property Address: 110 Den Mar Drive, Holtwood, PA 17532

UPI/Tax Parcel Number: 430-84425-0-0000

Judgment: \$105,691.45

Reputed Owner: Michael S. Eckman
Deed Bk.: 6157, Page 0535

Municipality: Martic Township
Area: 0.62

Improvements: Residential Dwelling

No. CI-19-00154

WELLS FARGO BANK, NA

vs.

**NATHAN ADAM FORRESTER
a/k/a NATHAN A. FORRESTER**

Property Address: 915 Glorry Lane, Narvon, PA 17555

UPI/Tax Parcel Number: 560-20643-0-0000

Judgment: \$210,518.17

Reputed Owner: Nathan Adam Forrester

Instr. No.: 6059839

Municipality: Township of Salisbury
Area: N/A

Improvements: Residential Dwelling

No. CI-19-01312

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs.

**CARLA R. DIMELER,
LESTER R. DIMELER, JR.**

Property Address: 584 West Main Street, Mount Joy, PA 17552

UPI/Tax Parcel Number: 450-86168-0-0000

Judgment: \$84,984.66

Reputed Owner(s): Carla R. Dimeler and Lester R. Dimeler, Jr.

Deed Bk.: 6469, Page 152

Municipality: Borough of Mount Joy
Area: 0.15 acres

Improvements: A Residential Dwelling

No. CI-19-01117

PACIFIC UNION FINANCIAL, LLC

vs.

GREGORY M. DUAIME, JR.

Property Address: 7 Cheery Ln., Denver, PA 17517

UPI/Tax Parcel Number: 080-37970-0-0000

Judgment: \$128,809.31

Reputed Owner: Gregory M. Duaiame, Jr.

Instr. No.: 6263132

Municipality: Township of East Calico
Area: N/A

Area: N/A

Improvements: Residential Dwelling

No. CI-17-01330

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

vs.

CRAIG W. FENN

Property Address: 313 Sagamore Hill,
Mount Joy, PA 17552

UPI/Tax Parcel Number: 450-22980-
1-0075

Judgment: \$157,408.33

Reputed Owner: Craig W. Fenn

Deed Instr. No.: 6180055

Municipality: Mount Joy Borough

Area: 1,600

Improvements: Residential Dwelling

No. CI-19-02032

MIDFIRST BANK

vs.

TODD L. DOYLE

Property Address: 702 East Market
Street, Marietta, PA 17547

UPI/Tax Parcel Number: 420-59021-
0-0000

Judgment: \$56,747.66

Reputed Owner: Todd L. Doyle

Instr. No.: 5234611

Municipality: Borough of Marietta

Area: N/A

Improvements: Residential Dwelling

No. CI-19-02033

**DEUTSCHE BANK TRUST
COMPANY AMERICAS, AS
TRUSTEE FOR RESIDENTIAL
ACCREDIT LOANS, INC.,
MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES,
SERIES 2006-QS3**

vs.

PATRICIA A. GILMARTIN

Property Address: 11 Pajill Dr.,
Marietta, PA 17547

UPI/Tax Parcel Number: 420-60623-
0-0000

Judgment: \$239,531.29

Reputed Owner: Patricia A. Gilmartin

Deed Bk.: E60 and Page 353

Municipality: Borough of Marietta

Area: .73

Improvements: Residential Property

No. CI-19-02138

**SUBURBAN LANCASTER
SEWER AUTHORITY**

vs.

CHARLES T. DIGGS

Property Address: 111 First Street,
Willow Street, PA 17584

UPI/Tax Parcel Number: 320-38626-
0-0000

Judgment: \$1,956.69

Reputed Owner: Charles T. Diggs

Instr. No.: 6165101

Municipality: West Lampeter Town-
ship

Area: +/-

Improvements: Single Family Dwell-
ing

No. CI-18-08370

WELLS FARGO BANK, NA

vs.

