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# LANCASTER BAR ASSOCIATION

## Lancaster Law Review

The Official Legal Periodical of Lancaster County

Managing Editor: Melissa Lutchkus

Law Review Committee

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Courtney M. Monson, Eric M. Gibson

**Vol. 100**

**LANCASTER, PA March 6, 2026**

**No. 10**

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# LANCASTER LAW REVIEW

The Official Legal Periodical of Lancaster County –  
Reporting the Decisions of the Courts of Lancaster County  
OWNED AND PUBLISHED WEEKLY BY  
LANCASTER BAR ASSOCIATION  
2026

Lancaster Bar Association  
28 East Orange Street  
Lancaster, PA 17602



[www.lancasterbar.org](http://www.lancasterbar.org)  
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## 2026 LANCASTER BAR ASSOCIATION - STAFF

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**SECTION CHAIRS**

Child Dependency Law.....	TBD
Civil Litigation.....	Alicia E. Muir
Corporate Business & Bankruptcy Law.....	TBD
Criminal Law.....	Adam L. Szilagyi
Elder Law.....	TBD
Employment & Labor Law.....	Benjamin L. Pratt
Estate Planning & Probate Law.....	Vance E. Antonacci
Family Law.....	Victor G. Myers
In-House & Corporate Counsel.....	Lauren E. Martin
Municipal, Zoning & Environmental Law.....	Robert J. Schena, Jr.
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Workers' Compensation/Administrative Law.....	Micah T. Saul

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Diversity.....	David Romano
Fee Arbitration.....	Samuel M. Mecum
Judiciary.....	Jeffrey P. Ouellet
Lancaster Law Review.....	Matthew C. Samley
Lawyer Referral.....	Eric L. Winkle
Long Range & Strategic Planning.....	Gregory L. Latimer
Nominating.....	Andrea C. Farney
Public Service.....	Donald C. Styer, III

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Solo/Small Firm.....	Gabriella H. Farhat
Women in the Profession.....	Ashley B. Weber
Young Lawyers.....	Haley M. Walker

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Director.....	Mary Elizabeth (Lisa) Wolf
Director.....	Lance D. J. Greene
Director.....	Witt Welch
Director.....	Catharine I. Roland
Director.....	Elizabeth G. Vanasse



# **PENNSYLVANIA IMMIGRATION ADVOCACY CLINIC**



**FREE every Tuesday 5 - 8 pm**

**Location: St. John's Episcopal Church**

**321 W. Chestnut St.**

**Lancaster PA 17603**

## **ARE YOU:**

- IN IMMIGRATION COURT?**
- LOSING YOUR TPS OR PAROLE STATUS?**
- SCHEDULED TO MEET WITH ICE?**

## **We offer:**

- FREE legal consultation**
- Deportation and removal support**
- Asylum assistance**

**Also available during clinic:  
free meal, community food pantry & childcare**



**CONTACT US:**

**717-299-1113**

**INFO@CONNECTPRC.ORG**





LANCASTER LAW  
FOUNDATION

## Style to Empower

*Professional clothing and  
law suit donation program*

**We welcome donations of the  
following professional attire:**

- Business suits for men and women
- Dress shirts and blouses
- Professional dress pants, jackets, coats, dresses, and skirts
- Accessories such as dress shoes, ties, and belts

*\*All items are donated to  
Lancaster County Food  
Hub's Clothing Bank*



# ARE YOU HIRING?



Discover a new way to showcase your job ads and reach a targeted audience with the Lancaster Law Review! Start your search for the ideal candidate to join your team by placing a job ad in the Lancaster Law Review for only \$30.00 per week.

We will also feature your ad on the Job Board of the Lancaster Bar Association's website, ensuring visibility and exposure to a wider pool of talented legal professionals.

[Contact us for more information!](#)



CALENDAR OF EVENTS

**March 2026**

March 19, 2026                      “Beyond the Bar” Trivia Night hosted by  
Young Lawyers Division  
*5:00 pm – 7:30 pm at the LBA Headquarters*

March 20, 2026                      Senior Lawyer Lunch  
*Upper Level of Bistro 2Two2, 12:00 pm*

March 27, 2026                      New Admittee Luncheon & Admissions  
Ceremony  
*Lancaster Bar Association & Courtroom A  
12:00 pm – 2:30 pm*

**April 2026**

April 17, 2026                      Senior Lawyer Lunch  
*Upper Level of Bistro 2Two2, 12:00 pm*

**May 2026**

May 28, 2026                      Lancaster Law Foundation Golf Outing

*For updates visit our [Events Calendar](#).*

UPCOMING CONTINUING LEGAL EDUCATION

**March 26, 2026 - Advocating for the Educational Needs of Students in Foster Care: Lessons from Lancaster County**

**Location:** Virtual (Zoom)

**Time:** 12:00 am – 1:00 pm

**Credits:** 1.0 Substantive Credit

**Speakers:** Carolyn Lipp, Esquire, Staff Attorney II, and Emily Peeler, Esquire, Senior Attorney, of American Bar Association Legal Center for Foster Care and Education

**Description:** Children in foster care face significant barriers to educational success. This CLE will focus on the important role that GALs, agency attorneys, and parent attorneys each play in supporting the educational needs of students in foster care and promoting family engagement - both in and out of courtroom. This program will highlight lessons learned and resources developed through Lancaster County’s Education Barriers to Permanency Project—a collaborative initiative facilitated by the American Bar Association that brings together the Lancaster County Children & Youth Agency, legal profes-

sionals and advocates, schools, and families to improve educational outcomes for children in care.

**PBIs AT THE LBA**

- |                       |   |
|-----------------------|---|
| <b>March 11, 2026</b> | <b>Your Practice, Simplified: Microsoft 365 Copilot for Everyday Legal Work 2026</b><br>3:30 pm – 4:30 pm<br>1 Substantive Credit                                       |
| <b>March 18, 2026</b> | <b>From Shoulder to Sole: The Lawyer’s Guide to Extremities 2026</b><br>9:00 am – 12:15 pm<br>3 Substantive Credits   |
| <b>March 30, 2026</b> | <b>Parenting Coordination in 2026: Rules, Recommendations, and Redemption of Bests Interests</b><br>9:00 am – 4:00 pm<br>3 Substantive Credits                          |
| <b>April 10, 2026</b> | <b>Lights, Camera, Evidence! 2026</b><br>9:00 am – 12:15 pm<br>3 Substantive Credits  |
| <b>April 16, 2026</b> | <b>Deep Fakes &amp; AI-Created Videos 2026</b><br>1:00 pm – 4:15 pm<br>3 Substantive Credits  |
| <b>April 17, 2026</b> | <b>Ethics Compliance Crusher 2026</b><br>1:00 pm – 4:15 pm<br>3 Ethics Credits  |
| <b>April 22, 2026</b> | <b>Election Law Update 2026</b><br>9:00 am – 12:15 pm<br>3 Substantive Credits  |
| <b>April 24, 2026</b> | <b>E-Discovery Today and Tomorrow: Rules, Technology and Ethics 2026</b><br>1:00 pm – 4:15 pm<br>2 Substantive Credits/1 Ethics Credit                                  |
| <b>April 29, 2026</b> | <b>Civil Rights Symposium 2026 - Part One: Speech, Protest, and the First Amendment: Legal Limits in a Polarized Era</b><br>9:00 am – 12:15 pm<br>3 Substantive Credits |

**April 29, 2026**

**Getting Started with Artificial Intelligence (AI) in 2026: Harnessing AI for a Smarter Practice**

1:00 pm – 4:20 pm

2 Substantive Credits/1 Ethics Credit

**April 30, 2026**

**Handling Workers' Comp Cases 2026**

9:00 am – 4:00 pm

6 Substantive Credits

**Please register through the PA Bar Institute  
at [www.pbi.org](http://www.pbi.org).**

## JOB BOARD - EMPLOYMENT OPPORTUNITIES

### ATTORNEY/JD OPPORTUNITIES

**Bingaman Hess**, a well-established Berks County law firm, seeks an **associate attorney** with at least 3 years of experience to assist with civil litigation, with a focus on insurance defense. The ideal candidate should have experience managing cases from beginning to end including trial experience. Excellent growth potential. Salary is commensurate with experience. Interested candidates should submit a resume to [kmikosz@bingamanhess.com](mailto:kmikosz@bingamanhess.com).

