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

Balabanow, William H. a/k/a William Henry Balabanow, dec'd.
Late of Manheim Township.
Executor: Fulton Bank c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.
Attorneys: McNees Wallace & Nurick LLC.

Beck, Elaine, dec'd.
Late of West Earl Township.
Executrix: Darla E. Carpenter c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.
Attorneys: Morgan, Hallgren, Crosswell & Kane, P.C.

Brouwer, Alex B., dec'd.
Late of West Lampeter Township.
Executrix: Rachel J. Sullivan, 3 Catherine Street, Millvale, PA 15209.
Attorney: Dorothy K. Weik-Hange, Esquire, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 769, Souderton, PA 18964.

DeLong, Jeanne S., dec'd.
Late of East Hempfield Township.
Executor: David DeLong c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
Attorney: Bradley A. Zuke.

Doherty, Mary M., dec'd.
Late of Quarryville Borough.
Executor: Brian J. Doherty c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.
Attorney: John C. Hohenadel, Esquire.

Doherty, William J. a/k/a William John Doherty, dec'd.
Late of Quarryville Borough.
Executor: Brian J. Doherty c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.
Attorney: John C. Hohenadel, Esquire.

Edwards, Paula Rae a/k/a Paula Edwards Kressley, dec'd.
Late of Lititz Borough.
Administrator: Scott Kressley c/o 155 Owl Hill Rd., Lititz, PA 17543.
Attorney: None.

Evans, John C., dec'd.
Late of East Dunmore Township.
Executor: John C. Evans II, 675 South Duke Street, Red Lion, PA 17356.
Attorney: Richard G. Scheib, Esquire, 11 Reitz Blvd., Suite 102, Lewisburg, PA 17837-9293.

Faus, Marlene C., dec'd.
Late of Rapho Township.
Executor: Vicki L. Beale c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Garman, Judith G., dec'd.
Late of Lancaster County.
Executor: Thomas Garman, 3243 Elmae Drive, Lancaster, PA 17601.
Attorney: Peggy M. Morcom, Esquire, Morcom Law, LLC, 1028 E. Chocolate Ave., Hershey, PA 17033.

Gehman, A. June a/k/a June H. Gehman a/k/a Alma June Gehman, dec'd.
Late of Manheim Township.
Executor: Carl L. Gehman c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.
Attorneys: Smoker Gard Associates LLP.

Good, Sandra M., dec'd.
Late of East Cocalico Township.
Executrix: Beth M. Good c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Goyda, Michael L. a/k/a Michael Louis Goyda, dec'd.
Late of Manheim Township.
Executors: Reagan G. Hauer and Cheryl Goyda c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.
Attorney: Randy R. Moyer -- Barley Snyder LLP.

Ibach, Patricia E., dec'd.
Late of Penn Township.
Executor: Gail D. Stouch c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Kahler, Joan E., dec'd.
Late of East Hempfield Township.
Personal Representative: Jennifer L. Kahler c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Kreitz, Stephanie A., dec'd.
Late of Columbia Borough.
Executor: Valerie L. Schauren c/o 327 Locust Street, Columbia, PA 17512.
Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Kuen, Joseph J., III, dec'd.
Late of Ephrata Borough.
Administrator: Maureen A.

Stoelker-Artz c/o 327 Locust Street, Columbia, PA 17512.
Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Lerch, David C., dec'd.
Late of Ephrata Borough.
Executor: John R. Lerch c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger, Esquire.

Lesher, Dorothy V. a/k/a Dorothy Virginia Lesher, dec'd.
Late of Brecknock Township.
Co-Executrices: Cynthia Joyce Witkowski, 1310 Oberholtzer Road, Denver, PA 17517 and Virginia Ann Lesher, 1372 Commonwealth Boulevard, Kenhorst, PA 19607.
Attorney: Robin S. Levengood, Esquire, Weiler & Levengood, P.C., 213 E. Lancaster Ave., Suite One, Shillington, PA 19607.

TRUST NOTICE
Little, Laurie N., dec'd.
Late of West Lampeter Township.
Fourth Amendment and Restatement Laurie N. Little Revocable Trust dtd. February 6, 2024.
Co-Trustees: John W. Little & Stacey G. Little c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.
Attorneys: Metzger and Spencer, LLP.

Lorentson, Dennis R., dec'd.
Late of Lancaster City.
Executor: Debra A. Kruger c/o James Clark Associates, 277 Millwood Road, Lancaster, PA 17603.
Attorney: Neil R. Vestermark.

Masoner, Gladys L., dec'd.
Late of Lancaster.
Executor: Michele L. Steele c/o W. Bryan Byler, Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17601.
Attorney: W. Bryan Byler, Esq.

Morgan, Lois T. a/k/a Lois Todd Morgan, dec'd.
Late of West Lampeter Township.
Co-Executors: Milton K. Morgan III, Walter T. Morgan, Sandra M. Correll and Charles R. Morgan c/o Blakinger Thomas, 28 Penn Square, Lancaster, PA 17603.
Attorneys: Blakinger Thomas.

Northeimer, Richard L. a/k/a Richard Lee Northeimer, dec'd.
Late of Salisbury Township.
Co-Executors: Thomas D. Northeimer and Judith E. Nissley c/o Linda Kling, Esquire, 121 E. Main Street, New Holland, PA 17557.
Attorneys: Smoker Gard Associates LLP.

Repp, Diane M., dec'd.
Late of Pequea Township.
Executor: Bonnie L. Breniser c/o Scott Allen Mitchell, Esq.,

Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601.
Attorneys: Saxton & Stump, LLC.

Sage, Deborah A., dec'd.
Late of Fulton Township.
Co-Executors: Jeffrey E. Sheets & Robert C. Sage, Jr. c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.
Attorney: Jeffrey S. Shank, Esquire.

TRUST NOTICE
Smith, Fredericka Leinbach, dec'd.
Late of Lancaster Township.
Fredericka Leinbach Smith Revocable Trust dtd. November 7, 2008, with 1st Amendment dtd. August 25, 2017.
Trustee: Ms. Rebecca Smith-Kevern, 6659 South Lyon Drive, Gilbert, Arizona 85298.
Attorney: Kristin Gentile White, Esquire, Law Office of Kristin Gentile White, 3336 East Chandler Heights Road, Suite 117, Gilbert, Arizona 85298.

