

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

Brown, Lillie W., dec'd.

Late of Fulton Township.
Co-Executors: Ray C. Sensenig and Kathryn S. Light c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.
Attorney: John C. Hohenadel, Esquire.

Eberly, David A., dec'd.

Late of Elizabeth Township.
Executor: Justin D. Eberly c/o RICE PARK LAW, LLC, 79 East Pomfret Street, Carlisle, PA 17013.
Attorney: Abbie C. Trone, Esquire, RICE PARK LAW, LLC.

Fichthorn, Eric H., dec'd.

Late of Denver.
Executor: Deborah L. Fichthorn c/o Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lan-

caster, PA 17601.

Attorney: Rhonda F. Lord, Esq.

Fornwalt, Robert G., dec'd.

Late of Penn Township.
Executor: Tracy L. Fornwalt c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Aaron K. Zeamer, Esquire.

Hickernell, Brenda J. a/k/a Brenda Jeanine Hickernell, dec'd.

Late of West Donegal Township.
Executrix: Erin N. Swatski c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Esquire.

Honert, Eugene E. a/k/a Eugene Edwin Honert, dec'd.

Late of East Hempfield Township.
Executor: Kevin E. Honert c/o Kristen L. Hartman, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.
Attorneys: Barley Snyder LLP.

Horner, Gary L., dec'd.

Late of Denver Borough.
Executor: Scott M. Horner, 26 W. 2nd Street, Boyertown, PA 19512.
Attorney: Scott C. Painter, Esquire, 906 Penn Avenue, Suite 1, Wyomissing, PA 19610.

Huyett, Donald L., dec'd.

Late of Earl Township.

Executor: Staci L. Neuber c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Isdepski, Steven C., dec'd.

Late of Lancaster City.
Executor: Maryann Milne, 107 Carnoustie Ct., Montgomery, TX 77316.
Attorney: Adam R. Deluca, Esquire, Stone Shekletski & Deluca, P.O. Box E, New Cumberland, PA 17070.

Jacobs, Albert Wesley, dec'd.

Late of West Hempfield Township.
Executor: Hayden Jacobs c/o Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.
Attorney: Christopher R. Grab, Esquire.

Kuhn, Beryl M. a/k/a Beryl May

Kuhn, dec'd.

Late of Elizabethtown Borough.
Executor: Cathy M. Hoffmaster c/o May Herr & Grosh LLP, 50 East Main Street, Mount Joy, PA 17552.
Attorney: Scott E. Albert, Esq.

Larkin, Deborah a/k/a Deborah

S. Larkin, dec'd.

Late of Eden Township.
Administrator: Denise A. Toner c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &

Hess LLP.

MacIntire, Judith B., dec'd.

Late of East Hempfield Township.
Executor: Scott J. MacIntire c/o Steven R. Blair, Attorney at Law, 650 Delp Road, Lancaster, PA 17601.
Attorney: Steven R. Blair, Esq.

McGill, Elizabeth A., dec'd.

Late of Lancaster City.
Personal Representative: Terry C. McGill c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

McKinney, Charles Edwin, dec'd.

Late of Lancaster Township.
Administratrix: Alice Marie McKinney c/o Steven R. Blair, Attorney at Law, 650 Delp Road, Lancaster, PA 17601.
Attorney: Steven R. Blair, Esq.

Minnich, Kay M., dec'd.

Late of West Donegal Township.
Executor: Scott A. Bricker c/o May Herr & Grosh LLP, 50 East Main Street, Mount Joy, PA 17552.
Attorney: Scott E. Albert, Esq.

Murray, Joyce, dec'd.

Late of Manheim Township.
Executor: Carol A. Esch c/o Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601.
Attorneys: Neil R. Vestermark, Esquire, Aevitas Law, PLLC.

Neiswender, Larry E. a/k/a Larry Edward Neiswender, dec'd.

Late of East Hempfield Township.

Executor: Chad J. Neiswender c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: John C. Stevens.

dec'd.

Late of West Lampeter Township.

Trustee: Kevin S. Schumacher c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorney: Randy R. Moyer -- Barley Snyder LLP.

Nisula, Rosemarie C. a/k/a Rosemarie Claire Nisula a/k/a Rose Marie Nisula, dec'd.

Late of Lancaster.

Executrix: Kathleen Hogan, 12 Manor Oaks Dr., Millersville, PA 17551.

Attorney: None.

Secrest, Ralph G., dec'd.

Late of Penn Township.

Executors: Alan G. Secrest and Angel K. Secrest c/o May Herr & Grosh LLP, 50 East Main Street, Mount Joy, PA 17552.

Attorney: Scott E. Albert, Esq.

Pedelini, Mildred J. a/k/a Mildred Jennie Pedelini a/k/a Mildred Jenny Pedelini a/k/a Mildred Jane Pedelini, dec'd.

Late of Manheim Township.

Executor: Guy F. Pedelini c/o Kristen L. Hartman, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorney: Kristen L. Hartman -- Barley Snyder LLP.

Singer, Lee A., dec'd.

Late of West Hempfield Township.

Executors: Jeffrey L. Singer and Brian S. Singer c/o 327 Locust Street, Columbia, PA 17512.

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

Schaum, Susanna J. a/k/a Suzi J. Schaum a/k/a Susanna Jones Schaum, dec'd.

Late of Pequea Township.

Executrix: Susanne W. Schaum c/o Brian J. Honness, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorneys: McNees Wallace & Nurick LLC.

Straton, Robert H., dec'd.

Late of New Holland Borough.

Executor: Jeff P. Straton c/o Steven D.W. Miller, Esquire, CELA, Miller Law Firm PC, 718 Poplar Street, Suite 1, Lebanon, PA 17042.

Attorney: Steven D.W. Miller, Esquire, CELA.

Valeski, Mary Ann a/k/a Mary Antoinette Valeski, dec'd.

Late of Manheim Township.

Executor: Christine M. Reed c/o Law Office of Shawn Pier-

Schumacher, J. Randolph,

son, 105 East Oregon Road,
Lititz, PA 17543.
Attorney: Shawn M. Pierson,
Esq.

**VanAulen, Barbara Ann a/k/a
Barbara A. VanAulen**, dec'd.

Late of Manheim Township.
Executor: Robert A. Neff c/o
Thomas M. Gish, Sr., Attorney,
P.O. Box 5349, Lancaster, PA
17606.
Attorneys: Gibbel Kraybill &
Hess, LLP.

Wenger, Melvin S., dec'd.

Late of Manheim Township.
Co-Executors: M. Kenneth
Wenger and Sheri Wenger c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim,
PA 17545.
Attorneys: Young and Young.

SECOND PUBLICATION

Byler, Mary S., dec'd.

Late of Eden Township.
Executor: Samuel K. Byler c/o
James N. Clymer, Esq., 408
West Chestnut Street, Lancaster,
PA 17603.
Attorneys: Clymer Musser &
Sarno, PC.

