



SINCE 1792

# LANCASTER BAR ASSOCIATION

## Lancaster Law Review

The Official Legal Periodical of Lancaster County

Vol. 95

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No. 26

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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

## 2021 LBA CONTACTS, SECTION & COMMITTEE CHAIRS

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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

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**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.

July 28, 2021

**Avoiding Legal Malpractice 2021**

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

Virtual

Speakers: Members of the PBA Professional Liability Committee

1 Ethics Credit

Description: This program is designed to provide valuable legal malpractice avoidance information. Attorneys will earn one hour of ethics CLE credit and for those insured with the PA Bar Association Insurance Program, advised and administered by USI Affinity, you have the ability to qualify for up to a 7.5% discount on your malpractice insurance.

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 –**

**Full Time Attorney in Lancaster, PA** – Appel, Yost & Zee, LLP ([www.appelyost.com](http://www.appelyost.com)) welcomes applications for an attorney to join our expanding education law practice. Experience working with school districts and other educational entities and a minimum 3-5 years of legal experience is preferred. Qualified candidates should send a resume and supporting materials to [pam@appelyostzee.com](mailto:pam@appelyostzee.com).

Responsibilities may include but are not limited to:

- Advising the School Board, Superintendent, Executive Leadership Team and other district staff regarding legal issues related to the Constitution, students' rights, education, employment, civil rights, real estate, local government, procurement, contracts, tort law, and applicable state and federal laws.
- Interpreting federal, state and local laws, rendering legal opinions, and providing legal advice in the drafting of legal documents, policies, rules and regulations, resolutions, applications and other legal or quasi-legal documents.
- Providing technical legal expertise, information and assistance in the formulation and development of policies, procedures and programs to ensure legal compliance. Advising the School Board and Superintendent of unusual trends and novel issues and recommending appropriate corrective actions.
- Advising the School Board regarding federal and state legislation of interest to the school system and coordinating with the Executive Leadership Team and other staff to develop and revise policies and regulations that promote the interests of the school system.
- Representing and advising the School Board and Superintendent in administrative hearings and before fact-finding panels and other entities.
- Conducting legal research, gathering evidence, preparing pleadings and legal briefs as necessary to defend or initiate legal action.
- Appearing before federal, state and local courts, and before legislative bodies to present the District's position on issues pending before those entities.
- Attends and provides legal advice at regular meetings of the School Board and such other meetings as the School Board or Superintendent directs.
- Performs related duties, as assigned or needed.

**About Appel, Yost & Zee LLP**

For nearly 150 years, Appel, Yost & Zee LLP has represented the businesses, organizations and individuals in our close-knit community spanning Lancaster County and throughout Central Pennsylvania. As a quickly growing and evolving firm, we pride ourselves in a tradition of excellence dating back to 1883 when the firm was established.

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**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](http://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](mailto:lflagler@TrinityLaw.com).

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**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](mailto:info@TrinityLaw.com).

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## 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](http://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](mailto:ConsumerDebtDiversionPrograms@co.lancaster.pa.us).

IN THE COURT OF COMMON PLEAS OF  
LANCASTER COUNTY, PENNSYLVANIA

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CIVIL ACTION-LAW

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ISAAC'S AT SPRING RIDGE, LLP

*Plaintiff*

v.

MMG INSURANCE COMPANY

*Defendant*

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OPINION SUR APPEAL

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BY: SPONAUGLE, J.

June 11, 2021

Before the Court is Plaintiff's appeal of this Court's March 2, 2021 Order granting Defendant's Motion for Judgment on the Pleadings. Pursuant to Pa.R.A.P. 1925(a), the Court offers this Opinion in support of its conclusion.

ISSUE

Whether the Court erred in granting Defendant's Motion for Judgment on the Pleadings when Plaintiff's policy explicitly and unambiguously excludes loss or damage caused by a virus, Plaintiff suffered no direct physical loss or damage to its premises, and had no reasonable expectation to be insured?

PROCEDURAL HISTORY

This Court action commenced on May 14, 2020 with the filing of a Complaint Seeking Declaratory Relief. Defendant filed an Answer and New Matter to Complaint Seeking Declaratory Relief on June 24, 2020. On October 29, 2021, Defendant filed a Motion for Judgment on the Pleadings. Oral argument on the motion was held February 24, 2021. On March 2, 2021, this Court issued an Order granting Defendant's Motion for Judgment on the Pleadings and dismissed Plaintiff's case. On March 30, 2021, Plaintiff timely filed this appeal and a Statement of Matters Complained of on Appeal was filed May 10, 2021, to which Defendant filed a Response on June 3, 2021.

FACTUAL HISTORY

The relevant facts of this case may be summarized as follows. Plaintiff is the owner and operator of Isaac's at Spring Ridge, LLP, a deli and restaurant located in Wyomissing, Pennsylvania.(Complaint ¶2). Plaintiff purchased a Special Business Owner's Policy with Business Valu Pak and Pennsylvania Endorsements (No. BP13522510) from Defendant, MMG Insurance

Company. (Complaint ¶5). The policy provided coverage for the period December 31, 2019 to December 31, 2020. (Complaint ¶6). On March 6, 2020, the Governor of the Commonwealth of Pennsylvania issued a Proclamation of Disaster Emergency declaring the COVID-19 pandemic a disaster emergency. (ECF No. 9, Ex. A). On the same day, the Order of the Governor of the Commonwealth of Pennsylvania Regarding The Closure Of All Businesses That Are Not Life Sustaining (“Order”) was issued closing all restaurants and bars to dine-in operations. (ECF No. 9, Ex. B). Accordingly, Plaintiff closed its dine-in operations but all other aspects of Plaintiff’s business were permitted to continue. Plaintiff filed a claim with Defendant requesting coverage for their pandemic-related business interruption income losses caused by the dine-in ban. (Complaint ¶ 31). Defendant denied Plaintiff’s claim explaining that there was no coverage under Plaintiff’s policy. (Complaint ¶32).