J-23,30; F-6,13,20,27; M-6,13

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### **JAG Attorney Positions Available in the Pennsylvania Army National Guard**

Opportunities are available for those wishing to serve to Commonwealth of Pennsylvania and their country on a part-time basis as an **officer in the Judge Advocate General Corps of the Pennsylvania Army National Guard**. Anyone that is a member of the Pennsylvania Bar and in good physical condition can apply. The benefits of serving are numerous including but not limited to health insurance, retirement, and free college and/or trade school for dependents at select schools. If interested in finding out more please contact Frank McGovern, PA Army National Guard at [frank.j.mcgovern.mil@army.mil](mailto:frank.j.mcgovern.mil@army.mil) or [frankjmcgovern@msn.com](mailto:frankjmcgovern@msn.com).

F-27; M-6,13,20,27

**Cipriani & Werner** is a multidisciplinary law firm. We have long been recognized as a firm that seeks to understand the needs and interests of our clients. From that point forward, we strive to deliver results that are expected by our clients.

The **Lancaster Office** is looking for an experienced **Workers' Compensation Attorney** to join our growing team.

Responsibilities include, but are not limited to:

- conduct legal research and analysis on various legal issues.
- draft legal documents, including pleadings, motions, briefs, and agreements.
- represent clients in court hearings, depositions, and mediations.
- collaborate with senior attorneys on complex cases.
- maintain billable hours as necessary.
- manage client relationships and a caseload with supervision.
- assist in the representation of clients in motion practice, conferences, mediations, and trial when and where necessary.

Position Requirements:

- Must have a JD degree from an ABA-approved law school and maintain an active license in good standing in Pennsylvania.
- 3 years of direct PA workers' compensation experience preferred; The ability to handle all aspects of the workers' compensation litigation process preferred.
- Proficiency in Microsoft Office 365, ProLaw, Excel, and e-document management software preferred.
- Must be a self-motivated independent thinker with excellent time management skills, strong organizational skills, and outstanding communication skills with the ability to work as a team member in a high-volume fast paced work environment.

Cipriani & Werner P.C. offers a comprehensive benefit package.

Highlights include:

- Comprehensive medical, dental, and vision insurance
- Matching 401(k)
- Paid time off
- Mentorship opportunities
- Collaborative and welcoming work environment
- Work-Life balance

This is an in-person position that will include day travel to hearings and depositions. Overnight travel not regularly expected.

Salary is commensurate with experience and value of portable business if any.

Cipriani & Werner P.C. provides equal employment opportunities

to all employees and applicants for employment and prohibits discrimination and harassment of any type without regard to race, color, religion, age, sex, national origin, disability status, genetics, protected veteran status, sexual orientation, gender identity or expression, or any other characteristic protected by federal, state or local laws.

Link for application: [https://workforcenow.adp.com/mascsr/default/mdf/recruitment/recruitment.html?cid=bf5dbe8a-7475-427e-966d-4942d6edde3&ccId=19000101\\_000001&jobId=590020&source=CC2&lang=en\\_US](https://workforcenow.adp.com/mascsr/default/mdf/recruitment/recruitment.html?cid=bf5dbe8a-7475-427e-966d-4942d6edde3&ccId=19000101_000001&jobId=590020&source=CC2&lang=en_US)

F-27; M-6

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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**

**Barton, Dennis L.**, dec'd.

Late of Warwick Township.

Executrix: Tania R. Barton c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.

Attorneys: Metzger and Spencer, LLP.

**Burg, Vivian L.**, dec'd.

Late of Lancaster County.

Executrix: Donna B. Swartz c/o Thomas W. Fleckenstein, Esquire, 553 Locust Street, Columbia, PA 17512. Attorneys: Mountz, Kreiser & Fleckenstein, 553 Locust Street, Columbia, PA 17512.

**Centini, Joseph J. a/k/a Joseph John Centini, Sr.**, dec'd.

Late of Conestoga Township.

Administrator: Gregory Allen Gusler c/o Stacey W. Bet-

ts, Esq., 75 East Main Street, Mount Joy, PA 17552.

Attorney: Stacey W. Betts, Esq.

**Chohany, Myrtle E.**, dec'd.

Late of Lancaster County.

Executor: Timothy P. Chohany, 13617 Chandler Street, Omaha, NE 68138.

Attorneys: Reed Law, 4303 Derry Street, Harrisburg, PA 17111.

**Ciccarelli, Robert F. a/k/a Robert Frank Ciccarelli**, dec'd.

Late of Strasburg Borough.

Executrix: Christine L. Bachman c/o Law Offices of Mark L. Blevins, Esquire, 701 Penn Grant Road, Lancaster, PA 17602.

Attorney: Mark L. Blevins, Esquire.

**Daily, Jack L., Jr.**, dec'd.

Late of Lancaster Township.

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

Attorney: Bradley A. Zuke.

**Dellinger, Jeanne M.**, dec'd.

Late of Conoy Township.

Executor: Stacy Shinn c/o Cody & Pfursich, 53 North Duke Street, Suite 420, Lancaster, PA 17602.

Attorney: Stephen W. Cody.

**DeLong, Ann V. a/k/a Ann May DeLong**, dec'd.

Late of Ephrata Township.

Executrix: Nancy J. Minicozzi, 4171 New Holland Rd., Mohn-ton, PA 19540.

Attorney: Brian R. Ott, Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610.

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**Derck, Dawn E. a/k/a Dawn Elaine Derck**, dec'd.

Late of East Hempfield Township.

Executor: Gregory A. High c/o Kristen L. Hartman, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

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

---

**Erway, Patricia L.**, dec'd.

Late of Warwick Township.

Executrix: Lynn E. Fortney c/o Mongiowi Law, LLC, 235 North Lime Street, Lancaster, PA 17602.

Attorney: Michael J. Mongiowi.

---

**Fuller, Mahlon R.**, dec'd.

Late of West Donegal Township.

Co-Executors: Jennifer C. Horst and Elizabeth E. Szollose c/o Courtney A. Wiggins, Esq., Clarion Law, LLC, 211 N. Walnut St., 1st Floor, West Chester, PA 19380.

Attorney: Courtney A. Wiggins, Esq.

---

**Gilbert, Gloria V. a/k/a Gloria Virginia Gilbert**, dec'd.

Late of Lancaster.

Executor: Wayne Parente, 5602-30 Shore Breeze Dr., Etobicoke, ON, M8V 0J1 Canada.

Attorney: None.

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**Haldeman, John S.**, dec'd.

Late of Rapho Township.

Executor: Donna D. Hoffer c/o

Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

---

**Hess, Allen H.**, dec'd.

Late of Manheim Township.

Executor: David Allen Hess c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: BCGL, LLC.

---

**Hilton, George R., Sr. a/k/a George R. Hilton**, dec'd.

Late of Caernarvon Township.

Executor: Dawn Skowood 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.

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**Houghton, Earl R., Jr.**, dec'd.

Late of Columbia.

Executrix: Richelle Boston, 157 Eckman Road, Lancaster, PA 17603.

Attorney: None.

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**Hullihen, Betty L.**, dec'd.

Late of Lancaster County.

Executrix: Kendal E. Hullihen c/o Thomas W. Fleckenstein, Esquire, 553 Locust Street, Columbia, PA 17512. Attorneys: Mountz, Kreiser & Fleckenstein, 553 Locust Street, Columbia, PA 17512.