Stephan, Lydia M. a/k/a Lydia Marguerite Stephan, dec'd.
Late of Warwick Township.
Executors: Leanne C. Stephan & Lizbeth A. Stephan c/o Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601.
Attorney: Neil R. Vestermark, Esquire.

Stover, James R., dec'd.
Late of West Hempfield Township.
Executor: Melva A. Stover c/o 327 Locust Street, Columbia, PA 17512.
Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Sutherland, Sharon S., dec'd.
Late of Elizabethtown Borough.
Co-Executrices: Trisha R. Templin and Tanya R. Root c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Jeffrey S. Shank, Esquire.

Toney, Gloria J. a/k/a Gloria Jean Toney, dec'd.
Late of Lancaster City.
Co-Executors: Leander N. Toney and Charlotte Robertson c/o Nathan A. Gill, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: BCGL LLC.

Xakellis, Ann N., dec'd.
Late of Lancaster.
Executor: Christopher P. Xakellis II c/o W. Bryan Byler, Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17601.
Attorney: W. Bryan Byler, Esq.

SECOND PUBLICATION

Amodeo, John V., dec'd.
Late of Manheim Township.
Executor: Gabrielle Amodeo-

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

Childers, Howard F., Jr., dec'd.
Late of East Drumore Township.
Executor: Carol H. Childers c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.
Attorney: Jeffrey S. Shank, Esquire.

Churchville, John E., dec'd.
Late of Manheim Township.
Executor: Shanika Churchville c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorneys: May, Herr & Grosh, LLP.

Dagen, Patricia E., dec'd.
Late of Ephrata Borough.
Executrix: Hazel A. Sensenig c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.
Attorney: E. Richard Young, Jr., Esq.

Dean, Filitea P., dec'd.
Late of Ephrata Township.
Executor: David B. Dean, 39 Clinton Drive, Mohnton, PA 19540.
Attorney: Robin S. Levengood, Esquire, Weiler & Levengood, P.C., 213 E. Lancaster Avenue, Suite One, Shillington, PA 19607.

Dietrich, Donald a/k/a Donald L. Dietrich, dec'd.
Late of Lancaster.
Administrator: Kimberly L. Brackbill c/o Gary G. Efstration, Esquire, Efstration Law, 232 East Orange Street, Lancaster, PA 17602.
Attorney: Gary G. Efstration, Esquire.

Eby, Trina M., dec'd.
Late of Earl Township.
Executor: David L. Eby c/o Blakinger Thomas, 28 Penn Square, Lancaster, PA 17603.
Attorneys: Blakinger Thomas.

Floyd, Carl E., dec'd.
Late of Conestoga Township.
Executors: Donna K. Wiggins & Dale E. Floyd c/o RKG Law, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.
Attorney: Nichole M. Baer, Esquire.

Holmes, Wilbur C., III a/k/a Wilbur Charles Holmes, III, dec'd.
Late of Providence Township.
Executor: Laurie J. Hanley c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.
Attorney: John C. Hohenadel, Esquire.

Kinard, Anna M., dec'd.
Late of West Hempfield Township.
Executors: Roxanne M. Kinard, Cindy Lou Evans & Charles H. Kinard, III c/o 327 Locust Street, Columbia, PA 17512.
Attorney: Michael S. Grab, Es-

quire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Landis, Annabelle R., dec'd.
Late of Manheim Township.
Executor: Schenley N. Kent, Esquire c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Leed, John H., Jr., dec'd.
Late of Manor Township.
Administrators: John H, Leed, III, Andrew Leed & Patrick Leed 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.

McMullen, Michael S., dec'd.
Late of Quarryville Borough.
Executor: Karen E. McMullen c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: James K. Noel, IV, Esq.

Ressler, Barry L., dec'd.
Late of Ephrata Borough.
Administrator: Vickie L. Alarie c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger, Esquire.

Smoker, Rachel S., dec'd.
Late of Salisbury Township.
Executors: Cathy A. Umble & Stacy L. Richardson c/o Good Law Firm, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good Law Firm.

Stauffer, Ruth Ann, dec'd.
Late of Lititz Borough.
Executor: Robert A. Stauffer c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess, LLP.

Swisher, Carl A., dec'd.
Late of Ephrata Township.
Personal Representative: Carl R. Swisher c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Tolson, Gordon J., dec'd.
Late of Columbia Borough.
Executor: Karl Kreiser c/o Thomas W. Fleckenstein, Esquire, 553 Locust Street, Columbia, PA 17512.
Attorneys: Mountz, Kreiser & Fleckenstein, 553 Locust Street, Columbia, PA 17512.

Vandermolen, Nancy A., dec'd.
Late of Lancaster.
Executor: Deborah S. Sigel c/o W. Bryan Byler, Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17601.
Attorney: W. Bryan Byler, Esq.

Verghese, Sheila M., dec'd.
Late of Upper Leacock Township.
Co-Administrators: Samuel A.

Verghese & Abraham Vergehese c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Jeffrey S. Shank, Esquire.

Yost, Pauline M., dec'd.
Late of Lancaster City.
Executor: Tina McComsey c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.
Attorney: Barbara Reist Dillon.

THIRD & FINAL PUBLICATION

Brinton, Ellen L., dec'd.
Late of East Hempfield Township.
Executor: Judith L. Hoar c/o 160 E. King St., Lancaster, PA 17602.
Attorney: None.

Cox, Shirley M., dec'd.
Late of Ephrata Township.
Executor: Sarah L. Harnish c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.
Attorney: Randy R. Moyer -- Barley Snyder LLP.

Curtis, Linda A., dec'd.
Late of Mount Joy Borough.
Executrix: Kim Grace Ingram c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Dianastasis, Despina V. a/k/a Despina Vekios Dianastasis, dec'd.
Late of Manheim Township.
Executor: Ernest J. Dianastasis c/o David P. Carson, 2013 State Street, Suite 203, East Petersburg, PA 17520.
Attorney: David P. Carson.

Flowers, Grace L., dec'd.
Late of Manor Township.
Administrator: Hassan King c/o Miller Law Firm PC, 718 Poplar Street, Suite L, Lebanon, PA 17042.
Attorney: Steven D.W. Miller, Esq., CELA.