#### ANALYSIS

After the relevant proceedings are closed, but within such time as not to unreasonably delay the trial, any party may move for judgment on the pleadings. Pa.R.C.P. 1034. A motion for judgment on the pleadings is in the nature of a demurrer and should be granted in cases which are free from doubt. All of the opposing party’s well pleaded allegations are viewed as true and only those facts specifically admitted may be considered against the nonmoving party. *Karns v. Tony Vitale Fireworks Corporation*, 259 A.2d 687 (Pa. 1969). In conducting its inquiry, the trial court should confine its consideration to the pleadings and relevant documents. *DiAndrea v. Reliance Saving and Loan Association*, 456 A.2d 1066 (Pa.Super. 1983). “Granting of a motion for judgment on the pleadings may be appropriate in cases that turn upon the construction of a written agreement.” *Gallo v. J.C. Penney Cas. Ins. Co.*, 476 A.2d 1322, 1324 (Pa. Super. 1984). Under Pennsylvania law, “[c]ontract interpretation is a question of law that requires the court to ascertain and give effect to the intent of the contracting parties as embodied in the written agreement.” *Department of Transportation v. PA Industry for the Blind & Handicapped*, 886 A.2d 706, 711 (Pa. Cmwlth. 2005). When the language of an insurance policy is clear and unambiguous, the court is bound to give effect to that language. *401 Fourth Street, Inc. v. Investors Insurance Group*, 879 A.2d 166 (Pa. 2005). Policy terms “should be read to avoid ambiguities, and courts may not ‘distort the meaning of the language or resort to a strained contrivance in order to find an ambiguity.’” *Imperial Casualty and Indemnity Co. v. High Concrete Structures, Inc.*,

858 F.2d 128, 131 (3rd Cir. 1988). Where the insurance policy terms and conditions unambiguously reveal the insured is not entitled to coverage, dismissal is the appropriate remedy. *Frog Switch & Manufacturing Co., Inc. v. Travelers Insurance Co.*, 193 F.3d 742 (3d Cir. 1999). “An exclusion in an insurance policy is a ‘limitation of liability or carving out of certain types of loss to which the coverage or protection of the policy does not apply.’” *Borough of Mossic v. Darwin Nat’l Assurance Co.*, 556 F. App’x 92, 97 (3d Cir., 2014), quoting, *Williston on Contracts* § 49:111 (4th ed.). Mere disagreement between the parties does not render the policy language ambiguous. *Meyer v. CUNA Mut. Ins. Soc.*, 648 F.3d 154 (3d Cir. 2011)

In the instant case, Plaintiff purchased commercial property insurance with enhanced insurance coverage provisions from Defendant. Plaintiff asserts its policy covers pandemic-related business interruption income losses caused by the dine-in ban. The Business Income provisions of Plaintiff’s policy are contained in the Businessowners coverage Form BP 00 03 07 13. The policy states:

We will pay for the actual loss of Business Income you sustain due to the necessary suspension of your “operations” during the “period of restoration”. The suspension must be caused by direct physical loss of or damage to property at the described premises. The loss or damage must be caused by or result from a Covered Cause of Loss...

See Policy §I(A)(5)(f)(1)(a).

On pages 17 through 20 of the policy, exclusions from coverage are delineated. The policy declares:

We will not pay for loss or damage caused directly or indirectly by any of the following. Such loss or damage is excluded regardless of any other cause or event that contributes concurrently or in any sequence to the loss. These exclusions apply whether or not the loss event results in widespread damage or affects a sub-

stantial area.  
See Policy §1(B)(1).

A specific exclusion for virus or bacteria appears on page 20. It provides, “Any virus, bacterium or other microorganism that induces or is capable of inducing physical distress, illness or disease”. See Policy §I(B)(1)(j)(1).

Plaintiff argues purchasing the Business Valu Pak enhancement, which does not specifically exclude business income loss from a virus, provides it coverage for losses sustained as a result of the Governor’s business closure Order. However, this is an enhancement policy meaning it enhances the benefits already existing in the insurance policy. One can not enhance what has never existed. Plaintiff’s policy excludes loss from a virus, so there is no benefit to be enhanced by the add on coverage. Plaintiff’s policy clearly and unambiguously excludes coverage for damage caused by the Governor’s COVID-19 shutdown.