Clinton, Eugenia L., dec'd.

Late of Columbia Borough.
Executor: Olivia Clinton c/o Ni-
kolaus & Hohenadel, LLP, 327
Locust Street, Columbia, PA
17512.
Attorney: Christopher R. Grab,
Esquire.

**Cubbison, Catherine V. a/k/a
Catherine Vandenburg Cubbi-**

son, dec'd.

Late of East Drumore Town-
ship.
Executrix: Karen C. Socie c/o
Appel Yost LLP, 33 North Duke
Street, Lancaster, PA 17602.
Attorney: James K. Noel, IV,
Esq.

Dalton, Stephen H., dec'd.

Late of Strasburg Township.
Executor: Natasha L. Dalton
c/o Logan T. Graves, Esquire,
49 North Duke Street, Lancast-
er, PA 17602.
Attorneys: May, Herr & Grosh,
LLP.

**Fisher, Sarah Young a/k/a Sar-
ah P. Young Fisher**, dec'd.

Late of Manheim Township.
Co-Executors: Mary Catherine
Machingo and Robert J. Fisher
c/o Randy R. Moyer, Es-
quire, Barley Snyder LLP, 126
East King Street, Lancaster, PA
17602.
Attorney: Randy R. Moyer --
Barley Snyder LLP.

Harnish, Edith S., dec'd.

Late of East Cocalico Township.
Executor: Harold S. Harnish
c/o James N. Clymer, Esq., 408
West Chestnut Street, Lancast-
er, PA 17603.
Attorneys: Clymer Musser &
Sarno, PC.

**Hetrick, Donald J. a/k/a Don-
ald Joseph Hetrick**, dec'd.

Late of Manheim Township.
Executor: Jacquelyn Prepara-
to c/o Blakinger Thomas, PC,
28 Penn Square, Lancaster, PA

17603.

Attorneys: Blakinger Thomas,
PC.

**Hirthler, Joanann J. a/k/a
Joan Hirthler**, dec'd.

Late of Caernarvon Township.

Personal Representatives: Michael and Kathleen Hirthler,
5760 Kingsfield Drive, Narvon,
PA 17555.

Attorney: Gordon W. Good,
Esq., Keen Keen & Good, LLC,
3460 Lincoln Highway, Thorn-
dale, PA 19372.

Howe, Guy L., Jr., dec'd.

Late of West Lampeter Township.

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

Attorney: Matthew A. Grosh.

Keener, Harold L., dec'd.

Late of Mount Joy Township.

Co-Executors: Joyce M. Weaver
and H. Stephen Keener c/o
Thomas M. Gish, Sr., Attorney,
P.O. Box 5349, Lancaster, PA
17606.

Attorneys: Gibbel Kraybill &
Hess, LLP.

Kuhn, Josephine G. a/k/a Josephine Kuhn, dec'd.

Late of West Hempfield Township.

Executor: Barbara Allman c/o
Nikolaus & Hohenadel, LLP,
212 North Queen Street, Lan-
caster, PA 17603.

Attorney: Barbara Reist Dillon.

Lantz, Henry K. a/k/a Henry

King Lantz, dec'd.

Late of East Petersburg Bor-
ough.

Executor: Ronald L. Lantz, 29
Meadow Lane, Smoketown, PA
17576.

Attorney: None.

Loewen, Stephen W., dec'd.

Late of New Holland Borough.

Executor: Anita L. Witmer c/o
Glick, Goodley, Deibler & Fan-
ning, LLP, 131 W. Main Street,
New Holland, PA 17557.

Attorney: Patrick A. Deibler,
Esq., Glick, Goodley, Deibler &
Fanning, LLP.

Ness, Larry D., dec'd.

Late of Manheim Township.

Executor: Jerome Przystup c/o
Eric Schelin Rothermel, Es-
quire, 49 North Duke Street,
Lancaster, PA 17602.

Attorneys: May, Herr & Grosh,
LLP.

Perine, Lester Lee, Sr., dec'd.

Late of Manheim Borough.

Administrator: Tamara L. Per-
ine c/o Pyfer, Reese, Straub,
Gray & Farhat, P.C., 128 N.
Lime Street, Lancaster, PA
17602.

Attorneys: Pyfer, Reese, Straub,
Gray & Farhat, P.C.

Reno, John S., Jr., dec'd.

Late of East Hempfield Town-
ship.

Executor: Thomas D. Reno c/o
Appel Yost LLP, 33 North Duke
Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet, Es-

quire.

Rice, Anthony F. a/k/a Anthony Frederick Rice, dec'd.

Late of East Cocalico Township.
Executrix: Wendie S. Sauder
c/o Gardner and Stevens, P.C.,
109 West Main Street, Ephrata,
PA 17522.

Attorney: John C. Stevens.

Sensenig, Betty M., dec'd.

Late of West Earl Township.
Executors: Cynthia G. Brodhecker and Victoria L. Kessler
c/o Good Law Firm, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good Law Firm.

Shober, Gary Dean, dec'd.

Late of Ephrata.
Administrator: Larry R. Shober,
525 S. 8th Street, Lebanon, PA 17042.
Attorney: None.

Snader, Shirley A., dec'd.

Late of Warwick Township.
Co-Executors: Jeffrey L. Snader and Scott L. Snader c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Speicher, Norma R., dec'd.

Late of East Hempfield Township.
Executor: Patti J. Curlin c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Stauffer, Miriam R., dec'd.

Late of West Lampeter Township.
Co-Executors: James D. Stauffer and Jay Donald Stauffer c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess, LLP.

THIRD & FINAL PUBLICATION

Billman, Edward A., dec'd.

Late of Mount Joy Township.
Executrix: Amy S. Strong c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Esquire.

Binkley, Leroy, dec'd.

Late of Warwick Township.
Executor: Brandon Binkley 1145 East Newport Road, Lititz, PA 17543.
Attorney: None.

Cerceo, Shirlene K., dec'd.

Late of West Lampeter Township.
Co-Executors: Darryll L. Kuhns and Sharon Stepien c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.
Attorney: Randy R. Moyer -- Barley Snyder LLP.

Daughtrey, Charlotte A., dec'd.

Late of Pequea Township.
Executor: Richard K. Daughtrey c/o Law Office of Gretchen M. Curran, LLC, 1337 Byerland Church Road, P.O. Box 465,

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Willow Street, PA 17584.
Attorney: Gretchen M. Curran.

Driscoll, Linda P., dec'd.
Late of Lancaster City.
Executrix: Joanne P. Kochan
c/o RKG Law, 101 North Pointe
Blvd, Suite 202, Lancaster, PA
17601.
Attorney: Lindsay M. Schoene-
berger, Esquire.