Gombar, Suzanne Marie, dec'd.
Late of Warwick Township.
Administratrix: Alexandra M. White c/o Steven R. Blair, Attorney at Law, 650 Delp Road, Lancaster, PA 17601.
Attorney: Steven R. Blair, Esq.

Leaman, Mark M., dec'd.
Late of Ephrata Township.
Executor: Gary L. Leaman c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Lutz, Brenda L., dec'd.
Late of Manheim Township.
Executor: Michael D. Lutz, 209 Buckfield Drive, Lititz, PA 17543.
Attorney: None.

Meek, Harold Eugene, dec'd.
Late of East Donegal Township.
Executrix: Leslie Laughlin c/o

Attorney Patrick J. Schaeffer, Esquire and Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408.
Attorneys: Patrick J. Schaeffer, Esquire and Laura E. Bayer, Esquire.

Mensch, William G., dec'd.
Late of Ephrata Borough.
Executrix: Christine T. Snell c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger, Esquire.

Neely, Beatrice B., dec'd.
Late of Earl Township.
Executors: Pamela S. Kellmer, Kenneth B. Neely & Jeffrey C. Neely c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Ashley A. Glick, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Nolt, Fern E. a/k/a Fern Edith Nolt, dec'd.
Late of Clay Township.
Executors: Joshua K. Nolt and Leon O. Nolt, Jr. c/o Beiler Legal Services P.C., 105 S. Hoover Ave., New Holland, PA 17557.
Attorney: Nevin D. Beiler, Esq.

Rohrer, Clara G., dec'd.
Late of Manheim Township.
Executors: Gordon D. Rohrer and Steven Groff c/o Blakinger Thomas, 28 Penn Square, Lancaster, PA 17603.
Attorneys: Blakinger Thomas.

Rothermel, Lorna Beryl, dec'd.
Late of Lititz Borough.
Executor: Keith A. Rothermel c/o Horace M. Ehrgood, Esquire, 410 Chestnut Street, Lebanon, PA 17042.
Attorney: Ehrgood & Arnold, Horace M. Ehrgood, Esquire, 410 Chestnut Street, Lebanon, PA 17042.

Shaffer, Debra C., dec'd.
Late of Earl Township.
Executor: Zane L. Shaffer c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.
Attorneys: Smoker Gard Associates LLP.

Shirk, Paula J. a/k/a Paula Jean Shirk, dec'd.
Late of Caernarvon Township.
Co-Executors: Beth Ann Shirk, Patti Ann Loughery & Kristen Ann Groff c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Stauffer, Mauricette a/k/a Mauricette R. Stauffer, dec'd.
Late of Warwick Township.
Executor: Robin Scott Johnson c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on October 26, 2026, for the purpose of obtaining a Certificate of Incorporation under the provisions of the Nonprofit Corporation Law of 1988. The name of the proposed nonprofit corporation is **The Towns on Eighteen Homeowners Association, Inc.**

The purpose for which it will be organized is to be a unit owners' association which provides for the management, maintenance and care of the flexible residential planned community located in Manheim Township, Lancaster County, Pennsylvania, known as The Towns on Eighteen, A Planned Community.

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

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DISSOLUTION NOTICE

Please be advised that **Peace Action Network of Lancaster**, a Pennsylvania non-profit corporation, c/o Appel Yost LLP, 33 N. Duke Street, Lancaster, PA 17602, is in the process of winding up its affairs and dissolving.

Matthew C. Samley
APPEL YOST LLP
Attorneys

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FOREIGN REGISTRATION NOTICE

NOTICE IS HEREBY GIVEN that **Rowe Consultants, Inc.**, a foreign business corporation incorporated under the laws of the State of Texas, with its principal office at 1500 Auline Ln Unit A, Houston, Texas 77055, has filed a Foreign Registration Statement with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on October 28, 2026, under the provisions of 15 Pa.C.S. § 412. The commercial registered office provider is Harbor Compliance LLC, in Lancaster County.

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UPSET TAX SALE NOTICE

NOTICE RE PROPERTIES SOLD AT THE LANCASTER COUNTY TAX CLAIM BUREAU UPSET TAX SALES ON SEPTEMBER 14, 2026 TO COLLECT DELINQUENT REAL ESTATE TAXES:

Notice is hereby given that on October 27, 2026, the Lancaster County Tax Claim Bureau filed a Consolidated Return with respect to properties sold at the September 14, 2026 Upset Tax Sales in accordance with the Pennsylvania Real Estate Tax Sale Law, 72 P.S. §5860.607. Said Consolidated Return was filed with the Lancaster County Court of Common Pleas in the Prothonotary's Office located at 50 N. Duke Street, Lancaster, PA under docket no. CI-26-08598. A Confirmation

Nisi was entered by the Court on October 27, 2026.

OBJECTIONS OR EXCEPTIONS TO THE CONFIRMATION NISI MAY BE FILED BY ANY OWNER OR LIEN CREDITOR WITHIN THIRTY (30) DAYS OF THE OCTOBER 27, 2026 CONFIRMATION NISI OF THE CONSOLIDATED RETURN. IF NO OBJECTIONS OR EXCEPTIONS ARE FILED WITHIN THIRTY (30) DAYS OF THE CONFIRMATION NISI, THE SEPTEMBER 14, 2026 UPSET TAX SALES WILL BE CONFIRMED ABSOLUTELY.

By: Lancaster County Tax Claim Bureau, 150 N. Queen St., Lancaster, PA, phone: (717) 299-8233.

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SUITS ENTERED

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

October 15, 2026
to October 25, 2026

ALLISON, KADEN, FAUS, KRISTA; Madison Cullen; 08124; Rankin

ALMEIDA, ANTHONY, CAMPBELL, ALMA; John Stoltzfus; 08477; Hoffman

ASENCIO, GLADYS; Lancaster Area Sewer Authority; 08357; Rosenthal

ATCHISON-TAYLOR, LISA M; Lancaster Area Sewer Authority; 08304; Rosenthal

AYALA, JOEL; Lancaster Area Sewer Authority; 08439; Rosenthal

BALCI, EMRE, EMPIRE MOTORS LLC; American Express National Bank; 08330; Penco

BIPPUS, KEVIN R; Lancaster Area Sewer Authority; 08316; Rosenthal

BISH, BARBARA D; Lancaster Area Sewer Authority; 08169; Rosenthal

BOATWRIGHT, MICHAEL P; Lancaster Area Sewer Authority; 08273; Rosenthal

BORDNER, TIMOTHY, BORDNER, DIANA L; Lancaster Area Sewer Authority; 08360; Rosenthal

