

Notice from the Lancaster County Recorder of Deeds

Please be advised that the Office of the Lancaster County Recorder of Deeds is converting to a new recording system effective Monday, May 13, 2024. As a result, the last day recordings will be accepted prior to the conversion is Tuesday, May 7, 2024, at 4:30 pm. All submissions after May 7, 2024, will be processed beginning Monday, May 13, 2024, under the new recording system.

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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

Bagshaw, Elizabeth E., dec'd.

Late of Lititz.

Executors: Karen Alderfer, Diane Webster c/o Bregman & Lantz, LLC, 1205 Wyoming Avenue, Forty Fort, PA 18704.

Attorney: Davd Z. Lantz.

Buckwalter, Sara T., dec'd.

Late of East Hempfield Township.

Co-Executors: Joan B. Krayner, Julie B. Jayne c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorneys: Randy R. Moyer – Barley Snyder LLP.

Burkey, Esther, dec'd.

Late of Denver.

Executor: Jennie Horst c/o Richard A. Katz, Esquire, 2173

Embassy Drive, Lancaster, PA 17603.

Attorney: Arnold, Beyer & Katz.

Burgess-Berner, Viola L., dec'd.

Late of West Donegal Township. Co-Executors: Valerie L. Gray, Donald C. Berner c/o Scott Allen Mitchell, Esq., Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601.

Attorney: Saxton & Stump, LLC.

Graver, Lorraine E., dec'd.

Late of West Hempfield Township.

Executrix: Lawrence M. Graver c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.

Attorney: Lindsay M. Schoenberger, Esquire.

Good, Ellen S. a/k/a Ellen Mae Good, dec'd.

Late of East Cocalico Township. Administrator: Donald D. Good c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.

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

Garreth, Richard L., dec'd.

Late of Ephrata Borough.

Executor: Kurt A. Gardner c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: Kurt A. Gardner.

Hamme, Gerald E., dec'd.

Late of Elizabethtown Borough. Executrix: Nicole S. Lato, 3704 Swindon Ln., Mechanicsburg, PA 17050 c/o Elizabeth B. Place, Atty., Skarlatos Zonarich

LLC, 320 Market St., Ste 600W,
Harrisburg, PA 17101.
Attorney: Elizabeth B. Place.

Hamme, Gerald E., dec'd.

Late of Elizabethtown Borough.
Gerald E. Hamme Family Trust
dtd. 11/29/2005, as amended
and restated 09/06/2018.
Trustee: Nicole S. Lato, 3704
Swindon Ln., Mechanicsburg,
PA 17050 c/o Elizabeth B.
Place, Atty., Skarlatos Zonarich
LLC, 320 Market St., Ste 600W,
Harrisburg, PA 17101.
Attorney: Elizabeth B. Place.

Hull, Betty Lou, dec'd.

Late of Lititz Borough.
Executor: Bradley J. Hull c/o
Ann L. Martin, Attorney, P.O.
Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

King, Sharon Kay, dec'd.

Late of Manor Township.
Personal Representative: Da-
vid Charles King c/o John
W. Metzger, Esquire, 901
Rohrerstown Road, Lancaster,
PA 17601.
Attorneys: Metzger and Spencer,
LLP.

Kiscaden, Anna S., dec'd.

Late of Columbia Borough.
Executors: Frances A. Hoffman
c/o 327 Locust Street, Colum-
bia, PA 17512.
Attorney: John F. Markel, Ni-
kolaus & Hohenadel, LLP, 327
Locust Street, Columbia, PA
17512.

Knoll, Anne S., dec'd.

Late of W. Lampeter Township.
Executors: Ralph J. Knoll, 313

Park Ave., LaGrange, GA 30240,
John W. Knoll, 124 Blazing Star
Dr., Georgetown, TX 78633 c/o
Kevin Holleran, Atty., Gawthrop
Greenwood, P.C., 17 E. Gay St.,
#100, West Chester, PA 19380.
Attorney: Kevin Holleran.

Kupsch, Susan C., dec'd.

Late of Marietta Borough.
Executor: Laura B. Dissinger
c/o 327 Locust Street, Colum-
bia, PA 17512.
Attorney: John F. Markel, Ni-
kolaus & Hohenadel, LLP, 327
Locust Street, Columbia, PA
17512.

Lascarides, Irene, dec'd.

Late of Denver Borough.
Executor: Chris C. Lascarides
c/o Lucy F. Dowd, Lucy Dowd
Law LLC, 342 N. Queen Street
Rear, Lancaster, PA 17603.
Attorney: Lucy F. Dowd.

Loughery, Parker James, dec'd.

Late of Manheim Township.
Co-Executors: Edward K.
Loughery, Jr., Alexa M. Lough-
ery c/o Eric S. Rothermel, Es-
quire, 49 North Duke Street,
Lancaster, PA 17602.
Attorney: May, Herr & Grosh,
LLP.

Loshbough, Flora A., dec'd.

Late of Lititz Borough.
Personal Representative: Bri-
an J. Loshbough c/o John
W. Metzger, Esquire, 901
Rohrerstown Road, Lancaster,
PA 17601.
Attorneys: Metzger and Spencer,
LLP.

MacDurmon, Opal M., dec'd.

Late of Township of Columbia.

Executor: Kathryn J. MacMullen c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.
Attorney: James R. Clark.

Melton, Kim McIntosh, dec'd.

Late of Lititz.
Executor: Dorenda Lynn Melton c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.
Attorney: Katelyn M. Haldeman, Esq.

Minnich, Edith W. a/k/a Edith W. Minnich Foreman, dec'd.

Late of Brecknock Township.
Executrix: Heidi Renee Meiskey c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.
Attorney: Morgan, Hallgren, Crosswell & Kane, P.C.

Misselhorn, Donald J., dec'd.

Late of E. Hempfield Township.
Executor: Anne Conant c/o 327 Locust Street, Columbia, PA 17512.
Attorney: John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Mullin, Michael Scott, dec'd.

Late of Brecknock Township.
Administratrix: Cara McGettigan c/o Lesley M. Mehalick, Atty., McAndrews, Mehalick, Connolly, Hulse & Ryan P.C., 30 Cassatt Ave., Berwyn, PA 19312.
Attorney: Lesley M. Mehalick.

Mumper, Constance J. Miller a/k/a Constance J. Mumper,

dec'd.

