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LANCASTER BAR ASSOCIATION

Lancaster Law Review

The Official Legal Periodical of Lancaster County

Managing Editor: Melissa Lutchkus

Law Review Committee

Matthew C. Samley, Chair

Courtney M. Monson, Eric M. Gibson

Vol. 100

LANCASTER, PA October 9, 2026

No. 41

Ainsworth, Inc. v. Mars Wrigley Confectionary U.S., LLC f/k/a Mars Chocolate North America, LLC – No. 25-01101 – Brown, J. – April 15, 2026 – Contract Law – Preliminary Objections – Venue – CASPA – Unjust Enrichment – Quantum Meruit – The Court overruled Defendant’s Preliminary Objections alleging improper venue, insufficient specificity, and legal insufficiency. Venue was proper despite a forum selection clause because CASPA’s anti waiver provision reflects strong public policy requiring Pennsylvania construction disputes to be litigated in the Commonwealth. Plaintiff adequately pleaded a unilateral mistake in its bid for work it failed to account for, and reformation was permissible because a unilateral mistake may be treated as mutual when the other party knew or should have known of the error. The Court also held that unjust enrichment and quantum meruit could be pursued in the alternative where Plaintiff alleged it conferred benefits for work outside the quoted contract scope without receiving payment.....87

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LANCASTER LAW REVIEW

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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
Phone: 717-393-0737
Fax: 717-393-0221

2026 LANCASTER BAR ASSOCIATION - STAFF

Executive Director
Lisa Driendl-Miller
Lisa@lancasterbar.org

Director of Development
Penny L. Smith, MLIS
Penny@lancasterbar.org

**Managing Editor of the
Lancaster Law Review**
Melissa Lutchkus
LawReview@lancasterbar.org

Operations Assistant
Linda Friant
Linda@lancasterbar.org

**Education & Member Engagement
Coordinator**
Lexi Driendl
Lexi@lancasterbar.org

**Lawyer Referral Service and
Community Outreach Coordinator**
Alayna McCarty
Alayna@lancasterbar.org

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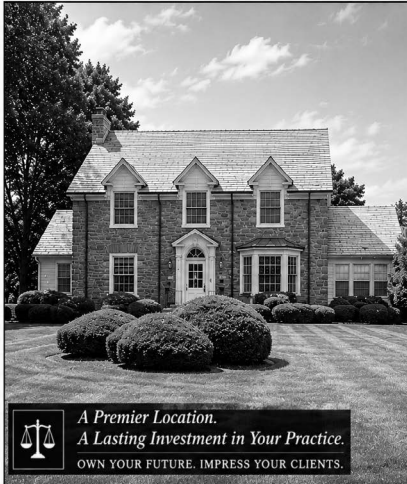
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We will also feature your ad on the Job Board of the Lancaster Bar Association's website, ensuring visibility and exposure to a wider pool of talented legal professionals.

Contact us for more information!



CALENDAR OF EVENTS

October

October 14, 2026 Dependency Law: 101 Representing Parents
in Lancaster County (Hybrid)*
11:30 am - 1:00 pm

**This program was previously scheduled for Thursday, September 3, 2026.*

October 14, 2026 Tony Kilkuskie Memorial Resolution
*4:00 pm at Lancaster Bar Association
Headquarters*

October 16, 2026 Senior Lawyers' Lunch
12:00 pm at Iron Hill Brewery

October 20, 2026 Fall Open House
*8:00 am at Lancaster Bar Association
Headquarters*

November

November 20, 2026 Senior Lawyers' Lunch
12:00 pm at Iron Hill Brewery

December

Nov. 30 – Dec. 4, 2026 Member Appreciation Week

December 3, 2026 Annual LBA Holiday Party
Lancaster Bar Association Headquarters

December 18, 2026 Senior Lawyers' Lunch
12:00 pm at Iron Hill Brewery

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

JOB BOARD - EMPLOYMENT OPPORTUNITIES

ATTORNEY/JD OPPORTUNITIES

Associate Attorney — Personal Injury & Workers' Compensation

The law firm of **Rankin & Gregory** is looking for 1–2 associates to support our very busy and growing practice. The firm exclusively handles personal injury and workers' compensation cases. While experience in either of these areas of law is preferred, it is not required. We are willing to teach the right person everything they need to know to become a successful personal injury and workers' compensation attorney. What we cannot teach is personality, drive, judgment, and the ability to connect with people. The right person, with the right attitude and skill set, can build a rewarding career here.

Who We're Looking For

The associate who succeeds in this position will naturally be a go-getter. You should be comfortable taking initiative, relating easily to people, reading situations quickly, and persuading others through strong oral and written communication skills. Our clients will have to trust you. You will have to earn their trust by guiding them through the process and delivering solid results. We always want our clients to know where they stand and where we are trying to take them on their journey.