**CRAIG GING a/k/a
CRAIG P. GING, AIMEE GING
a/k/a AIMEE L. GING**

Property Address: 14 Ingham Drive,
Stevens, PA 17578

UPI/Tax Parcel Number: 080-88471-
0-0000

Judgment: \$191,026.62

Reputed Owners: Craig Ging and
Aimee Ging, husband and wife

Instr. No.: 5957223

Municipality: Township of East Co-
calico

Area: N/A

Improvements: Residential Dwelling

No. CI-16-06845

THE EPHRATA NATIONAL BANK

vs.

**DENNIS R. GOCKLEY,
GALE E. GOCKLEY**

Property Address: 3 Madison Circle,
Ephrata, PA 17522
UPI/Tax Parcel Number: 270-39513-
0-0000
Judgment: \$11,251.34 Per 7/19/18
Order of Court
Reputed Owners: Dennis R. Gockley
and Gale E. Gockley
Deed Bk.: 6361, Page 655
Municipality: Ephrata Township
Area: N/A

No. CI-18-02764

**BRANCH BANKING AND
TRUST COMPANY**

vs.

JAMES R. GREGG

Property Address: 653 West Orange
St., Lancaster, PA 17603
UPI/Tax Parcel Number: 335-00262-
0-0000
Judgment: \$22,281.74
Reputed Owner: James R. Gregg
Deed Bk.: 4527, Page: 0612
Municipality: Lancaster City
Area: N/A
Improvements: Residential Dwelling

No. CI-19-01948

**THE BANK OF NEW YORK
MELLON f/k/a THE BANK OF
NEW YORK, SUCCESSOR IN
INTEREST TO JPMORGAN CHASE
BANK, NA, AS TRUSTEE FOR
STRUCTURED ASSET
MORTGAGE INVESTMENTS II
INC., BEAR STEARNS ALT-A
TRUST, MORTGAGE PASS-
THROUGH CERTIFICATES,
SERIES 2005-7**

vs.

**TAMARA GROSTEFFON a/k/a
TAMARA LAUSCH, EXECUTRIX
OF THE ESTATE OF
JUDY A. FISHER a/k/a JUDY
ANN FISHER, DECEASED**

Property Address: 268 Sand Court,
Ephrata, PA 17522

UPI/Tax Parcel Number: 260-00002-
0-0000

Judgment: \$127,163.39.

Reputed Owner: Tamara Grosteffon
a/k/a Tamara Lausch, Executrix
of the Estate of Judy A. Fisher
a/k/a Judy Ann Fisher, deceased
Instr. No.: 5417860

Municipality: Borough of Ephrata
Area: ALL THAT CERTAIN piece,
parcel or tract of land situate on
the Northerly side of Sand Court
in Ephrata Borough, Lancaster
County, Pennsylvania and being
known as Lot No. 97, Block B Of
The Brick Yard, Section 2 as
shown on a plan known as the
Final Subdivision and Land De-
velopment Plan, Section 2 and
recorded in Plan Book Volume
J-161, Page 55, as prepared by
Derek and Edson Associates,
Drawing No. 8088, F-1 of 12
dated August 10, 1988 and being
more fully bounded and described
as follows:

Improvements: Residential Dwelling

No. CI-19-00655

**FINANCE OF AMERICA
REVERSE LLC**

vs.

**TINA M. GRIER, KNOWN
SURVIVING HEIR OF PATRICIA
BONAWITZ, JENNIFER N.
BONAWITZ, KNOWN SURVIVING
HEIR OF PATRICIA BONAWITZ,
UNKNOWN SURVIVING HEIRS OF
PATRICIA BONAWITZ**

Property Address: 506 Oak Ridge Dr.,
Millersville, PA 17551

UPI/Tax Parcel Number: 440-98211-
0-0000

Judgment: \$168,478.82

Reputed Owner: Patricia Bonawitz

Instr. No.: 5807158.

Municipality: Borough of Millersville
Area: N/A

Improvements: Residential Dwelling

No. CI-18-08998

DITECH FINANCIAL LLC

vs.

**DEBORAH R. GRUEL,
DAVID M. GRUEL, JR.**

Property Address: 654 Hamaker Rd.
Lot 71 a/k/a 654 Hamaker Rd.,
Manheim, PA 17545

UPI/Tax Parcel Number: 500-69823-
0-0000

Judgment: \$338,810.37

Reputed Owners: Deborah R. Gruel
and David M. Gruel, Jr.

