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LANCASTER BAR ASSOCIATION

Lancaster Law Review

The Official Legal Periodical of Lancaster County

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No. 25

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LANCASTER LAW REVIEW

(USPS 304-080)

The Official Legal Periodical of Lancaster County –
Reporting the Decisions of the Courts of Lancaster County

OWNED AND PUBLISHED BY
LANCASTER BAR ASSOCIATION
2021

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**LANCASTER BAR ASSOCIATION
CALENDAR OF EVENTS**

August Events

August 7, 2021

Wills for Heroes Event
Public Safety Training Center

September Events

September 10 - 12, 2021

Bench Bar Conference
Baltimore, MD

October Events

October 15, 2021

Memorial Services
Lancaster County Courthouse --
Courtroom A
10:00 am - David Keller
11:00 am - John 'Jack' Sofilka
1:00 pm - Jonathan Hofstetter
2:00 pm - Kirk Wolgemuth

October 21, 2021

Annual Member Dinner
Excelsior

November Events

November 4, 2021

Bridge the Gap
LBA Headquarters

November 13, 2021

Wills for Heroes Event
Public Safety Training Center

November 19, 2021

The Extraordinary Give

December Events

December 9, 2021

LBA Holiday Party
LBA Headquarters

Section Meetings

June 24, 2021

Solo/Small Firms Section Meeting

**LANCASTER BAR ASSOCIATION
CONTINUING LEGAL EDUCATION CALENDAR**

- July 20, 2021 **Recent Developments in Municipal Law**
Time: 12:00 p.m. - 1:00 p.m.
Speaker: Josele Cleary, Esquire
1 Substantive Credit
Description: During this CLE, Attorney Cleary will discuss recent developments in municipal law and what attorneys should know.
- July 27, 2021 **What Your Stenographer Needs From You**
Time: 12:00 p.m. - 1:00 p.m.
Speaker: Lisa Miller, Director of Court Reporters for Lancaster County
1 Substantive Credit
Description: Once the jury has gone home and the electric buzz of the courtroom has faded, the memory of your trial lives on in the transcript. The people who make those transcripts are a critical piece of the justice system: They transcribe scores of words every minute and create a painstaking record of every word uttered in the courtroom. The goal of this CLE is to provide lawyers guidance so that they can help the court reporter perform at their best.
- August 12, 2021 **COVID-19: Economic Relief and its Impact on Income Available for Support and Business Valuations**
Time: 12:00 p.m. - 1:00 p.m.
Speakers: Greg Crumling, CPA, ABV, CFF and Adriann Reed, CPA, CFE, CVA
1 Substantive Credit
Description: Members of the Crumling & Hoffmaster Team will provide some insights into the different types of economic relief available to individuals and business owners as a result of the COVID-19 pandemic. They will discuss factors to consider when determining income available for support, changes to tax credits as well

as new factors to consider when valuing a closely held business.

September 1, 2021

Appellate Practice Pitfalls and Best Practice

Time: 12:00 p.m. - 1:00 p.m.

Speakers: Matthew Hennesy, Esquire and Joshua Schwartz, Esquire

1 Substantive Credit

Description: Effective appellate advocacy requires more than merely rehashing arguments made unsuccessfully at trial. Attorneys handling an appeal must strategically narrow the issues likely to be most successful, lean into the standard of review, and craft a convincing argument from a record they sometimes had little to no part in creating. This CLE will dive into the pitfalls to avoid when handling an appeal, whether your own or someone else's, and provide best practices to impress the appellate court.

**LANCASTER BAR ASSOCIATION
LBA UPDATES**

AVAILABLE ATTORNEY POSITIONS –

First Deputy Public Defender - Lancaster County Office of the Public Defender seeks an attorney for the First Deputy Public Defender. This is a leadership position and would assume the responsibilities of the Chief Public Defender in his absence. Interested candidates should complete the application online through the Lancaster County Human Resources department website at:

<https://co.lancaster.pa.us/1144/Employment-Opportunities>

The job posting will close on June 25, 2021.

Associate Attorney - Bingaman Hess seeks an Associate Attorney for general litigation, insurance defense, commercial and municipal work. The ideal candidate will be highly motivated, have strong research and writing skills, and courtroom experience. Send Resume and writing sample to: eabarr@BingamanHess.com

Pennsylvania Christian-Based Law Firm Seeks Associate

Attorney – Trinity Law is a small, regional law firm. We have been in business for over 40 years and have multiple office locations. You can learn more about us at www.TrinityLaw.com.

We are looking to hire a full-time Associate Attorney to work Monday-Friday; and will be based out of our Lancaster office and will work in-office. The ideal candidate will have at least 1-3 years' experience in areas such as family law, criminal law, estate planning, and/or general practice experience. Experience in other areas will also be considered.

Please send resume and cover letter to: lflagler@TrinityLaw.com.

Associate Attorney – Fowler Hirtzel McNulty & Spaulding, LLP is seeking a talented and client-focused Associate Attorney for our Lancaster, Pennsylvania office. An ideal candidate will have 3-5 years of experience in general insurance defense and a value alignment similar to the firm's client-driven and resolution-focused legal model. The position requires excellent writing and communication skills, along with a strong academic background. Pennsylvania Bar Admission is required.

Fowler Hirtzel McNulty & Spaulding, LLP is a fast growing civil defense litigation firm with offices located in Philadelphia, Lancaster and Allentown, PA and Mount Laurel, NJ. FHMS is committed to

practicing law differently and working with our clients in a team-based approach. FHMS is committed to building a diverse staff and is an Equal Opportunity/Affirmative Action Employer. We provide excellent compensation, benefits, and an environment which encourages teamwork.

Interested and qualified candidates should send their cover letter, resume, and writing samples to Michael F. Socha, Esquire at msocha@fhmslaw.com. Diverse candidates are encouraged to apply.

AVAILABLE PARALEGAL POSITIONS –

Paralegal/Administrative Assistant—Trinity Law, a local, general practice law firm for over 40 years, seeks a full-time administrative assistant/receptionist and paralegal for its Lancaster, or possibly York, office. Experience in the areas of family law and general civil litigation strongly preferred, however we will train the right person. Must excel at managing a calendar, interacting with clients, working as part of a team as well as independently preparing documents with precision and accuracy, and filing documents (including e-filing). Must be friendly, cooperative, and able to work efficiently. Please send resume and cover letter to info@TrinityLaw.com.

AVAILABLE POSITIONS - OTHER

Bookkeeper Wanted - Well-established Lancaster law firm is seeking part time bookkeeper. The position offers flexible hours and the ability to work from home for the technologically inclined. Candidates should have experience working with Outlook, Tabs3, PracticeMaster, PC Law or comparable billing and practice management software packages. We offer a relaxed, collegial work setting, competitive pay, and benefits. Please e-mail resumes and any other information you would like to have considered to lawreview@lancasterbar.org.



NOTICE

The Court of Common Pleas is pleased to announce the establishment of a Residential Mortgage Foreclosure Diversion Program to provide a single unified process for the amicable resolution of foreclosure proceedings through Court intervention, housing counseling, and conciliation to help residents of Lancaster County stay in their homes. (For more information, see Administrative Order No. 27-2021, filed on June 1, 2021, and posted on the Court website at www.court.co.lancaster.pa.us/256/COVID-19-Administrative-Orders-Procedure.)

The Court is seeking volunteer attorneys to provide limited representation to pro se defendants solely during the conciliation process and to serve as conciliation conference officers in these mortgage foreclosure actions. This is a perfect opportunity for newly admitted attorneys to gain experience and for all attorneys to engage in pro bono services consistent with Pennsylvania Rule of Professional Conduct 6.1. Conciliation conferences will generally be held two days a month, with the schedule set well in advance.

To volunteer, please contact the chambers of Judge Jeffrey D. Wright at (717) 293-7293 or email ConsumerDebtDiversionPrograms@co.lancaster.pa.us.

IN THE COURT OF COMMON PLEAS OF
LANCASTER COUNTY, PENNSYLVANIA

CRIMINAL

No. 2722-2019

COMMONWEALTH OF PENNSYLVANIA

v.