You will also need to earn the confidence of opposing counsel, insurance companies, judges, and juries. Insurance companies and their lawyers are unlikely to pay the full value of a case unless they believe you have the ability, preparation, and determination to make them pay if the case must go all the way through litigation.

The Work

This is an in-person position. We meet with clients on a daily basis; we attend hearings, meet with staff, and we make ourselves available. Personal interaction is an important part of what we do and this is not a remote position.

We work hard, but we also believe in maintaining a good work/life balance. Our entire firm gets a great deal accomplished within a 40-hour workweek. There will occasionally be times when a longer workweek is necessary, particularly during trial, but those occasions are rare. Trial weeks are intense, but we average fewer than five trials per year. This is a career opportunity, not simply a job. We are not looking for someone who views the practice of law as simply a way to collect a

paycheck. We want someone who takes pride in their work and is willing to put in the effort required to become an excellent trial lawyer and advocate for clients. The successful associate would ultimately have the opportunity to play a significant role in the future of the firm with potential opportunities for ownership interests in the firm. Ownership opportunities would not come quickly, and they would only be offered to the right individual.

Compensation & Benefits

- Starting salary: \$100,000–\$125,000
- Annual performance-based bonuses
- Health insurance
- 401(k)
- Paid vacation
- Generous holiday schedule
- Paid sick time

If you are ambitious, personable, hardworking, and interested in building a career rather than simply finding your next job, we would like to hear from you.

Prospective candidates should email their cover letters and resumes to help@rginjurylaw.com.

S-18,25;O-2,9

Assistant Counsel - Keystone Custom Homes

Position Overview

Keystone Custom Homes is seeking an **Assistant Counsel** to support the General Counsel and the Vice President of Land and Counsel in providing legal guidance and services across all aspects of our residential homebuilding and land development operations. This role will work closely with the General Counsel, the Vice President of Land and Counsel and the executive leadership to help manage legal risk, ensure regulatory compliance, support business operations, support land acquisition and development efforts and contribute to the company's continued growth and success. The Assistant Counsel will handle and assist with a broad range of legal matters including, but not limited to, contract review and drafting, corporate governance, real estate transactions, zoning and land use, customer disputes, regulatory compliance and litigation.

Key Responsibilities

- Draft, review, and negotiate real estate and land development contracts, construction agreements, vendor and trade partner contracts, sales documents, general business agreements and forms, and other transactional documents
- Ensure contracts, real estate documents and other legal documents comply with applicable laws, regulations, and company policies
- Provide day-to-day legal advice and support to internal departments including operations, sales, marketing, warranty, construction, human resources, IT and customer relations
- Support with identifying and assessing legal risks related to construction, warranties, customer relations, marketing programs, sales practices, and business operations
- Support with recommendations of practical, cost-effective solutions to mitigate legal exposure
- Support the General Counsel and the Vice President of Land and Counsel in developing and implementing risk management, real estate and business strategies
- Support with monitoring and researching state, federal, and local laws and regulations affecting homebuilding, residential construction, real estate development, warranty and sales
- Assisting in ensuring company compliance with zoning, land use, environmental, permitting, and other regulatory requirements
- Help maintain and update company policies, procedures, and standard forms to reflect current legal requirements
- Assist in managing and resolving customer disputes, warranty claims, construction defect allegations, consumer complaints, and other consumer issues
- Litigation support and coordination with outside counsel
- Conduct legal research and prepare memoranda, correspondence, and pleadings
- Assist in managing case files and tracking deadlines to ensure deadlines are met
- Serve as a point of contact with homebuyers, trade partners, municipalities, lenders, title companies, suppliers, and other external parties
- Represent Keystone Custom Homes professionally in legal and business matters
- Build and maintain positive working relationships with internal and external stakeholders
- Assist with corporate governance matters, board resolutions, and entity maintenance
- Support due diligence for acquisitions, financing, and strategic initiatives and acquisitions
- Handle special projects and additional legal matters as assigned by the General Counsel and Vice President of Land and Counsel

Qualifications Required

- Juris Doctor (J.D.) degree from an accredited law school
- Admission to practice law in the Commonwealth of Pennsylvania with license in good standing
- Minimum of 2 years of legal experience in a law firm, corporate legal department, real estate legal department or combination thereof
- Strong working knowledge of contract and transactional law, corporate law, real estate law, litigation, and zoning and land use
- Strong working knowledge of general corporate legal principles
- Excellent legal research, writing, and analytical skills
- Strong attention to detail and ability to manage multiple priorities and deadlines
- Effective communication and interpersonal skills with ability to explain legal issues clearly to non-lawyers
- Sound judgment and ability to balance legal considerations with business objectives
- Comfortable operating in a fast-paced, evolving business environment
- Ability to work effectively and collaboratively with General Counsel, the Vice President of Land and Counsel, executive leadership, business leaders and cross-functional team members
- Proficiency with Microsoft Office Suite, AI and legal research platforms

Preferred

- Experience in homebuilding, residential construction, real estate development, or construction law
- Experience handling customer disputes, warranty issues, or consumer protection matters
- Experience working with cross-functional business teams in a corporate or real estate environment

Apply here: llopez@keystonecustomhome.com; [Careers | Keystone Custom Homes](#)

S-18,25;O-2,9

Associate Attorney - Styer Law

Styer Law LLC is a growing criminal defense firm serving Lancaster County and the surrounding region. We believe strong legal representation requires not only effective advocacy in the courtroom, but also responsive communication, preparation, professionalism, and a GENUINE commitment to the client experience.