Plaintiff further argues that the Court erred in its interpretation of the phrase “loss of or damage to” wording of the insurance policy. To make this argument one would first have to claim the Governor’s Order was the sole, direct, and only proximate cause of the losses and not the virus. This argument was rejected in *Turek Enters. V. State Farm Mut. Auto. Ins. Co.*, 484 F.Supp. 3d 492 (E.D. Mich. Sep. 3, 2020), where the Court stated that a similar Michigan Governor’s Order was not the sole, direct, and only proximate cause of lost income and extra expenses sustained by Plaintiff. Indeed the Turek Court found the Governor’s Order “expressly states that it was issued to ‘suppress the spread of COVID-19’ and accompanying public health risks. The only reasonable conclusion is that the Order- and, by extension, Plaintiff’s business interruption losses-would not have occurred but for COVID-19.” *Id.* The same reasoning applies to this case. Governor Wolf issued his Order to suppress the spread of COVID-19. The Governor’s Order was not the sole, direct, and only proximate cause of Plaintiff’s business losses. The losses were the result of the virus which is specifically excluded as a covered loss under the policy.

Moreover, Plaintiff’s argument fails not because of the distinction Plaintiff makes between “and” and “or” but because of the words that appear prior to it. The policy states, “We will pay for direct physical loss of or damage to”. See Policy §I(A)(1). In the absence of direct physical loss there is no coverage. The term direct loss implies some form of direct physical change to the insured property. *Infinity Exhibits v. Certain Underwriters*

at Lloyd's London, 489 F. 3d 1303 (11th Cir. 2020). The Third Circuit Court defined physical damage to property as "a distinct, demonstrable, and physical alteration of its structure". Port Authority of New York and New Jersey v. Affiliated FM Insurance Co., 311 F.3d 226, 235 (3d Cir. 2002). Plaintiff sustained no distinct, demonstrable, and physical alteration of its property, and therefore has no physical loss and no coverage.

Additionally, Plaintiff argues that the Court erred in determining that the policy's civil authority coverage is inapplicable. The Civil Authority provision indicates:

When a Covered Cause of Loss causes damage to property other than property at the described premises, we will pay for the actual loss of Business Income you sustain and necessary Extra Expense caused by action of civil authority that prohibits access to the described premises, provided that both of the following apply:

- (1) Access to the area immediately surrounding the damaged property is prohibited by civil authority as a result of the damage, and the described premises are within that area but are not more one mile from the damaged property; and
- (2) The action of civil authority is taken in response to dangerous physical conditions resulting from the damage or continuation of the Covered Cause of Loss that caused the damage, or the action is taken to enable a civil authority to have unimpeded access to the damaged property.

See Policy §I(A)(5)(i).

For this provision to apply Plaintiff must be prohibited from accessing its premises by order of a civil authority as the direct result of a Covered Cause of Loss to damaged property within one mile of its business premises. As stated above, this policy has a virus exclusion which disallows coverage. See Policy §I(B)(1)(j)(1). Since virus related business income losses are not covered losses under the policy, the Plaintiff cannot successfully

expand its claim by asserting its entitlement to additional protection under the civil authority provisions of the policy. Further, even if the Plaintiff were entitled to make a “civil authority” claim, its request would not be sustained. This is because at no point was Plaintiff prohibited from access to its premises. Courts have held that the word “prohibit” in this context is unambiguous and means “to forbid by authority or command”. *Paradise Shops, Inc v. Hartford Fire Insurance Co.*, 2004 Westlaw 5704715, at\* 1-2, 6 (N.D. Georgia 2004). A Civil Authority order restricting, limiting, or hindering access is not enough. The prohibition must make it impossible to access the property. *Abner, Herrman & Brock, Inc. v. Great Northern Insurance Co.*, 308 F. Supp 2d. 331 (S.D. NY 2004). The Governor’s Order did not make it impossible for Plaintiff to access his premises. Indeed, patrons were permitted to enter upon the property for delivery of their ordered food. Plaintiff continued to employ individuals to take orders, make and package food, receive payment, and deliver food. Vendors were permitted to deliver food and beverages. In short, although business volume was negatively impacted, and patrons were not permitted to dine within the restaurant, Plaintiff did continue to provide carry-out, delivery, and food and beverage services. Importantly, it is clear that the government order did not result in damage to other property. There is no property damage and there is no appropriately covered loss under the policy. “[W]ithout a nexus between the issuance of the Civil Authority order and the damage to an adjacent property, there is no coverage.” *Kelahr, Connell & Conner, P.C. v. Auto-Owners Ins. Co.*, 440 F. Supp 3d 520, 529 (D.S.C. 2020).

Also informative is *United Air Lines, Inc. v. Insurance Company of the State of Pennsylvania*, 439 F.3d 128 (2d Cir. 2006), where the Court held that civil authority coverage did not apply when access to Ronald Reagan Washington International Airport (“Airport”) was temporarily shut down and national flight service disrupted following the September 11, 2001, terrorist attacks. As a result, the Court denied Plaintiff’s claims to lost earnings since Plaintiff did not sustain physical damage to its property at the Airport or did an adjacent property sustain physical damage preventing access to Plaintiff’s property at the Airport. Similarly in the case at bar, Plaintiff suffered neither physical damage to its property nor was there physical damage to an adjacent property impeding Plaintiff’s access to its property. Accordingly, the Court did not err in deciding there is no coverage under the civil authority provision of the policy.