Instr. No.: 5591529

Municipality: Penn Township

Area: 0.23 Acres

Improvements: Residential Dwelling

No. CI-18-00891

OCWEN LOAN SERVICING, LLC

vs.

ELMER D. LANTZ

Property Address: 27 Bill Drive, Den-
ver, PA 17517

UPI/Tax Parcel Number: 080-12176-
0-0000

Judgment: \$125,402.36

Reputed Owner: Elmer D. Lantz

Instr. No.: 5576845

Municipality: East Calico Township

Area: N/A

Improvements: Residential Real Es-
tate

No. CI-14-02682

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

**JONATHAN A. KEPERLING,
DANIELLE L. GROSHONG,
UNITED STATES OF AMERICA,
DEPARTMENT OF TREASURY—IRS**

Property Address: 746 North Franklin
Street, Lancaster, PA 17602

UPI/Tax Parcel Number: 336-25695-
0-0000

Judgment: \$87,476.98

Reputed Owners: Jonathan A. Keper-
ling and Danielle L. Groshong and
United States of America, Depart-
ment of the Treasury—Internal
Revenue Service

Deed Bk.: 6564, Page 663

Municipality: City of Lancaster

Area: ALL THAT CERTAIN lot or piece
of land situated on the West side
of North Franklin Street between
Hand and Park Avenues in the
City of Lancaster, County of Lan-
caster and Commonwealth of
Pennsylvania, having thereon
erected a two story brick dwelling
house known and numbered as
746 NORTH FRANKLIN STREET,
Bounded and described as follows
to wit:

Improvements: Residential Dwelling

No. CI-19-00841

PHH MORTGAGE CORPORATION

vs.

**JOHN HOCKLEY, II a/k/a JOHN
L. HOCKLEY, II, KYLA HOCKLEY
a/k/a KYLA L. HOCKLEY**

Property Address: 40 Naomi Ave,
Landisville, PA 17538

UPI/Tax Parcel Number: 290-77422-
0-0000

Judgment: \$179,112.05

Reputed Owners: John Hockley, II
a/k/a John L. Hockley, II and
Kyla Hockley a/k/a Kyla L. Hock-
ley

Instr. No.: 5713870

Municipality: Township of East
Hempfield

Area: N/A

Improvements: Residential Real Es-
tate

No. CI-19-01581

PENNYMAC LOAN SERVICES, LLC

vs.

**DUSTAN L. HOFFA,
NICOLE HOFFA**

LANCASTER LAW REVIEW

Property Address: 887 Broad Street,
East Earl, PA 17519
UPI/Tax Parcel Number: 200-72705-
0-0000
Judgment: \$143,704.07
Reputed Owners: Dustan L. Hoffa
and Nicole Hoffa
Instr. No.: 6291902
Municipality: East Earl Township
Area: 0.49
Improvements: Residential Dwelling

No. CI-18-04823

**CONESTOGA VALLEY
SCHOOL DISTRICT**

vs.

JACOB K. KING

Property Address: 83 N. Ronks Rd.,
Ronks, PA 17572
UPI/Tax Parcel Number: 310-49231-
0-0000
Judgment: \$2,403.41
Reputed Owner: Jacob K. King
Instr. No.: 6366020
Municipality: East Lampeter Town-
ship
Improvements: Residential

No. CI-18-10665

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

vs.

**MICHELE L. LE'MON, SURVIVING
HEIR OF WILLIAM H LE'MON,
DECEASED, WILLIAM HENRY
LE'MON, JR., SURVIVING HEIR
OF WILLIAM H LE'MON,
DECEASED, LORI LE'MON,
SURVIVING HEIR OF WILLIAM H.
LE'MON, DECEASED, UNKNOWN
SURVIVING HEIRS OF WILLIAM
H. LE'MON, DECEASED**

Property Address: 408 Buck Rd.,
Quarryville, PA 17566

UPI/Tax Parcel Number: 180-08587-
0-0000
Judgment: \$115,637.54
Reputed Owners: William H. Le'mon,
deceased and Wilma Lee Le'mon,
deceased
Deed Bk.: 5386 and Page 416 and
Instrument# 997036830
Municipality: Township of Drumore
Area: 1.8
Improvements: Single Family Resi-
dential

No. CI-18-03277

LOANCARE, LLC

vs.