Fisher, David E., dec'd.
Late of Leacock Township.
Executors: John Michael Fisher,
Jay Wilmer Fisher and Ivan
Esh c/o Glick, Goodley, Deibler
& Fanning, LLP, 131 W. Main
Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler,
Esq., Glick, Goodley, Deibler &
Fanning, LLP.

**Griest, Horace, Jr. a/k/a Horace
R. Griest Jr. a/k/a Horace Rob-
ert Griest, Jr.**, dec'd.
Late of Conestoga Township.
Executor: Deborah L.
Smith-Griest 196 Rineer Road,
Conestoga, PA 17516.
Attorney: None.

Hoover, Helen L., dec'd.
Late of Ephrata Township.
Executor: Kurt Hoover c/o RKG
Law, 101 North Pointe Blvd,
Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoene-
berger, Esquire.

Hoover, Richard E., dec'd.
Late of Bart Township.
Executor: Lisa Lundy-Morrow
c/o Law Office of Shawn Pier-
son, 105 East Oregon Road,

Lititz, PA 17543.
Attorney: Shawn M. Pierson,
Esq.

King, Enos B., dec'd.
Late of East Lampeter Town-
ship.
Executor: Daniel K. King c/o
James Clark Associates, 277
Millwood Road, Lancaster, PA
17603.
Attorney: Neil R. Vestermark.

Lutz, Sharon K., dec'd.
Late of West Hempfield Town-
ship.
Administrator: Phillip M. Lutz
c/o Justin J. Bollinger, Attor-
ney, P.O. Box 5349, Lancaster,
PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

**Mayers, John C. a/k/a John C.
Mayers, Sr.**, dec'd.
Late of Manor Township.
Executor: John C. Mayers, Jr.
c/o Randy R. Moyer, Esquire,
Barley Snyder LLP, 126 East
King Street, Lancaster, PA
17602.
Attorney: Randy R. Moyer --
Barley Snyder LLP.

Smith, Dale Wesley, dec'd.
Late of East Drumore Town-
ship.
Administrator: Connie L. Fees-
er c/o Paterson Law LLC, 2819
J Willow Street Pike N., Willow
Street, PA 17584.
Attorney: Kim Carter Paterson.

Stokes, Brian M., Jr., dec'd.
Late of Upper Leacock Town-

ship.

Administrator: Sada Stokes c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.

Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Wagner, Doris, dec'd.

Late of Millersville Borough.

Executor: Berneice L. Burkholder c/o Cody & Pfursich, 53 North Duke Street, Suite 420, Lancaster, PA 17602.

Attorney: Stephen W. Cody.

Zimmerman, Elsie H., dec'd.

Late of Earl Township.

Executor: Alvin N. Zimmerman c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557. Attorney: Patrick A. Deibler, Esq., Glick, Goodley, Deibler & Fanning, LLP.

ACTION TO QUIET TITLE

IN THE COURT OF COMMON
PLEAS OF LANCASTER
COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: CI-25-04664

TO: Jennifer Stoltzfus and Our Place, LLC, and all persons having or claiming to have any right, lien, title, interest in or claim against 3 Greenlawn Drive, Township of Upper Leacock, County of Lancaster, Commonwealth of Pennsylvania.

TAKE NOTICE THAT Stacy Lamb has filed a Complaint in Action to Quiet Title in the aforesaid

Court as of the above term and number, and praying the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by 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 AND WISH TO RETAIN ONE, PLEASE CALL THE NUMBER LISTED BELOW:

LAWYER REFERAL SERVICE
(717) 393-0737

CLYMER MUSSER & SARNO PC

Christopher A. Sarno, Esq.
408 W. Chestnut Street
Lancaster, PA 17603
(717) 299-7101

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ANNUAL MEETING NOTICE

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

**THURSDAY,
FEBRUARY 19, 2026**

commencing at 9:30 A.M. for the purpose of electing directors and the transaction of such other business as shall properly come before the said meeting or any adjournment thereof. Members may register to attend by sending an email to DMICAnnualMeeting@DonegalGroup.com, on or before February 18, 2026.

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

D-26; J-2,9

ARTICLES OF DISSOLUTION

Chesapeake Enterprises, Inc., formerly located at 126 Spring Meadow Lane, Washington Boro, PA 17582 has filed Articles of Dissolution with the state of PA and has wound up its business effective in the 2025 year.

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Notice is hereby given to all persons interested or who may be affected by **Roehm's Custom**

Homes, LLC, a Pennsylvania limited liability company ("Company"), that the sole member of said Company has filed a Certificate of Dissolution with the Department of State of the Commonwealth of Pennsylvania and is now engaged in winding up and settling the affairs of said Company so that its existence shall be ended by the filing of a Certificate of Termination with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Limited Liability Company Act. It is hereby publicly requested that all persons with claims against said Company present them in accordance with this notice. Any such claims must be submitted in writing to Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602, Attn: Kristen L. Hartman, Esq., Re: Roehm's Custom Homes, LLC. The written claim must describe the claim in reasonable detail, set forth the amount of the claim, be accompanied by any written evidence to support the claim, and contain return contact information of the claimant or claimant's counsel. A claim against said Company will be barred unless an action to enforce the claim is commenced within two years after publication of this notice.

BARLEY SNYDER LLP, Attorneys

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Notice is hereby given to all persons interested or who may

be affected by **WILLOW VALLEY RETIREMENT MANAGEMENT, INC.**, a Pennsylvania corporation, that the Board of Directors are now engaged in winding up and settling the affairs of such corporation so that its existence shall be ended by the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988. Accordingly, Willow Valley Retirement Management, Inc. is hereby providing notice of its dissolution and requests that all claims against the corporation be presented in writing and contain sufficient information reasonably to inform the corporation of the identity of the claimant and the substance of the claim. The claim must be sent to Barley Snyder LLP, 126 East King Street, Lancaster, Pennsylvania 17602, Attn: John T. Reed, Esq., Re: Willow Valley Retirement Management, Inc. The deadline to submit such a claim is 60 days after the date hereof and the claim will be barred if not received by that deadline. Furthermore, Willow Valley Retirement Management, Inc. may make distributions to other claimants and the shareholders of the corporation or persons interested as having been such without further notice to you.

BARLEY SNYDER LLP, Attorneys

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ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that **ANABAPTIST RENAISSANCE CONSORTIUM**, a foreign non-profit corporation, incorporated under the laws of the Commonwealth of Virginia, has filed a Foreign Registration Statement on December 23, 2025, pursuant to the Non-profit Corporation Law of 1988. The corporation is organized exclusively for charitable, religious, and educational purposes within the meaning of IRC Section 501(c) (3). Nevin D. Beiler, Esq, Attorney.