Finally, the Plaintiff claims the Court erred in not focus-

ing its coverage inquiry on the reasonable expectation of insured. Proper focus regarding issues of coverage under insurance contracts requires an examination into the “reasonable expectation of insured”. In determining what is an insured’s “reasonable expectation”, a court must examine the totality of the insurance transaction involved. *Britamco Underwriters, Inc. v. Weiner*, 636 A2d 649 (Pa. Super.1994). While the reasonable expectations of insured are focal points in interpreting the contract language of insurance policies, an insured may not complain that its reasonable expectations were frustrated by policy limitations which are clear and unambiguous. *Id.* In the present case, there is no ambiguity in Plaintiff’s policy. The virus exemption precluding coverage is explicit. Plaintiff had no reasonable expectation of coverage; thus the Court did not err in not focusing its coverage inquiry on the reasonable expectation of the insured.

CONCLUSION

The Court did not err in granting Defendant’s Motion for Judgment on the Pleadings.

BY THE COURT:  
THOMAS B. SPONAUGLE  
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**

**Bear, Craig M. a/k/a Craig Michael Bear, dec'd.**

Late of West Hempfield Township.

Administrator: Patricia A. Bear c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

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

**Belsinger, Yvonne S. a/k/a Yvonne Sheaffer Belsinger, dec'd.**

Late of East Hempfield Township.

Executor: Brian Barton Sheaffer c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: James W. Appel.

**Bevins, Larry a/k/a Larry Eu-**

**gene Bevins, dec'd.**

Late of Warwick Township.

Executor: Tricia Bevins c/o Law Office of Shawn Pierson, 105 East Oregon Rd., Lititz, PA 17543.

Attorney: Shawn M. Pierson, Esquire.

**Billig, Michael Steven, dec'd.**

Late of 1116 Wheatland Avenue, Lancaster, Pennsylvania 17603.

Executrix: Heidi Wolf c/o Zimmerman Pfannebecker & Nuffort, LLP, 22 South Duke Street, Lancaster, PA 17602.

Attorneys: Zimmerman, Pfannebecker & Nuffort, LLP.

**Bradley, Charles F., Sr., dec'd.**

Late of East Donegal Township.

Executor: Zachary C. Bradley c/o VanOrmer & Stephenson, P.C., 344 South Market Street, Suite 101, Elizabethtown, PA 17022.

Attorney: Daniel A. Stephenson, Esquire.

**Burgert, Annette K., dec'd.**

Late of West Donegal Township.

Executrix: Susan Burgert Baumgartner c/o P.O. Box 1140 Lebanon, PA 17042-1140.

Attorney: Kevin M. Richards, Esquire; P.O. Box 1140, Lebanon, PA 17042-1140.

**Burkhart, Marion R., dec'd.**

Late of Ephrata Borough.

Executrix: Susan R. Rettew c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA

17522.

Attorney: A. Anthony Kilkuskie;  
117A West Main Street, Ephra-  
ta, PA 17522.

---

**Clayton, William J.**, dec'd.

Late of Martic Township.  
Executrix: Susan Steele c/o Jef-  
frey C. Goss, Esquire, 480 New  
Holland Avenue, Suite 6205,  
Lancaster, PA 17602.  
Attorneys: Brubaker Connaugh-  
ton Goss & Lucarelli, LLC.

---

**Covey, Jody H.**, dec'd.

Late of the Township of West  
Donegal.  
Executrix: Vicki S. Covey c/o  
Richard J. Gromen, Jr., 3121C  
Mount Joy Road, Mount Joy, PA  
17552.  
Attorney: Richard J. Gromen,  
Jr.

---

**Dana, Anne H. a/k/a Anne Todd  
Dana**, dec'd.

Late of Borough of Washington  
Boro.  
Executor: Robert G. Dana c/o  
Randy R. Moyer, Esquire, Bar-  
ley Snyder LLP, 126 East King  
Street, Lancaster, PA 17602.  
Attorneys: Barley Snyder LLP.

---

**Dimter, Mary C.**, dec'd.

Late of W. Hempfield Twp.  
Executor: David G. Dimter c/o  
327 Locust Street, Columbia, PA  
17512.  
Attorney: John F. Markel; Ni-  
kolaus & Hohenadel, LLP; 327  
Locust Street, Columbia, PA  
17512.

---

**Eshelman, Jed Kenneth**, dec'd.

Late of Ephrata Township.  
Administrators: Kathy M. Faw-  
ber and Ilene J. Sangrey c/o  
Kling and Deibler, LLP, 131 W.  
Main Street, New Holland, PA  
17557.  
Attorney: Linda Kling, Esquire;  
Kling and Deibler, LLP.

---

**Fisher, John J.**, dec'd.

Late of West Earl Township.  
Co-Executors: Amos B. Fisher  
and Sylvan B. Fisher c/o Nich-  
olas T. Gard, Esquire, 121 E.  
Main Street, New Holland, PA  
17557.  
Attorneys: Smoker Gard Associ-  
ates, LLP.

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**Greer, Lida H. a/k/a Connie  
Greer**, dec'd.

Late of New Holland Borough.  
Executor: Jonathan C. Greer  
c/o Kling and Deibler, LLP, 131  
W. Main Street, New Holland, PA  
17557.  
Attorney: Linda Kling, Esquire;  
Kling & Deibler, LLP.

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**Gutshall, Leroy E.**, dec'd.

Late of the Township of West  
Donegal.  
Co-Executrices: Jamie K. Sine  
and Denise E. Geyer c/o Niko-  
laus & Hohenadel, LLP, 222 S.  
Market Street, Suite 201, Eliza-  
bethtown, PA 17022.  
Attorney: Kevin D. Dolan, Es-  
quire.

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**Gysbers, Lillian C.**, dec'd.