**VERNON KIEHL a/k/a
VERNON V. KIEHL**

Property Address: 1919 Saint Regis
Ln., Lancaster, PA 17603
UPI/Tax Parcel Number: 440-25955-
0-0000
Judgment: \$106,617.24
Reputed Owner: Vernon V. Kiehl
(a/k/a Vernon Kiehl)
Instr. No.: 5065555
Municipality: Millersville Borough
Area: 0.0
Improvements: Residential Dwelling

No. CI-18-01264

PINGORA LOAN SERVICING, LLC

vs.

**SHAWN D. HAINES,
KAYLA HAINES**

Property Address: 7 Edgemore Dr.,
Stevens, PA 17578
UPI/Tax Parcel Number: 080-08923-
0-0000
Judgment: \$162,719.49
Reputed Owners: Shawn D. Haines
and Kala Haines
Instr. No.: 6140530
Municipality: Township of East Co-
calico
Area: N/A
Improvements: Residential Dwelling

No. CI-19-00511

DITECH FINANCIAL LLC

vs.

ROBERT L. MANN

Property Address: 3123 Parker Dr.,
Lancaster, PA 17601

UPI/Tax Parcel Number: 290-49832-
0-0000

Judgment: \$193,236.10

Reputed Owner: Robert L. Mann

Instr. No.: 6286041

Municipality: East Hempfield Twp.

Area: 0.3200

Improvements: A residential dwelling

No. CI-18-10733

LYNWOOD A. HYLE

vs.

**JORGE ORTIZ a/k/a GEORGE
ORTIZ a/k/a GABRIEL J. ORTIZ**

Property Address: 14 N. Locust
Street, Lititz, PA 17543

UPI/Tax Parcel Number: 370-52621-
0-0000

Judgment: \$70,521.38

Reputed Owners: Jorge Ortiz a/k/a
George Ortiz a/k/a Gabriel J.
Ortiz

Instr. No.: 5858061

Municipality: Lititz Borough

Area: N/A

Improvements: Residential Dwelling

No. CI-18-06760

**FREEDOM
MORTGAGE CORPORATION**

vs.

**TAMMY Y. LORCH,
ANDREW S. LORCH**

Property Address: 2119 Hobson
Road, Lancaster, PA 17602

UPI/Tax Parcel Number: 310-74864-
0-0000

Judgment: \$145,591.28

Reputed Owners: Tammy Y. Lorch
and Andrew S. Lorch

Deed Bk.: 4759, Page 317

Municipality: East Lampeter Town-
ship

Area: .29 Acres

Improvements: Residential Dwelling

No. CI-18-10212

**FREEDOM
MORTGAGE CORPORATION**

vs.

**CORY MAHORNEY a/k/a
CORY MAHORNEY, SR.,
SHANIQUIA MAHORNEY**

Property Address: 2544 Valley Dr.,
Lancaster, PA 17603

UPI/Tax Parcel Number: 410-77605-
0-0000

Judgment: \$176,532.41

Reputed Owners: Cory Mahorney
a/k/a Cory Mahorney, Sr. and
Shaniquia Mahorney

Deed Instr. No.: 6369946

Municipality: Manor Township

Area: 0.34 Acres

Improvements: Residential Dwelling

No. CI-19-00072

WELLS FARGO BANK, NA

vs.

ASHIS B. PAL

Property Address: 1525 Oregon Pike,
Units 1A, 1B, 2B, 3B, Lancaster,
PA 17601

UPI/Tax Parcel Numbers: 390-16165-
1-001A, 390-16165-1-001B, 390-
16165-1-003B & 390-16165-1-
002B

Judgment: \$103,385.71

Reputed Owner: Ashis B. Pal

Instr. No.: 5158535

Municipality: Manheim Township

Area: N/A

Improvements: N/A

No. CI-19-02125

**CITIZENS BANK, N.A. s/b/m
TO FRANKLIN AMERICAN
MORTGAGE COMPANY**

vs.