---

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

Late of Ephrata Borough.

Executor: Eric Hurst c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.

Attorney: Lindsay M. Schoeneberger, Esquire.

---

**Ile, Floyd E., Jr.**, dec'd.

Late of Paradise Township.  
Executor: Kimberly A. Ile c/o James Clark Associates, 277 Millwood Road, Lancaster, PA 17603.  
Attorney: Neil R. Vestermark.

---

**Jankowski, Carla Jean**, dec'd.

Late of Upper Leacock Township.  
Co-Administrators: Luke Jankowski and Kyle Jankowski c/o Brian J. Honnessi, Esquire, McNeese Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.  
Attorneys: McNeese Wallace & Nurick LLC.

---

**Johnson, Sarah a/k/a Sarah Craig Johnson a/k/a Sarah A. Johnson**, dec'd.

Late of East Lampeter Township.  
Administratrix: Nancy Wilson c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.  
Attorney: John C. Stevens.

---

**Kennedy, Martha E.**, dec'd.

Late of Columbia.  
Executor: Susan M. Matthews c/o Angela M. Ward, Esq., AWard Law, LLC, 2173 Embassy Dr. #576, Lancaster, PA 17603.  
Attorney: Angela M. Ward, Esq.

---

**Koetzle, Richard A.**, dec'd.

Late of Elizabethtown Borough.  
Executrix: Susan Koetzle Hoff-

man, 403 Campus Rd., Elizabethtown, PA 17022.  
Attorney: None.

---

**Kramar, John Winston**, dec'd.

Late of West Lampeter Township.  
Executrix: Susan Kramar Bowen c/o Vance E. Antonacci, Esquire, McNeese Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.  
Attorneys: McNeese Wallace & Nurick LLC.

---

**Lash, Linda J.**, dec'd.

Late of Ephrata Borough.  
Administrators: Lacy J. Lash and Lester J. Lash c/o Lindsay M. Schoeneberger, RKG Law, 108 West Main Street, Ephrata, PA 17522.  
Attorney: Lindsay M. Schoeneberger.

---

**Martin, Glenn a/k/a Glenn J. Martin**, dec'd.

Late of Conoy Township.  
Executor: Brian Martin c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.  
Attorney: Lindsay M. Schoeneberger, Esquire.

---

**Nelson, Amy Suzanne Johnson**, dec'd.

Late of Lancaster County,  
Executor: Erik R. Nelson c/o Law Offices of Gillian A. Woodward P.C., 1701 West Market Street, York, PA 17404.  
Attorney: Gillian A. Woodward, Esq.

**Nissley, Juanita J.**, dec'd.

Late of Columbia Borough.  
Executor: Jack H. Bleacher c/o  
Goodman & Kenneff, 460 North  
George Street, Millersville, PA  
17551.  
Attorney: Joseph J. Kenneff,  
Esquire.

---

**Peiffer, Alice T.**, dec'd.

Late of Lititz Borough.  
Executor: David Peiffer, P.O.  
Box 39, Harrisburg, PA 17108-  
0039.  
Attorney: None.

---

**Robbins, Gay P. a/k/a Gay Paula Robbins**, dec'd.

Late of Columbia.  
Executor: Guy F. Kleckner c/o  
Randy R. Moyer, Esquire, Bar-  
ley Snyder LLP, 126 East King  
Street, Lancaster, PA 17602.  
Attorney: Randy R. Moyer --  
Barley Snyder LLP.

---

**Shenk, Leroy G.**, dec'd.

Late of Providence Township.  
Executor: Sheila M. Broadway  
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, Janice a/k/a Janice L. Wagner**, dec'd.

Late of Conestoga Township.  
Executrix: Sheila K. McClucas  
c/o Jeanne M. Millhouse, Es-  
quire, 53 N. Duke Street, Ste.  
204, Lancaster, PA 17602.  
Attorney: Jeanne M. Millhouse,  
Esquire.

---

**Weidman, Kathryn S.**, dec'd.

Late of Manheim Township.  
Executrix: Martha W. Forwood  
c/o Appel Yost LLP, 33 North  
Duke Street, Lancaster, PA  
17602.  
Attorney: Dana C. Panagopou-  
los.

---

**Weinhold, Necia H.**, dec'd.

Late of Lititz Borough.  
Executrix: Duane L. Diehm  
c/o Peter J. Kraybill, Attorney,  
P.O. Box 5349, Lancaster, PA  
17606.  
Attorney: Gibbel Kraybill &  
Hess LLP.

---

**Westmeyer, Paul A.**, dec'd.

Late of Lancaster City.  
Administratrix: Renee Maza-  
heri, 1506 Book Rd., Lancaster,  
PA 17602.  
Attorney: Lindsey Hoelzle, Atty.,  
Hoelzle Law LLC, P.O. Box 98,  
Birchrunville, PA 19421.

---

**Zook, Aaron, Jr.**, dec'd.

Late of Strasburg Borough.  
Executrix: Sharon L. Zook c/o  
Appel Yost LLP, 33 North Duke  
Street, Lancaster, PA 17602.  
Attorney: Jeffrey P. Ouellet, Es-  
quire.

---

**SECOND PUBLICATION**

**Andrews, Betty J. a/k/a Betty Jean Andrews**, dec'd.

Late of West Lampeter  
Township.  
Co-Executors: Rod B. Andrews  
and Robin L. Andrews c/o  
Vance E. Antonacci, Esquire,  
McNees Wallace & Nurick LLC,  
570 Lausch Lane, Suite 200,  
Lancaster, PA 17601.  
Attorneys: McNees Wallace &

Nurick LLC.

---

**Badger, Robert L.**, dec'd.

Late of West Lampeter Township.

Co-Executors: S. Scott Badger and Rebecca S. Lehner c/o Paterson Law LLC, 2819 J Willow Street Pike N., Willow Street, PA 17584.

Attorney: Kim Carter Paterson.

---

**Bard, Ambrose P.**, dec'd.

Late of Akron Borough.

Executrix: Ruth A. Buffenmyer c/o Jennifer L. Mejia, Mejia Law Group, LLC, 1390 W. Main Street, Ephrata, PA 17522.

Attorneys: Mejia Law Group, LLC.

---

**Bollinger, Edna B.**, dec'd.

Late of West Earl Township.

Executors: Randall S. Bollinger and Troy A. Bollinger c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

---

**Book, JoAnn L. a/k/a JoAnn**

**Book**, dec'd.

Late of Lancaster City.

Executor: Anthony S. Fisher c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, 2221 Dutch Gold Drive, Dutch Gold Business Center, Lancaster, PA 17601.

Attorney: Melvin E. Newcomer, Esquire.

---

**Brubaker, Kathryn L.**, dec'd.

Late of Mount Joy Township.

Executrix: Krista Beth Faus Allison c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686,

Lancaster, PA 17604-4686.

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

---

**Davidson, Marilyn M. a/k/a**

**Marilyn Mae Davidson**, dec'd.

Late of East Hempfield Township.

Executor: John D. Davidson c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, 2221 Dutch Gold Drive, Dutch Gold Business Center, Lancaster, PA 17601.

Attorney: Melvin E. Newcomer, Esquire.

---

**Denlinger, Matilda A.**, dec'd.

Late of East Hempfield Township.

Executrix: Donna M. Mosakowski c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

---

**Duell, Diane L.**, dec'd.

Late of East Earl Township.

Co-Executors: Ashley E. Corbi and Nathan M. Duell c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.

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

---

**Edwards, Jean O.**, dec'd.

Late of Pequea Township.

Executor: Jeffrey R. Funk c/o 327 Locust Street, Columbia, PA 17512.