RAJEEM BROWN

OPINION

BY: ASHWORTH, P.J., May 14, 2021

Before the Court is Defendant Rajeem Brown's Omnibus Pretrial Motion to suppress evidence seized pursuant to a search warrant. Brown is charged with possession with intent to deliver THC liquid, person not to possess firearms, and possession of drug paraphernalia, all stemming from a search conducted pursuant to a warrant on April 11, 2019.¹ Having considered the Defendant's Omnibus Pretrial Motion and his supplemental filing in further support thereof,² and having heard oral argument from both parties on May 10, 2021, the Motion to Suppress will be denied.

I. BACKGROUND

On April 11, 2019, Lancaster City Police Department applied for a search warrant for the property located at 126 East Clay Street, Lancaster, PA, to search for evidence of controlled substances. A Magisterial District Judge ("MDJ") reviewed the warrant application and issued the search warrant upon finding probable cause from the affidavit of probable cause ("Affidavit") submitted by Officer Jared Snader. In the five-page Affidavit, Officer Snader summarizes the training he has received since joining the Lancaster City Bureau of Police in June, 2007 (Affidavit at ¶¶1-2), specifically relating his experiences as an officer in the Selective Enforcement Unit assigned to various roles in "over 2000 investigations involving violations of the PA Controlled Substance, Drug, Device and Cosmetic Act of 1872." Affidavit at ¶3. Officer Snader also details his knowledge regarding typical habits and behaviors of individuals engaged in criminal conduct related to drug offenses. *Id.* at ¶4(b)-(g).

With regard to the specific facts to support probable

¹ In violation of 35 Pa. C.S. §780-113(a)(30); 18 Pa. C.S. §6105(a)(1); and 35 Pa. C.S. §113 (a)(32), respectively.

² The Commonwealth did not file a written response.

cause, Officer Snader states that sometime in March, 2019, he spoke with “an approved” confidential informant (“CI”) who related “knowledge of crack-cocaine being sold out of the address” police later confirmed to be 126 East Clay Street, Lancaster, PA 17602 (“residence”). Affidavit at ¶5. As a result of the CI’s information, the Lancaster City Police Department Selective Enforcement Unit initiated, directed, and surveilled the CI’s controlled purchase of crack-cocaine from the residence. Subsequently, during the week of April 1, 2019, the Selective Enforcement Unit again directed and observed the CI make another controlled purchase from the same residence. Before both the March and April purchases, the CI was searched and found to have neither controlled substances nor money in his possession. After each controlled purchase, the CI provided descriptions of the individuals from whom he made the purchases (the first from a female and the second from a male known to the CI as “Ra”), and the location within the apartment building from which he had made the purchases, Apartment #3.

In further support, Officer Snader relates his personal prior “knowledge of a crack-cocaine dealer, that goes by the nickname ‘Ra’, that [sic] formerly sold drugs in the northeast area of Lancaster City. This individual is Rajeem Brown” whose date of birth is July 8, 1983. Affidavit at ¶8. The Selective Enforcement Unit had made two previous controlled purchases of narcotics from Brown in 2018, resulting in two outstanding felony charges. *Id.* Brown matched the description given by the CI of the individual who sold narcotics to the CI during the controlled purchase of April, 2019.

Finally, Officer Snader details the incident prompting application for the search warrant. On April 11, 2019, as four police officers³ conducted surveillance of the residence at 126 East Clay Street, they observed the Defendant and Keyshia Gray, who matched the CI’s description of the female from whom he had made the March controlled purchase, walking together at the intersection of East Clay Street and North Lime Street near the residence. The officers arrested Defendant on the outstanding felonies, and in a search incident to the arrest, discovered a clear plastic bag filled with a substance that field-tested positive for marijuana. Affidavit at ¶9. At that time, Keyshia Gray told officers she and Defendant lived at the residence in Apartment #3,⁴ prompting two of the officers⁵ to approach the residence,

³ Specifically, Lancaster City Police Department Selective Enforcement Unit Officers James Boas, Adam Flurry, Jason Hagy, and Timothy Sinnott conducted the surveillance on April 11, 2019.

⁴ Previously, the CI had reported he made both controlled purchases (in March and April, 2019) from Apartment #3 at the residence. It was unknown to the officers at the time of the CI’s report that Defendant and Gray resided in that unit.

⁵ Officers Adam Flurry and Jason Hagy.

enter the eastern-most of the two front doors,⁶ and proceed to Apartment #3 on the second floor. After knocking, and upon hearing what sounded like an argument inside the apartment, the officers entered the Apartment #3. At that time, both officers “smelled the odor of unburnt marijuana in the apartment . . . specifically coming from the south side bedroom.” Affidavit at ¶10. An individual present in the apartment confirmed to officers that she, Defendant, and Gray all resided at Apartment #3. The individual stated that Defendant and Gray occupied the south side bedroom, and officers entered that bedroom to conduct a safety sweep. Therein, officers observed prescription pill bottles bearing the names of both Defendant and Gray.

Officer Snader applied for, was issued, and executed the search warrant for 126 East Clay Street on that same day, April 11, 2019. Drug contraband was recovered during the ensuing search, and the instant charges resulted. The Defendant was charged at Information No. 2722-2019 on or about May 24, 2019. He filed his counseled motion to suppress in a Pretrial Omnibus Motion on April 21, 2021, along with a supplement in further support of that motion on May 10, 2021.⁷ The Commonwealth did not respond in writing to either.

On May 10, 2021, the parties appeared for a hearing on the motion to suppress. Counsel for the Commonwealth and Defendant were both physically present in the courtroom, while the Defendant appeared via videoconference from the Lancaster County Prison.⁸ Counsel agreed that resolution of the issue required only legal argument without presentation of evidence beyond the search warrant itself.

II. DISCUSSION

In the motion to suppress, the Defendant argues that the Affidavit was deficient and therefore the search warrant invalid for the following reasons: (1) the affiant provided no indicia of the CI’s reliability; (2) officers searched Apartment #3 based only on hearsay from the CI regarding the exact location of the controlled purchases; (3) the information in Affidavit ¶¶ 6-7 was stale and thus unreliable; (4) Officer Snader failed to state how he learned the information contained in Affidavit ¶8, thus rendering the information unreliable; and (5) Officer Snader failed to establish that his training and experience was sufficient for him to credibly discern the connection between the smell of marijuana and the presence of marijuana as described in Affidavit ¶10.⁹

⁶ The eastern-most front door is shared by apartment numbers 2 and 3.

⁷ Defendant seeks suppression of the firearm, THC liquid, and drug paraphernalia seized by police officers pursuant to the search warrant, which authorized said search of 126 East Clay Street.

⁸ Due to the ongoing COVID-19 pandemic, the Defendant appeared via videoconference to avoid the subsequent jailhouse quarantine period currently required for inmates who physically appear at the Lancaster County Courthouse.

⁹ In the Omnibus Pretrial Motion, the Defendant alleges that “[t]he averments in paragraph ten (10) con-

Defense counsel argued no additional grounds for suppression at the hearing. The Court will address Defendant's "staleness" argument first before briefly discussing each of the remaining grounds.

A. Law

The parties agree the law is settled. Where a motion to suppress has been filed, the burden is on the Commonwealth to establish by a preponderance of the evidence that the challenged evidence was not obtained in violation of a defendant's rights. Pa. R.Crim.P. 581(H); *Commonwealth v. Wallace*, 42 A.3d 1040, 1047-48 (Pa. Super. 2012)(en banc). Probable cause exists where "the facts and circumstances within the affiant's knowledge and of which he has reasonably trustworthy information are sufficient in themselves to warrant a man of reasonable caution in the belief that a search should be conducted." *Id.* (quoting *Commonwealth v. Leed*, 186 A.3d 405, 413 (2018)(quotations omitted).

Our Supreme Court provides the standard we must apply when reviewing this probable cause determination:

It is the duty of a court reviewing an issuing authority's probable cause determination to ensure that the magistrate had a substantial basis for concluding that probable cause existed. In so doing, the reviewing court must accord deference to the issuing authority's probable cause determination, and must view the information offered to establish probable cause in a common-sense, non-technical manner.

...