LANCASTER LAW REVIEW

CHARLES L. MERCER, JR.

Property Address: 23 S. Custer Ave.,
New Holland, PA 17557

UPI/Tax Parcel Number: 480-58923-
0-0000

Judgment: \$134,768.85

Reputed Owner: Charles L. Mercer,
Jr.

Instr. No.: 6302194

Municipality: Borough of New Holland
Area: 0.1200

Improvements: A residential dwelling

No. CI-19-01134

MIDFIRST BANK

vs.

ROOSEVELT McFADDEN, JR.

Property Address: 550 North 2nd St.,
Columbia, PA 17512

UPI/Tax Parcel Number: 110-51729-
0-0000

Judgment: \$38,142.43

Reputed Owner: Roosevelt McFad-
den, Jr.

Deed Bk.: 5691, Page 350

Municipality: Borough of Columbia
Area: N/A

Improvements: Residential Dwelling

No. CI-17-06250

**LSF9 MASTER
PARTICIPATION TRUST**

vs.

**ANGEL L. ORTIZ,
PRISCILLA ORTIZ**

Property Address: 700 Stony Battery
Rd., Landisville, PA 17538

UPI/Tax Parcel Number: 300-40586-
0-0000

Judgment: \$326,238.56

Reputed Owners: Angel L. Ortiz and
Priscilla Ortiz

Instr. No.: 998021706 and Book 5685,
Page 0219

Municipality: West Hempfield Town-
ship

Area: n/a

Improvements: Single Family Dwell-
ing

No. CI-18-02691

**NATIONSTAR MORTGAGE LLC
d/b/a MR. COOPER**

vs.

**DAVID A. LESHER,
MICHELLE L. LESHER**

Property Address: 207 East Main
Street, Adamstown, PA 19501

UPI/Tax Parcel Number: 010-65092-
0-0000

Judgment: \$23,585.79

Reputed Owners: David A. Leshner &
Michelle L. Leshner

Deed Bk.: 6496

Municipality: Borough of Adamstown
Area: 0.1400

Improvements: A Residential Dwelling

No. CI-18-02477

**SUNTRUST BANK s/b/m
SUNTRUST MORTGAGE, INC.**

vs.

CHRISTINA M. LONG

Property Address: 152 Peach Alley,
Bainbridge, PA 17502

UPI/Tax Parcel Number: 130-42227-
0-0000

Judgment: \$132,890.69

Reputed Owner: Christina M. Long

Instr. No.: 6257429

Municipality: Conoy Township
Area: 0.08 Acres

Improvements: Residential Dwelling

No. CI-18-08939

WELLS FARGO BANK, NA

vs.

**LOIS J. PIETROPAOLO,
AMERICO PIETROPAOLO**

Property Address: 2876 Lincoln Hwy.
East, Ronks, PA 17572

UPI/Tax Parcel Number: 310-80746-
0-0000

LANCASTER LAW REVIEW

Judgment: \$97,862.41
Reputed Owners: Lois J. Pietropaolo
and Americo Pietropaolo
Deed Bk.: T55, Page 600
Municipality: East Lampeter Town-
ship
Area: 0.37
Improvements: Residential Dwelling

No. CI-19-01265

**HSBC BANK USA, NATIONAL
ASSOCIATION AS TRUSTEE FOR
WELLS FARGO ASSET-
SECURITIES CORPORATION,
MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES
SERIES 2008-1**

vs.