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

---

**Glatfelter, Gail B. a/k/a Gail Frances Glatfelter**, dec'd.

Late of Ephrata Borough.  
Executor: Nelson R. Glatfelter  
c/o Vance E. Antonacci,  
Esquire, McNeese Wallace &  
Nurick LLC, 570 Lausch Lane,  
Suite 200, Lancaster, PA 17601.  
Attorneys: McNeese Wallace &  
Nurick LLC.

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**Hackman, Margaret**, dec'd.

Late of Clay Township.  
Co-Executors: Sherry D.  
Minnich, 2816 Haycreek Road,  
Birdsboro, PA 19508 and Barry  
K. Hackman 524 Cherry Street,  
Myerstown, PA 17067.  
Attorney: Robin S. Levensgood,  
Esquire, Weiler & Levensgood,  
P.C., 213 E. Lancaster Ave.,  
Suite One, Shillington, PA  
19607.

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**Hillard, Jay M.**, dec'd.

Late of East Earl Township.  
Co-Executors: Kent M. Hillard  
and Wanda J. Longer c/o Glick,  
Goodley, Deibler & Fanning,  
LLP, 131 W. Main Street, New  
Holland, PA 17557.  
Attorney: Ashley A. Glick, Esq.,  
Glick, Goodley, Deibler &  
Fanning, LLP.

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**Keener, Brenda E. a/k/a**

**Brenda Elizabeth Keener**, dec'd.

Late of East Hempfield  
Township.  
Executor: Diane M. Keener c/o  
Glick, Goodley, Deibler &  
Fanning, LLP, 131 W. Main  
Street, New Holland, PA 17557.  
Attorney: Thomas A. Fanning,  
Esq., Glick, Goodley, Deibler &  
Fanning, LLP.

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

Late of Strasburg Township.  
Executrix: Diane L. Pawson  
c/o Bellomo & Associates, LLC,  
3198 East Market Street, York,  
PA 17402.  
Attorney: Jeffrey R. Bellomo,  
Esquire.

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**Kuhn, E. Thomas, Jr. a/k/a**

**Earl Thomas Kuhn, Jr.**, dec'd.

Late of West Donegal Township.  
Executor: Jeffrey R. Boswell  
c/o Boswell, Tintner & Piccola  
LLC, 3461 Market Street, Suite  
105, Camp Hill, PA 17011.  
Attorney: Jeffrey R. Boswell,  
Esquire, Boswell, Tintner &  
Piccola LLC, 3461 Market  
Street, Suite 105, Camp Hill,  
PA 17011.

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**Landis, Patricia A. a/k/a**

**Patricia Ann Landis a/k/a**

**Patricia Landis**, dec'd.

Late of Pequea Township.  
Executrix: Susan M. Kopperman  
c/o Kluxen, Newcomer &  
Dreisbach, Attorneys-at-Law,  
2221 Dutch Gold Drive, Dutch  
Gold Business Center,  
Lancaster, PA 17601.  
Attorney: Melvin E. Newcomer,  
Esquire.

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**Musser, Phares G.**, dec'd.

Late of Ephrata.  
Co-Executors: Donald R.  
Musser and Stacey L. Musser  
c/o Legacy Law, PLLC., 147 W.  
Airport Road, Suite 300, Lititz,  
PA 17543.  
Attorney: Katelyn M. Haldeman,  
Esq.

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**Neiss, James P. a/k/a James**

**Paul Neiss**, dec'd.

Late of Lititz Borough.

Co-Executors: Kelly Ann Bomberger and Craig R. Shelly c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess, LLP.

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**Nuechterlein, Elsie L.**, dec'd.  
Late of East Hempfield Township.  
Executor: Robert P. Nuechterlein c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.  
Attorney: Randy R. Moyer -- Barley Snyder LLP.

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**Oberholtzer, Ella M.**, dec'd.  
Late of East Earl Township.  
Executor: Edwin M. Oberholtzer c/o James Clark Associates, 277 Millwood Road, Lancaster, PA 17603.  
Attorney: Neil R. Vestermark.

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**Powers, Maureen**, dec'd.  
Late of East Hempfield Township.  
Executor: Ethan Kauffman c/o Jeanne M. Millhouse, Esquire, 53 N. Duke Street, Ste. 204, Lancaster, PA 17602.  
Attorney: Jeanne M. Millhouse, Esquire.

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**Ramirez, Jeanne M.**, dec'd.  
Late of Manheim Township.  
Administrator: Susan K. Mc-Goldrick c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.  
Attorneys: Young and Young.

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**Rosenquist, Dorothy M.**, dec'd.  
Late of Elizabeth Township.  
Executor: Lorraine A. Wink and

Joanne D. Bini c/o Law Office of Shawn Pierson, 105 East Oregon Road, Lititz, PA 17543.  
Attorney: Shawn M. Pierson, Esq.

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**Squires, Sylvia M.**, dec'd.  
Late of East Hempfield Township.  
Executor: Allen F. Squires c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.  
Attorneys: Blakinger Thomas, PC.

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**Steps, Gary Dean**, dec'd.  
Late of West Lampeter Township.  
Administrator: Steven C. Steps c/o Peter J. Kraybill, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorney: Gibbel Kraybill & Hess LLP.

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**Weaber, James R. a/k/a James Robert Weaber a/k/a Jim R. Weaber**, dec'd.  
Late of Warwick Township.  
Executor: Robert J. Weaber c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, 2221 Dutch Gold Drive, Dutch Gold Business Center, Lancaster, PA 17601.  
Attorney: Melvin E. Newcomer, Esquire.

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**Weaver, Martin G.**, dec'd.  
Late of Brecknock Township.  
Executrix: Eilene Zimmerman c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.  
Attorney: Jeffrey R. Bellomo, Esquire.

**THIRD & FINAL PUBLICATION**

**Ault, Esther M.**, dec'd.

Late of West Donegal Township.  
Co-Executors: Sandy Weaber  
a/k/a Sandra L. Weaber c/o  
Young and Young, 44 S. Main  
Street, P.O. Box 126, Manheim,  
PA 17545.  
Attorneys: Young and Young.

**Barnhart, Thomas L. a/k/a  
Thomas Larry Barnhart**, dec'd.

Late of East Cocalico Township.  
c/o Blakinger Thomas, PC, 28  
Penn Square, Lancaster, PA  
17603.  
Attorneys: Blakinger Thomas,  
PC.

**Coblentz, Katie R.**, dec'd.

Late of Clay Township.  
Executrix: Barbara Joanne  
Zimmerman c/o Gardner and  
Stevens, P.C., 109 West Main  
Street, Ephrata, PA 17522.  
Attorney: John C. Stevens.

**Eshleman, S. Kendrick, III  
a/k/a Silas Kendrick Eshleman  
III a/k/a S. K. Eshleman III**,  
dec'd.

Late of Paradise Township.  
Executrix: Diane Eshleman  
Djordjevic c/o Randy R. Moyer,  
Esquire, Barley Snyder LLP,  
126 East King Street, Lancaster,  
PA 17602.  
Attorney: Randy R. Moyer --  
Barley Snyder LLP.

**Frederick, Mary M.**, dec'd.

Late of Lancaster.  
Executor: Ray D. Frederick, II,  
1046 Edgemoor Court, Lancaster,  
PA 17601.

Attorney: None.

**Garrett, Daniel B. a/k/a Daniel  
Bard Garrett**, dec'd.

Late of Warwick Township.  
Executrix: Mary Ann Garrett  
c/o Appel Yost LLP, 33 North  
Duke Street, Lancaster, PA  
17602.  
Attorney: Jeffrey P. Ouellet,  
Esquire.

**Gaskill, Warren Charles**, dec'd.

Late of Lancaster.  
Trustee: Clayton Gaskill, 173  
Nottingham Court, Aston, PA  
19014.  
Attorney: None.