We are seeking an **Associate Attorney** to join our criminal defense practice. This position is ideal for an attorney who wants meaningful courtroom experience, direct client interaction, and the opportunity to take ownership of cases while working within a highly client-focused firm.

Some travel may be required, as we take cases from multiple counties in the Commonwealth.

The Associate Attorney will represent clients in criminal and traffic matters at various stages of litigation, including preliminary hearings, pretrial proceedings, motions, plea negotiations, trial, sentencing hearings, probation matters, and other court appearances.

The ideal candidate is confident, professional, organized, and comfortable communicating with clients who may be experiencing significant stress or uncertainty. Strong writing, courtroom, and interpersonal skills are important, as is the ability to manage multiple matters and deadlines independently.

Prior criminal defense, prosecution, judicial clerkship, or courtroom experience is preferred but not necessarily required. We are willing to train a motivated attorney who demonstrates strong judgment, professionalism, and a sincere interest in criminal defense. Applicants must be licensed to practice law in Pennsylvania and in good standing.

Competitive compensation based on experience, with opportunities for performance based compensation and professional growth. \$80k-\$120k/year

For the right candidate, this position offers a potential path to partnership based on performance, contribution to the firm, and long-term alignment with our growth.

Interested applicants should submit a résumé and letter of interest to Don@Styer.Law.

O-16,23

LEGAL/PROFESSIONAL SUPPORT OPPORTUNITIES

Executive Legal Assistant - Styer Law

Styer Law is hiring an **Executive Legal Assistant**. Sarah, Styer Law's All-Star Executive Legal Assistant, is heading to law school in the fall, and we are beginning our search for her replacement.

This individual reports directly to Attorney Styer and serves as a key point of contact for the firm's existing clients. Responsibilities

include handling current-client calls and communications, managing Attorney Styer's calendar and court schedule, preparing and filing legal documents, maintaining case files, coordinating with courts and opposing counsel, and assisting with the day-to-day management of a busy criminal defense practice.

Styer Law is a heavily client-centered firm. We believe that providing excellent legal representation also means providing an exceptional client experience. Our clients are often going through one of the most stressful periods of their lives, and we place a high priority on communication, responsiveness, professionalism, and making sure every client feels heard, informed, and taken care of throughout their case.

The Executive Legal Assistant plays a major role in that experience. We are looking for someone who genuinely enjoys helping people, communicates with patience and empathy, follows through on commitments, and takes pride in making clients feel that their concerns matter. Client satisfaction and client happiness are not secondary considerations at Styer Law—they are central to how we operate the firm.

The ideal candidate is highly organized (strong attention to detail required), dependable, professional, comfortable working independently, and exceptional with clients. Attention to detail, strong communication skills, and the ability to manage multiple deadlines and competing priorities are essential. Prior legal experience is strongly preferred, particularly in criminal defense.

This is a full-time, in-office position in Lancaster, Pennsylvania. Competitive hourly compensation based on experience. \$20–\$30/hour.

Interested applicants should submit a Resume and Letter of Interest to Don@Styer.Law.

O-16,23

Client Relationship Coordinator - Styer Law

At **Styer Law LLC**, we believe exceptional legal representation begins with exceptional client service. We understand that contacting a criminal defense attorney is often one of the most stressful moments in a person's life. Our mission is to provide prompt communication, honest guidance, and outstanding service from the very first phone call through the successful resolution of every case.

We are seeking a **Client Relationship Coordinator** to serve as the first impression and an ongoing point of contact for our clients. This role is ideal for someone who enjoys build-

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

Allison, Evelyn, dec'd.

Late of East Hempfield Township.

Executors: Victoria A. Myer and Fulton Bank, N.A. c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

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

Almanza, Casey Lynn, dec'd.

Late of Kirkwood.

Administratrix: Kassandra Almanza c/o Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348.

Attorney: Donald B. Lynn, Jr., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348.

Aviles, Shanelle M., dec'd.

Late of Columbia Borough.

Administrators: Renee Ault & Wilfredo L. Aviles c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Barley, R. Marc a/k/a Richard Marc Barley, dec'd.

Late of Manheim Township.

Executrix: Erin N. Barley c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

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

Barrett, Bonnie D., dec'd.

Late of Columbia Borough.