[Further,] a reviewing court [is] not to conduct a de novo review of the issuing authority's probable cause determination, but [is] simply to determine whether or not there is substantial evidence in the record supporting the decision to issue the warrant. *Id.* at 655 (quoting *Commonwealth v. Torres*, 564 Pa. 86, 764 A.2d 532, 537-38, 540 (2001)) (alterations in

tain only a claim of the present [sic] of an odor of marijuana. The affiant fails to establish a link between the odor of marijuana and the anticipated presence of marijuana. This link should have been established through reference to the affiant's training and experience. It was not." *Def. Omnibus Mot.* at ¶6(B). In the Supplement, Defendant repeats but revises this argument by omitting the portion that states "[t]he averments in paragraph ten (10) contain only a claim of the present [sic] of an odor of marijuana."

original).

Commonwealth v. Green, 204 A.3d 469, 480 (Pa. Super. 2019) (citing *Commonwealth v. Jones*, 605 Pa. 188, 988 A.2d 649, 654 (2010)). In determining whether a search warrant is supported by probable cause, “the ‘totality of the circumstances’ test set forth in *Illinois v. Gates*, 462 U.S. 213, 103 S.Ct. 2317, 76 L.Ed 527 (1983), was adopted in [Pennsylvania] in *Commonwealth v. Gray*, 509 Pa. 476, 503 A.2d 921 (1985).” *Commonwealth v. Murphy*, 916 A.2d 679, 682 (2007) (citing *Commonwealth v. Haggerty*, 388 Pa. Super. 67, 564 A.2d 1269 (1989), *allocator denied*, 525 Pa. 577, 575 A.2d 109 (1990)).

B. *Staleness*

One factor to consider in the totality of the circumstances analysis is whether the warrant application “sets forth the time frame within which the magistrate can ascertain whether there is a fair probability that contraband or evidence of a crime will be found in a particular place.” *Murphy*, 916 A.2d at 684 (quotations omitted). A warrant will be deficient if “the issuing authority is not supplied with a time frame within which to ascertain when the affiant obtained the information from the informant and when the informant witnessed the criminal acts detailed in the affidavit of probable cause.” *Id.* at 682. In the instant case, the Defendant points to paragraphs six and seven of the Affidavit to argue the dates provided for the two controlled purchases were not specific, were at least ten days old, and were therefore insufficient to support a reasonable belief that contraband would be found at the residence on April 11, 2019. The Court disagrees.

While the dates as stated in the Affidavit for the two controlled purchases might be characterized as somewhat remote, the facts regarding the two controlled purchases by no means constitute the sole basis or the entirety of the facts set forth in the Affidavit to support probable cause for issuance of the search warrant. The Defendant’s narrow focus on just the dates of the controlled purchases completely ignores the fact that the Affidavit contains several additional paragraphs wherein Officer Snader provides further details from which the MDJ could reasonably have ascertained whether there was a fair probability that contraband or evidence of a crime would be found at the residence on April 11, 2019. The Defendant fails to acknowledge that in addition to the details of the two controlled purchases, the Affidavit contains additional facts and details regarding the police officers’ surveillance of the residence on April 11, 2019, the same

day application for the warrant was made. These facts include officers' arrest of the Defendant, the contraband found on his person, the information relayed by his female companion, and the details officers observed in their subsequent lawful entry into the residence. Therefore, when the MDJ properly considered the arguable remoteness of the controlled purchases in context of all the facts presented in the Affidavit, as required, he justifiably could have found that despite the controlled purchases' somewhat remote timing, probable cause still existed to believe that police officers would likely uncover contraband or evidence of a crime upon executing a search warrant at the residence on April 11, 2019, or shortly thereafter.¹⁰

Moreover, even without considering the information in paragraphs six and seven regarding the controlled buys, the events that occurred on April 11, 2019 alone provide sufficient support for probable cause to issue a search warrant. First, on April 11, 2019, officers observed the Defendant walking with a woman near the residence they were surveilling. Affidavit at ¶8. The Defendant was a known crack-cocaine dealer wanted on two outstanding drug-related felonies. *Id.* Second, a search incident to Defendant's arrest on those outstanding felonies uncovered on Defendant's person a plastic baggy containing a substance that field-tested positive for marijuana. Affidavit at ¶9. Third, the woman accompanying Defendant at the time informed police officers that she and Defendant both resided at 126 East Clay Street in Apartment #3. *Id.* Finally, after knocking and receiving permission to enter Apartment #3, police officers observed the strong odor of marijuana which, based on training and experience, led them to believe that marijuana would be found inside the residence. These events all occurred on April 11, 2019, the very day on which application for the warrant was made. Together, the information gained by the police from their activity at the residence on April 11, 2019, supports a reasonable inference that a search of the residence would yield evidence of illegal drugs and related activity.

By narrowly focusing his staleness argument on the Affidavit paragraphs containing the dates and descriptions of the two controlled purchases ("during the week of 04 March 2019" and "during the week of 01 April 2019"), the Defendant engages in just the kind of technical, rigorously exacted argument our Supreme Court specifically denounces. See Commonwealth

¹⁰ The imprecision of the dates supplied for the two controlled purchases (first week of March, 2019, and first week of April, 2019) is of little consequence to the overall analysis. The facts concerning the controlled purchases serve not only to support the ultimate conclusion as to probable cause, but also to confirm the CI's reliability and to support the police officers' initial suspicion that contraband was being sold on a regular basis out of the residence.

v. Baker, 518 A.2d 802 (1986)(probable cause is a practical, nontechnical and fluid concept; “staleness” should not be determined by “rigorous exactitude”). The Affidavit here contains ample facts upon which the MDJ could have made a determination that probable cause existed to support issuance of a search warrant, and the search warrant was thus properly issued.

C. Remaining Arguments

Turning to Defendant’s remaining arguments, the Court likewise finds the Defendant fails to address the totality of the circumstance presented in the Affidavit, choosing instead to highlight instances of perceived deficiencies in isolation. The Court will address each argument briefly.

1. Defendant complains that Officer Snader fails to provide sufficient indicia of the CI’s reliability, thus negating probable cause. To the contrary, the facts related in the Affidavit demonstrate how the CI’s own actions themselves confirmed his reliability. The CI first “related that [the CI] had personal knowledge of crack-cocaine being sold out of an address at the southeast corner of the intersection of Clay and Cherry St.” and that the sellers, whom the CI described, “used the eastern of the two front doors” at the address to enter and exit the residence. Affidavit at ¶5. Police confirmed the residence to which the CI referred was located at 126 East Clay Street. Confirming his own report of illegal activities occurring at the residence, the CI was able to enter the residence by the eastern-most door and engage in a successful controlled purchase of crack-cocaine from individuals therein. Affidavit ¶¶6-7. Thus, the CI, described by Officer Snader as a known and “approved” confidential informant, confirmed their own reliability by proving the truth of the facts they initially reported. *Id.* at ¶5-7. Defendant’s argument on this ground fails.

2. Next, the Defendant argues the Affidavit fails to clarify how police officers conducting surveillance of the controlled buys knew, other than from the CI’s hearsay, that the CI purchased the illegal drugs from an individual in Apartment #3. The MDJ, however, did not need to decide whether officers had such independent knowledge. On April 11, 2019, officers arrested the Defendant outside the residence, found him in possession of illegal drugs on his person, and learned from Defendant’s companion that he lived in the residence at Apartment #3. The subsequent detection of the smell of marijuana from Apartment #3 and the resulting safety sweep were enough for the MDJ, examining the totality of the circumstances, to conclude there was a reasonable probability that illegal drugs and related materials

would be found in Apartment #3.

3. Defendant's final two arguments both center on Defendant's view that Officer Snader failed to provide sufficient detail in the Affidavit regarding his law enforcement training and experience to support assumptions he made and actions he undertook during the course of the subject investigation, rendering his sworn testimony unreliable. Specifically, Defendant alleges Officer Snader failed to establish that his training and experience was sufficient for him to credibly discern the connection between the smell of marijuana and the presence of marijuana in Apartment #3, as described in Affidavit ¶10. Further, he states that Officer Snader's testimony is unreliable because he failed to state in the Affidavit how he was familiar with the Defendant and his history of involvement selling drugs in the City of Lancaster.