**Goldberger, Elizabeth A.**, dec'd.

Late of Earl Township.  
Executor: Jon M. Gruber c/o  
RKG Law, 101 North Pointe  
Blvd, Suite 202, Lancaster, PA  
17601.  
Attorney: Lindsay M. Schoene-  
berger, Esquire.

**Good, Eleanor M.**, dec'd.

Late of Ephrata Township.  
Executor: Vernon L. Good c/o  
Angelo J. Fiorentino, Attorney,  
P.O. Box 5349, Lancaster, PA  
17606.  
Attorneys: Gibbel Kraybill &  
Hess LLP.

**Graver, Harold B.**, dec'd.

Late of Columbia.  
Personal Representative:  
Thomas C. Graver, Sr., 2101  
Manor Ridge Drive, Lancaster,  
PA 17603.  
Attorney: None.

**Groff, Rufus S.**, dec'd.

Late of Rapho Township.  
Executrices: Joy E. Groff and Mary A. Groff c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.  
Attorneys: Morgan, Hallgren, Crosswell & Kane, P.C.

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**Gronning, Gertrude Raab a/k/a Gertrude R. Gronning**, dec'd.

Late of West Lampeter Township.  
Executor: Larry J. Hughes c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.  
Attorneys: McNees Wallace & Nurick LLC.

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**Henry, Lloyd E.**, dec'd.

Late of East Drumore Township.  
Executor: Robert P. Henry c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.  
Attorney: Jeffrey P. Ouellet, Esquire.

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**Holbut-Lazcano, Jaime Aaron**, dec'd.

Late of Lancaster City.  
Administratrix: Jessica Holbut, 1120 Jamaica Rd., Lancaster, PA 17602.  
Attorney: Ryan McDaniel, Esq., Freeburn Law, P.O. Box 61680, Harrisburg, PA 17106.

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**Homisak, Eleanor P.**, dec'd.

Late of West Donegal Township.  
Executor: Daniel L. Sullivan, 935 Grandon Way, Mechanicsburg, PA 17050.

Attorney: None.

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**Kauffman, Blanche R.**, dec'd.

Late of Penn Township.  
Executrix: Vicki L. Wickwire c/o The Family Law Practice of Leslie S. Arzt, LLC, 2002 South Queen Street, York, PA 17403.  
Attorney: Amy S. Loper, Esquire.

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**Klepp, Robert W.**, dec'd.

Late of Lititz Borough.  
Executrix: Mary C. Lefever c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess, LLP.

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**Kuzman, Walter T.**, dec'd.

Late of New Holland.  
Executrix: Susan Hembekides c/o Stephen M. Asbel, Esq., Reger Rizzo & Darnall, 2929 Arch St., Ste. 1300, Philadelphia, PA 19104.  
Attorney: Stephen M. Asbel, Esq.

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**Lehn, John Douglas**, dec'd.

Late of Ephrata Borough.  
Executor: Janice L. Long c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.  
Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

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**Loercher, Viola D.**, dec'd.

Late of Manheim Borough.  
Executor: D. Bruce Wilson c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.  
Attorneys: Young and Young.

**Lowry, Gene A. a/k/a Gene Al-  
len Lowry**, dec'd.

Late of Earl Township.  
Executor: Craig A. Lowry c/o  
Linda Kling, Esquire, 121 E.  
Main Street, New Holland, PA  
17557.  
Attorneys: Smoker Gard Asso-  
ciates LLP.

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**McClellan, David Michael, Jr.**,  
dec'd.

Late of Manor Township, Mill-  
ersville.  
Administratrix: Kim L. McClel-  
lan, 10 Fairmount Rd., Kirk-  
wood, PA 17536.  
Attorney: Deborah L. Packer,  
Esq., Freeburn Law, P.O. Box  
61680, Harrisburg, PA 17106.

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**Ross, Phyllis Van Dorn a/k/a  
Phyllis R. Ross**, dec'd.

Late of Manheim Township.  
Executrix: Christine A. Halvors-  
en c/o Jeffrey C. Goss, Esquire,  
480 New Holland Avenue, Suite  
6205, Lancaster, PA 17602.  
Attorneys: BCGL, LLC.

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**Sheaffer, Audrey L.**, dec'd.

Late of Strasburg Township.  
Executor: Brenda M. Butler  
c/o Pyfer, Reese, Straub, Gray  
& Farhat, P.C., 128 N. Lime  
Street, Lancaster, PA 17602.  
Attorneys: Pyfer, Reese, Straub,  
Gray & Farhat, P.C.

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**Shelley, Donald E., Sr.**, dec'd.

Late of Lancaster County.  
Executor: Tony M. Shelley c/o  
Thomas W. Fleckenstein, Es-  
quire, 553 Locust Street, Co-  
lumbia, PA 17512.  
Attorneys: Mountz, Kreiser

& Fleckenstein, 553 Locust  
Street, Columbia, PA 17512.

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**Walsh, Edith R.**, dec'd.

Late of Rapho Township.  
Executor: Erik T. Walsh c/o Ni-  
kolaus & Hohenadel, LLP, 222  
S. Market St., Suite 201, Eliza-  
bethtown, PA 17022.  
Attorney: John M. Smith, Es-  
quire.

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**Weaver, Anna E.**, dec'd.

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

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

Late of Manheim Township.  
Executor: Thomas L. Wilson  
c/o Douglas A. Smith, Attorney,  
P.O. Box 5349, Lancaster, PA  
17606.  
Attorneys: Gibbel Kraybill &  
Hess LLP.

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**ANNUAL MEETING NOTICE**

Notice is hereby given that the  
Annual Meeting of the Policy-  
holders of **Cloister Mutual Ca-  
sualty Insurance Company** will  
be held at the Corporate Office,  
1 East Main Street, Ephrata, PA,  
on Tuesday, April 7th, 2026 com-  
mencing at 10:00 A.M., for the  
purpose of Election of Directors  
and/or the transaction of other  
business.

Douglas L. Underwood  
President/CEO/Treasurer  
Ephrata PA

ATTEST: Hisham M. Sallit  
HMS/dg  
Vice President/CFO/Secretary  
PO Box 587  
Ephrata PA 17522

F-20,27; M-6

**ARTICLES OF INCORPORATION**

**Blue Cap Executive, Inc.** has been incorporated under the provisions of the Business Corporation Law of 1988.

BLAKINGER THOMAS, PC  
Attorneys

M-6

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 February 16, 2026, 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 **Lyn's Cars Against Cancer**.

It will be organized under Section 501(c)(3) of the Internal Revenue Code of 1986, as thereafter amended, for the exclusive purpose of: to support cancer research, prevention, and patient care within our community.

M-6

**CHANGE OF NAME NOTICE**

A hearing will be held on April 24, 2026, at 2:45 p.m., in Courtroom No.10, 4th floor of the

Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the request of Lilia Staruseva to change the name from **Lilia Staruseva** to Lilia Brice. Any person with objections may attend and show cause why the request should not be granted.