Executor: Diane M. Weaver c/o 327 Locust Street, Columbia, PA 17512.

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

Burkholder, Elva O., dec'd.

Late of Ephrata Borough.

Executors: Paul M. Hurst and Michael R. Martin c/o Beiler Legal Services P.C., 105 S. Hoover Ave., New Holland, PA 17557.

Attorney: Nevin D. Beiler, Esq.

Collins, Guy M., III a/k/a Guy March Collins, III a/k/a Guy M. Collins, dec'd.

Late of Lancaster Township.

Executor: Jared D. Yordy c/o Mongiovi Law, LLC, 235 North Lime Street, Lancaster, PA 17602.

Attorney: Michael J. Mongiovi.

Croy, Carol A., dec'd.

Late of East Donegal Township.
Executor: Donald Foster c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim,
PA 17545.
Attorneys: Young and Young.

Cutlip, Pierrette M., dec'd.

Late of Maytown.
Executrix: Tara L. Hickey, 238
Huntington Dr., Mountville, PA
17544.
Attorney: None.

**Desmond, George C. a/k/a
George Charles Desmond**, dec'd.

Late of Straburg Borough.
Executor: Gregory C. Desmond
c/o Randy R. Moyer, Esquire,
Barley Snyder LLP, 126 East
King Street, Lancaster, PA
17602.
Attorney: Randy R. Moyer --
Barley Snyder LLP.

Fritz, Mary E., dec'd.

Late of Manheim Township.
Executor: Gregory R. Fritz c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim,
PA 17545.
Attorneys: Young and Young.

Hanson, Lois B., dec'd.

Late of Warwick Township.
Executor: Leslie C. Morrissey
c/o Douglas A. Smith, Attor-
ney, P.O. Box 5349, Lancaster,
PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Helmick, Linda S., dec'd.

Late of East Petersburg Bor-

ough.

Executor: Tony Helmick c/o Ni-
kolaus & Hohenadel, LLP, 327
Locust Street, Columbia, PA
17512.

Attorney: Christopher R. Grab,
Esquire.

Herr, Diane L., dec'd.

Late of West Lampeter Town-
ship.

Executors: Mark R. Herr &
Tara L. Herr c/o Pyfer, Reese,
Straub, Gray & Farhat, P.C.,
128 N. Lime Street, Lancaster,
PA 17602.

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

Hippensteel, June E., dec'd.

Late of East Donegal Township.
Executrix: JoAnn S. Lines c/o
Nikolaus & Hohenadel, LLP,
222 South Market Street, Suite
201, Elizabethtown, PA 17022.
Attorney: Jeffrey S. Shank, Es-
quire.

Hynes, John, dec'd.

Late of Lancaster.
Executor: John Hynes Jr. c/o
David R. Bane, Attorney, 301
Oxford Valley Road, Suite 603B,
Yardley, PA 19067.
Attorney: David R. Bane.

TRUST NOTICE

Miller, Beth T., dec'd.

Late of Manor Township.
The Miller Family Irrevocable
Trust dtd. 10/29/2009.
Trustees: Kenneth D. Miller and
Mary Lou Sherer c/o Marci S.
Miller, Attorney, P.O. Box 5349,
Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Moskal, Linda S. a/k/a Linda Susan Moskal, dec'd.

Late of West Cocalico Township.

Administratrix: Kirsten A. Barton c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: James K. Noel, IV, Esq.

Moyer, Daniel L., Jr., dec'd.

Late of Ephrata Borough.

Executrix: Donna Youndt c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess, LLP.

Rentz, Jean M., dec'd.

Late of New Holland.

Administrator: John T. Rentz c/o Legacy Law, PLLC, 147 W. Airport Road, Suite 300, Lititz, PA 17543.

Attorney: Katelyn M. Halde-
man, Esq.

Ross, Ronald Keith, dec'd.

Late of Fulton Township.

Co-Administrators: Michelle Lynn Riley & Jason Keith Ross c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

Salvatore, Susan Cianci a/k/a Susan C. Salvatore, dec'd.

Late of Lancaster City.

Executrix: Rosemarie Wolf c/o

Nathan A. Gill, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: BCGL LLC.

Schuler, C. David, dec'd.

Late of West Earl Township.

Executor: Benjamin K. Fisher c/o Good Law Firm, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good Law Firm.

Summers, Rebecca L., dec'd.

Late of New Holland Borough.

Co-Executors: Jeffrey Summers and Brynn Schreiber c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.

Attorneys: Smoker Gard Associates LLP.

Vottero, Jeanette M., dec'd.

Late of West Hempfield Township.

Executor: Brett J. Vottero c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

Wickenheiser, Douglas Eugene, dec'd.

Late of Lancaster City.

Executor: Griffin James Wingenroth c/o Gary J. Imblum, Esquire, IMBLUM LAW OFFICES, P.C., 4615 Derry Street, Harrisburg, PA 17111.