Late of Rapho Township.
Executors: Robert E. Miller, Jr., 72 Heintzelman St., Manheim, PA, 17545; Darren R. Miller, 114 Coffee Goss Rd., Marietta, PA 17547 c/o Rose Kennedy, Atty., Curran Estate & Elder Law, PLLC, 1212 Liggett Ave., Reading, PA 19611.
Attorney: Rose Kennedy.

Nguyen, Chieu T. a/k/a Chieu Thi Nguyen, dec'd.

Late of Lancaster.
Executor: Tuan Q. Nguyen c/o Buzgon Davis Law Offices, 525 South Eighth Street, Lebanon, PA 17042.
Attorney: Edward Coyle, Esq.

Noble, Leo Joseph, dec'd.

Late of West Lampeter Township.
Administratrix: Susie L. King c/o Kristen L. Behrens, Esq., 1500 Market Street, #3500E, Phila., PA 19102.
Attorney: Kristen L. Behrens, Esq., Dilworth Paxson LLP, 1500 Market Street, #3500E, Phila., PA 19102.

Null, Richard C., dec'd.

Late of W. Hempfield Township.
Executors: April M. Null & Deborah Shaffer c/o 327 Locust Street, Columbia, PA 17512.
Attorney: John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Prange, David Michael a/k/a David M. Prange a/k/a David Prange, dec'd.

Late of Quarryville Borough.
Executor: Michael Travis

Prange, 1777 Kirkwood Pike,
Kirkwood, PA 17536.
Attorney: None.

Rentschler, Kimberly L., dec'd.
Late of Manheim Township.
Administrator DBN/CTA: David
M. Rentschler c/o John H. May,
Esquire, 49 North Duke Street,
Lancaster, PA 17602.
Attorney: May, Herr & Grosh,
LLP.

Stoner, Mary Lou, dec'd.
Late of Manheim.
Executor: Charles E. Stoner III
c/o Legacy Law, PLLC., 147 W.
Airport Road, Suite 300, Lititz,
PA 17543.
Attorney: Katelyn M. Haldeman,
Esq.

Underhill, Donald Lee, dec'd.
Late of Warwick Township.
Executor: Brian J. Underhill
c/o Gardner and Stevens, P.C.,
109 West Main Street, Ephrata,
PA 17522.
Attorney: Connie J. Stevens.

Watson, Roseanna, dec'd.
Late of Columbia Borough.
Executor: Thomas Watson c/o
Nikolaus & Hohenadel, LLP,
327 Locust Street, Columbia,
PA 17512.
Attorney: Christopher R. Grab,
Esquire, 327 Locust Street, Co-
lumbia, PA 17512.

Wentworth, E. Miller, Jr., dec'd.
Late of Lancaster City.
Executor: Christopher Oden
c/o 327 Locust Street, Colum-
bia, PA 17512.
Attorney: Michael S. Grab, Es-
quire, Nikolaus & Hohenadel,
LLP, 327 Locust Street, Colum-

bia, PA 17512.

**Wilkey, William K. a/k/a Wil-
liam Kepperley Wilkey**, dec'd.
Late of West Lampeter Town-
ship.
Executor: Robert W. Wilkey c/o
Appel Yost & Zee LLP, 33 North
Duke Street, Lancaster, PA
17602.
Attorney: Jeffrey P. Ouellet, Es-
quire.

Wilson, Paul J., Jr., dec'd.
Late of East Hempfield Town-
ship.
Executor: Randy L. Wilson c/o
Jeffrey C. Goss, Esquire, 480
New Holland Avenue, Suite
6205, Lancaster, PA 17602.
Attorneys: Brubaker Con-
naughton Goss & Lucarelli LLC.

Wright, Dorothy E., dec'd.
Late of Lititz Borough.
Administrator, c.t.a: Security
National Trust Company c/o
Emily Watkins Marzock, Es-
quire, Barley Snyder LLP, 126
East King Street, Lancaster, PA
17602.
Attorney: Emily Watkins Mar-
zock - Barley Snyder LLP.

SECOND PUBLICATION

**Alexander, Joyce Weick a/k/a
Joyce W. Alexander**, dec'd.
Late of East Drumore Town-
ship.
Administrator: Cathy Lynch c/o
Scott E. Albert, Esq., 50 East
Main Street, Mount Joy, PA
17552.
Attorney: Scott E. Albert, Esq.

**Bitner, Richard L. a/k/a Rich-
ard Lee Bitner**, dec'd.

Late of West Cocalico Township.
Executor: Alexander Doelp c/o
Anthony P. Schimaneck, Es-
quire, 700 North Duke Street,
P.O. Box 4686, Lancaster, PA
17604-4686.

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

**Burkholder, Leonard a/k/a
Leonard Good Burkholder**, dec'd.

Late of Brecknock Township.
Administrator: Anna Mary Bur-
kholder c/o Young and Young,
44 S. Main Street, P.O. Box 126,
Manheim, PA 17545.
Attorneys: Young and Young.

Deleo, Linda, dec'd.

Late of West Lampeter Town-
ship.
Executrix: Rose A. Snavely c/o
Mongioli Law, LLC, 235 North
Lime Street, Lancaster, PA
17602.
Attorney: Michael J. Mongioli.

Enders, Linda L., dec'd.

Late of Fulton Township.
Executrix: Marsha M. Peterson
c/o James N. Clymer, Esq., 408
West Chestnut Street, Lancast-
er, PA 17603.
Attorneys: Clymer Musser &
Sarno, PC.

Faber, Lenora C., dec'd.

Late of West Lampeter.
Executor: Kathleen A. Heliger
c/o May Herr & Grosh, LLP, 234
North Duke Street, Lancaster,
PA 17602.
Attorney: Matthew A. Grosh.

Fox, Willis H., dec'd.

Late of Clay Township.
Executors: Willis John Fox and
Shirl Y. Bergman c/o Appel

Yost & Zee LLP, 33 North Duke
Street, Lancaster, PA 17602.
Attorney: James K. Noel, IV,
Esq.

Hart, Helena J., dec'd.

Late of Salisbury Township.
Executrix: Terri L. Mattson c/o
The Law Offices of William P.
Harrington, Jr., Esq., 945 Hill-
crest Drive, Kinzers, PA 17535.
Attorney: William P. Harrington,
Jr., Esq., The Law Offices of
William P. Harrington, Jr., Esq.,
945 Hillcrest Drive, Kinzers, PA
17535.

Henny, M. Joyce, dec'd.

Late of Manheim Township.
Executor: Matthew T. Henny,
216 Buckfield Drive, Lititz, PA
17543 c/o Robert R. Kreitz,
Esquire, Kreitz|Gallen-Schutt,
1210 Broadcasting Road, Suite
103, Wyomissing, PA 19610.
Attorney: Robert R. Kreitz, Es-
quire.