Late of Lancaster County.  
Executor: Douglas W. Myers,  
2617 Pine Mtn. Road, Strouds-  
burg, PA 18360.

Attorney: Connie J. Merwine, Esquire; 501 New Brodheads-ville Blvd N., Brodheads-ville, PA 18322.

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**Hess, Mark D.**, dec'd.

Late of Conestoga Township.  
Executrix: Sara M. Hess c/o George J. Morgan, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

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**Herr, Miriam E. a/k/a Miriam Elizabeth Herr**, dec'd.

Late of Manheim Township.  
Executor: Mary I. Bolich c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorney: Young and Young.

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**Hoffman, Frederic E.**, dec'd.

Late of the Township of West Donegal.

Co-Executors: Kiersten H. Marquart and Karina H. Dussinger c/o Richard J. Gromen, Jr., 3121C Mount Joy Road, Mount Joy, PA 17552.

Attorney: Richard J. Gromen, Jr.

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**Hurst, Barry L. a/k/a Barry Lee Hurst**, dec'd.

Late of Elizabeth Township.  
Executrix: Jaime L. Ferguson, 220 Reifsnnyder Road, Lititz, PA 17543.

Attorney: Eric J. Fabrizio, Esquire; Bingaman, Hess, Coblentz & Bell, P.C.; Treeview Corporate Center, 2 Meridian Blvd., Suite

100, Wyomissing, PA 19610.

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**Lausch, Clair T.**, dec'd.

Late of Akron Borough.

Executrices: Jayne D. Good and Teresa D. Fravel c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

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**Leibee, Nathanael Paul**, dec'd.

Late of Lancaster City.

Executor: Cynthia M. Leibee c/o Herr & Low, P.C., 234 North Duke Street, Lancaster, PA 17602.

Attorney: Bradley A. Zuke.

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**Leo, Barbara A.**, dec'd.

Late of Ephrata.

Executor: Reid Krick, 441 Heffner Rd., Wernersville, PA 19565.  
Attorney: None.

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**Myers, George F.**, dec'd.

Late of the Borough of Elizabethtown.

Co-Administrators: Kimberly I. Atkins and Russell W. Myers c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Matthew S. Bleacher, Esquire.

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**Nissley, Mary C.**, dec'd.

Late of Manheim Township.

Executrix: Joyce E. Jones c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, P.O. Box 539, 339 North Duke Street, Lancaster, PA 17608-0539.

Attorney: Melvin E. Newcomer, Esquire.

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

Late of Lancaster City.

Executor: Margaret Devaney c/o  
327 Locust Street, Columbia, PA  
17512.

Attorney: John F. Markel; Ni-  
kolaus & Hohenadel, LLP; 327  
Locust Street, Columbia, PA  
17512.

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**Parmer, Margaret M.**, dec'd.

Late of Manheim Township.

Executor: William H. Parmer c/o  
327 Locust Street, Columbia, PA  
17512.

Attorney: Michael S. Grab, Es-  
quire; Nikolaus & Hohenadel,  
LLP; 327 Locust Street, Colum-  
bia, PA 17512.

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**Robinson, John W.**, dec'd.

Late of Paradise Township.

Executor: Wendy S. Miller c/o  
Kling and Deibler, LLP, 131  
West Main Street, New Holland,  
PA 17557.

Attorney: Linda Kling, Esquire;  
Kling and Deibler, LLP.

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**Schmuck, Lee C. a/k/a Lee  
Charles Schmuck**, dec'd.

Late of New Holland Borough.

Executor: Troy Allen Schmuck  
c/o Kling and Deibler, LLP, 131  
West Main Street, New Holland,  
PA 17557.

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

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**Smeltz, Earl A.**, dec'd.

Late of East Lampeter Township.

Co-Executors: Jeffrey E. Smeltz  
and Deborah Ann Horst c/o  
Russell, Krafft & Gruber, LLP,

930 Red Rose Court, Suite 300,  
Lancaster, PA 17601.

Attorney: Lindsay M. Schoene-  
berger.

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**Smythe, Catherine E.**, dec'd.

Late of West Hempfield Town-  
ship.

Executor: Peggy S. Frey c/o  
Vance E. Antonacci, Esquire,  
McNees Wallace & Nurick, LLC,  
570 Lausch Lane, Suite 200,  
Lancaster, PA 17601.

Attorney: McNees Wallace &  
Nurick, LLC.

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**Stauffer, Elva Jane a/k/a Elva  
J. Stauffer**, dec'd.

Late of Ephrata Township.

Executors: J. Ronald Stauffer  
and Clark R. Stauffer c/o Attor-  
ney J. Elvin Kraybill, P.O. Box  
5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill &  
Hess, LLP.

---

**Stauffer, Horace R.**, dec'd.

Late of West Earl Township.

Executor: Kenneth S. Stauffer  
c/o Attorney J. Elvin Kraybill,  
P.O. Box 5349, Lancaster, PA  
17606.

Attorneys: Gibbel Kraybill &  
Hess, LLP.

---

**Underwood, Marvin H., III a/k/a  
Marvin Henry Underwood, III**,  
dec'd.

Late of the Township of War-  
wick.

Executor: Michael S. Underwood  
c/o Gibble Law Offices, P.C.,  
126 East Main Street, Lititz, PA  
17543.

Attorney: Stephen R. Gibble.