Attorney: Gary J. Imblum, Esquire.

Williams, Violet a/k/a Violet F. Williams, dec'd.

Late of Mount Joy Borough.
Co-Executors: Naomi R. Wenger and Juanita Schiano, 932 W. Main St., Mount Joy, PA 17552.
Attorney: None.

SECOND PUBLICATION

Adkins, Michelle L. a/k/a Michelle Lee Adkins, dec'd.

Late of West Lampeter Township.
Executor: Sean T. Adkins c/o 135 North George Street, York, PA 17401.
Attorney: Timothy J. Bupp, Esq., CGA Law Firm, 135 North George Street, York, PA 17401.

Beck, Vickie L., dec'd.

Late of East Petersburg.
Executor: Spencer Beck c/o Morrison Law PLLC, 313 West Liberty Street, Suite 118, Lancaster, PA 17603.
Attorney: Kathleen M. Morrison, Morrison Law PLLC.

Brady, Gerald D. a/k/a Gerald Dale Brady, dec'd.

Late of Ephrata.
Executor: Patrick S. Brady c/o Craig A. Hatch, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011.
Attorney: Craig A. Hatch, Esquire.

Czap, Mary Jane, dec'd.

Late of West Lampeter Township.
Executor: Judith E. Reynolds c/o May Herr & Grosh, LLP, 234 North Duke Street, Lan-

caster, PA 17602.
Attorney: Matthew A. Grosh.

TRUST NOTICE

Doherty, Leonard E., dec'd.

Late of West Lampeter Township.

Leonard E. Doherty Living Trust dtd. October 24, 2006, amended and retasted on March 14, 2022.

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

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

Earhart, William A., dec'd.

Late of Elizabethtown Borough.
Executors: M. Constance Longenecker c/o John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.
Attorney: John F. Markel.

Frey, Lenore M., dec'd.

Late of Lititz.
Executor: Frederick W. Frey c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.
Attorney: Katelyn M. Halderman, Esq.

Fowler, John B., III, dec'd.

Late of East Hempfield Township.

Executor: John B. Fowler, IV c/o Mosebey Law Group, 621 Main Street, P.O. Box 300, Thompsonstown, PA 17094.

Attorney: Seth T. Mosebey, Esquire, Mosebey Law Group.

Gonzalez, Santa Ana a/k/a Santa A. Gonzalez, dec'd.

Late of Manor Township.
Administrator: Ramon Rodriguez, Jr. c/o Steven R. Blair,
Attorney at Law, 650 Delp
Road, Lancaster, PA 17601.
Attorney: Steven R. Blair, Esq.

Hohman, Kenneth L., dec'd.

Late of West Hempfield Township.
Co-Executors: Robert M.
Hohman & David P. Hohman
c/o Appel Yost LLP, 33 North
Duke Street, Lancaster, PA
17602.
Attorney: Jeffrey P. Ouellet, Esquire.

Horn, Tina M., dec'd.

Late of Lancaster City.
Executor: Cindy L. Sapp c/o
RKG Law, 101 North Pointe
Blvd, Suite 202, Lancaster, PA
17601.
Attorney: Makayla D. Gilchrist,
Esquire.

Hughes, William F., dec'd.

Late of Ephrata Borough.
Administratrix: Patricia Canepa-Hughes c/o Brian J. Honness, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.
Attorneys: McNees Wallace & Nurick LLC.

Lauris, Pamela G. a/k/a Pamela Gay Lauris, dec'd.

Late of Manheim Township.
Co-Executors: Erika J. Rhodesside and Matthew D. Lauris c/o

Gardner and Stevens, P.C., 109
West Main Street, Ephrata, PA
17522.

Attorney: Kurt A. Gardner.

Lo, Keng, dec'd.

Late of West Earl Township.
Administrator: Salyiena Lo
c/o Pyfer, Reese, Straub, Gray
& Farhat, P.C., 128 N. Lime
Street, Lancaster, PA 17602.
Attorneys: Pyfer, Reese, Straub,
Gray & Farhat, P.C.

Lyons, Regina H. a/k/a Regina Lyons, dec'd.

Late of West Hempfield Township.
Executor: Peter Lyons c/o Steven R. Blair, Attorney at Law,
650 Delp Road, Lancaster, PA
17601.
Attorney: Steven R. Blair, Esq.

Marley, Sharon Virginia, dec'd.

Late of Mount Joy Borough.
Executor: Virginia E. Frame
c/o Stacey W. Betts, Esq., 955
West Main Street, Mount Joy,
PA 17552.
Attorney: Stacey W. Betts, Esq.

Means, Bruce B., dec'd.

Late of Caernarvon Township.
Executor: Tammy Lou Boley
c/o Glick, Goodley, Deibler
& Fanning, LLP, 131 W. Main
Street, New Holland, PA 17577.
Attorney: Patrick A. Deibler,
Esq., Glick, Goodley, Deibler &
Fanning, LLP.