LISA J. REED, MICHAEL S. REED
Property Address: 2490 Creek Hill
Road, Lancaster, PA 17601
UPI/Tax Parcel Number: 360-66831-
0-0000
Judgment: \$669,109.03
Reputed Owners: Lisa J. Reed and
Michael S. Reed
Instr. No.: 5554453
Municipality: Upper Leacock Town-
ship
Area: 1.2 Acres
Improvements: Residential Dwelling

No. CI-19-01646

**JP MORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

**PAUL L. SCOTT a/k/a PAUL
SCOTT, TERESA W. SCOTT a/k/a
TERESA L. WILSON a/k/a
TERESA SCOTT**
Property Address: 2807 Ironville Pike,
Columbia, PA 17512
UPI/Tax Parcel Number: 300-84003-
0-0000
Judgment: \$140,683.28
Reputed Owners: Paul L. Scott a/k/a
Paul Scott and Teresa W. Scott
a/k/a Teresa L. Wilson a/k/a
Teresa Scott
Instr. No.: 5298247

Municipality: West Hempfield Town-
ship
Area: 0.2
Improvements: Residential Dwelling

No. CI-18-10453

**FREEDOM
MORTGAGE CORPORATION**

vs.

**MICHELLE L. RIVERS,
BELINDA LOU RIVERS**

Property Address: 135 N. Cedar St.,
Lititz, PA 17543
UPI/Tax Parcel Number: 370-05023-
0-0000
Judgment: \$99,409.46
Reputed Owners: Michelle L. Rivers
& Belinda Lou Rivers
Instr. No.: 6288138
Municipality: Borough of Lititz
Area: 0.02
Improvements: A residential dwelling

No. CI-18-06951

DITECH FINANCIAL LLC

vs.

**SC A MINOR SOLEY IN HIS
CAPACITY AS HEIR OF ROBERT
L. REYNOLDS DECEASED,
KAREN EIDING SOLEY IN HER
CAPACITY AS HEIR OF ROBERT
L. REYNOLDS DECEASED**

Property Address: 27 Brookfield Rd.,
Lititz, PA 17543
UPI/Tax Parcel Number: 600-68803-
0-0000
Judgment: \$53,159.74
Reputed Owners: SC A MINOR
Solely in His Capacity as heir of
Robert L. Reynolds Deceased &
KAREN EIDING Solely in Her Ca-
pacity as Heir of Robert L. Reyn-
olds Deceased
Deed Bk.: 3243
Municipality: Township of Warwick
Area: 0.1100
Improvements: A residential dwelling

No. CI-18-02395

WELLS FARGO BANK, NA

vs.

**HEATHER M. REISINGER,
JEREMY M. BLEVINS**

Property Address: 443 Haymarket Lane, Lititz, PA 17543

UPI/Tax Parcel Number: 390-69881-0-0000

Judgment: \$160,057.74

Reputed Owners: Jeremy M. Blevins, adult individual and Heather M. Reisinger, adult individual

Instr. No.: 5928933

Municipality: Township of Manheim

Area: N/A

Improvements: Residential Dwelling

No. CI-19-00687

M&T BANK

vs.

HERBERT D. SPIESE

Property Address: 208 Perry St., Columbia, PA 17512

UPI/Tax Parcel Number: 110-53698-0-0000

Judgment: \$80,838.65

Reputed Owner: Herbert D. Spiese

Deed Bk.: 74/270

Municipality: Columbia Borough

Area: N/A

Improvements: Residential Real Estate

No. CI-16-09402

NATIONSTAR MORTGAGE LLC

vs.

**JOHN J. SHIELDS, SR.,
KIMMARIE DOUGHERTY**

Property Address: 117 Glebe Lane, Lancaster, PA 17602

UPI/Tax Parcel Number: 320-03810-0-0000

Judgment: \$295,963.23

Reputed Owners: John J. Shields, Sr. and Kimmarie Dougherty

Instr. No.: 6109162

Municipality: Township of West Lampeter

Area: N/A

Improvements: Residential Dwelling

No. CI-18-11149

CARRINGTON MORTGAGE SERVICES, LLC

vs.

TIMOTHY L. SHENENBERGER

Property Address: 234 East Spruce Street, New Holland, PA 17557

UPI/Tax Parcel Number: 480-68364-0-0000

Judgment: \$178,137.71.