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**Walschburger, H. Albert**, dec'd.

Late of East Lampeter Township.  
Walschburger Family Trust.

Trustees: Susan Marie Getz c/o  
Anthony P. Schimaneck, 700  
North Duke Street, P.O. Box  
4686, Lancaster, PA 17604-  
4686.

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

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**Wentz, Nevin W., Jr. a/k/a Nevin  
Walter Wentz, Jr. a/k/a Nevin  
Wentz, Jr.**, dec'd.

Late of Manheim Township.

Executor: Matthew A. Wentz c/o  
Kluxen, Newcomer & Dreisbach,  
Attorneys-at-Law, P.O. Box 539,  
339 North Duke Street, Lancast-  
er, PA 17608-0539.

Attorney: Melvin E. Newcomer,  
Esquire.

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**Williams, Marie E.**, dec'd.

Late of the Township of Mount  
Joy.

Executrix: Lori M. Funck c/o  
Nikolaus & Hohenadel, LLP,  
222 S. Market Street, Suite 201,  
Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Es-  
quire.

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**Wilson, Ellen C.**, dec'd.

Late of 1950 Cloverton Drive,  
Columbia, PA 17512.

Executor: Joan C. Becker, 1950  
Cloverton Drive, Columbia, PA  
17512.

Attorney: Patti Spencer, Esquire;  
Spencer Law Firm; 320 Race Av-  
enue, Lancaster, PA 17603.

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**Young, Barbara A. a/k/a Barbara  
Young**, dec'd.

Late of Clay Township.

Executor: Anthony W. Young  
c/o Pyfer, Reese, Straub, Gray &  
Farhat, P.C., 128 N. Lime Street,  
Lancaster, PA 17602.

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

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**Zielasko, Nancy Ambrose a/k/a  
Nancy A. Zielasko a/k/a Nancy  
Zielasko**, dec'd.

Late of Lancaster Township.

Administratrix: Stacy L. Zielasko  
c/o Kluxen, Newcomer & Dreis-  
bach, Attorneys-at-Law, P.O.  
Box 539, 339 North Duke Street,  
Lancaster, PA 17608-0539.

Attorney: Melvin E. Newcomer,  
Esquire.

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**SECOND PUBLICATION**

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**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. Schoene-  
berger.

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**Bell, Mary Jane**, dec'd.

Late of the Borough of Mount-  
ville.

Executor: Andrea Williams c/o  
327 Locust Street, Columbia, PA  
17512.

Attorney: Michael S. Grab, Es-  
quire; Nikolaus & Hohenadel,  
LLP; 327 Locust Street, Colum-  
bia, PA 17512.

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**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.

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**Brenner, Claire M.**, dec'd.

Late of Lititz Borough.

Executrix: Amy D. Auker c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess, LLP.

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**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.

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**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.

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**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.

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**Fisher, Jean C.**, dec'd.

Late of West Lampeter Township.

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

Attorney: Matthew A. Grosh.

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

Late of Mount Joy Township.

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

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

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**Garber, Nancy J.**, dec'd.

Late of Penn Township.

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

Attorney: Young and Young.

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**Henry, Richard W.**, dec'd.

Late of Lancaster, PA.

Executrix: Jessica Krow, 20 Little Creek Road, Beaufort, SC 29907.

Attorney: None.

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**Hess, Patsy W.**, dec'd.

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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.

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

Late of East Hempfield Township.  
Executor: Barry Hohenwarter c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.  
Attorney: Young and Young.

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**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.

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**Huss, Norma Jean**, dec'd.

Late of West Lampeter Township.  
Executrix: Diane H. Bock c/o Vance E. Antonacci, Esquire, McNeese Wallace & Nurick, LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.  
Attorney: McNeese Wallace & Nurick, LLC.

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**Jackubowski, Jean N.**, dec'd.

Late of Manor Township.  
Co-Executors: Louis J. Jackubowski and Susan M. Buzard c/o Vance E. Antonacci, Esquire, McNeese Wallace & Nurick, LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.  
Attorney: McNeese 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.

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**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.

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**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.

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**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.

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**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.

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**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.

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**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.

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Attorney: David P. Carson.

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**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.

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**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.

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**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.

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**Rix, Alf H.**, dec'd.

Late of Elizabethtown Township.

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Executor: Robert Rix, 140 Somerset Drive, Hershey, PA 17033.  
Attorney: None.

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**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.

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**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.

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**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.

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.

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**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 Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606

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**THIRD PUBLICATION**

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

Attorneys: Gibbel Kraybill & Hess, LLP.

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**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 Town-

ship.

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.

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**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, Tra-  
cie 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.

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**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.

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**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, Bar-  
ley Snyder LLP, 126 East King  
Street, Lancaster, PA 17602.  
Attorneys: Barley Snyder LLP .

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**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.

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**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.

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**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.

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**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.

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**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.

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**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.

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**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.

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**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.

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**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.

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**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.

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**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, Ni-  
kolaus & Hohenadel, LLP, 327  
Locust Street, Columbia, PA  
17512.

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**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.

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**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 Mon-  
giov Law, LLC, 235 North Lime  
Street, Lancaster, PA 17602.  
Attorney: Michael J. Mongiov.

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**Theros, Aristoteles J. a/k/a Ar-  
istoteles 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. Cun-  
ningham c/o Good & Harris,  
LLP, 132 West Main Street, New  
Holland, PA 17557.  
Attorney: Good & Harris, LLP.