A simple reading of the Affidavit's four lengthy initial paragraphs reveals the fallacy of the first assertion. Officer Snader's extensive training and field experience is detailed in the Affidavit to a degree that renders it too lengthy to recite in detail here. Suffice it to say, the Affidavit states on its face that Officer Snader has been a member of the Lancaster City Bureau of Police since June of 2007, and that in addition to his general police training, he has completed extensive specialized training and related field experience in "the identification of controlled substance, methods of packaging and distribution of the same." Affidavit at ¶1. As part of the Special Enforcement Unit, Officer Snader "has been involved in over 2000 investigations involving violations of the PA Controlled Substance, Drug, Device and Cosmetic Act of 1972" including "at least 125 controlled purchases of narcotics." Affidavit at ¶¶2-4. These stated credentials more than adequately support the MDJ's acceptance that Officer Snader and similarly-trained fellow Special Enforcement Unit officers could reliably presume that where they smelled marijuana, they would find marijuana physically present.

Furthermore, based on Officer Snader's extensive credentials as detailed in the Affidavit, it was perfectly reasonable for the MDJ considering the warrant application to use his common sense and reasoning abilities to conclude that Officer Snader was familiar with Defendant and his past involvement with illegal narcotics in Lancaster because of Officer Snader's position as an active member of the Special Enforcement Unit. Considered with the totality of the extensive evidence presented in the Affidavit supporting probable cause, the MDJ had ample reason for determining probable cause existed to issue the search warrant.

III. CONCLUSION

Based on the totality of the circumstances sworn in the Affidavit by Officer Snader, the issuing Magisterial District Judge was well founded in his determination that probable cause existed to issue a search warrant for 126 East Clay Street, Lancaster, PA 17602. The Defendant's motion to suppress shall be denied on all grounds.

As such, I enter the following:

ORDER

AND NOW, this 14th day of May, 2021, upon consideration of the Defendant's Omnibus Pretrial Motion, his supplemental filing in further support thereof, and having heard oral argument from both Defendant and the Commonwealth on May 10, 2021, it is *ORDERED* that said motion is *DENIED*.

BY THE COURT:
DAVID L. ASHWORTH
PRESIDENT JUDGE

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

Barley, Edith P., dec'd.

Late of Strasburg Township.
Executrix: Nancy E. Froeschle
c/o Russell, Krafft & Gruber,
LLP, 930 Red Rose Court, Suite
300, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger.

Bell, Mary Jane, dec'd.

Late of the Borough of Mountville.
Executor: Andrea Williams c/o
327 Locust Street, Columbia, PA
17512.
Attorney: Michael S. Grab, Esquire;
Nikolaus & Hohenadel,
LLP; 327 Locust Street, Columbia,
PA 17512.

Blanck, Philip S., dec'd.

Late of Denver, PA.

Executor: Alexander J. Blanck
c/o John R. Gibbel, Attorney,
P.O. Box 5349, Lancaster, PA
17606.

Attorneys: Gibbel Kraybill &
Hess, LLP.

Brenner, Claire M., dec'd.

Late of Lititz Borough.
Executrix: Amy D. Aufer c/o
Marc S. Miller, Attorney, P.O.
Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess, LLP.

Carlton, Florence M., dec'd.

Late of West Lampeter Township.
Executor: Thomas M. Carlton
c/o Herr & Low, P.C., 234 North
Duke Street, Lancaster, PA
17602.
Attorney: Matthew A. Grosh.

Carnesi, Leona, dec'd.

Late of East Cocalico Township.
Executrix: Susan Peck Cerbone
c/o David P. Carson, 2547 Lititz
Pike, Lancaster, PA 17601.
Attorney: David P. Carson.

**Diener, John W. a/k/a John
William Diener**, dec'd.

Late of East Earl Township.
Executor: Steven S. Diener c/o
Kling and Deibler, LLP, 131
West Main Street, New Holland,
PA 17557.
Attorney: Linda Kling, Esquire;
Kling & Deibler, LLP.

Endslow, James B., dec'd.

Late of East Donegal Township.
Executor: Fulton Bank, N.A. c/o

Law Office of James Clark, 277
Millwood Road, Lancaster, PA
17603.

Attorney: James R. Clark.

Evans, John V., dec'd.

Late of Lititz Borough.

Executor: Curtis B. Evans c/o
Gardner and Stevens, P.C., 109
West Main Street, Ephrata, PA
17522.

Attorney: John C. Stevens.

Fisher, Jean C., dec'd.

Late of West Lampeter Town-
ship.

Executor: Stephen C. Fisher
c/o Herr & Low, P.C., 234 North
Duke Street, Lancaster, PA
17602.

Attorney: Matthew A. Grosh.

**Forry, Richard E. a/k/a Richard
Eugene Forry y**, dec'd.

Late of Mount Joy Township.

Executor: Gary T. Forry c/o An-
thony P. Schimaneck, 700 North
Duke Street, P.O. Box 4686,
Lancaster, PA 17604-4686.

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

Garber, Nancy J., dec'd.

Late of Penn Township.

Executors: Darrell Garber, Deb-
ra Waters, and Denise Zink c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim,
PA 17545.

Attorney: Young and Young.

Henry, Richard W., dec'd.

Late of Lancaster, PA.

Executrix: Jessica Krow, 20
Little Creek Road, Beaufort, SC

29907.

Attorney: None.

Hess, Patsy W., dec'd.

Late of Warwick Township.

Executors: Dennis E. Hess and
Douglas L. Hess c/o Law Office
of James Clark, 277 Millwood
Road, Lancaster, PA 17603.

Attorney: James R. Clark

**Hohenwarter, Donna Marie
a/k/a Donna Hohenwarter**,
dec'd.

Late of East Hempfield Town-
ship.

Executor: Barry Hohenwarter
c/o Young and Young, 44 S.
Main Street, P.O. Box 126, Man-
heim, PA 17545.

Attorney: Young and Young.

Homsher, Barbara A., dec'd.

Late of West Lampeter Twp.

Executor: Linda Ruhl-West c/o
Elizabeth A. Bartlow, Esquire,
8 N. Queen Street, Suite 700-H,
Lancaster, PA 17603.

Attorney: Elizabeth A. Bartlow,
Esquire.

Huss, Norma Jean, dec'd.

Late of West Lampeter Town-
ship.

Executrix: Diane H. Bock c/o
Vance E. Antonacci, Esquire,
McNees Wallace & Nurick, LLC,
570 Lausch Lane, Suite 200,
Lancaster, PA 17601.

Attorney: McNees Wallace &
Nurick, LLC.

Jackubowski, Jean N., dec'd.

Late of Manor Township.

Co-Executors: Louis J. Jack-

ubowski and Susan M. Buzard c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick, LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601. Attorney: McNees Wallace & Nurick, LLC.

Kauffman, Rachel A., dec'd.

Late of East Hempfield Township.

Co-Executors: Todd A. Kauffman and Patricia A. Hamilton c/o Nikolaus & Hohenadel, LLP, 222 S. Market St., Suite 201, Elizabethtown, PA 17022.

Attorney: John M. Smith, Esquire.

Keene, Shirley Elaine, dec'd.

Late of Manor Township.

Personal Representatives: Wendy E. Kautz, Executrix, and Richard T. Earhart, Jr., Executor, c/o J. Elvin Kraybill, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess, LLP.

Kepple, John C. a/k/a John Charles Kepple, dec'd.

Late of East Hempfield Township.

Executors: Kirsten Kepple and Alison Kepple Connors c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Richard G. Greiner, Esquire.

MacRae, Iris S. a/k/a Iris Stella MacRae, dec'd.

Late of Manheim Township.

Executor: Duncan MacRae, III

c/o Robert E. Sisko, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

McPartland, Rosemary S., dec'd.

Late of the Borough of Millersville.

Executor: Harry J. McPartland c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess, LLP.

Mengel, Ammon W. a/k/a Ammon William Mengel, dec'd.

Late of Manheim Township.

Executor: Hannah J. Bartges c/o Law Office of Shawn Pierson, 105 East Oregon Rd., Lititz, PA 17543.

Attorney: Shawn M. Pierson, Esquire.

Mickel, Ann, dec'd.

Late of Clay Township.

Executor: Deborah Fuss c/o Herr & Low, P.C., 234 North Duke Street, Lancaster, PA 17602.