Miller, John S., dec'd.

Late of Ephrata.
Executor: John D. Miller, 202

Heather Ln., Wyomissing, PA 19610.

Attorney: Leah Rotenberg, Esq.,
1424 Penn Ave., Wyomissing,
PA 19610.

Mowrer, Julia A. a/k/a Julia Ann Mowrer, dec'd.

Late of Martic Township.

Executrix: Julia A. Houser
c/o Pyfer, Reese, Straub, Gray
& Farhat, P.C., 128 N. Lime
Street, Lancaster, PA 17602.

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

Skabo, Maria A., dec'd.

Late of Manheim Township.

Executor: Erica S. Hannan c/o
May Herr & Grosh, LLP, 234
North Duke Street, Lancaster,
PA 17602.

Attorney: Bradley A. Zuke.

Stimpson, Terry A., dec'd.

Late of Millersville Borough.

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

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

Wolff, Ronald D., dec'd.

Late of East Lampeter Town-
ship.

Executor: Jan S. Humphreys
c/o RKG Law, 101 North Pointe
Blvd, Suite 202, Lancaster, PA
17601.

Attorney: Makayla D. Gilchrist,
Esquire.

Woyurka, David W. a/k/a David

William Woyurka, dec'd.

Late of Lititz Borough.

Executor: David S. Woyurka
c/o Gobble Law Offices, P.C.,
126 East Main Street, Lititz, PA
17543.

Attorney: Stephen R. Gobble.

Zacharias, Eloise E. a/k/a Eloise Elaine Zacharias, dec'd.

Late of East Hempfield Town-
ship.

Co-Executors: Susan E.
Schwartz, Amy L. Thorn and
Peter D. Zacharias c/o Vance
E. Antonacci, Esquire, McNees
Wallace & Nurick LLC, 570
Lausch Lane, Suite 200, Lan-
caster, PA 17601.

Attorneys: McNees Wallace &
Nurick LLC.

THIRD & FINAL PUBLICATION

Clinton, Ernest D., dec'd.

Late of Manheim Township.

Co-Executors: Brian W. Clinton
and Kimberly A. Stiansen c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim,
PA 17545.

Attorneys: Young and Young.

Cyrway, Edward Nelson, Jr. a/k/a Edward N. Cyrway, Jr.,
dec'd.

Late of Lancaster City.

Executor: Christopher Cyr-
way c/o Ned Hark, Esq., Gold-
smith Hark & Hornak, PC, 7716
Castor Ave., Philadelphia, PA
19152.

Attorney: Ned Hark, Esq.

Dewey, Marcia A. a/k/a Marcia Althaus Dewey, dec'd.

Late of West Lampeter Township.

Executrices: Anne Day Dewey and Jane R. Hsiao c/o Theodore L. Brubaker, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: BCGL LLC.

Dodge, Carlton S., dec'd.

Late of New Holland Borough.

Executor: Mark J. Dodge c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: BCGL, LLC.

Edwards, Carol a/k/a Carol Britt Edwards, dec'd.

Late of Lancaster Township.

Administrator: Charity A. Mahosky c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.

Attorney: John C. Hohenadel, Esquire.

Erb, Mark P. a/k/a Mark Philip Erb, dec'd.

Late of Lancaster City.

Executrix: Mary Ann Moore c/o Theodore L. Brubaker, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: BCGL LLC.

Fulton, Alan W., dec'd.

Late of Marietta Borough.

Executor: Francis C. Fulton c/o Stacey W. Betts, Esq., 955 West Main Street, Mount Joy, PA 17552.

Attorney: Stacey W. Betts, Esq.

Geiger, Mary B., dec'd.

Late of Warwick Township.

Executrix: Lori J. Rainey c/o Gibble Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.

Attorney: Stephen R. Gibble.

Haynes, Annabelle T., dec'd.

Late of Lititz Borough.

Executor: James Haynes c/o Jennifer L. Mejia, Mejia Law Group, LLC, 1390 W. Main Street, Ephrata, PA 17522.

Attorneys: Mejia Law Group, LLC.

Landis, Marie E., dec'd.

Late of Salisbury Township.

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

Attorneys: Metzger and Spencer, LLP.

Lebowitz, Sandra A. a/k/a Sandra Anna Lebowitz, dec'd.

Late of West Hempfield Township.

Co-Executors: Beth A. Brandt and Scott A. Lebowitz c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.

Attorneys: Metzger and Spencer, LLP.

Litzenberger, Joyce A., dec'd.

Late of East Cocalico Township.

Executor: Kirk E. Litzenberger c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: James K. Noel, IV, Esq.

Martin, Norma M., dec'd.

Late of Ephrata Borough.
Executor: Earl Martin c/o
James N. Clymer, Esq., 408
West Chestnut Street, Lancaster,
PA 17603.
Attorneys: Clymer Musser &
Sarno, PC.