BRISLIN MD, BRIAN, LANCASTER GENERAL HOSPITAL, PENN MEDICINE LANCASTER GENERAL HEALTH, JOHN DOE 1-3; Michelle Graham, Donald Graham; 08172; Martillotti

BROWN, LISA R; Lancaster Area Sewer Authority; 08355; Rosenthal

BROWN, MARVIN; Tiffani Bogroff; 08187; Not listed

BRUBACHER, DARYN R.; Security Credit Services LLC; 08121; Tsarouhis

BRUNO, JOSHUA; Hidden Valley Farm Enterprises LLC; 08176; Worley

CAMPS, WALDEMAR; Lancaster Area Sewer Authority; 08336; Rosenthal

CARROLL, JUSTIN D; Lancaster Area Sewer Authority; 08349; Rosenthal

CDC INDUSTRIAL COATINGS LLC; Solanco School District; 08295; Lauder

CONRAD IV, THOMAS D, CONRAD, STACEY L; Lancaster Area Sewer Authority; 08384; Rosenthal

CROPPER, EDWARD W; Lancaster Area Sewer Authority; 08323; Rosenthal

DALY, BETHANY A, HERR, BETHANY, DALY, BETHANY; Kevin Jones, Kairi Jones, Kelly Alvita; 08317; Floyd

DANA, JAMES E; Lancaster Area Sewer Authority; 08353; Rosenthal

DEMPSEY, MAXWELL A, DEMPSEY, DAVID; Mike Bazin; 08327; Floyd

DICKSON, JADA, DICKSON, DEANNA; Lisandra Rosando; 08105; McGovern

DIENER, JERALD L; Lancaster Area Sewer Authority; 08442; Rosenthal

DOMBACH, KEVIN W, KAUFFMAN, AMANDA M; Lancaster Area Sewer Authority; 08338; Rosenthal

DOUGLAS, SHERRY; Lancaster Area Sewer Authority; 08269; Rosenthal

ESCH, MAYA H, DIEGEL, CAROL A, DIEGEL, BRIAN G, DIEGEL, FRANKLIN W, DIEGEL, CARIN M; Freedom Mortgage Corporation; 08196; Chess

FARLOW, KEVIN; Lancaster Area Sewer Authority; 08409; Rosenthal

FAULDS, BRETT; Lancaster Area Sewer Authority; 08388; Rosenthal

FEINBERG, BENJAMIN; Lancaster Area Sewer Authority; 08265; Rosenthal

FERRER, ERSKINE J; Lancaster Area Sewer Authority; 08296; Lauder

FIELD, DONNA LEE; Solanco School District; 08292; Lauder

FIELD, JOHN; Alexander R Soanes, Georgeanna Soanes; 08372; Cody

FIELDS, NYSHAWN D, THORNTON BEY, ALIJAH S; Carmax Buisiness Services LLC, Carmax Auto Finance; 08463; Ratchford

FORCE, ALICIA M; Lancaster Area Sewer Authority; 08283; Rosenthal

FOWLER, ERIC T; Lancaster Area Sewer Authority; 08594; Rosenthal

FRABLE, BRYANT LEE; First Commonwealth Federal Credit Union; 08476; Weisberg

FRONTLINE RECOVERY, MCCORMICK, BRADY, FRONTLINE RECOVERY INC; Eddy Martinez; 08221; Lesinski

GOMEZ GUEVARA, MARIA E, GARCIA, MARIA E; William A Moran Gomez; 08445; Baer

GONZALEZ, ELIEZER, GONZALEZ, OMAYRA; Lancaster Area Sewer Authority; 08320; Rosenthal

GONZALEZ, ROSA M; Lancaster Area Sewer Authority; 08469; Rosenthal

HAINES, SUSAN; Axiom Acquisition Ventures LLC; 08278; Tsarouhis

HANSON, CHARLES KENNETH; Service 1St Federal Credit Union; 08290; Swinehart

HERNANDEZ, MATTHEW E, HERNANDEZ, SHAWNA M; Lancaster Area Sewer Authority; 08302; Rosenthal

HERR, DEVON; Jefferson Capital Systems LLC; 08216; Lauer

HOOVER, MICHELLE M; Noemi Alicea, Julio Alicea; 08513; May

HORN, AMBER; Velocity

Investments LLC; 08131; Tsarouhis

HOUSER, MATTHEW; LVNV Funding LLC; 08305; Carfagno

IHENYEN, BRANDY; Lancaster Area Sewer Authority; 08597; Rosenthal

JADOS, JOHN E; Security Credit Services LLC; 08281; Tsarouhis

JOHNSON, SABRINA; Velocity Investments LLC; 08134; Tsarouhis

KARINS, JENNIFER L; Lancaster Area Sewer Authority; 08166; Rosenthal

KEIPER, SAMANTHA; NCB Management Services Inc; 08280; Tsarouhis

KELLY, MATTHEW T, KELLY, LISA L; Lancaster Area Sewer Authority; 08312; Rosenthal

KIELY, MICHAEL J; Lancaster Area Sewer Authority; 08440; Rosenthal

KINSER, DAVID, KINSER, REBECCA K; Lancaster Area Sewer Authority; 08453; Rosenthal

KURTZ, SCOTT E; Lancaster Area Sewer Authority; 08156; Rosenthal

LANCASTER COUNTY BOARD OF ASSESSMENT APPEALS; Northwest Bank; 08325; Agresti

LANCASTER COUNTY BOARD OF ASSESSMENT APPEALS; Northwest Bank; 08326; Agresti

LANCASTER COUNTY BOARD OF ASSESSMENT APPEALS; Northwest Bank; 08333; Agresti

LANCASTER COUNTY BOARD OF ASSESSMENT APPEALS; Northwest Bank; 08348; Agresti

LANCASTER COUNTY BOARD OF ASSESSMENT APPEALS; Joseph Kelly, Beth McCampbell; 08354; Marines

LANCASTER COUNTY BOARD OF ASSESSMENT APPEALS; Chb Limited Partnership; 08472; Elliott

LANCASTER COUNTY BOARD OF ASSESSMENT APPEALS; 1555 Highlands Drive Associates LP; 08493; McCreesh