Attorney: Bradley A. Zuke.

O'Connell, Betty June a/k/a Betty J. O'Connell, dec'd.

Late of Penn Township.

Executors: Kenneth R. Weachter, Craig Hershey, and Dianna Barrett c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorney: Young and Young.

Pollock, Joan H. a/k/a Joan

Hambleton Pollock, dec'd.

Late of Manor Township.

Executor: Jack L. Hess c/o David P. Carson, 2547 Lititz Pike, Lancaster, PA 17601.

Attorney: David P. Carson.

Reitzel, Mary Lou, dec'd.

Late of Columbia Borough.

Executor: John D. Reitzel c/o 327 Locust Street, Columbia, PA 17512.

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

Ressler, Daniel E., dec'd.

Late of Manheim Township.

Executor: David W. Ressler c/o Robert E. Sisko, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

Ritter, Audrey Mae a/k/a Audrey M. Ritter, dec'd.

Late of Ephrata Township.

Co-Executors: Michael S. Ritter and Beth Ann Redcay c/o E. Richard Young, Jr., Esquire, 1248 West Main Street, Ephrata, PA 17522.

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

Ritter, Robert E. a/k/a Robert Eugene Ritter, dec'd.

Late of Ephrata Township.

Co-Executors: Michael S. Ritter and Beth Ann Redcay c/o E. Richard Young, Jr., Esquire, 1248 West Main Street, Ephrata, PA 17522.

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

Rix, Alf H., dec'd.

Late of Elizabethtown Township.

Executor: Robert Rix, 140 Somerset Drive, Hershey, PA 17033.

Attorney: None.

Rohrer, Frances P. a/k/a Frances Patricia Rohrer, dec'd.

Late of East Drumore Township.

Executor: Donald W. Rohrer c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Ashley A. Glick, Esquire; Kling & Deibler, LLP.

Torres Garcia, Jose Luis a/k/a Jose L. Torres, dec'd.

Late of Lancaster City.

Administrators: Victor M. Torres and Kristy L. Cano c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: Kurt A. Gardner.

Warner, Thomas Patrick, dec'd.

Late of Manheim Township.

Administrator: Thomas Warner c/o Richard R. Zimmerman, Esquire, 1551 Wilson Street, Pottstown, PA 19464.

Attorney: Richard R. Zimmerman, Esquire.

Weaver, Dwane M., dec'd.

Late of Penn Township.

Executrix: Colleen M. Weaver c/o Blakinger Thomas, PC, 28 Penn Square, P.O. Box 1889, Lancaster, PA 17608-1889.

Attorneys: Blakinger Thomas, PC.

SECOND PUBLICATION

Althouse, Mary Elizabeth a/k/a Mary E. Althouse, dec'd.

Late of Manheim Borough.
Executor: Ronald R. Bowser,
421 Birch Hill Road, Shoemakersville, PA 19555.
Attorney: Sean J. O'Brien, Esquire, Dautrich & O'Brien Law Offices, P.C., 534 Court Street, Reading, PA 19601.

Ashford, Gabrielle M., dec'd.

Late of Lititz Borough.
Administratrix: Diana Ashford
c/o Robert S. Levy, Esquire,
1204 Twp. Line Road, Drexel Hill, PA 19026.
Attorney: Robert S. Levy.

Brubaker, Suzanne A., dec'd.

Late of Mount Joy Borough.
Executor: Sarah L. Keller c/o
Karl Kreiser, Esquire, 533 Locust Street, Columbia, PA 17512
Attorneys: Mountz & Kreiser

Burd, Arlene S., dec'd.

Late of West Cocalico Township.
Co-Executors: Clarence R. Burd, Jr., Patricia Ann Stricker and Ronald E. Burd c/o E. Richard Young, Jr., Esquire, 1248 West Main Street, Ephrata, PA 17522.
Attorney: E. Richard Young, Jr., Esquire.

Burgess, Josephine, dec'd.

Late of City of Lancaster.
Executrix: Donna L. Schaeffer
c/o James N. Clymer, Esquire,
408 West Chestnut Street, Lancaster, PA 17603.
Attorney: Clymer Musser & Sarno, P.C.

Carson, Karen D., dec'd.

Late of Warwick Township.
Executor: David S. Carson c/o
Marc S. Miller, Attorney, P.O.
Box 5349, Lancaster, PA 17606
Attorneys: Gibbel Kraybill & Hess, LLP.

Cherry, C. Virginia a/k/a Christine Virginia Cherry, dec'd.

Late of Lancaster County
Executor: Douglas W. Cherry
c/o Nikolaus & Hohenadel, LLP,
212 North Queen Street, Lancaster, PA 17603.
Attorney: Barbara Reist Dillon, Esquire.

Dietz, William J., dec'd.

Late of Warwick Township.
Executrix: Kristi L. Anne c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.
Attorney: A. Anthony Kilkuskie.

Dodd, Jack F., dec'd.

Late of Lititz Borough.
Executor: Jason C. Dodd c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.
Attorney: Barbara Reist Dillon, Esquire.

Eckman, Catherine J., dec'd.

Late of Warwick Township.
Executor: Margaret J. Myers c/o
Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.
Attorney: Good & Harris, LLP.

Eller, Leslie R. a/k/a Leslie Ralph Eller, dec'd.

Late of Mountville Borough.
Executors: Charlotte V. Myer and Lucille E. Burns c/o Mongiovi Law, LLC, 235 North Lime

Street, Lancaster, PA 17602.
Attorney: Michael J. Mongiovi.

Erdley, Kenneth F., Jr., dec'd.
Late of West Lampeter Township.
Executor: Charlotte Erdley c/o Herr & Low, P.C., 234 North Duke Street, Lancaster, PA 17602
Attorney: Matthew A. Grosh.

Evans, Eleanor E., dec'd.
Late of the Township of Manheim.
Administrator: Margaret E. Lupold c/o Mark L. Blevins, Esquire, 701 Penn Grant Road, Lancaster, PA 17602
Attorney: Mark L. Blevins, Esquire.

Frain, Muriel Jane a/k/a Muriel J. Frain, dec'd.
Late of Ephrata Borough.
Executrix: Janice E. Martin c/o Embery, Outterson & Fuges, Esquires, 300 Huntingdon Pike, Huntingdon Valley, PA 19006.
Attorneys: Embery, Outterson & Fuges, Attys.

Gordon, Florence M., a/k/a Florence Marie Gordon, dec'd.
Late of the Borough of Ephrata.
Executors: Gary W. Gordon and Frances Giamarino c/o Lindsay M. Schoeneberger, Russell, Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.
Attorney: Lindsay M. Schoeneberger.

Hampton, Janet Mary, dec'd.
Late of Lancaster City.
Personal Representative: Patricia Hampton c/o John W. Metzger, Esquire, 901 Rohrerstown Road,

Lancaster, PA 17601.
Attorneys: Metzger and Spencer, LLP.

Harnish, Kathleen A. a/k/a Kathleen Ann Harnish a/k/a Kathleen Harnish, dec'd.
Late of Lititz Borough.
Executors: Tamara J. Ort, Tracie J. Carter, Tina J. Campbell, and Trinette Jean Bloodgood c/o Mongiovi Law, LLC, 235 North Lime Street, Lancaster, PA 17602.
Attorney: Michael J. Mongiovi.

Haas, Alletah J. a/k/a Alletah Jane Haas, dec'd.
Late of East Earl Township.
Executor: Dean J. Haas c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Linda Kling, Esquire. Kling & Deibler, LLP.

Henry, Michael Paul, dec'd.
Late of Lancaster Township.
Executor: David H. Bender c/o Jeffrey Gonick, 1398 Oregon Road, Leola, PA 17540.
Attorney: Jeffrey Gonick.

Hershey, Kenneth W., dec'd.
Late of Providence Township.
Executor: Michael Hershey c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.
Attorneys: Barley Snyder LLP .

Jenkins, Paul M., dec'd.
Late of Lititz Borough
Executor: John R. Gibbel c/o John R. Gibbel, Attorney, P.O.

Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess, LLP.

Kelley, Kathryn E., dec'd.

Late of West Donegal Township.
Executrix: Kathleen A. Rudisill
c/o George W. Porter, Esquire,
909 East Chocolate Avenue,
Hershey, PA 17033.
Attorney: George W. Porter.