J-2

Notice is hereby given that **real-human.ai Inc.**, a Pennsylvania business corporation, has been incorporated under the Pennsylvania Business Corporation Law of 1988, as amended, and the Articles of Incorporation were filed with the Pennsylvania Department of State on 16 November 2025. The registered office of the corporation is located at United States Corporation Agents, Inc., Commercial Registered Office Provider, Venue and Publication County, Dauphin. The purpose of the corporation is to engage in any lawful activities for which corporations may be incorporated under the Pennsylvania Business Corporation Law.

This notice is published to comply with Section 412 of the Pennsylvania Business Corporation Law.

Dated: 17 December 2025. Real-human.ai Inc.

LANCASTER LAW REVIEW

By: Kristopher F. van Beever Title:
President
Address: 546 E. Conestoga Street.,
New Holland, PA 17557 USA

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NOTICE IS HEREBY GIVEN that Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on December 12, 2025, for the purpose of obtaining a Certificate of Incorporation under the provisions of the Nonprofit Corporation Law of 1988. The name of the proposed nonprofit corporation is **Straban 30 Commons Condominium Association, Inc.**

The purpose for which it will be organized is: to be a condominium unit owners' association that provides for the management, maintenance and care of the condominium project located in Straban Township, Adams County, Pennsylvania, known as the Straban 30 Commons Condominium.

McNEES WALLACE & NURICK
LLC
100 Pine Street
Harrisburg, PA 17101

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CHANGE OF NAME NOTICES

NOTICE IS HEREBY GIVEN that on November 6, 2025, the Petitions of Paige Morgan Lyon were filed in the Lancaster County Court of Common Pleas at Docket Nos. 25-08324 and 25-08325, requesting a decree to change the names of minor children as follows:

1. **K.M.D.** to K.M.L. (Docket No. 25-08324)
2. **L.M.D.** to L.M.L. (Docket No. 25-08325)

The Court has fixed January 21, 2026, at 1:45 p.m. & 2:00 p.m. at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, in a courtroom to be determined (TBD), as the time and place for the hearing on said Petitions. All persons interested may appear and show cause, if any they have, why the prayer of the said Petitions should not be granted.

Petitioner: Paige Morgan Lyon

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NOTICE IS HEREBY GIVEN that on August 8, 2025, the Petition of Kelleigh A. Stewart-Medina, Angel L. Medina, Jr. and Lauren N. Medina was filed in the above Court praying for a Decree to change the name of **Kelleigh Anne Stewart-Medina** to Kelleigh Anne Medina.

The Court has fixed the 20th day of January 2026, at 9:00 a.m. in Courtroom No. TBA of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, for a hearing of said Petition, when and where all persons interested may appear and show cause, if any, why said Petition should not be granted.

RACHEL A. GROVE, ESQUIRE

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MISCELLANEOUS LEGAL NOTICE

SBA Monarch Towers I, LLC proposes to build a 77-foot Stealth Monopole Communications Tower. Anticipated lighting application is medium intensity red strobes. The Site location is **800 Lititz Pike, Lititz, Lancaster County, PA 17543**. Lat: 40-08-23.28, Long: -76-18-15.72. The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1347791.

ENVIRONMENTAL EFFECTS – Interested persons may review the application (www.fcc.gov/asr/applications) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review (www.fcc.gov/asr/environmentalrequest) and online filings are strongly encouraged. The mailing address to file a paper copy is:

FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554.

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MORTGAGE FORECLOSURE NOTICE

IN THE COURT OF
COMMON PLEAS OF
LANCASTER COUNTY, PA
CIVIL DIVISION
DOCKET NO. CI-25-08044

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF

THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OC2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-OC2, Plaintiff, v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARYANN TORRES, DECEASED Defendants.

NOTICE TO ALL UNKNOWN HEIRS OF MARYANN TORRES, DECEASED

Please be advised that a Complaint in Mortgage Foreclosure has been filed against the property located at 210 Perry Street, Columbia, PA 17512. Parcel # 110-54713-0-0000. Deed Instrument #5483985.

If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this 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 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 PRO-

VIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

BY: Robert Wendt, Esquire Pa.
I.D. #89150
Leopold & Associates, PLLC
Telephone: 914-219-5787 x490

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ORDINANCE NOTICE

Notice is hereby given that the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, adopted **Ordinance 383 of 2025** at a regular meeting of the Board held on Monday, December 15, 2025, at the Township Office located at 2250 Old Philadelphia Pike, Lancaster, Pennsylvania.

The title and summary of the ordinance are as follows:

AN ORDINANCE SIGNIFYING INTENT TO ORGANIZE A MUNICIPAL AUTHORITY FOR THE PURPOSE OF MAKING BUSINESS IMPROVEMENTS

Section 1 establishes the intent of the Township to organize a mu-

nicipal authority for the purpose of providing business improvement and administrative services to benefit the Lincoln Highway Lancaster Business Improvement District ("LHL BID"). Section 2 names the Authority the Lincoln Highway Lancaster Business Improvement District Authority ("BID Authority"). Section 3 establishes the fiscal year of the Authority. Section 4 attaches the Articles of Incorporation. Section 5 provides for the first members of the BID Authority. Section 6 authorizes the chair of the Township Board to execute the Articles of Incorporation. Section 7 authorizes the payment of the filing fee for the Articles of Incorporation. Section 8 establishes the BID Authority as the managing authority of the LHL BID. Section 9 empowers the BID Authority to impose an assessment annually on property that is not owner-occupied residential property, subject to certain conditions. Section 10 grants the BID Authority responsibility for collection of the annual assessment, or to enter into an agreement with the Township for collection of the same. Sections 11, 12 and 13 address the effect of this ordinance on other ordinances and establish the effective date of the ordinance.

The Township has retained the right which exists under Chapter 56 of the Act of May 2, 1945, P.L. 382, as amended by the Act of June 12, 1947, P.L. 571, known as the "Municipalities Authorities Act of 1945," to approve any plan of the authority.

The full text of Ordinance 383

of 2025 may be examined at the above Township Office address, during business hours. Copies may be obtained for a charge not greater than the cost thereof. However, because no person may be in the Township Office at the time of the desired examination, it is recommended that any person desiring to examine the ordinance call the Township Office (Telephone No. 717-393-1567) for an appointment. Persons with disabilities who require any auxiliary aid, service or other accommodation to observe or participate should contact the Township Office to discuss how your needs may be best accommodated.

Pursuant to Ordinance 383 of 2025, the Township intends to file the Articles of Incorporation for the BID Authority with the Secretary of the Commonwealth of Pennsylvania on January 16, 2026.