LANCASTER COUNTY BOARD OF ASSESSMENT APPEALS; Ms Sassafras LLC; 08519; Kwait

LANDMARK STUDENT TRANSPORTATION INC, SHULTZ TRANSPORTATION CO, GROSS SCHOOL BUS SERVICE INC, CARSON, DESTINY; Barry McDaniel; 08107; Wilson

LAZERATION JR., RICHARD W., LAZERATION, KRISTEN; Lancaster Area Sewer Authority; 08593; Rosenthal

LEHMAN, JOHN H; Lancaster Area Sewer Authority; 08398; Rosenthal

LEON, DAVID; Nical O Anderson; 08321; Paul

LEWIS, RYAN T; Lancaster Area Sewer Authority; 08366; Rosenthal

LOMARQUEZ, GLORGILINE; Lancaster Area Sewer Authority; 08359; Rosenthal

LOPEZ, NICOLAS; Velocity Investments LLC; 08165; Tsarouhis

MARINCOLA, DIANE; Velocity Investments LLC; 08139; Tsarouhis

MCHENRY, KYLEEN; Goodville Mutual Casulty; 08529; Sandler

MEDINA, EDUARDO; Cavalry SPV I LLC; 08127; Moatz

MILLER, MATTHEW L, MILLER, JESSICA L; Lancaster Area Sewer Authority; 08234; Rosenthal

MORGAN HOLDINGS 850 LLC; Penn Township; 08285; Rosenthal

NESS, SHANNON L; Lancaster Area Sewer Authority; 08417; Rosenthal

NIEVES JR, ELIAS A; Lancaster Area Sewer Authority; 08335; Rosenthal

NORIEGA, JOSE L; Lancaster Area Sewer Authority; 08322; Rosenthal

NORTHWEST BANK; Lancaster County Board Of Assessment Appeals; 08475; Agresti

ORTIZ, WILSON SERRANO, JOHN DOE; Johanys Ramos Vera; 08402; Srogoncik

PA DEPARTMENT OF TRANSPORTATION; Conestoga Valley Automotive LLC; 08174; Calore

POUDYEL, PUJA MAYA; Lancaster Area Sewer Authority; 08592; Rosenthal

PROPEL10 LLC; Gideon King Hardware LLC; 08432; Weisberg

REED, ROBERT S; Lancaster Area Sewer Authority; 08334; Rosenthal

REYES, PORFIRIO; Lancaster Area Sewer Authority; 08423; Rosenthal

RHOADS, CHRISTINA M, STABP, RICHARD D; Onemain Financial Group LLC; 08152; Jones

RINEER, MICHAEL E, RINEER, KATHY A; Solanco School District; 08294; Lauder

RITCHIE, DEBRA J; Lancaster Area Sewer Authority; 08595; Rosenthal

RODRIGUEZ, HECTOR R; Lancaster Area Sewer Authority; 08464; Rosenthal

SADSBURY TOWNSHIP MUNICIPAL AUTHORITY; David C Whitworth Jr; 08150; Sweeney

SANTANA, ADAM J, SANTANA, DESIREE N; Lancaster Area Sewer Authority; 08311; Rosenthal

SAUNDERS III, JAMES R; Lancaster Area Sewer Authority; 08315; Rosenthal

SCARCHELLO, DOMINICK J, SCARCHELLO, NICOLE R; Lancaster Area Sewer Authority; 08596; Rosenthal

SCHNETZKA, JESSE CHARLES; Samantha Keezel; 08485; Dorn

SCHULER, DANIEL; Leisha Schmidt; 08397; Kesinski

SCOVISH-PEEL, ROBERTA E; Lancaster Area Sewer Authority; 08441; Rosenthal

SETTLE II, JAMES RAYMOND; Lancaster Area Sewer Authority; 08363; Rosenthal

SEXTON, THOMAS, THOMAS, LINDSEY; NCB Management Services Inc; 08277; Tsarouhis

SHEARER, STEPHANIE A; Lancaster Area Sewer Authority; 08271; Rosenthal

SHEETZ, JOHN; Lancaster Area Sewer Authority; 08314; Rosenthal

SHIRK, MONICA L; CKS Prime Investments LLC; 08276; Tsarouhis

SMITH, TED D, SMITH, KIMBERLY B; Lancaster Area Sewer Authority; 08308; Rosenthal

SPAYD, EDWIN R, SPAYDS GREENHOUSE NURSERY & FLORAL INC; Matthew Parrett; 08238; Magid

STEELE, SUSAN E.; Lancaster Area Sewer Authority; 08177; Rosenthal

STILES, SCOTT S, MORRIS, JULIA ANN; Lancaster Area Sewer Authority; 08279; Rosenthal

SULTZBACH, SCOTT D; Lancaster Area Sewer Authority; 08306; Rosenthal

SYMMONDS, ABIGAIL, DUNIGAN, TIMOTHY; Somnieng Shoffstall, Brian Shoffstall; 08128; Rankin

TODD, AKEEM S; CKS Prime Investments LLC; 08274; Tsarouhis

VERA, CHRISTOPHER A, VERA, PAMELA M; Lancaster Area Sewer Authority; 08230; Rosenthal

VIZIROV, ZACK; Velocity Investments LLC; 08123; Tsarouhis

WARFEL, MEAGAN L; Lancaster Area Sewer Authority; 08419; Rosenthal

WAYDA, CHRISTINE; Lancaster Area Sewer Authority; 08162; Rosenthal

WEAVER, KENDRICK, WEAVER, NATASHA; Lancaster Area Sewer Authority; 08361; Rosenthal

WELCH, RUTH D; CKS Prime Investments LLC; 08268; Tsarouhis

WICKERSHAM, SHANEAN F; Lancaster Area Sewer Authority; 08319; Rosenthal

WISSLER, SEAN T; Lancaster Area Sewer Authority; 08303; Rosenthal

ZIMMERMAN, KEVIN, CLAY TOWNSHIP ZONING HEARING BOARD; Clay Township; 08214; Mejia

ZINK, JAMES E; Korri Muckle; 08228; Kaplan

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NOTICE
SHERIFF SALE
OF VALUABLE
Real Estate
Wednesday, November 25, 2026 @ 10:00 a.m. Prevailing Time

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

Effective January 1, 2026, and pursuant to Pennsylvania Act 48 of 2024, the Lancaster County Sheriff's Office will impose a mandatory fee of $250.00 on every purchaser for each parcel of real property sold at tax sales and mortgage foreclosure sales. A fee of $250.00 shall be assessed per parcel of real estate sold, without exception. The Act 48 fee is assessed on all winning third-party bidders and plaintiffs who have been awarded the property because of placing a competitive bid. All winning bidders and plaintiff's awarded properties are required to remit payment for the Act 48 fee within 10 business days from the date of sale. Act 48

fee checks must be made payable to "Treasurer of Lancaster County" and hand delivered or mailed to the Lancaster County Sheriff's Office at 50 North Duke Street Lancaster, PA 17602, and addressed to "Real Estate Unit". No deed or transfer of title shall be executed or delivered until the Act 48 fee has been received in full by the Lancaster County Sheriff's Office. Failure to submit this payment by the required deadline may result in delays, administrative costs, including but not limited to attorney's fees and/or additional administrative action.