Hess, Marian J., dec'd.

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

Honeybone, Rebecca, dec'd.

Late of Lancaster City.
Administrator: Steven L. Mor-
ganti c/o Scott E. Albert, Esq.,
50 East Main Street, Mount Joy,
PA 17552.
Attorney: Scott E. Albert, Esq.

**Hora, Michael L. a/k/a Michael
Lee Hora**, dec'd.

Late of Upper Leacock Town-

ship.
Administrator: Myron D. Hora
c/o Glick, Goodley, Deibler &
Fanning, LLP, 131 W. Main
Street, New Holland, PA 17557.
Attorney: Ashley A. Glick, Esq.,
Glick, Goodley, Deibler & Fan-
ning, LLP.

Huff, Sylvia Y., dec'd.
Late of Penn Township.
Executor: Douglas Huff c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim,
PA 17545.
Attorneys: Young and Young.

Keller, Mary T., dec'd.
Late of East Hempfield Town-
ship.
Executors: Karen S. Keller-Ey-
er, Richard L. Eyer c/o Jeffrey
C. Goss, Esquire, 480 New Hol-
land Avenue, Suite 6205, Lan-
caster, PA 17602.
Attorneys: Brubaker Con-
naughton Goss & Lucarelli LLC.

Messer, Regina A., dec'd.
Late of Lancaster County.
Executor: Roxanne Messer,
1850 Santa Barbara Drive, Lan-
caster, PA 17601.
Attorney: Patti Spencer.

Miller, Dorothy L., dec'd.
Late of Township of Warwick.
Executors: Stephen P. Gehr,
Suzanne Mowrer c/o Justin J.
Bollinger, Attorney, P.O. Box
5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Myers, Rodney E., dec'd.
Late of Mount Joy Borough.
Executor: Toby S. Myers c/o
Scott E. Albert, Esq., 50 East

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

**Oliver, Richard W. a/k/a Rich-
ard Wilson Oliver a/k/a Richard
W. Oliver Sr.**, dec'd.
Late of Earl Township.
Co-Executors: Janet O. Smyth,
Linda O. Nixon, Richard W. Oli-
ver, Jr., 954 Kennett Way, West
Chester, PA 19380.
Attorney: None.

Peters, Linda L., dec'd.
Late of Lancaster Township.
Executrix: Wendy Renee Smith
c/o Randy R. Moyer, Esquire,
Barley Snyder LLP, 126 East
King Street, Lancaster, PA
17602.
Attorneys: Barley Snyder LLP.

**Scheler, Georgette P. a/k/a
Georgette Rose Scheler**, dec'd.
Late of Manheim Township.
Co-Executors: Frederick P.
Scheler, John A. Scheler c/o
Vance E. Antonacci, Esquire,
McNees Wallace & Nurick LLC,
570 Lausch Lane, Suite 200,
Lancaster, PA 17601.
Attorneys: McNees Wallace &
Nurick LLC.

Seymour, Sylvia M., dec'd.
Late of Manheim Township.
Executor: Andrew L. Seymour
c/o Brandywine Estate and
Elder Law, 535 N. Church St.,
Suite 170, West Chester, PA
19380.
Attorney: Brandywine Estate
and Elder Law.

Slater, David J., dec'd.
Late of Pequea Township.
Executor: John E. Slater c/o

327 Locust Street, Columbia, PA 17512.

Attorney: Nathan E. Saxton, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Thomas, John V., dec'd.

Late of Columbia Borough.

Executor: Julie D. Lassiter c/o 327 Locust Street, Columbia, PA 17512.

Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Turnowchyk, Rose G., dec'd.

Late of Lancaster Township.

Executor: Joseph Turnowchyk c/o Law Office of Shawn Pierson, 105 East Oregon Road, Lititz, PA 17543.

Attorney: Shawn M. Pierson, Esq.

Wolf, Paula Y. a/k/a Paula Yvonne Wolf, dec'd.

Late of Lancaster Township.

Executrix: Heather Toro c/o Anthony P. Schimaneck, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

Workman, Marvin E., dec'd.

Late of Leacock Township.

Executrix: Susan R. Reinacher c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

Bruno, Charles R. a/k/a Charles Robert Bruno, dec'd.

Late of West Lampeter Township.

Executrix: Barbara J. Harper c/o Emily Watkins Marzock, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorneys: Barley Snyder.

Carter, William A. a/k/a William Alan Carter, dec'd.

Late of Township of Rapho.

Administrator: Meridith C. Kim c/o Justin J. Bollinger, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

D'Amico, Sebastian B., dec'd.

Late of Pequea Township.

Executor: Barbara J. Perdon-Woods c/o Cody & Pforschich, 53 North Duke Street, Suite 420, Lancaster, PA 17602.

Attorney: Stephen W. Cody.

Eshleman, Kenneth C., dec'd.

Late of Providence Township.

Executor: Charlotte P. Eshleman c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet, Esquire.

Farmer, Carl E., dec'd.

Late of Providence Township.

Executrix: Alissa C. Barker c/o Paterson Law LLC, 2703 Willow Street Pike N., Willow Street, PA 17584.

Attorney: Kim Carter Paterson.

Fraser, George A., dec'd.

Late of Columbia Borough.

Administrators: Jeremy Aaron Fraser, George Alan Fraser Jr, Alexander Benjamin Fraser, 331 Bristol Cir., Exton, PA 19341.
Attorney: None.

George, Joyce Ann, dec'd.

Late of Manor Township.
Executor: Lawrence M. George c/o Nikolaus & Hohenadel, LLP, 222 S. Market St., Suite 201, Elizabethtown, PA 17022.
Attorney: John M. Smith, Esquire.

Hanna, D. Nadine a/k/a Doris Nadine Hanna, dec'd.

Late of Lititz Borough.
Executor: J. Craig Hanna c/o Jeffrey Gonick, PO Box 604, East Petersburg, PA 17520.
Attorney: Jeffrey Gonick.

Hartranft, Ralph, Jr., dec'd.

Late of Earl Township.
Executor: H. Brisbin Skiles, II c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Heisey, Anna Jane, dec'd.

Late of East Petersburg.
Co-Executors: Jay Barry Heisey, Nan L. Engle, 1755 State St., East Petersburg, PA 17520.
Attorney: None.

Howell, Charlotte J., dec'd.