BOARD OF SUPERVISORS OF THE TOWNSHIP OF EAST LAM-PETER

By: Susan P. Peipher, Solicitor

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SUITS ENTERED

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

December 15, 2025
to December 21, 2025

ALVAREZ, JEREMY; Velocity Investments LLC; 09632;
Tsarouhis

ANGERMAN, LAURA; Velocity Investments LLC; 09571;
Tsarouhis

BREITIGAN, DANIEL C; Borough of Manheim; 09503;
Leininger

BURKETT, MELISSA ANN; Borough of Manheim; 09441;
Leininger

CARLOS, JUAN, JCM LLC; Ashley Marie Thorton; 09643

COSTCO WHOLESALE CORP, JOHN DOE CORPORATIONS 1-5; Joanne Grandinetti; 09474; Cocco

CROOM, DONNA; Velocity Investments LLC; 09570;
Tsarouhis

DECKER, NORMAN; Velocity Investments LLC; 09594;
Tsarouhis

DOMINQUEZ, AMOS E, APARICIO, KARLA; Borough of Manheim; 09523; Leininger

DUMOND, SHAUN; Velocity Investments LLC; 09639;
Tsarouhis

ESHLEMAN, STEPHEN L; Borough of Manheim; 09485;
Leininger

FERNANDEZ, YEIZA; Velocity Investments LLC; 09636;
Tsarouhis

FISCHER-YOHN, CARA; Velocity Investments LLC; 09623;
Tsarouhis

FISCHERYOHN, CARA; Velocity Investments LLC; 09626;
Tsarouhis

GOODS DISPOSAL SERVICES INC; Kevin Champ; 09439; Pizzica

GREGG, ERICA; Velocity Investments LLC; 09649;
Tsarouhis

GREIDER, GEORGE W; Manaika Bozile; 09415; Hoban

GROFF, DARIN; Velocity Investments LLC; 09634;
Tsarouhis

HERNANDEZ, JUAN CARLOS; PPL Electric Utilities Corporation; 09644; Manley

HESS, SHANNON M; PPL Electric Utilities Corporation; 09496; Manley

HICKS, MARIE; Velocity Investments LLC; 09629;
Tsarouhis

HOLAHAN, JENNIFER; Velocity Investments LLC; 09631; Tsarouhis

HOLBEIN, SHAWN M; Borough of Manheim; 09536; Leininger

HOLTWOOD PROPERTIES LLC; Solanco School District; 09445; Leininger

HYUARD, JOY; PCA Acquisitions V LLC; 09505; Ratchford

IRIZARRY, DORAM; Velocity Investments LLC; 09608; Tsarouhis

KAY, MICHAEL; PCA Acquisitions V LLC; 09504; Ratchford

KELLY-GOODMAN, RITA M; Belco Community Credit Union; 09495; Miller

MACK, JODI; Velocity Investments LLC; 09630; Tsarouhis

MALDONADO, STEVEN BERRIOS; Donegal Mutual Insurance Co; 09528; Bederman

MARTIN, MICHELLE; Velocity Investments LLC; 09642; Tsarouhis

MCDONALD, LAURA A MCDONALD, BRENNAN R; PPL Electric Utilities Corporation; 09539; Manley

MCFALLS, KRYSTAL M, MCFALLS, ANDREW M; Borough OF Manheim; 09522; Leininger

MENDEZ, JOSE; Velocity Investments LLC; 09641; Tsarouhis

MILLER, LANCE; Robson Forensic Inc; 09478; Pockers

MORRISON, GEOFFREY K; Borough of Manheim; 09483; Leininger

PARKER, ROSE; Vanderbilt Mortgage and Finance Inc; 09486; Elia

PENNSYLVANIA ANESTHESIA COALITION LLC, LAMBROS, NICHOLAS, WEAVER, JONATHAN; Bryan Boyer; 09453; Asbell

POTTS, HOWARD; Velocity Investments LLC; 09640; Tsarouhis

PURDUM, ANDREW, PURDUM MEDIA LLC; American Express National Bank; 09420; Fink R VALUE INC, ALI SHAHBAIN,

RAMI FAIZ; Hawthorne Centre Associates LP; 09605; Mizeras

RATH, HALEY; Velocity Investments LLC; 09627; Tsarouhis

REID, NYKIRIA; Velocity Investments LLC; 09637; Tsarouhis

RIVERVIEW ROCKS LLC, VIEW FROM THE ROCKS LLC, J&D LANDSCAPING LLC, AJS HOLDINGS LLC; LCBC Church; 09456; Tomevi

ROBINSON, ELIJAH A; Onemain Financial Group LLC; 09625; Bifulco

RODRIGUEZ, GELUIS C, ; CARDOSA-RODRIGUEZ, GELUIS; Lancaster Red Rose Credit Union; 09582; Saldutti

ROHER, DARRYL; Velocity Investments LLC; 09638; Tsarouhis

RUTT, MARCUS; PCA Acquisitions V LLC; 09506; Ratchford

SHaub, LEAH; IPM CO LLC Properties; 09414

SNYDER, JEREMY; Velocity Investments LLC; 09635; Tsarouhis

SPANGLER, JESSIE, SPANGLER, JESSIE LYNN, SPANGLER, JESSIE L, GALLO, JESSIE; Eric Reynolds; 09548; Hashem Farhat

STARKEY, MELISA; Velocity Investments LLC; 09645; Tsarouhis

STEPHANY, RACHEL; Velocity Investments LLC; 09615; Tsarouhis

TALBOTT, DERRICK; Credit Corp Solutions Inc; 09514; Morris

THEDFORD, TAKEISA; Velocity Investments LLC; 09628; Tsarouhis

WATSON, HANS, COOPER, BEVERLY; SMB Private Education LOAN Grantor Trust 2023-C; 09507; Ratchford

WATSON, HANS, COOPER, BEVERLY; SMB Private Education LOAN Grantor Trust 2023-D; 09509; Ratchford

WATSON, HANS, COOPER, BEVERLY; SMB Private Education LOAN Grantor Trust 2024-A;

09532; Ratchford
WATSON, HANS; Sallie Mae
Bank; 09585; Ratchford
WATSON, HANS, COOPER,
BEVERLY; Sallie Mae Bank;
09593; Ratchford
WATSON, HANS, COOPER,
BEVERLY; SMB Private Education
Loan Grantor Trust 2024-A;
09598; Ratchford
WEBER, STEVEN; Velocity
Investments LLC; 09613;
Tsarouhis
WILLIAMS, MELODY; Velocity
Investments LLC; 09572;
Tsarouhis
WILLOW VALLEY
COMMUNITIES; Mary Ellen
Heckendorf; 09622
YATES, DYLAN; Velocity
Investments LLC; 09624;
Tsarouhis
YUNKIN, LAWRENCE; Velocity
Investments LLC; 09646;
Tsarouhis



**NOTICE
SHERIFF SALE
OF VALUABLE
Real Estate**

**Wednesday, January 28, 2026
@ 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.re-aforeclose.com>.

Effective January 1, 2026, pursuant to Pennsylvania Act 48 of 2024 and Lancaster County Ordinance No. 163 of 2025, the Lancaster County Sheriff's Office shall collect a fee in the amount of \$250.00 from every purchaser of real property from a mortgage foreclosure sale. The fee of \$250.00 will be collected for each separate parcel of real property sold mortgage foreclosure sales (Sheriff Sale). The Act 48 fee must be received by the Lancaster County Sheriff's Office no later than fourteen (14) days following the date of sale. Payment shall be made by check only and must be made payable to "Lancaster County Sheriff's Office." No deed or transfer of title shall be executed and/or delivered until the Act 48 fee has been paid in full to the Lancaster County Sheriff's Office. Failure to submit timely payment may result in delays, administrative costs, including, but not limited to attorney's fees and/or additional administrative action.