All bidding will be solely through this service and anyone interested in bidding is required to place their bids solely through REALAUCTION. REALAUCTION is the only accepted service for Lancaster County Sheriff Sales.

CONDITIONS OF SALE

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

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

All properties are sold "AS IS", with NO expressed or implied warranties or guarantees whatsoever. In other words, the Sheriff's Office does not guarantee or warrant, in any way, the real estate upon which you are bidding. The Sheriff's Office is merely following the requests of the plaintiffs and selling whatever interests the defendants may have in the properties. It is up to you or your attorney to determine what those interests are, before you buy. There may be mortgages or other liens against the properties that you may have to pay before you obtain clear title to a property. All of these factors are for you alone to determine. **NOTE: The RealAuction website provides a "Street View" of the listed properties for reference only! This should not be used as a representation as to the condition, or even existence of, the Property and such views may be out of date.** The Sheriff's Office will not make these determinations for you. Bidders are solely responsible for the conditions of the actual real property and improvements thereon.

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

Prior to the sale, a 10% down payment towards the purchase of any property must be made prior to the Sale through the REALAUCTION website. The final 90% of the purchase price for properties must be in the form of lawful money of the United States, a certified or cashier's check from a bank, or a Lancaster County attorney's check. The Sheriff's Office will NOT accept any other form of payment.

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

Immediately upon a property being struck off to the highest bidder, the buyers' name will be made public on the REALAUCTION website. The 10% down payment will be deducted from any funds on deposit with REALAUCTION. The Buyer must upload picture ID as part of the registration process. If a Buyer chooses to use a corporate, partnership, or other entity form, Pennsylvania ID of a responsible individual must be submitted to the Sheriff's Office via e-mail to lcsorealestate@lancastercountypa.gov. The buyer must subsequently pay the balance of their bid within 30 days after the sale date by a certified check or business check payable to the Lancaster County Sheriff's Office. Checks can be personally delivered or mailed to the Lancaster County Sheriff's Office at 50 North Duke Street Lancaster, PA 17602, addressed to "Real Estate Unit". Failure to pay the balance of your bid in the required amount of time will result in the loss of your deposit. Forfeiture of the deposit does not relieve the obligation to pay the balance due.

Each buyer shall file a properly completed and signed Pennsylvania Realty Transfer Tax Statement of Value with Sheriff's Office within 15 days after the sale date. Two statements are required- each must have an original signature. All applicable realty transfer taxes will be fully paid from the sale proceeds by the Sheriff's Office. If the proceeds are insufficient to pay all the sale costs, realty transfer taxes, and priority liens, then the buyer shall pay the balance of such amounts to the Sheriff's Office within 30 days after the sale date.

If no petition has been filed to set aside a property sale, the Sheriff will execute and record a deed 60 days or more after the Sale Date conveying all the real estate rights, title, & interests of the defendants in the property. In addition, prior to payout of funds on hand from the Sale, the Sheriff shall file a proposed

Schedule of Distribution with the Prothonotary's Office, Distribution of the sale proceeds will be made per the proposed Schedule of Distribution 30 or more days after the filing of such Schedule provided no exceptions are filed regarding the proposed distribution.

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

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

The Sheriff's Office reserves the right to alter or modify these conditions of sale during or before each sale, or on a case by case basis. The Sheriff's Office decision shall be final regarding all sale issues and disputes.

Marc Shaffer, Acting Sheriff of Lancaster County
Burke & Hess, Solicitor

CI-25-08666
FREEDOM MORTGAGE CORPORATION
vs
SCOTT BAKER JR.

PROPERTY ADDRESS: 325 NORTH SECOND STREET, COLUMBIA, PA 17512
UPI / TAX PARCEL NUMBER: 110-40083-0-0000
JUDGMENT: $129,855.02
REPUTED OWNERS: ANGELA M. NAUMAN AND SCOTT BAKER
DEED INSTRUMENT NO.: 20246799948
MUNICIPALITY: BOROUGH OF COLUMBIA
IMPROVEMENTS: RESIDENTIAL DWELLING

CI-25-02990
TRUIST BANK
vs
TIMOTHY L. DOHNER

PROPERTY ADDRESS: 2353 CLOVERLEAF ROAD, ELIZABETHTOWN, PA 17022
UPI / TAX PARCEL NUMBER: 461-64811-0-0000
JUDGMENT: $213,126.37
REPUTED OWNERS: Timothy L. Dohner
DEED BK. or INSTR. NO.: Book: 6912, Page: 244
MUNICIPALITY: Township of Mount Joy
IMPROVEMENTS: Residential Dwelling

CI-25-07371
FREEDOM MORTGAGE CORPORATION
vs
TONY J. ECKINGER, UNITED STATES OF AMERICA

PROPERTY ADDRESS: 324

NORTH MARKET STREET, ELIZABETHTOWN, PA 17022
UPI / TAX PARCEL NUMBER: 250-31705-0-0000
JUDGMENT: $116,000.00
REPUTED OWNERS: Tony J. Eckinger
INSTR. NO.: 6275863
MUNICIPALITY: Borough of Elizabethtown
AREA: 4,792 Sq. Ft
IMPROVEMENTS: Single family dwelling