Krantz, Esther J., dec'd.

Late of Manheim Township.
Executrix: Heather M. Krantz
c/o Jeffrey C. Goss, Esquire,
480 New Holland Avenue, Suite
6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaugh-
ton Goss & Lucarelli, LLC.

Krantz, Miriam A., dec'd.

Late of the Township of Manor.
Executors: William L. Krantz
and Donna M. Spangler c/o Ni-
kolaus & Hohenadel, LLP, 222
S. Market Street, Suite 201,
Elizabethtown, PA 17022.
Attorney: Jeffrey S. Shank, Es-
quire.

Lapp, Edwin John, dec'd.

Late of West Lampeter Town-
ship.
Executor: Anna Mary Lapp c/o
Kling and Deibler, LLP, 131 W.
Main Street, New Holland, PA
17557.
Attorney: Ashley Glick, Esquire.
Kling & Deibler, LLP.

Martin, Isaac Z., dec'd.

Late of Ephrata Township.
Executors: Lamar M. Martin
and Glenn M. Martin c/o Kling

and Deibler, LLP, 131 W. Main
Street, New Holland, PA 17557.
Attorney: Linda Kling, Esquire.
Kling & Deibler, LLP.

Martin, Lewis M., dec'd.

Late of East Cocalico Township.
Executor: Luke S. Weaver c/o
Nevin D. Beiler, Esq., 105 S.
Hoover Ave, New Holland, PA
17557.
Attorney: Nevin D. Beiler, Esq.

Mauro, Gail L., dec'd.

Late of Manheim Township.
Executor: Paul G. Mauro c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim,
PA 17545.
Attorneys: Young and Young, 44
South Main Street, Manheim,
PA 17545.

**Pipkin, Deborah A. a/k/a Debo-
rah Ann Pipkin**, dec'd.

Late of Lancaster Township.
Executrix: Melissa Rivera c/o
Blakinger Thomas, PC, 28 Penn
Square, Lancaster, PA 17603.
Attorney: Blakinger Thomas,
PC.

Prettyman, Virginia Merle, dec'd.

Late of Manheim Township.
Executor: Gloria J. Doll c/o
Dennis J. Ward, Esq., 300 West
Chestnut St., Suite 203, Ephra-
ta, PA 17522.
Attorney: Dennis J. Ward.

Risk, Mary J., dec'd.

Late of West Lampeter Town-
ship.
Executors: Jean M. Robinson
and Lois E. Goodrich c/o Herr

& Low, P.C., 234 North Duke Street, Lancaster, PA 17602.
Attorney: Matthew A. Grosh.

Sage, Mary C., dec'd.

Late of Martic Township.
Executor: Alan R. Sage c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.
Attorney: Blakinger Thomas, PC.

Shirk, John R., dec'd.

Late of West Cocalico Township.
Executor: John R. Shirk, Jr. c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.
Attorney: John C. Stevens.

Smith, Geraldine E., dec'd.

Late of Manheim Twp.
Executor: John F. Markel c/o 327 Locust Street, Columbia, PA 17512.
Attorney: John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Stoltzfus, Nancy Ann, dec'd.

Late of Salisbury Township.
Executor: Amos E. Stoltzfus c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Linda Kling, Esquire. Kling & Deibler, LLP.

Theis, Camille M. a/k/a Camille Marie Theis, dec'd.

Late of East Lampeter Township.
Executors: Robert E. Dickel, Jr. and Gina C. Meringer c/o Mongiovi Law, LLC, 235 North Lime Street, Lancaster, PA 17602.

Attorney: Michael J. Mongiovi.

Theros, Aristoteles J. a/k/a Aristoteles James Theros, dec'd.

Late of Lancaster City.
Executrix: Jean A. Theros c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.
Attorney: Morgan, Hallgren, Crosswell & Kane, P.C.

Troians, Rosa L. a/k/a Rosa Lee Troians, dec'd.

Late of West Earl Township.
Administrator: Victoria L. Cunningham c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.
Attorney: Good & Harris, LLP.

Weaver, Elizabeth N. a/k/a Elizabeth M. Weaver, dec'd.

Late of West Earl Township.
Executor: Clair H. Weaver c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540.
Attorney: H. Charles Benner.

Weidner, Joan R., dec'd.

Late of Earl Township.
Executrix: Deborah S. Kolmus c/o Kenneth E. Picardi, Esquire, Yergey. Daylor. Allebach. Scheffey. Picardi, 1129 E. High St., P.O. Box 776, Pottstown, PA 19464.
Attorney: Yergey. Daylor. Allebach. Scheffey. Picardi.

THIRD PUBLICATION

Baum, Barry L., dec'd.

Late of Paradise Township.

Executrix: Betty L. Baum c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good & Harris, LLP.

Beiler, Mary L., dec'd.

Late of East Lampeter Township.

Executors: Aquilla K. Blank, Leah Z. Blank, Jeff Stoltzfus and Linda Stoltzfus c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

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

Brendle, Miriam S. a/k/a Miriam Susanna Brendle, dec'd.

Late of Strasburg Township.

Executors: Glenn M. Brendle and Linda S. Arnold c/o Angela M. Ward, Esquire, Going & Plank, 140 E. King St., Lancaster, PA 17602.

Attorneys: Angela M. Ward, Esquire; Going & Plank.

Brower, Norman E., Jr., dec'd.

Late of East Earl Township.

Executor: Christopher M. Eno c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

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

Bucher, June L., dec'd.

Late of the Borough of Elizabethtown.

Executor: James T. Bucher c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esquire.

Burnley, Patricia K., dec'd.

Late of New Holland Borough. Co-Executors: Michael K. Burnley and Joanne B. Ladley c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorneys: McNees Wallace & Nurick LLC.

Cyr, J. Henry, dec'd.

Late of Earl Township.

Executrix: Louise Fichot c/o Law Office of Shawn Pierson, 105 East Oregon Rd., Lititz, PA 17543.

Attorney: Shawn M. Pierson, Esquire.

Demmy, Shirley M., dec'd.

Late of Ephrata Borough.

Executor: Randall L. Demmy c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540.

Attorney: H. Charles Benner.

Governanti, Kathleen A., dec'd.

Late of the Township of Ephrata.

Executors: Gary J. Governanti and Linda V. Garbarino c/o Lindsay M. Schoeneberger, Russell, Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.

Attorney: Lindsay M. Schoeneberger.

Gregg, Colleen F., dec'd.

Late of Lancaster Township. Executrix: Mary L. Francis c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA

17602.
Attorney: J.L.M. Longer.

Hostutler, Jessie M., dec'd.

Late of West Lampeter Township.
Executrix: Sharron L. Pacana
c/o John S. May, Esquire, 49
North Duke Street, Lancaster,
PA 17602.
Attorneys: May, May and Zimmerman, LLP.

Husmann, Ruth, dec'd.

Late of Mount Joy Township.
Executrix: Nancy L. Phillippe
c/o Randall K. Miller, Esquire,
659 E. Willow Street, Elizabethtown, PA 17022.
Attorney: Randall K. Miller.

Hutton, Leon W. a/k/a Leon William Hutton, Jr., dec'd.

Late of West Hempfield Township.
Executor: Leon W. Hutton, III
c/o H. Charles Benner, Attorney,
200 East Main Street, Leola,
PA 17540.
Attorney: H. Charles Benner.

Kauffman, Connie A. a/k/a Corrine A. Kauffman, dec'd.

Late of Lancaster.
Executor: Jeffrey S. Kauffman
c/o Elizabeth A. Bartlow, Esquire,
8 N. Queen Street, Suite
700-H, Lancaster, PA 17603.
Attorney: Elizabeth A. Bartlow,
Esquire.

Kauffman, Verna M., dec'd.

Late of Ephrata Borough.
Executrix: Nancy L. Bollinger
c/o Young and Young, 44 S.

Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Krushinski, Donald L., dec'd.

Late of the Township of Warwick.
Executrix: M. Lynn Krushinski
c/o Douglas A. Smith, Attorney,
P.O. Box 5349, Lancaster, PA
17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Laub, Raymond J. a/k/a Raymond Joseph Laub, dec'd.