Reputed Owner: Timothy L. Shenemberger

Instr. No.: 559919

Municipality: New Holland Borough

Area: ALL THAT CERTAIN lot of land, known as Lot Number 9, Block A, on a Plan of land of John B. Martin, a copy of which is recorded in the Recorder of Deeds Office, Lancaster, Pennsylvania, in Plan Book 3-37, Page 12, situate along the south side of Spruce Street, in New Holland Borough, Lancaster County, Pennsylvania, being more commonly known as Number 234 Spruce Street, New Holland, Pennsylvania, bounded and described as follows, to wit:

Improvements: Residential Dwelling

No. CI-19-00216

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs.

TREVA STANTON

Property Address: 287 Steepbank Rd., Lancaster, PA 17602

UPI/Tax Parcel Number: 320-79776-0-0000

Judgment: \$215,089.67.

Reputed Owner: Treva Stanton

Instr. No.: 6048607

Municipality: Township of West Lampeter

Area: ALL THAT CERTAIN lot situate on the northwest side of Steepbank Road in West Lampeter Township, Lancaster County, Pennsylvania; being known as Lot 52, as shown on a plan prepared by Robert Gabriel and Associates, Inc. dated March 2, 2004 last revised October 24, 2005, recorded in the office for Recording of Deeds in and for Lancaster County, Pennsylvania in Subdivision Plan Book J-225, page 128, and being more fully bounded and described as follows:

Improvements: Residential Dwelling

No. CI-18-10397

WELLS FARGO BANK, NA

vs.

MITCHELL P. SMITH, JESSICA L. SMITH, BRADLEY P. SMITH

Property Address: 312 N. Penryn Rd., Manheim, PA 17545

UPI/Tax Parcel Number: 500-52527-0-0000

Judgment: \$240,310.45

Reputed Owners: Mitchell P. Smith and Jessica L. Smith, husband and wife

Instr. No.: 6058810

Municipality: Township of Penn

Area: N/A

Improvements: Residential Dwelling

No. CI-18-10975

NEWREZ LLC f/k/a NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING

vs.

**HEATHER STORM a/k/a
HEATHER PLOURDE a/k/a
HEATHER N. STORM,
JESSE A. STORM**

Property Address: 1505 Manor Blvd., Lancaster, PA 17603

UPI/Tax Parcel Number: 410-69408-0-0000

Judgment: \$66,188.69

Reputed Owners: Heather Storm a/k/a Heather Plourde a/k/a Heather N. Storm and Jesse A. Storm

Deed Instr. No.: 5593957

Municipality: Manor Township

Area: 0.20

Improvements: Residential Dwelling

No. CI-19-02554

**PNC BANK,
NATIONAL ASSOCIATION**

vs.

**FRED C. THOMAS,
LISA L. THOMAS**

Property Address: 385 Ironstone Ridge Rd., Lancaster, PA 17603

UPI/Tax Parcel Number: 410-43224-0-0000

Judgment: \$65,442.06

Reputed Owners: Fred C. Thomas & Lisa L. Thomas

Deed Bk.: 2175

Municipality: Township of Manor

Area: 3.5000

Improvements: A Residential Dwelling

No. CI-18-10997

**CITIZENS BANK, N.A. f/k/a RBS
CITIZENS N.A. s/b/m TO CCO
MORTGAGE CORP. f/k/a
CHARTER ONE
MORTGAGE CORP.**

vs.

**JAMES C. STOERNELL,
MARILYN ANN STOERNELL**

Property Address: 816 Center Ave., Ephrata, PA 17522

UPI/Tax Parcel Number: 260-79453-0-0000

Judgment: \$60,617.10

Reputed Owners: James C. Stoernell and Marilyn Ann Stoernell

Deed Bk. and Pg.: 6206 and 426
Municipality: Borough of Ephrata
Area: N/A
Improvements: Residential Dwelling

No. CI-19-01029

WELLS FARGO BANK, NA

vs.