NOTE: All bidding will be solely through REALAUCTION. Anyone interested in bidding is required to place their bids solely through REALAUCTION. Any online service other than REALAUCTION is not utilized by the Lancaster County Sheriff's Office.

CONDITIONS OF SALE

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

continued in whole or in part.

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

All properties are sold "AS IS", with NO expressed or implied warranties or guarantees whatsoever. In other words, the Sheriff's Office does not guarantee or warrant, in any way, the real estate upon which you are bidding. The Sheriff's Office is merely following the requests of the plaintiffs and selling whatever interests the defendants may have in the properties. It is up to you or your attorney to determine what those interests are, before you buy. There may be mortgages or other liens against the properties that you may have to pay before you obtain clear title to a property. All of these factors are for you alone to determine. **NOTE: The REALAUCITION 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 REALAUCITION 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 REALAUCITION website and the 10% down

payment will be deducted from any funds on deposit with RE-ALAUCTION. 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 shall pay the \$250.00 Act 48 fee within 14 days of the sale. Payment shall be made by check only, and all checks must be made payable to "Lancaster County Sheriff's Office." Be advised the \$250.00 fee will be assessed on each parcel sold for which a competitive bid was placed. 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

LANCASTER LAW REVIEW

CI-25-02854

SHENG DING

vs

BENJAMIN A. BOYER

PROPERTY ADDRESS: 134 EAST HUMMELSTOWN STREET, ELIZABETHTOWN, PA 17022
UPI / TAX PARCEL NUMBER: 250-70547-0-0000
JUDGMENT: \$150,734.12
REPUTED OWNERS: Benjamin A. Boyer
DEED BK. AND PAGE OR INSTR NO.: 6665415
MUNICIPALITY: Elizabethtown Borough
AREA:
IMPROVEMENTS:

CREST LANE, ELIZABETHTOWN, PA 17022-9744

UPI / TAX PARCEL NUMBER:

160-86003; 160-78264

JUDGMENT: \$285,557.53

REPUTED OWNERS: Jason Cruz and Jennifer Cruz

DEED BK. Or INSTR NO.: 6546498
MUNICIPALITY: West Donegal Township

AREA: 15,682 Sq. Ft. and 8,712.00 (Vacant Land)

IMPROVEMENTS: Residential Dwelling

CI-25-01159

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

vs

TRANG T. DANG, JOHN M. PATOUNAS

CI-25-00378

FULTON BANK, N.A.

vs

DENISE M. BRENDEMUEHL

PROPERTY ADDRESS: 81 SILVER MINE ROAD, CONESTOGA, PA 17516
UPI / TAX PARCEL NUMBER: 510-26356-0-0000
JUDGMENT: 73,867.51
REPUTED OWNERS: Denise M. Brendemuehl
DEED BK. and PAGE or INSTR. NO.: 5836615
MUNICIPALITY: Pequea Township
AREA: 1,296 sq. ft.
IMPROVEMENTS: One-Story Modular

PROPERTY ADDRESS: 347 WEST KING STREET, LANCASTER, PA 17603

UPI / TAX PARCEL NUMBER: 335-03390-0-0000

JUDGMENT: \$215,184.19

REPUTED OWNERS: TRANG T. DANG & JOHN M. PATOUNAS
DEED BK. or INSTR. NO.: INSTRUMENT #6460567

MUNICIPALITY: CITY OF LANCASTER

AREA: 0.09

IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-25-01182

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIA-

CI-25-02868

PENNYMAC LOAN SERVICES, LLC

vs

JASON CRUZ, JENNIFER CRUZ

PROPERTY ADDRESS: 208 HILL-

**TION, SUCCESSOR BY MERGER
TO LASALLE BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR GSAMPTRUST 2006-HE8,
MORTGAGE PASS-THROUGH
vs
SEAN DEEMER, DOROTHY A.
DEEMER A/K/A DOROTHY
DEEMER**

PROPERTY ADDRESS: 527 GOLDEN STREET, LITITZ, PA 17543
UPI / TAX PARCEL NUMBER: 370-96364-0-0000
JUDGMENT: \$72,953.18
REPUTED OWNERS: SEAN DEEMER; DOROTHY DEEMER
INSTRUMENT NO. 999060393
MUNICIPALITY: LITITZ BOROUGH
AREA: PRIMARY HOMESITE 4,356 SQ FT.
IMPROVEMENTS: RESIDENTIAL

**CI-25-01211
PENNYSMAC LOAN SERVICES,
LLC
vs
BRIAN DURAN A/K/A BRIAN E.
DURAN JR.**

PROPERTY ADDRESS: 332 NORTH SECOND STREET, BAINBRIDGE, PA 17502
UPI / TAX PARCEL NUMBER: 130-37303-0-0000
JUDGMENT: \$256,601.15
REPUTED OWNERS: Brian Duran a/k/a Brian E. Duran Jr.
DEED BK. OR INSTR NO.: 6687918
MUNICIPALITY: Conoy Township
AREA: 1,872
IMPROVEMENTS: Residential Dwelling

**CI-25-02090
THE EPHRATA NATIONAL
BANK**

**vs
EQUITY HOUSING
CORPORATION**

PROPERTY ADDRESS: 204 HERRVILLE ROAD, WILLOW STREET, PA 17584
UPI / TAX PARCEL NUMBER: 520-09385-0-0000
JUDGMENT: \$797,406.53
REPUTED OWNERS: Equity Housing Corporation
DEED BK. OR INSTR. NO.: D-91, Page 517
MUNICIPALITY: Township of Providence
AREA: 3.9 Acres
IMPROVEMENTS: Commercial/Group Care Home/Residence/Garage

**CI-23-08770
LAKEVIEW LOAN SERVICING,
LLC
vs
JONATHAN R. FARLEY,
STEPHANIE A. GOWARTY**

PROPERTY ADDRESS: 2148 GEORGETOWN DRIVE, LANCASTER, PA 17601
UPI / TAX PARCEL NUMBER: 390-97551-0-0000
JUDGMENT: \$160,857.96
REPUTED OWNERS: JONATHAN R. FARLEY & STEPHANIE A. GOWARTY
DEED BK. OR INSTR. NO.: INSTRUMENT #6281057
MUNICIPALITY: TOWNSHIP OF MANHEIM
AREA: 0.2500
IMPROVEMENTS: A RESIDENTIAL DWELLING