Late of West Donegal Township.
Executor: Timothy R. Howell c/o Law Office of Shawn Pierson, 105 East Oregon Road, Lititz, PA 17543.
Attorney: Shawn M. Pierson, Esq.

Kieley, John J., III, dec'd.

Late of Willow Street.
Administrator: Michelle Flint, 114 Prentis Place, Lancaster, PA 17601 c/o Timothy J. Huber, Esquire, 155 North School Lane, Lancaster, PA 17603.
Attorney: Timothy J. Huber.

Ladensack, Carl, dec'd.

Late of West Lampeter Township.
Executor: David Ladensack c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.
Attorneys: Blakinger Thomas, PC.

Martin, Miriam B., dec'd.

Late of East Cocalico Township.
Administrator: Mary Ann Ramirez c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Matos, David, dec'd.

Late of Manor Township.
Executor: David Tyler Matos c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Aaron K. Zeamer.

Mumma, Sage T. a/k/a Sage Tower Mumma, dec'd.

Late of West Lampeter Township.
Executor: Michael J. Mumma c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.
Attorneys: Barley Snyder LLP.

Oster, James Robert a/k/a James R. Oster, Sr., dec'd.

Late of Manheim Township.

Executrix: Karen Breniser c/o Attorneys Patrick J. Schaeffer, Esquire, Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Suite 2, York, PA 17408.
Attorneys: Patrick J. Schaeffer, Esquire, Laura E. Bayer, Esquire.

Paone, Samuel N., dec'd.

Late of West Hempfield Township.
Executrix: Frances Dodson-Katras c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, 2221 Dutch Gold Drive, Dutch Gold Business Center, Lancaster, PA 17601.
Attorney: Melvin E. Newcomer, Esq.

Reynolds, Margaret M., dec'd.

Late of Warwick Township.
Executor: Robert L. Reynolds c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good & Harris, LLP.

Riley, Robert L. a/k/a Robert Lee Riley, dec'd.

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

Rudy, Ruth M., dec'd.

Late of Ephrata Township.
Executor: Philip O. Rudy c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.
Attorney: E. Richard Young, Jr.,

Esq.

Sanchez, Moises, dec'd.

Late of Lancaster.
Executor: Tatiana Sanchez, 27 Botsford Street, Apt. 1, Meriden, CT 06451.
Attorney: None.

Seldomridge, Andrew B., dec'd.

Late of Salisbury Township.
Executors: Brian F. Seldomridge, Melissa R. Jones c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good & Harris, LLP.

Shenenberger, Kenneth E., dec'd.

Late of Penn Township.
Executors: Pamela R. Ibach, Beth Ann Daniel c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Snyder, Marguerite R., dec'd.

Late of Lancaster.
Executrix: Marguerite S. Patzer, 3034 Shinnecock Hills Drive, Johns Creek, GA 30097.
Attorney: None.

States, Carrol O. a/k/a Carrol O. Hyson-States, dec'd.

Late of City of Lancaster.
Executor: Richard A. States, Jr. c/o Cody & Pfursich, 53 North Duke Street, Suite 420, Lancaster, PA 17602.
Attorney: Stephen W. Cody.

Wiest, Fay E., dec'd.

Late of Clay Township.
Co-Executors: Diane J. Futer, Debra L. Weit c/o Jennifer L. Mejia, Mejia Law Group, LLC,

1390 W. Main Street, Ephrata,
PA 17522.

Attorney: Mejia Law Group,
LLC.

Williams, Elaine W., dec'd.

Late of West Lampeter Town-
ship.

Executor: Sheryl E. Carbaugh
c/o May Herr & Grosh, LLP,
234 North Duke Street, Lan-
caster, PA 17602.

Attorney: Matthew A. Grosh.

Williams, Melvin W., dec'd.

Late of East Hempfield Town-
ship.

Administrator: Claudia W.
Ebenshade c/o Young and
Young, 44 S. Main Street, P.O.
Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

Wissler, Elizabeth D., dec'd.

Late of Millersville Borough.

Executrix: Patricia Bond c/o
Robert F. Musser, Esq., 408
West Chestnut Street, Lancast-
er, PA 17603.

Attorney: Clymer Musser & Sar-
no, PC.

Zittel, Keneth W., dec'd.

Late of East Cocalico Township.

Executor: Cassandra Zittel,
John W. Zittel c/o Jeffrey C.
Goss, Esquire, 480 New Hol-
land Avenue, Suite 6205, Lan-
caster, PA 17602.

Attorneys: Brubaker Con-
naughton Goss & Lucarelli LLC.

Zoller, Sarah R., dec'd.

Late of Stevens.

Co-Executors: Tracy L. Fishel,
James L. Fishel, 435 E. Mt. Airy
Rd., Stevens, PA 17578.

Attorney: None.

Zollman, James A., dec'd.

Late of East Hempfield Town-
ship.

Administratrix: Karen L. Zoll-
man c/o Angelo J. Fiorentino,
Attorney, P.O. Box 5349, Lan-
caster, PA 17606.

Attorneys: Gibbel Kraybill &
Hess LLP.

ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN
that the directors and sharehold-
ers of **Rowland Service, Inc.**, a
PA for-profit corporation having
its registered office at 2131 Shaar-
on Dr., Lancaster, PA, approved a
proposal to dissolve the corp. and
that the Board of Directors is now
engaged in winding down and set-
tling the affairs of said corporation
in accordance with the provisions
of the PA Business Corp. Law of
1988, as amended. CHEREWKA
LAW, P.C., Solicitors, 624 N. Front
St., Wormleysburg, PA 17043.

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FICTITIOUS NAME NOTICES

Notice is hereby given that
Con-Verge Industries LLC, 188
Wickersham Road, Bainbridge PA
17502, did file in the Office of the
Secretary of the Commonwealth
of Pennsylvania on January 25,
2024, registration of the name:

**“CONVERGE SALES &
RENTALS LLC”**

under which it intends to do busi-
ness at 188 Wickersham Road,
Bainbridge PA 17502, pursuant
to the provisions of the Act of As-
sembly of December 16, 1982,
Chapter 3, known as the “Ficti-
tious Name Act”.

NICHOLAS T. GARD, ESQUIRE
SMOKER GARD ASSOCIATES
LLP

M-3

Scarberry RG, LLC

51 Blossom Hill Dr, Lancaster,
PA 17601

has filed in the office of the Secretary of the Commonwealth of Pennsylvania, on or about April 8, 2024 registration of the name:

New Town Food and Spirits

under which they intend to do business at: 2833-2835 Columbia Ave, Lancaster, PA 17603 pursuant to the provision of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act".