McCreary, Barbara Jane, dec'd.

Late of Warwick Township.
Administrator: Patrick J. Mc-
Creary c/o Thomas M. Gish,
Sr., Attorney, P.O. Box 5349,
Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess, LLP.

**Milich, Richard Bryan a/k/a
Richard B. Milich**, dec'd.

Late of Manheim Township.
Co-Executors: Annette C. Frey
and Kristopher L. Frey c/o
Blakinger Thomas, PC, 28 Penn
Square, Lancaster, PA 17603.
Attorneys: Blakinger Thomas,
PC.

Raber, Noah J., dec'd.

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

Smoker, Israel K., dec'd.

Late of East Lampeter Town-
ship.
Executor: John M. Smoker,
16 Cattail Rd., Gordonville, PA
17529.
Attorney: None.

Smoker, Lydia L., dec'd.

Late of Leacock Township.
Executors: Benual B. & Mervin
R. Smoker c/o Glick, Goodley,
Deibler & Fanning, LLP, 131 W.
Main Street, New Holland, PA
17557.
Attorney: Ashley A. Glick, Esq.,
Glick, Goodley, Deibler & Fan-
ning, LLP.

Walter, Robert F., dec'd.

Late of Manheim Township.
Executor: Robert J. Walter c/o
Appel Yost LLP, 33 North Duke
Street, Lancaster, PA 17602.
Attorney: James K. Noel, IV,
Esq.

ARTICLES OF INCORPORATION

Notice is hereby given that Ar-
ticles of Incorporation were filed
with the Pennsylvania Depart-
ment of State on 6/5/2026, for a
business corporation which has
been incorporated under the pro-
visions of the Business Corpora-
tion Law of 1988. The name of
the corporation is **Happy Roost-
er Saloon Jr., Inc.**

O-9

NOTICE IS HEREBY GIVEN
that **Lancaster County Hospital
Authority**, with its principal or
registered office at 33 North Duke
Street, Lancaster, Lancaster
County, Pennsylvania, 17602,
pursuant to the Municipal
Authorities Act, as amended,
53 Pa.C.S.A. §5605, intends to
file Articles of Amendment to its
Articles of Incorporation with the
Secretary of the Commonwealth
of Pennsylvania on or about

October 13, 2026. The proposed amendment provides that the term of Lancaster County Hospital Authority shall be for a period ending December 31, 2075.

O-9

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, PA on September 10, 2026 for:

ZACH WHITTAKER CONSULTING, LLC

The said entity has been organized under the provisions of the Pennsylvania Limited Liability Company Law of 1994 of the Commonwealth of Pennsylvania, as amended.

O-9

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that **Lancaster Entertainment Partners, Inc.**, a PA corporation with its registered office at 932 High Street, Lancaster, PA 17603, is now engaged in winding up its affairs. The corporation will be filing Articles of Dissolution with the Commonwealth of PA, so that its corporate existence shall be ended by issuance of a Certificate of Dissolution by the Department of State under the provisions of the Business Corporation Law of 1988 (as amended).

McNEES WALLACE & NURICK,

LLC, Attorneys at Law
100 Pine Street
Harrisburg, PA 17101

O-9

FICTITIOUS NAME NOTICES

Nathaniel Gingrich, 254 E Main St, Leola, PA 17540-1921, did file in the Office of the Secretary of the Commonwealth of Pennsylvania, on or about 9/29/26, registration of the fictitious name **Plain Fervor** under which he intends to do business at 254 E Main St, Leola, PA 17540-1921, pursuant to the provisions of the Pennsylvania "Fictitious Name Act".

O-9

SorentaShop, LLC did file in the Office of the Secretary of the Commonwealth of Pennsylvania, on or about September 23, 2026, registration of fictitious name of: **SORENITA** under which it intends to do business at: 102 S. Oak Street, Lititz, PA 17543, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act".

GARDNER AND STEVENS, P.C.
Attorneys

O-9

FOREIGN REGISTRATION NOTICES

NOTICE IS HEREBY GIVEN that **CENTER FOR ANTHROPOSOICAL ENDEAVORS**, a nonprofit corporation organized under the laws of the State of Washington, has registered to do business

in the Commonwealth of Pennsylvania by filing a Foreign Registration Statement with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on September 24, 2026, under the provisions of 15 Pa.C.S. Chapter 4 (relating to foreign associations). The address of its principal office under the laws of its jurisdiction of formation is P.O. Box 251, Mountlake Terrace, WA 98043. The commercial registered office provider for the corporation in Pennsylvania is Harbor Compliance LLC, and the county of venue is Lancaster County.

O-9

NOTICE IS HEREBY GIVEN that **Technova Industries Inc.**, a foreign business corporation incorporated under the laws of the State of Delaware, with its principal office located at 1025 Lombardi Avenue, Green Bay, WI 54304, has filed a Foreign Registration Statement with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Business Corporation Law of 1988, as amended. The registered office of the corporation in Pennsylvania is c/o Harbor Compliance, 812 North Prince Street, Lancaster, PA 17603, Lancaster County.