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

PROPERTY ADDRESS: 2148 GEORGETOWN DRIVE, LANCASTER, PA 17601
UPI / TAX PARCEL NUMBER: 390-97551-0-0000
JUDGMENT: $196,017.30
REPUTED OWNERS: JONATHAN R. FARLEY & STEPHANIE A. GOWARTY
DEED BK. or INSTR. NO.: 6281057
MUNICIPALITY: TOWNSHIP OF MANHEIM
AREA: 0.25
IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-24-08775
SOLANCO SCHOOL DISTRICT
vs
JONAS K. FISHER

PROPERTY ADDRESS: 642 LANCASTER PIKE, NEW PROVIDENCE, PA 17560
UPI / TAX PARCEL NUMBER: 520-74100-0-0000
JUDGMENT: $2,700.02
REPUTED OWNERS: Jonas K. Fisher
INSTR. NO.: 6653916
MUNICIPALITY: Providence Township
IMPROVEMENTS: Single Family Dwelling

CI-25-08792
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V
vs
COREY M. FOGARTY, UNITED STATES OF AMERICA

PROPERTY ADDRESS: 510 WEST CHESTNUT STREET, LANCASTER, PA 17603
UPI / TAX PARCEL NUMBER: 335-12270-0-0000
JUDGMENT: $290,798.38
REPUTED OWNERS: Corey M Fogarty
INSTRUMENT. NO.: 6339159
MUNICIPALITY: City of Lancaster
AREA: n/a
IMPROVEMENTS: Residential Dwelling

CI-25-08160
CARRINGTON MORTGAGE SERVICES, LLC
vs
JONATHAN P. FORSYTHE, DAVID M. FORSYTHE, ELISABETH ANN HEIDEBRECHT, MATTHEW G. FORSYTHE, SECRETARY OF HOUSING AND URBAN DEVELOPMENT

PROPERTY ADDRESS: 127 LINCOLN AVENUE, EPHRATA, PA 17522

UPI / TAX PARCEL NUMBER: 260-57026-0-0000
Judgment: $98,168.18
Reputed Owners: Jonathan P. Forsythe
Instrument Number: 5656369
Municipality: Ephrata Borough
Area: 0.09 Acres
Improvements: Single family residential dwelling

CI-23-03598
FREEDOM MORTGAGE CORPORATION
vs
LAURA A. FREY

PROPERTY ADDRESS: 536 MANOR STREET, COLUMBIA, PA 17512
UPI / TAX PARCEL NUMBER: 110-45207-0-0000
JUDGMENT: $186,097.50
REPUTED OWNERS: LAURA A. FREY
DEED BK. or INSTR. NO.: 6645001
MUNICIPALITY: COLUMBIA BOROUGH
AREA: 0.08
IMPROVEMENTS:
A RESIDENTIAL DWELLING

CI-25-08109
U.S. BANK, TRUST NATIONAL ASSOCIATION
vs
LONNIE C. GIBSON

PROPERTY ADDRESS: 614 PLANE STREET, COLUMBIA, PA 17512
UPI / TAX PARCEL NUMBER: 110-43253-0-0000
JUDGMENT: $68,578.91
REPUTED OWNERS: Lonnie C. Gibson, single man
DEED BK. or INSTR. NO.: 6102526
MUNICIPALITY: Borough of Columbia
AREA: N\A
IMPROVEMENTS: Residential Dwelling

CI-26-01325
PENNYMAC LOAN SERVICES, LLC
vs
JONATHAN W. KNAPP, ALEXIA J. STANLEY

PROPERTY ADDRESS: 883 NORTH COLEBROOK ROAD, MANHEIM, PA 17545
UPI / TAX PARCEL NUMBER: 540-72331-0-0000
JUDGMENT: $142,926.34
REPUTED OWNERS: Jonathan W. Knapp and Alexia J. Stanley
DEED BK. Or INSTR NO.: 6352571
MUNICIPALITY: Township of Rapho
AREA: 1,086 Sq. Ft.
IMPROVEMENTS: Residential

CI-25-09802
HILLTOP HOMEOWNERS ASSOCIATION, INC.
vs
JAVIR S. KULLAR

PROPERTY ADDRESS: 232 WINDING HILL WAY, LANCASTER, PA 17601
UPI / TAX PARCEL NUMBER: 290-62527-0-0000
JUDGMENT: $4,083.75
REPUTED OWNERS: Jasvir S. Kullar
DEED BK. and PAGE or INSTR. NO.: 6648185
MUNICIPALITY: East Hempfield Township
AREA: N/A

IMPROVEMENTS: Residential Dwelling

CI-24-06577
SOLANCO SCHOOL DISTRICT
vs
JOHN LABAHA

PROPERTY ADDRESS: 1019 SPRING VALLEY RD, QUARRYVILLE, PA 17566
UPI / TAX PARCEL NUMBER: 170-65721-0-0000
JUDGMENT: $4,337.59
REPUTED OWNERS: John Labaha
INSTR. NO.: 6646751
MUNICIPALITY: Drumore Township
IMPROVEMENTS: Single Family Dwelling

CI-25-09519
PENNYMAC LOAN SERVICES, LLC
vs
TRACY L. MILLER

PROPERTY ADDRESS: 441 NORTH HOLLY STREET, ELIZABETHTOWN, PA 17022
UPI / TAX PARCEL NUMBER: 250-25459-0-0000
JUDGMENT: $138,221.78
REPUTED OWNERS: Tracy L. Miller
DEED BK. Or INSTR NO.: 6488086
MUNICIPALITY: Elizabethtown
AREA: 10,454 Sq Ft.
IMPROVEMENTS: Residential

CI-24-06765
SOLANCO SCHOOL DISTRICT
vs
JOSEPH E. MORRIS, JOSEPH ALLEN MORRIS

PROPERTY ADDRESS: 112 JUBILEE ROAD, PEACH BOTTOM, PA 17563
UPI / TAX PARCEL NUMBER: 280-89169-0-0000
JUDGMENT: $3,522.15
REPUTED OWNERS: Joseph E. Morris and Joseph Allen Morris
INSTR. NO.: 6770257
MUNICIPALITY: Fulton Township
IMPROVEMENTS: Single Family Dwelling

CI-26-03244
CSMC 2021-RPL4 TRUST
vs
FRANCES P. PECK, RICHARD M. PECK A/K/A RICHARD M. PECK, III

PROPERTY ADDRESS: 35 ROSE AVENUE, LEOLA, PA 17540
UPI / TAX PARCEL NUMBER: 360-12115-0-0000
JUDGMENT: $189,716.01
REPUTED OWNERS: Richard M. Peck III and Frances P. Peck, Husband and Wife
DEED BK. and PAGE or INSTR. NO.: 5052259
MUNICIPALITY: Township of Upper Leacock
AREA: 0.2 Acres
IMPROVEMENTS: Single Family Residential Dwelling