M-3

green grass road LLC, 3464 Coronet Avenue, Lancaster, PA 17601, did file in the Office of the Secretary of the Commonwealth of Pennsylvania, on or about April 16, 2024, registration of the name

Wildflower Tutoring

under which it intends to do business at 3464 Coronet Avenue, Lancaster, PA 17601, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Names Act".

Scott E. Albert, Esq.
Attorney

M-3

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 28, 2024, for **Higher View Studios** with a principal place of business located at 1270 Manor Blvd, Lan-

caster, PA 17603 in Lancaster County. The individual interested in this business is Shawn M. Smith, also located at 1270 Manor Blvd, Lancaster, PA 17603. This is filed in compliance with 54 Pa.C.S. 311.

M-3

ORPHANS' COURT DIVISION

Orphans' Court Division
Auditing Notices

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

May 7, 2024

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

1. HOLBEIN, E. ARLENE, decd., 2022-01012. First and Final Acct. Diane L. Supple, Exec., Jeffrey C. Goss, Atty.
2. HOLBEIN, E. ARLENE, decd., 2022-01012. First and Final Acct. Deed of Trust Dated 10/10/2018. Diane L. Supple, Trustee., Jeffrey C. Goss, Atty.
3. MARK, ESTHER C. decd.,

2021-01180. Statement of Acct. Lydia Hallgren and Grace Hess, Admin., Angelo J. Fiorentino, Atty.

4. CEMETERY TRUST FOR LANCASTER COUNT CEMETERY OMNIBUS FUND. 1975-01267. Deed of Trust Dated 12/4/1975. First Acct. of Wells Fargo Bank, N.A., Trustee, Adam G. Silverstein, Atty.

Anne L. Cooper
 Clerk of the Orphans' Court
 Division
 of the Court of Common Pleas.
 A-26; M-3

SUITS ENTERED

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

**April 18, 2024
 to April 24, 2024**

AKERS, MELANIE, AKERS, MELANIE M.; Discover Bank; 02768; Armstrong

ARNOLD, BETTY; Collins Asset Group LLC; 02897; Tsarouhis

CHEEK, CALEB LEE; Lakeview Loan Servicing LLC; 02776; Treglia

COMMONWEALTH OF PENNSYLVANIA; Riley George Kaminski; 02793; Crystle

CONTRERAS, FAITH, AGENCY INSURANCE COMPANY, OLD REPUBLIC INSURANCE COMPANY; Jose Maldonado; 02774; Fox

DEPAUL, DENISE; Accelerated Inventory Management LLC; 02906; Tsarouhis

FPNA INC., CHAMPION MART, MUKHTAR, FAYYAZ; Cooper-Booth Wholesale Co LP; 00256; Landis

GALLARDO, JUAN, GALLARDO, JUAN A., PMO EXPRESS LLC; American Express National Bank; 02750; Felzer

GONZALEZ-NOCHO, SILVANO, MOYASHI LLC, PCV DISTRIBUTION INC., CFN INC., CONCEPT FOODSERVICE DIST; Derrick Petrie; 02810; Ji

HOLT, LATOYA; Accelerated Inventory Management LLC; 02915; Tsarouhis

JOHNSON, COLLEEN; Accelerated Inventory Management LLC; 02899; Tsarouhis

LEFEVER, MICAELA, LEFEVER, BENJAMIN; Troy Capital LLC; 02773; Tsarouhis

MAXWELL, GLENN; Lvnv Funding LLC; 02883; Ratchford

MORRISON ESTATE OF, SHIRLEY; Sunset Estates Inc.; 02864

MURRAY INSURANCE ASSOCIATES INC.; James Diller; 02872; Moniak

PEREZ, ILSA, LANDRON, JOSE; Troy Capital LLC; 02876; Tsarouhis

PEREZ, JUAN, SPOOKY NOOK SPORTS INC., EAST HEMPFIELD TOWNSHIP, COUNTY OF LANCASTER; Amy Kohr; 02914; Muller

RISBERG, KYLE; Denise Liesch; 02796; Low

SAKOIAN, MICHAEL A., SAKOIAN, KENDRA G., WESTFIELD INSURANCE; Rebekah L. Diem; 02927; Eager

SANCHEZ, KEYLA; Collins Asset Group LLC; 02898; Tsarouhis

SMITH, RALIEK J., RASKEL INC., FEDEX GROUND; Leann Ocasio; 02916; Justice

STRICKLER, KRISTA; Discover Bank; 02757; Armstrong



**NOTICE
SHERIFF SALE OF VALUABLE
REAL ESTATE**

**Wednesday, May 29, 2024 @
10:00 a.m. Prevailing Time**

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

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 Sher-

iff's Office is merely following the requests of the plaintiffs and selling whatever interests the defendants may have in the properties. It is up to you or your attorney to determine what those interests are, before you buy. There may be mortgages or other liens against the properties that you may have to pay before you obtain clear title to a property. All of these factors are for you alone to determine. **NOTE: The RealAuction website provides a "Street View" of the listed properties for reference only! This should not be used as a representation as to the condition, or even existence of, the Property and such views may be out of date.** The Sheriff's Office will not make these determinations for you. Bidders are solely responsible for the conditions of the actual real property and improvements thereon.

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

Payment of a 10% down payment towards the purchase of any property must be made prior to the Sale through the REALAUC-TION website. The final 90% of the purchase price for properties must be in the form of lawful money of the United States, a certified or cashier's check from a bank,

or a Lancaster County attorney's check. The Sheriff's Office will NOT accept any other form of payment.

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

Immediately upon a property being struck off to the highest bidder, the buyers name will be made public on the REALAUCTION website and the 10% down payment will be deducted from any funds on deposit with REALAUCTION. The Buyer must upload picture ID as part of the registration process. If a Buyer chooses to use a corporate, partnership, or other entity form, Pennsylvania ID of a responsible individual must be provided to the Sheriff's Office immediately. The buyer must subsequently pay the balance of their bid within 30 days after the sale date.

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

priority liens, then the buyer shall pay the balance of such amounts to the Sheriff's Office within 30 days after the sale date.

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

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

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

The Sheriff's Office reserves the right to alter or modify these conditions of sale during or before each sale, or on a case by case

basis. The Sheriff's Office decision shall be final regarding all sale issues and disputes.