O-9

SUITS ENTERED

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

September 19, 2026
to September 28, 2026

BIERLY, DENISE M, LAW OFFICE OF DENISE M BIERLY, KIMMEL, CLAIRE A, HAMILTON & KIMMEL; Bethany Christian Services Of Central Pennsylvania; 07406; Anderson

BLINK BEAUTY LLC, FORBES, MEGAN L; Transportation Alliance Bank Inc; 07584; Keifer III

CONSOLI, JILL R., CONSOLI, JILL, CONSOLI, ESTATE OF, NICOLAS, CONSOLI, ESTATE OF, NICOLAS ANTHONY, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; Wells Fargo Bank NA; 07555; Zirrieth

COWARD JR, NOEL LEE; Mellinger, Brandon; 07583; Attorney not listed

DAVIS, SUZANNE; Jefferson Capital Systems LLC; 07531; Stevens

DELGADO JR, EDWIN; Maldonado, Maribel; 07442; Attorney not listed

DELIVER, SARAH; Southwood Financial LLC; 07589; Borer

DIAZ, MICHELLE E; Belco Community Credit Union; 07582; Miller

DUVERSAINT, JONATHAN, MONNESENA, GENESE; Good, Kevin E; 07468; Farhat

EMBLY, BRYAN L, EMBLY, HEATHER L, CONFER, HEIDI; East Donegal Township; 07363; Hess

GRUMBEIN JR, JOSEPH, GRUMBEIN, ERICKA; North Pointe Surgery Center LP; 07368; Frankel

HALL, ARIELLE T; Martin, Alan;

07572; Gallagher HANES, JOSEPH, KROMAH, MAJAIH, KROMAH, ABU, KROMAH, KOLU; Solanco School District; 07424; Rosenthal HESS, ERIN C; Wright, John E; 07417; Funck INGRAM-GRAYBILL, THELMA; Ingram, Justin D; 07516; Gardner JAMISON, FAYE D; Solanco School District; 07427; Rosenthal JIMENEZ, FRANKLIN; Jefferson Captial Systems LLC; 07512; Stevens, Zion KENDIG, LEANNE E; Schmitt, Michael G; 07432; French LANCASTER COUNTY BOARD OF ASSESSMENT APPEALS; Guy, Jeffrey; 07383; Coleman LANDES-KAHL, HEATHER; Yellets Jr, Robert L; 07408; Murse LONG, CHRISTOPHER R, LONG, MAURICETTA M, SEVERT, KENNETH B, SEVERT, MICHELLE M; Rocket Mortgage LLC; 07539; Gelbert LONSINGER, KYLE; Velocity Investments LLC; 07387; Tsarouhis MOLITORIS, DAVID, MOLITORIS, HEATHER; Pennsylvania State Employee Credit Union; 07486; Pomy NASIMI, RAFIULLAH, NASIMI, NAWIDULLAH; Herr, Ralph; 07507; Rankin NWABUEZE, KAYLA; Henne, Miranda; 07349; Attorney not listed POHNER JR, RICHARD A; CKS Prime Investments LLC; 07475; Tsarouhis POLLARD, ETHAN, BRIDGES, ALONA; Goodville Mutual Insurance Company; 07515; Sandler PROGRESSIVE ADVANCED INSURANCE COMPANY; Asso,	Daniel; 07352; Scatton ROBERTS, KEITH W; Mariner Finance LLC; 07436; Fox ROMAN, RAFAEL, RED ROSE TRANSIT AUTHORITY, LEWIS JR, VINCENT, JOHN DOE; Green, Steven; 07367; Oneil SCENIC RIDGE COMPANY LLC; Horseshoe Nursery LLC; 07342; Siegel, Lee SOWERS, KIMBERLY A, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, YOUNG, CHRISTOPHER; Rocket Mortgage LLC; 07587; Gelbert UNITED HEALTH GROUP INCORPORATED, URGENT CARE HOLDINGS LLC, OPTUM INC, URGENT CARE PENNSYLVANIA PC, MEDEXPRESS URGENT CARE PC PENNSYLVANIA, MEDEXPRESS URGENT CARE LANCASTER, HOMAN, AMY, MEDEXPRESS URGENT CARE, URGENT CARE MSO LLC, MEDEXPRESS; Phillips, Burris; 07521; Justice UNKNOWN; A.R.P.; 07380 WHITE, SCOTT A; Bankers Healthcare Group LLC; 07581; Schneck WILLIAMS JR, ANTHONY LYNN; Lanco Federal Credit Union; 07422; Bonner ZONING HEARING BOARD OF LANCASTER TOWNSHIP; Lancaster Township; 07519; Peipher
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