**Weaver, Elizabeth N. a/k/a Eliz-  
abeth 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, Es-  
quire, Yergey. Daylor. Allebach.  
Scheffey. Picardi, 1129 E. High  
St., P.O. Box 776, Pottstown, PA  
19464.  
Attorney: Yergey. Daylor. Alle-  
bach. Scheffey. Picardi.

**ARTICLES OF INCORPORATION  
NOTICE**

Notice is hereby given that Ar-  
ticles of Incorporation were filed  
with the Department of State of  
the Commonwealth of Pennsylva-

nia on 5/27/21 with respect to a  
proposed nonprofit corporation,  
BTS Penn Harrisburg  
Condo Association  
which has been incorporated un-  
der the Nonprofit Corporation Law  
of 1988.

J-25

Notice is hereby given that Ar-  
ticles of Incorporation have been  
filed with and approved by the De-  
partment of State of the Common-  
wealth of Pennsylvania in Harris-  
burg, PA, on June 17, 2021, for  
the purpose of obtaining Articles  
of Incorporation pursuant to the  
provisions of the Business Corpo-  
ration Law of 1988. The name of  
the corporation is:

LAW OFFICES OF  
GERRYANNE CAULER, P.C.

BARLEY SNYDER  
Attorneys

J-25

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 May 19, 2021,  
for the purpose of obtaining a Cer-  
tificate of Incorporation under the  
provisions of the Nonprofit Corpo-  
ration Law of 1988. The name of  
the proposed nonprofit corpora-  
tion is:

Spring Meadow Reserve  
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 residential communi-  
ty project located in Silver Spring  
Township County, Cumberland

County, Pennsylvania, known as Spring Meadow Reserve, A Planned Community. McNees Wallace & Nurick, LLC 100 Pine Street Harrisburg, PA 17101

the Estate of Ernest S. Morgan; Unknown Heirs and/or Administrators of the Estate of Ernest S. Morgan (if any) *Defendants*

J-25

TO: Unknown Heirs and/or Administrators of the Estate of Ernest S. Morgan (if any)

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on or about May 19, 2021, for a non-profit corporation to be known as:

Wingspan Parrot Sanctuary Formed pursuant to the provisions of the Non-Profit Business Corporation Law Act of 1988, Commonwealth of Pennsylvania, on December 21, 1988, P.L. 1444, No. 177. The primary purpose of the Corporation is to provide sanctuary, rehabilitation and adoption services for special needs and companion birds.

Matthew A. Grosh, Esquire HERR & LOW, P.C. 234 North Duke Street Lancaster, PA 17602

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Lancaster County, Pennsylvania, docketed to No. CI-21-02939, seeking to foreclose the mortgage secured by the real estate located at 39 Springville Road, Mount Joy, PA 17552.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

J-25

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE**

In the Court of Common Pleas of Lancaster County, Pennsylvania Civil Action - Law

NO.: CI-21-02939

WELLS FARGO BANK, N.A. *Plaintiff*

vs.

Deborah Morgan, as Believed Heir and/or Administrator of

ONCE. IF YOU DO NOT HAVE  
LAWYER OR CANNOT AFFORD  
ONE, GO TO OR TELEPHONE  
THE OFFICE SET FORTH BELOW  
TO FIND OUT WHERE YOU CAN  
GET LEGAL HELP.

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

J-25

**ORPHANS' COURT DIVISION  
AUDITING NOTICES**

To All Claimants, Beneficiaries,  
Heirs and Next of Kin, and other  
persons interested: NOTICE IS  
GIVEN that the following accounts  
in decedents', incapacitated per-  
sons, minors', and trust estates  
have been filed in the office of the  
Clerk of the Orphans' Court divi-  
sion of the Court of Common Pleas  
of Lancaster County and will be  
presented to said Orphans' Court  
Division for Audit and confirma-  
tion therein to the parties legally  
entitled thereto on

July 6, 2021

at 9 o'clock a.m. in Courtroom No.  
11 on the fourth floor of the Court-  
house, 50 North Duke Street, Lan-  
caster, PA.

1. BYNON, DIANA M., deed.  
2019-1996. First and Final Acct.,  
Joseph P. Bynon & Rosa L. Mar-  
tinez Bynon, Co-Executors, Frank  
A. Nardo, Jr., atty.

2. NUNAN, CAROLINE S., Deed  
of Trust, 2021- 1505. Interim  
Acct of Shane D. Zimmerman and  
Louise N. Taylor, Trustees Under  
Agreement Dated 11/10/1989  
FBO Jennifer Louise Taylor, Ran-

dy R. Moyer, atty.

3. NUNAN, CAROLINE S., Deed  
of Trust, 2021- 1506. Interim  
Acct of Shane D. Zimmerman and  
Caroline N. Hill, Trustees Under  
Agreement Dated 3/13/1985 FBO  
Jennifer Louise Taylor, Randy R.  
Moyer, atty.

4. NUNAN, CAROLINE S., Deed  
of Trust, 2021- 1507. Interim  
Acct of Shane D. Zimmerman and  
Louise N. Taylor, Trustees Under  
Agreement Dated 12/6/1989 FBO  
Jennifer Louise Taylor, Randy R.  
Moyer, atty.