M-6

**SUITS ENTERED**

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

February 14, 2026  
to February 20, 2026

BROWN, DONTAE M; Atlantic States Insurance Company; 01063; McElhaney  
BOMBERGER, BRAYDEN M; William M Beine; 00996; Savoia  
DOWD, MICHELLE L; Mariner Finance LLC; 01015; Fox  
DRT RENTALS INC, TAYLOR, DUSTY; RGM Transport LLC; 01042; Worley

GARCIA-JIMENEZ, ROSA M, JIMENEZ, ROSA M GARCIA, GARCIA, ROSA M, JIMENEZ, ROSA M; Southwood Financial Trust I; 00992; Bifulco

GARNETT, ERICK; LVNV Funding LLC; 01078; Carfagno  
KING, CAMERON TREVON; Daniela Rebeca Gonzalez Belisario; 01044; Elrazaq

LITTLE WALKER HOLDINGS LLC, TWIN CEDAR SENIOR LIVING; Donald M Walters; 01041;

Norris

LYLES, DERRICK, WILLIAMS,  
FELECIA L, HAMILTON, JASON;

Dion A Temple; 01008;

MERCEDES-BENZ USA LLC;

Brian Hungarter; 01081; Abeel

MOWRER, REBECCA, MOW-  
RER, REBECCA S, SWEET  
TREATS OF FLORINEL LLC,  
SWEET TREATS OF FLOR; Amer-  
ican Express National Bank;  
01079; Penco

OLIVE BRANCH OF HOPE,  
HERR, OJOMA, HERR, OJOMA  
E, HERR, OJOMA EDEH; Amer-  
ican Express National Bank;  
01080; Penco

R WORK EXCAVATING &  
TRUCKING, LLC; PPL Electric  
Utilities Corporation; 01030;  
Manley

THEODORAN, CHRISTOPHER,  
DIAMANTONI, STEPHEN, STE-  
PHEN G DIAMANTONI & ASSO-  
CIATES, RUSSINKO, PAUL, KEY-  
STONE UROLOGY SPECIALIST,  
CALHOON, BRENT, BOUNDS,  
JAMES, LANCASTER UROLOGY  
PC, SHIPMAN, MICHAEL; Mary  
Lucarino, Estate of Lawrence Lu-  
carino; 01006; Strang-Kutay

SWING, JACK, MILTON S.  
HERSHEY MEDICAL CENTER,  
DUNHAM, ELEANOR; Todd W  
Haskins; 01035; Strang-Kutay

TOCKS, GREGORY A, ORTHO-  
PEDIC ASSOCIATES OF LAN-  
CASTER LTD; Marsha Roten;  
01012; Strang-Kutay

TORRES, WILLIE D, MWE  
ELITE AUTO LLC, TORRES, WIL-  
LIAM J, TORRES, WILLIAM J,  
TORRES, WILLIE; Ruby Nolt,  
Joshua Nolt; 01009; May

TOWNSHIP OF LANCASTER;  
Hawthorne Gardens Associates  
LLC; 01070; Nagy



**NOTICE  
SHERIFF SALE  
OF VALUABLE  
Real Estate**

**Wednesday, March 25, 2026 @  
10:00 a.m. Prevailing Time**

**Pursuant to writs of Execu-  
tion 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-  
alforeclose.com](https://lancaster.pa.re-<br/>alforeclose.com).**

Effective January 1, 2026, pur-  
suant to Pennsylvania Act 48 of  
2024 and Lancaster County Or-  
dinance No. 163 of 2025, the  
Lancaster County Sheriff's Office  
shall collect a fee in the amount  
of \$250.00 from every purchas-  
er of real property from a mort-  
gage 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 Lancast-  
er 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 execut-

ed 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 REALAUCATION. Anyone interested in bidding is required to place their bids solely through REALAUCATION. Any online service other than REALAUCATION 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 REALAUCATION 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 REALAUCATION 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 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 Pennsyl-

vania 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

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**CI-25-05954**  
**LAKEVIEW LOAN SERVICING, LLC**  
**vs**  
**FRANK J CASTRENZE, THERESA L. CASTRENZE**

PROPERTY ADDRESS: 725 SKY-LINE DRIVE, LANCASTER, PA 17601  
UPI / TAX PARCEL NUMBER: 390-53338-0-0000  
JUDGMENT: \$195,631.84  
REPUTED OWNERS: FRANK J CASTRENZE & THERESA L. CASTRENZE  
DEED BK. or INSTR. NO.: 6402146  
MUNICIPALITY: TOWNSHIP OF MANHEIM  
AREA: 0.10  
IMPROVEMENTS: A RESIDENTIAL DWELLING

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**CI-24-02961**  
**FAY SERVICING, LLC**  
**vs**  
**YOMA VANESSA DERAVINE, JONATHAN ANDREW EMEL**

PROPERTY ADDRESS: 272 MORGAN DRIVE, LEOLA, PA 17540  
UPI / TAX PARCEL NUMBER: 360-18662-1-0004  
JUDGMENT: \$190,693.72  
REPUTED OWNERS: Jonathan Andrew Emel and Yoma Vanessa Deravine  
DEED BK. and PAGE or INSTR. NO.: 6405973  
MUNICIPALITY: Upper Leacock Township  
AREA: 936 sq ft  
IMPROVEMENTS: A residential dwelling

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**CI-25-01177**  
**LAKEVIEW LOAN SERVICING, LLC**  
**vs**  
**MARIAN ECHEVARRIA, UNITED STATES ATTORNEY'S OFFICE, UNITED STATES OF AMERICA**

PROPERTY ADDRESS: 33 PARK VIEW DRIVE, REINHOLDS, PA 17569  
UPI / TAX PARCEL NUMBER: 090-23539-0-0000  
JUDGMENT: \$181,023.40  
REPUTED OWNERS: Marian Echevarria  
DEED BK. and PAGE or INSTR. NO.: 6394891  
MUNICIPALITY: Township of West Cocalico  
AREA: 5,663 sq. feet  
IMPROVEMENTS: Single Family Residential

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**CI-23-07027**  
**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES 2021-R1**

**vs**  
**JENNIFER L ENGLERTH**

PROPERTY ADDRESS: 1617  
MAIN STREET, EAST EARL, PA  
17519  
UPI / TAX PARCEL NUMBER:  
200-54328-0-0000  
JUDGMENT: \$124,274.37  
REPUTED OWNERS: Vincent P.  
Englerth (Deceased) and Jennifer  
L. Englerth, Husband and Wife  
DEED BK. and PAGE or INSTR.  
NO.: Deed Book Volume 5438,  
Page 0103, Instrument No.  
997047861  
MUNICIPALITY: Township of East  
Earl  
AREA: 0.2800 acreage  
IMPROVEMENTS: Residential  
Dwelling

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**CI-22-04537**  
**M&T BANK**  
**vs**  
**MARY ELIZABETH FINGER**

PROPERTY ADDRESS: 125 EAST  
VINE STREET, LANCASTER, PA  
17602  
UPI / TAX PARCEL NUMBER:  
333-82315-0-0000  
JUDGMENT: \$87,259.17  
REPUTED OWNERS: MARY ELIZ-

ABETH FINGER  
DEED BK. or INSTR. NO.:  
6649515  
MUNICIPALITY: CITY OF LAN-  
CASTER  
AREA: .0300  
IMPROVEMENTS: A RESIDEN-  
TIAL DWELLING

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**CI-25-01623**  
**WELLS FARGO BANK NA**  
**vs**  
**G. F., A MINOR, AS BELIEVED HEIR OF THE ESTATE OF JENNIFER C. FULCHER, AKA JENNIFER C. SAMOHOD, UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF JENNIFER C, FULCHER, AKA JENNIFER C. SAMOHOD (IF ANY)**

PROPERTY ADDRESS: 1004  
ASHWORTH STREET, MOUNT  
JOY, PA 17552  
UPI / TAX PARCEL NUMBER:  
450-22980-1-0135  
JUDGMENT: \$191,918.26  
REPUTED OWNERS: Michael S.  
Fulcher and Jennifer C. Samohod  
DEED BK. or INSTR. NO.:  
5867295  
MUNICIPALITY: Borough of  
Mount Joy  
AREA: N\A  
IMPROVEMENTS: Residential  
Dwelling

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**CI-25-01913**  
**FREEDOM MORTGAGE CORPO-  
RATION**  
**vs**  
**CHARLES W. HARTING, II,  
COURTNEY N. HARTING A/K/A  
COURTNEY HARTING**