**MICHAEL J. WOLPERT,
SHANNON M. WOLPERT**

Property Address: 107 Westmore
Way, Lancaster, PA 17603
UPI/Tax Parcel Number: 340-38449-
0-0000
Judgment: \$77,997.61
Reputed Owners: Michael J. Wolpert
and Shannon M. Wolpert
Deed Bk.: 6730, Page 386
Municipality: Lancaster Township
Area: 0.14 Acres
Improvements: Residential Dwelling

No. CI-16-10513

**FREEDOM
MORTGAGE CORPORATION**

vs.

EDWARD E. WILLIAMS

Property Address: 40 Ann Street,
Christiana, PA 17509
UPI/Tax Parcel Numbers: 060-56280-
0-0000 & 060-61100-0-0000
Judgment: \$132,550.82
Reputed Owner: Edward E. Williams
Instr. No.: 6178996
Municipality: Christiana Borough
Area: 0.48
Improvements: Residential Dwelling

No. CI-16-01248

**PNC BANK, NATIONAL
ASSOCIATION, SUCCESSOR IN
INTEREST TO NATIONAL CITY
REAL ESTATE SERVICES, LLC,
SUCCESSOR BY MERGER TO
NATIONAL CITY MORTGAGE,
INC., FORMERLY KNOWN AS
NATIONAL CITY MORTGAGE CO.**

vs.

**MICHELE L. YOUNG,
JEFFREY S. YOUNG**

Property Address: 531 Hummingbird
Dr., Lititz, PA 17543
UPI/Tax Parcel Number: 600-61821-
0-0000
Judgment: \$143,482.23
Reputed Owners: Michele L. Young &
Jeffrey S. Young
Instr. No.: 5041741
Municipality: Township of Warwick
Area: .2600
Improvements: A residential dwelling

No. CI-18-09258

**CITADEL FEDERAL
CREDIT UNION**

vs.

**ZENA GOOD-SMITH, IN HER
CAPACITY AS HEIR OF REBA M.
GOOD, DECEASED, WILSON T.
GOOD, JR., IN HIS CAPACITY AS
HEIR OF REBA M. GOOD,
DECEASED, CARLTON J. GOOD,
IN HIS CAPACITY AS HEIR OF
REBA M. GOOD, DECEASED,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
REBA M. GOOD, DECEASED**

Property Address: 6176 Division
Highway, Narvon, PA 17555
UPI/Tax Parcel Number: 050-12468-
0-0000
Judgment: \$112,595.58
Reputed Owners: Zena Good-Smith,
Wilson T. Good, Jr. and Carlton
J. Good, in their capacities as
Heirs of Reba M. Good, Deceased
and Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title
or Interest From or Under Reba
M. Good, Deceased
Instr. No.: 6221390
Municipality: Township of Caernar-
von
Area: N/A
Improvements: A Residential Dwelling

LANCASTER LAW REVIEW

No. CI-18-06333

MTGLQ INVESTORS LP

vs.

MELVIN TORRES-CRUZ

Property Address: 26 Greythorne Rd.,
Lancaster, PA 17603

UPI/Tax Parcel Number: 340-54250-
0-0000

Judgment: \$113,155.97

Reputed Owner: Melvin Torres Cruz

Instr No.: 5982258

Municipality: Township of Lancaster

Area: 0.09 acres

Improvements: Single Family Resi-
dential

No. CI-17-06904

MB FINANCIAL BANK, N.A.

vs.

CHRISTINE WAYDA

Property Address: 325 Primrose Ln.,
Mountville, PA 17554

UPI/Tax Parcel Number: 300-30211-
0-0000

Judgment: \$143,345.04

Reputed Owner: Christine Wayda

Instr. No.: 6224706

Municipality: West Hempfield Town-
ship

Area: 10,000 square feet

Improvements: Residential Dwelling

No. CI-19-02221

UNION HOME MORTGAGE CORP.

vs.

**TYLER J. YOHE,
HARLIE E. PARIS**

Property Address: 152 South Eighth
St., Columbia, PA 17512

UPI/Tax Parcel Number: 110-20029-
0-0000

Judgment: \$78,332.03

Reputed Owners: Harlie E. Paris &
Tyler J. Yohe

Deed Instr. No.: 6260575

Municipality: Borough of Columbia

Area: 0.0700

Improvements: A Residential Dwell-
ings

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