**CI-22-00503
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS**

**INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST
vs
JEFFREY FRITZ**

PROPERTY ADDRESS: 62 SOUTH FULTON STREET, MANHEIM, PA 17545
UPI / TAX PARCEL NUMBER: 400-80376-0-0000
JUDGMENT: \$111,753.79
REPUTED OWNERS: JEFFREY FRITZ
DEED BK. or INSTR. NO.: Instrument #5914583
MUNICIPALITY: BOROUGH OF MANHEIM
AREA: 0.10
IMPROVEMENTS: A RESIDENTIAL DWELLING

**vs
WILLIAM M. GROFF, DENETTE L. GROFF, UNITED STATES OF AMERICA**

PROPERTY ADDRESS: 2055 OLD PHILADELPHIA PK, LANCASTER, PA 17602
UPI / TAX PARCEL NUMBER: 310-85958-0-0000
JUDGMENT: \$164,027.86
REPUTED OWNERS: William M. Groff & Denette L. Groff
DEED BK. and PAGE or INSTR. NO.: 5593542
MUNICIPALITY: East Lampeter Township
AREA: Approximately .518 acres
IMPROVEMENTS: Two-Story single family home with outbuildings

**CI-25-00852
PENNYMAC LOAN SERVICES, LLC
vs
SHAMAR M. GOINS**

PROPERTY ADDRESS: 1022 NORTH LIME STREET, LANCASTER, PA 17602
UPI / TAX PARCEL NUMBER: 390-16645-0-0000
JUDGMENT: \$191,643.38
REPUTED OWNERS: SHAMAR M. GOINS
DEED BK. or INSTR. NO.: 6701404
MUNICIPALITY: TOWNSHIP OF MANHEIM
AREA: 0.02
IMPROVEMENTS: A RESIDENTIAL DWELLING

**CI-25-02600
PAUL R. KOHLER**

**CI-25-03185
NATIONSTAR MORTGAGE LLC
vs
THOMAS W. HALTON**

PROPERTY ADDRESS: 124 EAST WALNUT STREET, EPHRATA, PA 17522
UPI / TAX PARCEL NUMBER: 260-46794-0-0000
JUDGMENT: \$244,823.18
REPUTED OWNERS: THOMAS W. HALTON
DEED BK. or INSTR. NO.: 6300620
MUNICIPALITY: EPHRATA BORO
AREA: 0.39
IMPROVEMENTS: A RESIDENTIAL DWELLING

**CI-23-00372
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUST-**

**EE FOR RCF 2 ACQUISITION
TRUST**

vs

**DANIEL HEISEY, MOHAMMAD
GHAZZOUL**

PROPERTY ADDRESS: 271 -273
PROSPECT RD, MOUNT JOY, PA
17552
UPI / TAX PARCEL NUMBER:
300-64146-0-0000
JUDGMENT: \$61,014.34
REPUTED OWNER: Daniel Heisey
and Mohammad Ghazzoul
DEED BK. and PAGE or INSTR.
NO.: 5421866
MUNICIPALITY: West Hempfield
Township
AREA: n/a
IMPROVEMENTS: n/a

CI-25-02780
**WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY IN ITS CAPACITY AS
OWNER TRUSTEE FOR CAS-
CADE FUNDING MORTGAGE
TRUST AB2**

vs

**GEORGIE ANN LAPP, SOLELY
IN HER CAPACITY A KNOWN
HEIR OF PATRICIA ANN HERR,
DECEASED, SHERRY L CAS-
TRIGNO, SOLELY IN HER
CAPACITY AS KNOWN HEIR
OF PATRICIA ANN HERR,
DECEASED, THE UNKNOWN
HEIRS OF PATRICIA ANN
HERR**

PROPERTY ADDRESS: 179 N
WOLF ST, MANHEIM, PA 17545
UPI / TAX PARCEL NUMBER:
400-29110-0-0000
JUDGMENT: \$305,001.78
REPUTED OWNERS: Georgie Ann
Lapp, solely in her capacity as
known heir of Patricia Ann Herr,

deceased and Sherry L Castrigno,
solely in her capacity as known
heir of Patricia Ann Herr, de-
ceased and The Unknown Heirs
of Patricia Ann Herr

DEED BK. and PAGE or INSTR.
NO.: R55, 919
MUNICIPALITY: Manheim Bor-
ough
AREA: 1,312
IMPROVEMENTS:

CI-25-03889
MIDFIRST BANK
vs
JONATHAN M. LIGHTY

PROPERTY ADDRESS: 309 EAST
HIGH STREET, ELIZABETH-
TOWN, PA 17022
UPI / TAX PARCEL NUMBER:
250-55724-0-0000
JUDGMENT: \$91,223.66
REPUTED OWNER(S): JONA-
THON M. LIGHTY
DEED or INSTRUMENT
NO:6278421
MUNICIPALITY: BOROUGH OF
ELIZABETHTOWN
AREA: 0.1100 ACRES

IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-19-03209
**VALLEYBROOK ESTATES CON-
DOMINIUM ASSOCIATION**
vs
JULIE C. LOCHOW

PROPERTY ADDRESS: 379 VAL-
LEYBROOK DRIVE, LANCASTER,
PA 17601
UPI / TAX PARCEL NUMBER:
390-23853-1-0379
JUDGMENT: \$34,294.93

LANCASTER LAW REVIEW

REPUTED OWNERS: Julie C. Lo-
chow
DEED BK. and PAGE or INSTR.
NO.: Book 6465, Page 147
MUNICIPALITY: Manheim Town-
ship
AREA: Single Family Dwelling
IMPROVEMENTS: n/a

PA 17584-9335
UPI / TAX PARCEL NUMBER:
510-09775-0-0000
JUDGMENT: \$369,358.17
REPUTED OWNERS: HUMBER-
TO PALMER, JR. AND LISA J
PALMER
DEED INSTRUMENT NO.:
6244539
MUNICIPALITY: PEQUEA TOWN-
SHIP
IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-25-03130
**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS OWNER TRUSTEE
FOR CITIGROUP MORTGAGE
LOAN TRUST 2021-RP5**
vs
**DAVID W. MOLITORIS,
HEATHER L. MOLITORIS**

PROPERTY ADDRESS: 301
BIRCHLAND AVENUE, MOUNT
JOY, PA 17552
UPI / TAX PARCEL NUMBER:
450-73842-0-0000
JUDGMENT: \$125,309.08
REPUTED OWNERS: David W.
Molitoris and Heather L. Molito-
ris, husband and wife
INSTR. NO. 20085675702
MUNICIPALITY: Borough of
Mount Joy
AREA: 0.31 Acres
IMPROVEMENTS: Single Family
Residential Dwelling