PROPERTY ADDRESS: 1776  
TURNPIKE ROAD, ELIZABETH-  
TOWN, PA 17022  
UPI / TAX PARCEL NUMBER:  
160-96604-0-0000  
JUDGMENT: \$280,018.20  
REPUTED OWNERS: CHARLES  
W. HARTING AND COURTNEY N.  
HARTING  
DEED INSTRUMENT NO.:  
6623529  
MUNICIPALITY: WEST DONEGAL  
TOWNSHIP  
IMPROVEMENTS: RESIDENTIAL  
DWELLING

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**CI-25-03643**  
**CSMC 2021-RPL9 TRUST**  
**vs**  
**MARY S. HOMSEY**

PROPERTY ADDRESS: 125 MAR-  
KET STREET, BAINBRIDGE, PA  
17502  
UPI / TAX PARCEL NUMBER:  
130-09336-0-0000  
JUDGMENT: \$88,588.32  
REPUTED OWNERS: Mary S.  
Homsey  
DEED BK. and PAGE or INSTR.  
NO.: 5366, 0005  
MUNICIPALITY: Conoy Township  
AREA:  
IMPROVEMENTS:

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**CI-22-07693**  
**U.S. BANK TRUST NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS OWNER TRUSTEE**  
**FOR VRMTG ASSET TRUST**  
**vs**  
**STEPHANY MICHELE K.**  
**HOULE, RICHARD RHODEN,**  
**IN HIS CAPACITY AS HEIR OF**

**MICHAEL J. RHODEN, BRIAN**  
**RHODEN, IN HIS CAPACITY AS**  
**HEIR OF MICHAEL J. RHO-**  
**DEN, UNKNOWN HEIRS, SUC-**  
**CESSORS, ASSIGNS, AND**  
**ALL PERSONS, FIRMS OR**  
**ASSOCIATIONS, CLAIMING**  
**RIGHT, TITLE OR INTEREST,**  
**FROM OR UNDER MICHAEL J.**  
**RHODEN**

PROPERTY ADDRESS: 619 POP-  
LAR STREET, LANCASTER, PA  
17603  
UPI / TAX PARCEL NUMBER:  
338-89115-0-0000  
JUDGMENT: \$64,102.12  
REPUTED OWNERS: MICHAEL  
J. RHODEN; STEPHANY MI-  
CHELE K. HOULE  
INSTRUMENT NO. 6268978  
MUNICIPALITY: CITY OF LAN-  
CASTER  
AREA: PRIMARY HOMESITE  
1,742 SQ FT  
IMPROVEMENTS: RESIDENTIAL

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**CI-25-02444**  
**FULTON BANK, NA**  
**vs**  
**NATALIE F. HOWE, EXECU-**  
**TRIX OF THE ESTATE OF VIR-**  
**GINIA B. FRANKFORT A/K/A**  
**VIRGINIA FRANKFORT**

PROPERTY ADDRESS: 243 WIL-  
LOW STREET, ADAMSTOWN, PA  
19501  
UPI / TAX PARCEL NUMBER:  
010-96507-0-0000  
JUDGMENT: \$43,329.39  
REPUTED OWNERS: Virgini-  
a Frankfort a/k/a Virginia B.  
Frankfort  
MORTGAGE BK. or INSTR. NO.:  
5849795

MUNICIPALITY: Borough of Ad-  
amstown  
AREA: Willow Crest  
IMPROVEMENTS: Residential  
Dwelling

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**CI-25-07289**  
**NORTHWEST BANK**  
**vs**

**SILT PROPERTIES, LLC; JERE-  
MY S FISHER, MEMBER, NEW-  
PORT MANAGEMENT GROUP,  
LLC; JEREMY S.  
FISHER, SOLE MEMBER**

PROPERTY ADDRESS: 1 W MAIN  
and 7 W MAIN ST, MOUNT JOY,  
PA 17552

UPI / TAX PARCEL NUMBER:  
450-14577; 450-07991-0-0000  
JUDGMENT: \$661,505.74,  
together with interest at the rate  
of 5.25% per annum (\$87.31 per  
diem) from September 4, 2025  
forward, additional late charges,  
prepayment penalty, attorneys'  
fees, and collection costs  
REPUTED OWNERS: Silt Proper-  
ties, LLC  
DEED BK. and PAGE or INSTR.  
NO.: 6706061  
MUNICIPALITY: Mount Joy Bor-  
ough  
AREA: 12,632 sq. ft. and 10,454  
sq. ft.  
IMPROVEMENTS: Commercial/  
Retail Building

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**CI-24-01425**  
**FULTON BANK, NA**  
**vs**  
**ASHLYN R. KEENE**

PROPERTY ADDRESS: 679  
WEST VINE STREET, LANCAST-  
ER, PA 17603

UPI / TAX PARCEL NUMBER:  
338-19291-0-0000  
JUDGMENT: \$96,151.12  
REPUTED OWNERS: Ashlyn R.  
Keene  
INSTR. NO.: 6465296  
MUNICIPALITY: City of Lancaster  
AREA:  
IMPROVEMENTS: Residential  
Dwelling

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**CI-25-04795**  
**PENNSYLVANIA HOUSING FI-  
NANCE AGENCY**  
**vs**  
**SARAH MARIE KIMES, BRIAN  
M. OSBORN**

PROPERTY ADDRESS: 1045 EL-  
WOOD ST, NARVON, PA 17555  
UPI / TAX PARCEL NUMBER:  
050-16347-0-0000  
JUDGMENT: \$173,165.93  
REPUTED OWNER(S): SARAH  
MARIE KIMES AND BRIAN M.  
OSBORN  
DEED OR INSTRUMENT  
NO:6200758  
MUNICIPALITY: PARTLY IN THE  
TOWNSHIP OF CAERNARVON  
AND PARTLY IN THE TOWNSHIP  
OF SALISBURY  
AREA:1.55 ACRES  
IMPROVEMENTS: A RESIDEN-  
TIAL DWELLING

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**CI-25-01524**  
**JOHN P. REBUCK**  
**vs**  
**KYNLEE MACK, IN HER CA-  
PACITY AS KNOWN HEIR OF  
GIDEON A. DERR, DECEASED,  
OAKLEY MACK, IN HIS  
CAPACITY AS KNOWN HEIR OF  
GIDEON A. DERR, DECEASED,  
THE UNKNOWN HEIRS OF**

**GIDEON A. DERR,  
DECEASED**

PROPERTY ADDRESS: 1478  
KEENER RD, BAINBRIDGE, PA  
17502  
UPI / TAX PARCEL NUMBER:  
130-20859-0-0000  
JUDGMENT: \$70,367.08  
REPUTED OWNERS: KYNLEE  
MACK, in her capacity as known  
heir of Gideon A. Derr, Deceased;  
OAKLEY MACK,  
in his capacity as known heir  
of Gideon A. Derr, Deceased;  
and THE UNKNOWN HEIRS OF  
GIDEON A. DERR,  
DECEASED,  
INSTRUMENT NO:6731220  
MUNICIPALITY: Township of  
Conoy  
AREA: 0.41 acres  
IMPROVEMENTS: A MOBILE  
HOME RESIDENTIAL DWELL-  
ING

---

**CI-25-01257  
NEWREZ LLC D/B/A SHELL-  
POINT MORTGAGE SERVICING  
vs  
HECTOR A. MORALES**

PROPERTY ADDRESS: 720 6TH  
STREET, LANCASTER, PA 17603  
UPI / TAX PARCEL NUMBER:  
338-39748-0-0000  
JUDGMENT: \$116,414.70  
REPUTED OWNERS: Hector A.  
Morales  
DEED BK. and PAGE or INSTR.  
NO.: 6527287  
MUNICIPALITY: Lancaster  
AREA: 1,742 sq ft.  
IMPROVEMENTS: Two-Story  
Brick Dwelling House and Block  
Garage