Late of Warwick Township.
Executrix: Robin L. Stryker c/o
Gardner and Stevens, P.C., 109
West Main Street, Ephrata, PA
17522.
Attorney: John C. Stevens.

Loveless, Stanley B., dec'd.

Late of Denver Borough.
Administratrix: Judy Loveless
c/o Ryan A. Webber, Esquire,
Wendaur Law, LLC, 104 Walnut
Street, Harrisburg, PA 17101.
Attorneys: Ryan A. Webber, Esquire;
Wendaur Law, LLC.

Manno, Patricia A. a/k/a Patricia Manno, dec'd.

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

Mattis, Ellen, dec'd.

Late of the Borough of Millersville.
Administratrix: Ria Mattis Van

Aulen c/o Law Office of Shawn Pierson, 105 East Oregon Rd., Lititz, PA 17543.
Attorney: Shawn M. Pierson, Esquire.

Nagley, Richard E., dec'd.

Late of West Lampeter Township.
Executrix: Mary Ann Nagley c/o Herr & Low, P.C., 234 North Duke Street, Lancaster, PA 17602.
Attorney: Matthew A. Grosh.

Olson, Patricia A., dec'd.

Late of West Hempfield Township.
Executor: William N. Olson c/o Kim Carter Paterson, Esquire, 2600 Willow Street Pike N., PMB 155, Willow Street, PA 17584.
Attorney: Kim Carter Paterson.

Reilley, Andrew T., Jr., dec'd.

Late of East Drumore Township.
Executrix: Katherine R. Chilcote c/o James N. Clymer, Esquire, 408 West Chestnut Street, Lancaster, PA 17603.
Attorneys: Clymer Musser & Sarno, PC.

Siegrist, Jay M., dec'd.

Late of 1520 Harrisburg Pike, Lancaster.
Administrator: Douglas K. Siegrist, 325 North Homestead Drive, Landisville, PA 17538.
Attorneys: Patti Spencer, Esquire; Spencer Law Firm.

Simonetti, Patsy L. a/k/a Patsy Lee Simonetti, dec'd.

Late of Manheim Township.

Executrix: Andrea L. Haus c/o Aevitas Law, PLLC, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601.
Attorneys: Neil R. Vestermark, Esquire; Aevitas Law, PLLC.

Stauffer, Robert K., dec'd.

Late of the Borough of Ephrata.
Executrix: Bonnie S. Richardson c/o Lindsay M. Schoeneberger, Russell, Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.
Attorney: Lindsay M. Schoeneberger.

Watterson, Dennis L., Jr., dec'd.

Late of Columbia.
Executors: Tracy Watterson and Dennis L. Watterson, Sr., 57 Birch Lane, Columbia, PA 17512.
Attorney: None.

Weaver, Kenneth H., dec'd.

Late of Fulton Township.
Executrix: Jacqueline Sue Thomas c/o Elizabeth A. Bartlow, Esquire, 8 N. Queen Street, Suite 700-H, Lancaster, PA 17603.
Attorney: Elizabeth A. Bartlow, Esquire.

Weidner, Henrietta J. a/k/a Henrietta Jane Weidner, dec'd.

Late of East Hempfield Township.
Executrix: Heidi J. Roye c/o Robert E. Sisko, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.
Attorneys: Morgan, Hallgren, Crosswell & Kane, P.C.

Winters, Robert A., dec'd.

Late of Strasburg Borough.
Executrix: Rachel W. Mylin c/o
J. Elvin Kraybill, Attorney, P.O.
Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

**ARTICLES OF INCORPORATION
NOTICE**

Notice is given that:

CREMATION SERVICES OF
LANCASTER COUNTY, INC.

has been incorporated under the
Pennsylvania Business Corpora-
tion Law of 1988, as amended, for
no other business activity other
than that of funeral directing.

J-18

**CHANGE OF NAME
NOTICE**

NOTICE IS HEREBY GIVEN
that a Petition has been filed in
the Court of Common Pleas of
Lancaster County, Pennsylvania,
seeking to change the name of Me-
ganlynn Dolores Roskow to Seren
Ezra Hunter. A hearing on the Pe-
tition will be held on July 22, 2021
at 1:30 PM in Courtroom No. 4 at
the Lancaster County Courthouse,
50 North Duke Street, Lancaster,
Pennsylvania, at which time any
persons interested may attend
and show cause, if any, why the
Petition should not be granted.

J-18

NOTICE IS HEREBY GIVEN
that a Petition has been filed in
the Court of Common Pleas of
Lancaster County, Pennsylvania,

seeking to change the name of
Ethan Alexander Vaughn to Ethan
Alexander Poetic. A hearing on the
Petition will be held on July 13,
2021 at 2:00 PM in Courtroom No.
4 at the Lancaster County Court-
house, 50 North Duke Street, Lan-
caster, Pennsylvania, at which
time any persons interested may
attend and show cause, if any,
why the Petition should not be
granted.

J-18

FICTITIOUS NAME NOTICE

Gumption Design. Co.

was registered as a fictitious name
by Zachary Johnson-Medland,
the sole proprietor of the business
which provides graphic design ser-
vices in print and digital media like
logos, website, and illustration.

J-18

Notice is hereby given that:
Indigo Holdings

has been registered as a fictitious
name of Grandview Lane Proper-
ties LP, GL Partnership LP, GLP GP
LLC, GL Partners GP LLC, Arcona
Road Properties LP, ARP Partners
LP, ARP GP LLC, ARP Partners GP
LLC, Arcona Road Properties II
LP, ARP Partners II LP, ARP II GP
LLC, ARP Partners II GP LLC, FH
Properties II LP, FH II GP LLC, FH
Partners II LP, FH Partners II GP
LLC, Hastings Properties I LP, HP I
GP LLC, HP Partners I LP, HP Part-
ners I GP LLC, Meeder Properties
I LP, MP I GP LLC, MP Partners I
LP, MP Partners I GP LLC, Roch-
ester Road Properties I LP, RRP I
GP LLC, RRP Partners I LP, RRP
Partners I GP LLC, Site Construc-
tion Properties LP, SCP GP LLC,
SCP Partners LP, SCP Partners GP
LLC, Arcona Commons Properties
I LP, ACP I GP LLC, ACP Partners I

LP, ACP Partners I GP LLC, Cygnet Partners LP, Cygnet Development LLC, Florin Hill Investors LP, BOW FHI LLC, BOW FH Investors LP, RB FHI LLC, Arcona Strand Partners, ARS Partners LP, and ARS Partners GP LLC located at 322 N. Arch St., Lancaster, PA 17603. The application for registration of a fictitious name was filed under the provisions of The Fictitious Names Act of 1982.

J-18

Lancaster County Marketing, LLC, 417 Newport Avenue, Gap, PA 17527 did file in the office of the Secretary of the Commonwealth of Pennsylvania, on or about 5/13/2021, registration of the name:

Lancaster County Foods under which they intend to do business at 417 Newport Avenue, Gap, PA 17527 pursuant to the provision of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act".

J-18

An application for registration of the fictitious name:

My Aunt Debbie 336 North Queen Street, Lancaster, PA 17603 has been filed in the Department of State at Harrisburg, PA, File Date 01/19/2021 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is DEBORAH SUSAN SERDY, 423 N. CHERRY ST., LANCASTER, PA 17602

J-18

MISCELLANEOUS LEGAL NOTICE

Public Auction
Eastern Lancaster County
School District Property

The property to be sold is the Property, defined as ALL THAT CERTAIN land and improvements thereon lying in East Earl Township, Lancaster County, Commonwealth of Pennsylvania, containing approximately .99 acres more or less and identified as the land described in the deed recorded in the Lancaster County Recorder of Deeds Office, Instrument # 6506431 and Property ID # 20011032-0-0000 (the "Property") containing .99 acres more or less.

On July 13, 2021 at 5:00 p.m., EASTERN LANCASTER COUNTY SCHOOL DISTRICT will sell at public sale, on the Property located at 1240 Main Street, East Earl Township, Lancaster County, PA, containing .99 acres, more or less.

REAL ESTATE: The Property and all improvements thereon.

TERMS: 10% down, by check, day of sale, balance on or before September 1, 2021.