CI-23-02208
BOROUGH OF ADAMSTOWN
vs
**ANTONIO G. POLVERINI,
JUDITH L. POLVERINI**

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

CI-18-03791
**FREEDOM MORTGAGE COR-
PORATION**
vs
**LISA PALMER A/K/A LISA J.
PALMER, HUMBERTO
PALMER, JR**

PROPERTY ADDRESS: 213 SKY-
LINE DRIVE, WILLOW STREET,

CI-24-08679
**THE EPHRATA NATIONAL
BANK**
vs
**IVAN REIFF, SHARON
M. REIFF**

PROPERTY ADDRESS: 29 ROYAL
DRIVE, LITITZ, PA 17543

LANCASTER LAW REVIEW

UPI / TAX PARCEL NUMBER: 600-40226-0-0000
JUDGMENT: \$130,182.37
REPUTED OWNERS: IVAN REIFF AND SHARON M. REIFF
DEED BK. and PAGE or INSTR.
NO.: Instrument No. 5058323
MUNICIPALITY: Warwick Township
AREA: 15,060 sq., ft.
IMPROVEMENTS: Residential property

NO.: Instrument No: 5614005
MUNICIPALITY: Borough of Marietta
AREA: 0.1400 acreage
IMPROVEMENTS: Residential - Single Family Dwelling

CI-25-00937
AMERIHOME MORTGAGE COMPANY, LLC
vs
DANIEL WAYNE SPOTTS, CRYSTAL C. TYNER

CI-23-00790
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-IGLOO SERIES IV TRUST
vs
ROBERT C. SMITH, JR., INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF ROBERT C. SMITH, SR., DECEASED, WILLIAM G. MCSHERRY A/K/A WILLIAM G. SMITH, AS HEIR OF ROBERT C. SMITH ,SR., DECEASED, THOMAS J. SMITH A/K/A THOMAS J. MCSHERRY, AS HEIR OF ROBERT C. SMITH, SR., DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT C. SMITH, DECEASED

PROPERTY ADDRESS: 3019 PHEASANT DRIVE, LANCASTER, PA 17601
UPI / TAX PARCEL NUMBER: 290-82240-0-0000
JUDGMENT: \$129,039.18
REPUTED OWNERS: DANIEL WAYNE SPOTTS & CRYSTAL C. TYNER
DEED BK. or INSTR. NO.: 6408250
MUNICIPALITY: TOWNSHIP OF EAST HEMPFIELD
AREA: 0.3000
IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-24-04920
SUMMER BREEZE HOMEOWNERS ASSOCIATION, INC.
vs
TREVA STANTON

PROPERTY ADDRESS: 388 EAST FRONT STREET, MARIETTA, PA 17547
UPI / TAX PARCEL NUMBER: 420-89549-0-0000
JUDGMENT: \$207,526.56
REPUTED OWNERS: Robert C. Smith, Sr., Deceased and his son Robert C. Smith, Jr., a single man
DEED BK. and PAGE or INSTR.

PROPERTY ADDRESS: 287 STEEPBANK ROAD, LANCASTER, PA 17602
UPI / TAX PARCEL NUMBER: 320-79776-0-0000
JUDGMENT: \$4,091.78
REPUTED OWNERS: Treva Stanton
DEED BK. and PAGE or INSTR.
NO.: 6048606

LANCASTER LAW REVIEW

MUNICIPALITY: West Lampeter Township
AREA: Single Family Dwelling
IMPROVEMENTS: n/a

6661387
MUNICIPALITY: MANOR TOWNSHIP
AREA: 0.0500
IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-18-10872
CARRINGTON MORTGAGE
SERVICES, LLC
vs
JAMES J. TOOLE, WENDY L.
PEARSON

PROPERTY ADDRESS: 4045 PARKSIDE COURT, MOUNT JOY, PA 17552-9370
UPI / TAX PARCEL NUMBER: 300-60701-0-0000
JUDGMENT: \$299,151.54
REPUTED OWNERS: James J. Toole and Wendy L. Pearson
DEED BK. and PAGE: Book 6617, Page 159, Instrument No. 4326163
MUNICIPALITY: West Hempfield Township
AREA: 0.00
IMPROVEMENTS: Residential Dwelling

CI-25-04668
WELLS FARGO BANK, N.A.
vs
CHRISTINE A. WELSH A/K/A
CHRISTINE ANN WELSH

PROPERTY ADDRESS: 15 FAIRVIEW AVENUE, LANCASTER, PA 17603
UPI / TAX PARCEL NUMBER: 338-21717-0-0000
JUDGMENT: \$41,942.37
REPUTED OWNERS: CHRISTINE A. WELSH
DEED INSTRUMENT NO.: 5397486
MUNICIPALITY: EIGHTH WARD OF THE CITY OF LANCASTER
IMPROVEMENTS: RESIDENTIAL DWELLING

CI-25-01392
NEWREZ LLC D/B/A SHELL-
POINT MORTGAGE SERVICING
S/B/M SPECIALIZED LOAN
SERVICING LLC
vs
KERRILYNN TROOP

PROPERTY ADDRESS: 130 BANYAN CIRCLE DRIVE, LANCASTER, PA 17603
UPI / TAX PARCEL NUMBER: 410-65452-0-0000
JUDGMENT: \$216,853.66
REPUTED OWNERS: KERRILYNN TROOP
DEED BK. or INSTR. NO.:

CI-24-09195
FULTON BANK, NA
vs
KORBYN WICKENHEISER

PROPERTY ADDRESS: 1218 FREMONT STREET, LANCASTER, PA 17603
UPI / TAX PARCEL NUMBER: 338-88306-0-0000
JUDGMENT: \$202,710.25
REPUTED OWNERS: Korbyn Wickenheiser
INSTR. NO.: 6679036
MUNICIPALITY: City of Lancaster
AREA:
IMPROVEMENTS: Residential Dwelling

CI-24-07738

CENTRAL PENN CAPITAL MANAGEMENT, LLC

vs

JACQUELINE H. ZIEGLER

**A/K/A JACQUELINE ZIEGLAR,
IN HER CAPACITY AS HEIR OF
THE ESTATE OF SOLANGE G.
MCCRABB, DECEASED, UN-
KNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
THE ESTATE OF SOLANGE G.
MCCRABB, DECEASED**

PROPERTY ADDRESS: 673 S CEDAR ST, LITITZ, PA 17543

**UPI / TAX PARCEL NUMBER:
370-27453-0-0000**

JUDGMENT: \$205,165.18

REPUTED OWNERS: Jacqueline H. Ziegler a/k/a Jacqueline Zieglar, in Her Capacity as Heir of the Estate of Solange G. McCrabb, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under the Estate of Solange G. McCrabb, Deceased

DEED BK. and PAGE or INSTR.

NO.: Book 2212, Page 288

MUNICIPALITY: Lititz Borough

AREA: 0.07 acres

**IMPROVEMENTS: Residential
property**