**CI-25-02513  
ROCKET MORTGAGE, LLC  
F/K/A QUICKEN LOANS, LLC  
vs  
CHASTITY L NOLL**

PROPERTY ADDRESS: 19 S  
PINE STREET, MARIETTA, PA  
17547  
UPI / TAX PARCEL NUMBER:  
420-37370-0-0000  
JUDGMENT: \$112,672.51  
REPUTED OWNERS: CHASTITY  
L. NOLL  
DEED INSTRUMENT NO.:  
6258047  
MUNICIPALITY: BOROUGH OF  
MARIETTA  
IMPROVEMENTS: RESIDENTIAL  
DWELLING

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**CI-24-06599  
U.S. BANK TRUST NATIONAL  
ASSOCIATION NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER  
TRUSTEE FOR RCF 2 ACQUISI-  
TION TRUST  
vs  
ARTHUR T. PEREZ, JESSICA  
R. PEREZ**

PROPERTY ADDRESS: 4111  
JASMINE PLACE, MOUNT JOY,  
PA 17552-9246  
UPI / TAX PARCEL NUMBER:  
300-80704-0-0000  
JUDGMENT: \$242,193.50  
REPUTED OWNERS: ARTHUR T.  
PEREZ AND JESSICA R. PEREZ  
INSTRUMENT NO. 5680997  
MUNICIPALITY: WEST HEMP-  
FIELD TOWNSHIP  
AREA: PRIMARY HOMESITE  
IMPROVEMENTS: RESIDENTIAL

**CI-24-09247**  
**NEW AMERICAN FUNDING,**  
**LLC F/K/A BROKER SOLU-**  
**TIONS, INC., D/B/A NEW**  
**AMERICAN FUNDING**

**vs**  
**BRITTANY E REAM**

PROPERTY ADDRESS: 2621  
NORTHFIELD DRIVE, EAST PE-  
TERSBERG, PA 17520  
UPI / TAX PARCEL NUMBER:  
220-90737-0-0000  
JUDGMENT: \$166,387.12  
REPUTED OWNERS: BRITTANY  
E REAM  
DEED BK. and PAGE or INSTR.  
NO.: 6580834  
MUNICIPALITY: BOROUGH OF  
EAST PETERSBURG IN LAN-  
CASTER COUNTY, PA  
AREA:1238  
IMPROVEMENTS: SINGLE FAMI-  
LY DWELLING

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**CI-16-00640**  
**U.S. BANK TRUST NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS OWNER TRUSTEE**  
**FOR RCF 2 ACQUISITION**  
**TRUST**

**vs**  
**SCOTT A. SCHMIDT A/K/A**  
**SCOTT ALLEN SCOTT**

PROPERTY ADDRESS: 2733  
KIMBERLY ROAD, LANCASTER,  
PA 17603  
UPI / TAX PARCEL NUMBER:  
410-41032-0-0000  
JUDGMENT: \$158,624.40  
REPUTED OWNERS: Scott Allan  
Schmidt, adult individual  
DEED BK. and PAGE or INSTR.  
NO.: 5450741  
MUNICIPALITY: Township of

Manor  
AREA: 0.2000 acreage  
IMPROVEMENTS: Single Family  
Residential Dwelling

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**CI-25-08621**  
**MALLARD POND HOMEOWN-**  
**ERS COMMUNITY ASSOCIA-**  
**TION INC.**  
**vs**  
**MELISSA TERRIZZI, ETHEL M.**  
**SHELLY**

PROPERTY ADDRESS: 605  
WOOD DUCK DRIVE, MAN-  
HEIM, PA 17545  
UPI / TAX PARCEL NUMBER:  
500-22007-0-0000  
JUDGMENT: \$3,768.08  
REPUTED OWNERS: Melissa  
Terrizzi and Ethel M. Shelly  
DEED BK. and PAGE or INSTR.  
NO.: 6597860  
MUNICIPALITY: Penn Township  
AREA:  
IMPROVEMENTS:

---

**CI-25-06643**  
**MID PENN BANK**  
**vs**  
**TML INVESTMENTS, LLC**

PROPERTY ADDRESS: 402  
SOUTH CHIQUES ROAD, MAN-  
HEIM, PA 17545  
UPI / TAX PARCEL NUMBER:  
290-69721-0-0000  
JUDGMENT: \$581,428.93  
REPUTED OWNERS: TML IN-  
VESTMENTS, LLC  
DEED BK, and PAGE or INSTR.  
NO.: 6683279  
MUNICIPALITY: East Hempfield  
Township  
AREA:  
IMPROVEMENTS:

**CI-20-00974**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST**  
**vs**  
**JOHANNA TORRES-MALDONADO, WANDA I. NIEVES CARABALLO**

PROPERTY ADDRESS: 914 RACE AVENUE, LANCASTER, PA 17603  
UPI / TAX PARCEL NUMBER: 390-28245-0-0000  
JUDGMENT: \$194,643.07  
REPUTED OWNERS: JOHANNA TORRES-MALDONADO AND WANDA I. NIEVES CARABALLO  
INSTRUMENT NO. 6107765  
MUNICIPALITY: TOWNSHIP OF MANHEIM  
AREA: PRIMARY HOMESITE  
3,485 SQ FT  
IMPROVEMENTS: RESIDENTIAL

BOOK NO. 4708 AND PAGE NO. 00262  
MUNICIPALITY: TOWNSHIP OF DRUMORE  
AREA: PRIMARY HOMESITE  
IMPROVEMENTS: RESIDENTIAL

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**CI-25-01689**  
**SANTANDER BANK, N.A.**  
**vs**  
**LISA A. WIELAND A/K/A LISA WIELAND**

PROPERTY ADDRESS: 358 NEW HOLLAND AVENUE, LANCASTER, PA 17602  
UPI / TAX PARCEL NUMBER: 336-85224-0-0000  
JUDGMENT: \$52,689.76  
REPUTED OWNERS: LISA A. WIELAND  
DEED INSTRUMENT NO.: 5577044  
MUNICIPALITY: LANCASTER  
IMPROVEMENTS: RESIDENTIAL DWELLING

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**CI-24-01948**  
**CASCADE FUNDING MORTGAGE TRUST HB8**  
**vs**  
**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALBERT DANZ, JR.**

PROPERTY ADDRESS: 1148 HOLTWOOD ROAD, HOLTWOOD, PA 17532  
UPI / TAX PARCEL NUMBER: 170-09569-0-0000  
JUDGMENT: \$246,100.74  
REPUTED OWNERS: ALBERT L. DANZ, JR.

**CI-24-08539**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST**  
**vs**  
**THEODORE R. WILSON, JR., JENNIFER N. WILSON AKA JENNIFER N. SHEIRICH**

PROPERTY ADDRESS: 1261 FREMONT STREET, LANCASTER, PA 17603  
UPI / TAX PARCEL NUMBER: 338-49985-0-0000  
JUDGMENT: \$196,647.39  
REPUTED OWNERS: THEO-

DORE R. WILSON JR., JENNI-  
FER N. WILSON AKA JENNIFER  
N. SHEIRICH  
DEED BK. And PAGE or INSTR.  
NO.: 5648407  
MUNICIPALITY: City of Lancaster  
AREA:  
IMPROVEMENTS: Residential

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**CI-24-06360**  
**NATIONSTAR MORTGAGE LLC**  
**vs**  
**SUSAN L. YODER, CARRIE ANN**  
**WALKER**

PROPERTY ADDRESS: 32 S  
LIME ST., Units 1-4, LANCAST-  
ER, PA 17602  
UPI / TAX PARCEL NUMBER:  
333-08519-0-0000  
Judgment: \$132,032.16  
Reputed Owners: Carrie Ann  
Walker  
Deed Instrument Number:  
20246792977  
Municipality: City of Lancaster  
Area: 3,554 Sq. Ft.  
Improvements: Multi-Residence

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**Notes**

**Notes**

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**Notes**



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Stressed?  
Anxious?  
Overwhelmed?**

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