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

CI-22-00405

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGGE LOAN TRUST I

vs

CURTIS L. APPLER, HEATHER L. APPLER

PROPERTY ADDRESS: 406 GROFFDALE ROAD, QUARRYVILLE, PA 17566

UPI / TAX PARCEL NUMBER: 520-44542-0-0000

JUDGMENT: \$155,561.56

REPUTED OWNERS: Curtis L. Appler and Heather L. Appler
DEED BK. and PAGE or INSTR. NO.: 6014018

MUNICIPALITY: Providence Township

AREA:0.00

IMPROVEMENTS: Residential Dwelling

CI-23-01092

SUBURBAN LANCASTER SEWER AUTHORITY

vs

KRISTIN L. BASFORD

PROPERTY ADDRESS: 23 MIDDLE GREEN, LANCASTER, PA 17602-1573

UPI / TAX PARCEL NUMBER: 320-91599-0-0000

JUDGMENT: \$4,194.64

REPUTED OWNERS: KRISTIN L. BASFORD

DEED BK. or INSTR. NO.: 6387864

MUNICIPALITY: West Lampeter Township

AREA: +/- 0.06 acres

IMPROVEMENTS: Single Family Dwelling

CI-23-01356

FULTON BANK NA

vs

VINCENT BIFULCO, PHYLLIS KAY STUBBS

PROPERTY ADDRESS: 624 GEORGETOWN ROAD, RONKS, PA 17572

UPI / TAX PARCEL NUMBER: 490-79509-0-0000

JUDGMENT: \$159,090.71

REPUTED OWNERS: Vincent Bifulco and Phyllis Kay Stubbs

DEED BK. or INSTR. NO.: 6195894

MUNICIPALITY: Township of Paradise

AREA:

IMPROVEMENTS: Residential Dwelling

CI-23-03709

SPECIALIZED LOAN SERVICING LLC

vs

ADAM W. BURD, JR, TAMMY L. BURD

PROPERTY ADDRESS: 40 NORTH KING STREET, DENVER, PA 17517

UPI / TAX PARCEL NUMBER: 090-07649-0-0000

JUDGMENT: \$123,000.00

REPUTED OWNERS: ADAM W. BURD, JR; TAMMY L. BURD

INSTRUMENT NO. 6091502

MUNICIPALITY: Township of West Cocalico

AREA: PRIMARY HOMESITE 13,068 SQ FT.

IMPROVEMENTS: RESIDENTIAL

CI-23-03820

FULTON BANK, N.A.

vs

**PAUL CULBRETH, TERRE
TENANT, AND ADMINISTRATOR
OF THE ESTATE OF VIOLA E.
CULBRETH, DECEASED
MORTGAGOR, DOUGQUAN J.
CULBRETH, TERRE TENANT**

PROPERTY ADDRESS: 726
SOUTH PLUM STREET, LAN-
CASTER, PA 17602
UPI / TAX PARCEL NUMBER:
337-82133-0-0000
JUDGMENT: \$16,161.11
REPUTED OWNERS: Paul Cul-
breth, Administrator of the Estate
of Viola E. Culbreth, Deceased
Mortgagor, and Paul
Culbreth and Dougquan J. Cul-
breth, Terre Tenants
DEED BK. or INSTR. NO.: 6666568
MUNICIPALITY: City of Lancaster
AREA:
IMPROVEMENTS: Residential
dwelling house

CI-20-01855

MIDFIRST BANK

vs

**DORIS J. DRESCHER, INDIVID-
UALLY AND AS BELIEVED HEIR
AND/OR ADMINISTRATOR TO
THE ESTATE OF LEON
E. DRESCHER, UNKNOWN
HEIRS AND/OR ADMINISTRA-
TORS OF THE ESTATE OF
LEON E. DRESCHER**

PROPERTY ADDRESS: 165 MAN-
HEIM STREET, MOUNT JOY, PA
17552
UPI / TAX PARCEL NUMBER:
450-91290-0-0000
JUDGMENT: \$65,988.10
REPUTED OWNERS: Doris J. Dre-
scher
DEED BK. or INSTR. NO.: Instru-
ment Number 6684293
MUNICIPALITY: Borough of Mount

Joy

AREA: N\A

IMPROVEMENTS: Residential
Dwelling

CI-23-02074

NATIONSTAR MORTGAGE LLC

vs

**PEGGY FETTER, KNOWN HEIR
OF BENJAMIN F. FETTER,
DECEASED, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER
BENJAMIN F. FETTER, DE-
CEASED**

PROPERTY ADDRESS: 307 ½
CORAL STREET, LANCASTER, PA
17603
UPI / TAX PARCEL NUMBER:
338-36649-0-0000
JUDGMENT: \$50,750.81.

REPUTED OWNERS: Peggy Fetter,
known Heir of Benjamin F. Fet-
ter, deceased and Unknown Heirs,
Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title
or Interest from or under Benja-
min F. Fetter, deceased
DEED BK. and PAGE or INSTR.
NO.: Document ID #5165197
MUNICIPALITY: City of Lancaster
AREA: ALL THAT CERTAIN lot or
parcel of land situate on the east
side of Coral Street having thereon
erected a 2 1/2 story
brick house and being known
and numbered as 307 1/2 Coral
Street, in the City and County of
Lancaster, Commonwealth
of Pennsylvania.
IMPROVEMENTS: Residential
Dwelling

CI-23-05040
NATIONSTAR MORTGAGE LLC

vs

RYAN A HALL

PROPERTY ADDRESS: 399
CROSSWINDS DRIVE, LITITZ, PA
17543

UPI / TAX PARCEL NUMBER:
600-23939-0-0000

JUDGMENT: \$155,428.01

REPUTED OWNERS: Ryan A. Hall
DEED BK. or INSTR. NO.: 6082431

MUNICIPALITY: Township of War-
wick

AREA: N\A

IMPROVEMENTS: Residential
Dwelling

CI-23-02991

**PENNSYLVANIA HOUSING FI-
NANCE AGENCY**

vs

SCOTT W. HALL

PROPERTY ADDRESS: 35 PENN
STREET, WASHINGTON BORO,
PA 17582

UPI / TAX PARCEL NUMBER:
410-15516-0-0000

JUDGMENT: \$114,275.91

REPUTED OWNER(S): Scott W.
Hall

DEED or INSTRUMENT
NO:6456787

MUNICIPALITY: Manor Township

AREA: 0.1100 acres

IMPROVEMENTS: A single-family
two-story residential dwelling

CI-22-05913

NATIONSTAR MORTGAGE LLC

vs

**THOMAS W. HALTON, AKA
THOMAS HALTON**

PROPERTY ADDRESS: 124 EAST
WALNUT STREET, EPHRATA, PA
17522

UPI / TAX PARCEL NUMBER:

260-46794-0-0000

JUDGMENT: \$210,167.50

REPUTED OWNERS: Thomas W.
Halton, an unmarried man

DEED BK. or INSTR. NO.: Docu-
ment ID 5660250

MUNICIPALITY: Borough of
Ephrata

AREA: N\A

IMPROVEMENTS: Residential
Dwelling

CI-21-08195

MIDFIRST BANK

vs

NATHAN T. HESS

PROPERTY ADDRESS: 106
BEECH STREET, DENVER, PA
17517

UPI / TAX PARCEL NUMBER:
140-06991-0-0000

JUDGMENT: \$189,257.93

REPUTED OWNERS: Nathan T.
Hess

DEED BK. or INSTR. NO.:
6414770

MUNICIPALITY: Borough of Den-
ver

AREA: N\A

IMPROVEMENTS: Residential
Dwelling

CI-23-00373

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

vs

**GERALD P JUNKER, TONYA
R JUNKER F/K/A TONYA R.
HADLEY**

PROPERTY ADDRESS: 2493
RIVER ROAD, BAINBRIDGE, PA
17502

UPI / TAX PARCEL NUMBER:
130-91990-0-0000

JUDGMENT: \$117,134.90

REPUTED OWNERS: GERALD P.
JUNKER AND TONYA R. JUNKER

DEED INSTRUMENT NO.: TIAL DWELLING
5577363

MUNICIPALITY: CONOY TOWN-
SHIP
IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-23-04487

**FREEDOM MORTGAGE CORPO-
RATION**

vs

**KAREN AREFORD KITCHEN,
CHARLES K. KITCHEN**

PROPERTY ADDRESS: 1653
WABANK RD, LANCASTER, PA
17603-6853

UPI / TAX PARCEL NUMBER:
340-80603-0-0000

JUDGMENT: \$128,266.35

REPUTED OWNERS: CHARLES K.
KITCHEN AND KAREN AREFORD
KITCHEN

DEED INSTRUMENT NO.:
6383455

MUNICIPALITY: TOWNSHIP OF
LANCASTER

IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-23-01479

M&T BANK

vs

**JESSICA KLEPPING, MARK K.
KLEPPING**

PROPERTY ADDRESS: 118 EAST
WASHINGTON STREET, ELIZA-
BETHTOWN, PA 17022

UPI / TAX PARCEL NUMBER:
250-49221-0-0000

JUDGMENT: \$32,776.49

REPUTED OWNERS: JESSICA
KLEPPING & MARK K. KLEPPING
DEED BK. or INSTR. NO.: 5742966
MUNICIPALITY: BOROUGH OF
ELIZABETHTOWN

AREA: 0.10

IMPROVEMENTS: A RESIDEN-

CI-23-00285
CITIZENS BANK, N.A.

vs

SCOTT ALLEN KREADY

PROPERTY ADDRESS: 708 WOOD
STREET, MOUNT JOY, PA 17552

UPI / TAX PARCEL NUMBER:
450-79926-0-0000

JUDGMENT: \$151,648.06

REPUTED OWNERS: Scott Allen
Kready

DEED BK. or INSTR. NO.: 6284571
MUNICIPALITY: Borough of Mount
Joy

AREA:

IMPROVEMENTS: Residential
Dwelling

CI-23-03928

LOANDEPOT.COM, LLC

vs

RICHARD MAYER

PROPERTY ADDRESS: 333 HOL-
LOW VIEW, MANHEIM, PA 17545

UPI / TAX PARCEL NUMBER:
500-72131-0-0000

JUDGMENT: \$198,835.68

REPUTED OWNERS: Richard
Mayer

DEED BK. Or INSTR NO.: 6115255
MUNICIPALITY: Penn Township

AREA: 1700

IMPROVEMENTS: Residential

CI-23-05197

MIDFIRST BANK

vs

JOSEPH S. MINI JR

PROPERTY ADDRESS: 1605
GLENN ROAD, LANCASTER, PA
17601

UPI / TAX PARCEL NUMBER:
810-45417-0-0000

JUDGMENT: \$179,734.11

REPUTED OWNERS: JOSEPH S. MINI JR.
DEED BK. or INSTR. NO.: Document Id: 5257046
MUNICIPALITY: CITY OF LANCASTER
AREA: 0.25 acres
IMPROVEMENTS: A RESIDENTIAL DWELLING

a/k/a Martin Neubaum, Deceased; Megan Ditzler, Co-Administrator c.t.a for the Estate of Martin E. Neubaum a/k/a Martin Neubaum, Deceased;
DEED BK. or INSTR. NO.: 5646752
MUNICIPALITY: West Cocalico Township
AREA:
IMPROVEMENTS: Residential Dwelling

CI-18-10785

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

vs

CORY E. NEUBAUM, CO-ADMINISTRATOR C.T.A FOR THE ESTATE OF MARTIN E. NEUBAUM A/K/A MARTIN NEUBAUM, DECEASED, MEGAN DITZLER, CO-ADMINISTRATOR C.T.A FOR THE ESTATE OF MARTIN E. NEUBAUM A/K/A MARTIN NEUBAUM, DECEASED

PROPERTY ADDRESS: 74 MECHANIC STREET, REINHOLDS, PA 17569
UPI / TAX PARCEL NUMBER: 090-53341-0-0000
JUDGMENT: \$116,001.47 Plus accruing escrow advances; title fees; property valuations fees; property preservation fees; and costs of collection, including reasonable attorney fees, from January 8, 2020 to the date of sheriff's sale, pursuant to the Consent Order for judgment, entered January 22, 2020.
REPUTED OWNERS: Martin E. Neubaum a/k/a Martin Neubaum, Deceased; Cory E. Neubaum, Co-Administrator c.t.a for the Estate of Martin E. Neubaum

CI-23-01024

MTGLQ INVESTORS, L.P.

vs

KIMBERLY A. ORT, LETICIA A. ORT

PROPERTY ADDRESS: 1081 CLOVERTON DRIVE, COLUMBIA, PA 17512
UPI / TAX PARCEL NUMBER: 110-45060-0-0000
JUDGMENT: \$163,723.79
REPUTED OWNERS: Kimberly A. Ort and Leticia A. Ort
DEED BK. and PAGE or INSTR. NO.: 6357630
MUNICIPALITY: Borough of Columbia
AREA: 922 Sq. Ft.
IMPROVEMENTS: A Residential Dwelling