REAL ESTATE INSPECTIONS: by appointment, by contacting Horning Farm Agency, Inc. at (610) 286-5183.

Sale for: EASTERN LANCASTER COUNTY SCHOOL DISTRICT.

Auctioneer: Horning Farm Agency, Inc., 2403 Main Street, Narvon, PA 17555.

J-4, 11, 18

MISCELLANEOUS LEGAL NOTICE

To the owners of a 2015 Nissan Sen-

tra VIN 3N1AB7AP1F355294 this is notice that a Petition to obtain a Certificate of Title of the vehicle has been filed. A hearing will be held on the Petition in the Court of Common Pleas of Lehigh County on June 21, 2021 at 9:30 a.m. in courtroom 4B of the Lehigh County Courthouse, 455 Hamilton St., Allentown, PA 18101. If you wish to be heard on this Petition you must appear at the time and place. If you fail to appear relief may be granted. A copy of the Petition is filed at 2021-C-0634 in the Lehigh County Court.

J-4, 11, 18

SUITS ENTERED

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

June 3 2021

to June 9, 2021

ANDERSON ROOFING & EXTERIORS; Cynthia L. Kauffman; 03574

APPALACHIAN INSULATION SUPPLY, INC.; Zoltan W. Latinovich; 03636; Scanlon

BARR, MARSHA L.; Conestoga Valley School District; 03734; Miller

BISHOP, LARRY, BISHOP, MARIANN; Conestoga Valley School District; 03730; Miller

BOYD, KIMBERLY A.; Gardner and Stevens, P.C.; 03594; Gardner
 CACKOWSKI, ROBERT J.; Solanco School District; 03684; Miller

CATALAN, KAREN; Cavalry SPV I, LLC; 03620; Apothaker

COVER FX SKIN CARE LIMITED, COVER FX; Listrak, Inc.; 03726; Pollock

D.H. KIM ENTERPRISES, INC.;

Wohlsen Construction Company; 03768; Camarota

DANESHVAR, FARID M., DANESHVAR, HABIB M.; Conestoga Valley School District; 03728; Miller

DUTCH WONDERLAND FAMILY AMUSEMENT PARK, WICKERSHAM CONSTRUCTION AND ENGINEERING INC, TRAGO MECHANICAL, EARL REALTY INC, NATHANS FAMOUS, PALACE ENTERTAINMENT HOLDINGS LLC, TRAGO MECHANICAL INC, TRAGO, ANTHONY D, TRAGO, ANTHONY, WONDERLAND REALTY LLC, WONDERLAND HOTEL LLC, WONDERLAND REALTY LLC, CARTOON NETWORK HOTEL, WONDERLAND AMUSEMENT MANAGEMENT LLC, DUTCH WONDERLAND, WHITEFORD R E LLC, ROBERT JR, WHITEFORD M, WHITEFORD ROBERT M JR INC, JOHN H WICKERSHAM ENGINEERING AND CONSTRUCTION INC, WICKERSHAM CONSTRUCTION ENGINEERS, WICKERSHAM TRUST, WICKERSHAM PROPERTIES INC, WICKERSHAM CONSTRUCTION, PALACE ENTERTAINMENT, ROBERT M WHITEFORD JR INC, WHITEFORD, ROBERT M., ROBERT WHITEFORD JR INC, TRAGO FIRE PROTECTION SYSTEMS LLC, TRAGO FIRE PROTECTION LLC, DMHARTMAN ELECTRICAL LLC, D M HARTMAN ELECTRICAL LLC; Luis A. Cortes, Jr.; 03600; Sabatino

ECKLIN DEVELOPMENT, LLC, LE, BINH, LEE NAILS, LEE'S NAILS; Trelaya Shorter ; 03541 ; Van Der Veen

FRANK, JAMES H., FRANK, CYNTHIA S.; Conestoga Valley School District; 037722; Miller

GARMAN, SANDRA L., GAR-

- MAN, BARRY L.; Elizabethtown Economic Development Corp.; 03739; Dolan
- GOLDEN, ANTHONY; Cavalry SPV I, LLC; 03623; Apothaker
- HERITAGE HILLS ASSOCIATES, HERITAGE HILLS GOLF RESORT AND CONFERENCE CENTER, INN AT HERITAGE HILLS ASSOCIATES, HERITAGE HILLS RECREATION, LLC; Bryana Zurad; 03677; Turner
- HOPE JR., WILLIAM E.; HOPE, KIMBERLY C.; Solanco School District; 03681; Miller
- JEFFRIES, BARRY L., JEFFRIES ESTATE OF, MICHAEL DAVID; Amber Whipperman; 03756; Justice
- JIWA, ASHRAFKHNU A.; Bank of America, N.A.; 03652; Cusick
- KAISER, TERESA A.; Solanco School District; 03674; Miller
- KEENE, JUSTIN L.; PPL Electric Utilities Corporation; 03758; Krzywicki
- LANCASTER BIBLE COLLEGE CAPITAL SEMINARY AND GRADUATE, JOHN DOES 1-10; Pilisa Mackey; 03608; Weisberg
- LANCASTER CITY ZONING HEARING BOARD; City of Lancaster; 03539; Albert
- LSF9 MASTER PARTICIPATION TRUST; Conestoga Valley School District; 03621; Miller
- MAHASHIV, LLC; Conestoga Valley School District; 03625; Miller
- MEDINA, KARIE L., MEDINA, SANTOS; Citadel Federal Credit Union; 03705
- METZ, TAMMY L.; Conestoga Valley School District; 03713; Miller
- MILLER, ANDRE R.; First Select, Inc.; 03724; Winograd
- NEGRON, SALVADOR; Solanco School District; 03673; Miller
- NGUYEN, THUA; Conestoga Valley School District; 03706; Miller
- NISSLEY JR., DONALD R., NISSLEY, DIANNE M.; Solanco School District; 03682; Miller
- PEFFER, JASON M.; Solanco School District; 03672; Miller
- PERKOWSKI, EREK M.; Cavalry SPV I, LLC; 03624; Apothaker
- PERRY, ARNOLD B., PERRY, BARBARA L.; Conestoga Valley School District; 03698; Miller
- RINEER, ALYCIA; Alix A. Unwin; 03592; Rankin
- ROBSON, KEVIN T.; Conestoga Valley School District; 03691; Miller
- ROLAND, STEVEN D., ROLAND, OLETA R.; Solanco School District; 03665; Miller
- ROLAND, STEVEN D., ROLAND, OLETA R.; Solanco School District; 03667; Miller
- ROLAND, STEVEN D.; Solanco School District; 02557; Miller
- ROLAND, STEVEN, ROLAND, OLETA; Solanco School District; 03736; Miller
- RUGGIANO, AMANDA, RUGGIANO, JOHN; Pennsylvania SPCA; 03564; Oakley
- SALEWSKI, KERI K., SALEWSKI, JOHN P.; Conestoga Valley School District; 03686; Miller
- SALLEY, DUSTIN; Sarah Santos; 03679; Aris
- SILKER, NEVA A.; Cavalry SPV I, LLC; 03676; Apothaker
- SPRINGER JR., MILFORD; Cox Enterprises, Inc.; 03749; Poremba
- STOLTZFUS, ABRAM B., STOLTZFUS, KATIE L.; Solanco School District; 03659; Miller
- THOMPSON, DEBRA L.; Citadel Federal Credit Union; 03671; Dougherty

TURNER, TIMOTHY L.; Solanco School District; 03645; Miller

WALKER, DAVID; Portfolio Recovery Associates, LLC; 03611; Carrucoli

WAPINSKY, THOMAS; Maria Alicea; 03560; Swartz

WEAVER, RANDALL K.; Solanco School District; 03640; Miller

WELLSPAN MEDICAL GROUP, LORETAN, WILLIAM D., WELLSPAN INTERNAL MEDICINE-EPHRATA; Neal T. Showalter; 03754; Atlee

WHITAKER, DONALD W., WHITAKER, KATHY ANN; Solanco School District; 03635; Miller

WHITE, GLENN; Solanco School District; 03629; Miller

WIN, MELA, WIN, MUNG-KYAW; Zachariah Davis; 03643; Henry

WOODRING, JAMES T., WOODRING, REBECCA E.; U.S. Bank, National Association; 03617; Argentieri

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