CI-25-03794
WEST EARL TOWNSHIP
vs
ARNOLD B. PERRY

PROPERTY ADDRESS: 85 NORTH HERSHEY AVENUE, LEOLA, PA

17540
UPI / TAX PARCEL NUMBER: 210-87503-0-0000
JUDGMENT: $2,174.06
REPUTED OWNERS: Arnold B. Perry
DEED BK. 4789 and PAGE 98
MUNICIPALITY: West Earl Township
IMPROVEMENTS: Single Family Dwelling

CI-25-00762
MAXIM COMMERCIAL CAPITAL, LLC
vs
MICHAEL K. REINHART

PROPERTY ADDRESS: 70 SNYDER HOLLOW ROAD, NEW PROVIDENCE, PA 17560
UPI / TAX PARCEL NUMBER: 520-04911-0-0000
JUDGMENT: $ 152,245.26
REPUTED OWNERS: Michael K. Reinhart
DEED BK. and PAGE or INSTR. NO .: 6752548
MUNICIPALITY: Providence Township, Lancaster County
AREA: 3 acre lot, as described in the legal description
IMPROVEMENTS: 3,329 sq. ft. two-story residential house

CI-23-00175
PNC BANK, NATIONAL ASSOCIATION
vs
MARK A. ROBINSON

PROPERTY ADDRESS: 190 SCOTLAND ROAD, QUARRYVILLE, PA 17566
UPI / TAX PARCEL NUMBER: 180-90483-0-0000
JUDGMENT: $74,182.29
REPUTED OWNERS: Mark A. Robinson and Jennifer J. Robinson, husband and wife
DEED BK. or INSTR. NO.: Volume 5999, Page 0102
MUNICIPALITY: Township of East Drumore
AREA: N\A
IMPROVEMENTS: Residential Dwelling

CI-25-08045
PENNSYLVANIA HOUSING FINANCE AGENCY
vs
KATIUSKA I. TEJADA

PROPERTY ADDRESS: 232 KNOLLWOOD ROAD, MILLERSVILLE, PA 17551
UPI / TAX PARCEL NUMBER: 410-42051-0-0000
JUDGMENT: $268,911.11
REPUTED OWNER(S): Katiuska I. Tejada
DEED or INSTRUMENT NO: 2024-6808597
MUNICIPALITY: Manor Township
AREA: 0.05 acres
IMPROVEMENTS: A residential dwelling – two story inside unit townhouse

CI-25-08044
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OC2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-OC2
vs
MICHAEL J. TORRES, AS HEIR OF MARYANN TORRES, DECEASED, VINCENT N. TORRESS, AS HEIR

OF MARYANN TORRES, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARYANN TORRES, DECEASED

PROPERTY ADDRESS: 210 PERRY STREET, COLUMBIA, PA 17512
UPI / TAX PARCEL NUMBER: 110-54713-0-0000
JUDGMENT: $38,361.11
REPUTED OWNERS: Maryann Torres, Deceased
DEED BK. and PAGE or INSTR. NO.: 5483985
MUNICIPALITY: Columbia Borough
AREA: 1,742.00 Sq. feet
IMPROVEMENTS: Single family residential dwelling

CI-25-07003
PENNYMAC LOAN SERVICES, LLC
vs
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSE VARGAS A/K/A JOSE E. VARGAS A/K/A JOSE EMILIO VARGAS, DECEASED

PROPERTY ADDRESS: 308 COUNTRY PLACE DRIVE, LANCASTER, PA 17601
UPI / TAX PARCEL NUMBER: 290-42521-1-0308
JUDGMENT: $219,034.21
REPUTED OWNERS: Jose Vargas a/k/a Jose E. Vargas a/k/a Jose Emilio Vargas, Deceased
DEED BK. Or INSTR NO.: 6505342
MUNICIPALITY: East Hempfield Township
AREA: 1,525 Sq. Ft.
IMPROVEMENTS: Residential

CI-25-08955
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE NATIONAL BANK, AS TRUSTEE FOR C-BASS 2006-CB7 TRUST, MOTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CB7
vs
JAMIE S. WALTMAN, THE UNITED STATES OF AMERICA

PROPERTY ADDRESS: 1166 FURNISS ROAD, PEACH BOTTOM, PA 17563
UPI / TAX PARCEL NUMBER: 280-98247-0-0000
JUDGMENT: $121,597.90
REPUTED OWNERS: JAMIE S. WALTMAN
INSTRUMENT NO. 001018878
MUNICIPALITY: THE TOWNSHIP OF FULTON
AREA: PRIMARY HOMESITE 43,560 SQ FT
IMPROVEMENTS: RESIDENTIAL

CI-25-07508
LONGBRIDGE FINANCIAL, LLC
vs
EDWARD D. WARD, IN HIS CAPACITY AS HEIR OF EDWARD WARD, MAUREEN ODEA, IN HER CAPACITY AS HEIR OF EDWARD

WARD, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EDWARD WARD

PROPERTY ADDRESS: 710 EAST NEWPORT ROAD UNIT 710, LITITZ, PA 17543
UPI / TAX PARCEL NUMBER: 600-20005-1-0013
JUDGMENT: $298,371.14
REPUTED OWNERS: EDWARD WARD, DECEASED
INSTRUMENT NO. 5574352
MUNICIPALITY: Township of Warwick
AREA: PRIMARY HOMESITE 1520
IMPROVEMENTS: RESIDENTIAL

CI-25-08890
TH MSR HOLDINGS LLC
vs
DONALD R. WHARTON

PROPERTY ADDRESS: 317 SOUTH CHARLOTTE STREET, MANHEIM, PA 17545
UPI / TAX PARCEL NUMBER: 400-52257-0-0000
JUDGMENT: $113,014.02
REPUTED OWNERS: DONALD R. WHARTON, UNMARRIED MAN
DEED BK. and PAGE or INSTR. NO.: 6623209
MUNICIPALITY: Borough of Manheim
AREA: n/a
IMPROVEMENTS: Residential Dwelling