CI-23-02770

CITIZENS BANK, N.A.

vs

JUSTIN R. RAYSOR, HEATHER L. RAYSOR A/K/A HEATHER LYNN RAYSOR

PROPERTY ADDRESS: 1329 SHEEP HILL ROAD, EAST EARL, PA 17519-0940
UPI / TAX PARCEL NUMBER: 200-07057-0-0000
JUDGMENT: \$205,682.03
REPUTED OWNERS: Justin R. Raysor and Heather L. Raysor

a/k/a Heather Lynn Raysor
DEED BK. or INSTR. NO.: 6339430
MUNICIPALITY: Township of East
Earl
AREA:
IMPROVEMENTS: Residential
Dwelling

CI-22-05822

**PENNYMAC LOAN SERVICES,
LLC**

vs

**ANA ESTHEL RIVERA, ANDRES
RIVERA MALDONADO**

PROPERTY ADDRESS: 1587
NORTH READING ROAD, STE-
VENS, PA 17578
UPI / TAX PARCEL NUMBER:
080-35892-0-0000
JUDGMENT: \$148,249.40
REPUTED OWNERS: ANA ESTH-
EL RIVERA & ANDRES RIVERA
MALDONADO
DEED BK. or INSTR. NO.: 6332299
MUNICIPALITY: EAST COCALICO
TOWNSHIP
AREA: 840 SQ FT
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-23-01213

CSMC 2021-RPL8 TRUST

vs

**PAMELA H. RUSSELL, SOLELY
IN HER CAPACITY AS ADMINIS-
TRATRIX OF THE ESTATE OF
GLENN B. RUSSELL**

**A/K/A GLENN BRIAN RUS-
SELL, DECEASED, THE UNITED
STATES OF AMERICA AND USA**
PROPERTY ADDRESS: 2227
ROBERT FULTON HWY, PEACH
BOTTOM, PA 17563
UPI / TAX PARCEL NUMBER:
280-28046-0-0000
JUDGMENT: \$144,587.94
REPUTED OWNERS: Pamela H.

Russell, solely in her capacity as
Administratrix of the Estate of
Glenn B. Russell a/k/a
Glenn Brian Russell, deceased.
and The United States of America
and USA

DEED INSTR. NO.: 5091989
MUNICIPALITY: Fulton Township
AREA:
IMPROVEMENTS:

CI-23-01971

**CARRINGTON MORTGAGE
SERVICES LLC**

vs

**STEPHANIE SHEARER, KNOWN
SURVIVING HEIR OF MARY S.
SHEARER, JENNIFER LUCHKO,
KNOWN SURVIVING
HEIR OF MARY S. SHEARER,
UNKNOWN SURVIVING HEIR
OF MARY S. SHEARER**

PROPERTY ADDRESS: 105 HAS-
KELL DRIVE, LANCASTER, PA
17601

UPI / TAX PARCEL NUMBER:
390-54023-0-0000

JUDGMENT: \$165,831.90

REPUTED OWNERS: Mary S.
Shearer

DEED BK. or INSTR. NO.: Book:
K54, Page: 529;

MUNICIPALITY: Township of
Manheim

AREA:

IMPROVEMENTS: Residential
Dwelling

CI-21-06753

**HOME LOAN INVESTMENT
BANK, F.S.B.**

vs

**TIMOTHY L. SHULTZ, IN HIS
CAPACITY AS DEVISEE OF
CHARLES F. SHULTZ, JR., DE-
CEASED AND IN HIS
CAPACITY AS EXECUTOR OF**

THE ESTATE OF CHARLES F. SHULTZ, JR., DECEASED, ET AL, KIMBERLY L. KOCH, IN HER CAPACITY AS DEVISEE OF CHARLES F. SHULTZ, JR., DECEASED, BARRY L. SHULTZ, IN HIS CAPACITY AS DEVISEE OF CHARLES F. SHULTZ, JR., DECEASED, DONALD R. SHULTZ, IN HIS CAPACITY AS DEVISEE OF CHARLES F. SHULTZ, JR., DECEASED

PROPERTY ADDRESS: 740 S CUSTER AVE, NEW HOLLAND, PA 17557-9318
UPI / TAX PARCEL NUMBER: 190-18063-0-0000
JUDGMENT: \$180,000.00
REPUTED OWNERS: CHARLES F. SHULTZ, JR.
DEED BK. and PAGE or INSTR. NO.: Book F48 Page 420
MUNICIPALITY: Earl Township
AREA: 3,503 sq. ft.
IMPROVEMENTS: Residential Dwelling

CI-23-04454

FIFTH THIRD BANK, N.A.

vs

MICHAEL J. STRANGARITY

PROPERTY ADDRESS: 204 NORTH 4TH STREET, DENVER, PA 17517
UPI / TAX PARCEL NUMBER: 140-20762-0-0000
JUDGMENT: \$96,192.68
REPUTED OWNERS: MICHAEL J. STRANGARITY
INSTRUMENT NO. 6147543
MUNICIPALITY: Borough of Denver
AREA: PRIMARY HOMESITE 1,008 SQ FT.
IMPROVEMENTS: RESIDENTIAL

CI-23-02685

SUN WEST MORTGAGE COMPANY, INC.

vs

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GERALD JAY DOCHTERMAN, DECEASED MORTGAGOR AND OWNER

PROPERTY ADDRESS: 940 GROFF AVENUE, ELIZABETHTOWN, PA 17022
UPI / TAX PARCEL NUMBER: 250-89743-0-0000
JUDGMENT: \$177,374.31
REPUTED OWNERS: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GERALD JAY DOCHTERMAN, DECEASED MORTGAGOR AND OWNER
DEED BK. and PAGE or INSTR. NO.: BOOK: I76 PAGES 379
MUNICIPALITY: BOROUGH OF ELIZABETHTOWN
AREA: 1384
IMPROVEMENTS: Residential Dwelling

CI-23-01504

U.S.O BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER

TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION

vs

DIANE G. WOLFE, CLARENCE WOLFE

PROPERTY ADDRESS: 117 DON-
NELLY DRIVE, WILLOW STREET,
PA 17584

UPI / TAX PARCEL NUMBER:
320-36122-0-0000

JUDGMENT: \$163,047.35

REPUTED OWNERS: DIANE G.
WOLFE; CLARENCE WOLFE

INSTRUMENT NO. 5410154

MUNICIPALITY: Township of West
Lampeter

AREA: PRIMARY HOMESITE
1,008 SQ FT.

IMPROVEMENTS: RESIDENTIAL