5. PERRY, CARLTON, JR., Ir-  
revocable Special Needs Trust,  
2012-1471. First and Interim  
Acct., PNC Bank, National Associ-  
ation, Trustee, Kendra  
D. McGuire, atty.

6. TAYLOR, LOUISE N., Deed  
of Trust, 2021-1503. Interim Acct  
of Shane D. Zimmerman, Caro-  
line N. Hill and Louise N. Taylor,  
Trustees Under Agreement Dated  
11/18/1992 FBO Jennifer Louise  
Taylor, Randy R. Moyer, atty.

7. ZIMMERMAN, TRICIA A.,  
a/k/a TRICIA ALLYN ZIMMER-  
MAN, deed. 2020-1298. First and  
Final Acct., Melvin R. Fahnestock,  
Randy R. Moyer, atty.

Anne L. Cooper  
Clerk of the  
Orphans' Court Division  
of the Court of Common Pleas.

J-25; Ju-2

**SUITS ENTERED**

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



June 10, 2021

to June 14, 2021

ABC, INC. 1-10, STEINBERG III, DANIEL, PRICE, JEFFERSON, PRICE, JILL, PRICE, LANDON, DOES 1-20, JOHN, DOES 1-20, JANE; T.M.; 03876; Zervanos

BECK, PATRICK, FREEDOM SWEEPERS, LLC, U.S. CORPORATION AGENTS, INC.; American Express National Bank; 03948; House

BEILER, REUBEN J., BEILER, SADIE E.; Solanco School District; 03936; Boehret

BRISON, ESSENCE; Tanisha Pettway; 03812; Crosby

COFFEY, JOYCE; Rental Homes Unlimited, LLC; 03772

CRAY, JOHN T.; Discover Bank; 03946; House

ESHLEMAN, KEITH; Synchrony Bank; 03875; Morris

GONZALEZ-ROSADO, CESAR O.; Belco Community Credit Union; 03783; Miller

HELT, BRANDI L.; Discover Bank; 03780; House

IN RE: PETITION OF THERON MITCHELL TO CUMULATE WRITE-INS VOEST IN MAY 18, 2021 PRIMARY ELECTION AND TO RECOMPUTE THE VOTE TOTALS; 03869; Mecum

KERRY, JUNE, CREASY, JEFFREY ; George Katsaros; 03856

LESTER, MASON M., KEVIN L. GOUBEAUX, LTD., KEVIN L. GOUBEAUX LIMITED ; Samorah E. Prophete; 03879; Pedicone

LIBERTY MUTUAL INSURANCE COMPANY, LIBERTY MUTUAL AUTO AND HOMESERVICES LLC, LIBERTY MUTUAL GROUP INC, LIBERTY MUTUAL MID-ATLANTIC INSURANCE COMPANY, LIBER-

TY INSURANCE CORPORATION, LIBERTY MUTUAL PERSONAL INSURANCE COMPANY, LIBERTY MUTUAL INSURANCE; Carlito Montanez; 03790; Ermolovich

LIND, RICHARD L., SPITKO, MICHELLE, NORWICH COMMERCIAL GROUP, INC., NORCOM MORTGAGE, ISAOA, ATIMA; PNC Bank, National Association; 03799; Cummings

MORRISON, BARBARA A.; Primrose Sotocinal; 03846; Clarke

ORTHOPEDIC ASSOCIATES OF LANCASTER, LTD, GRISKA, ADAM T.; Stephanie Hall; 03882; Justice

OSBORNE, MELISSA A.; Discover Bank; 03929; House

PAPARO, KAREN R.; Discover Bank; 03906; House

ROGERS, KRISTA, ERIE INSURANCE EXCHANGE; Donald B. Rogers; 03792; McLaughlin

SERRANO, MELANIE; Susan Riley; 03826; Salvatore

STONEY CREEK CONSTRUCTION, ZIMMERMAN, JERRY; Nolts Propane Connections, LLC; 03809

TRAN, TUAN; Thanh Van Nguyen; 03857

TRAUP, JENNIFER; Vernon P. Glick; 03877

TSHUDY, RONALD D.; Conestoga Valley School District; 03947; Boehret

TURNER, TINA MARIE, TURNER SR., KENNETH RAY ; East Lampeter Township; 03901; Peipher

WALKER, ZACHARY H. A.; Scott Blitzer; 03782; Ward

WEEBER, WILLIAM P.; JP Morgan Chase Bank, N.A.; 03794; Carrucoli



**NOTICE**



**SHERIFF'S SALE OF VALUABLE  
REAL ESTATE**

**Wednesday, JULY 28th, 2021  
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 in the Lancaster County Courthouse, Courtroom A, 50 North Duke Street, in the City of Lancaster, PA.

**AUDIO AND VIDEO DEVICES  
ARE PROHIBITED IN  
COURT FACILITIES**

Beginning January 1, 2017, the taking or recording of pictures, photographs, videos, or audio recordings; and the use or possession of audio or video broadcast or recording equipment, or any other device capable of capturing or transmitting sound or images (including, without limitation, cameras and cell phones); in a courtroom, hearing room, or their respective environs during the progress of or in connection with any action, whether or not court is actually in session, is prohibited in compliance with L.C.R. Crim.P. No. 112.

**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. The defendants might not own the properties at all, other persons may own the properties, or there might 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. The Sheriff's Office will not make these determinations for you. Once you make a bid, which is accepted as the highest bid, you have bought whatever interests the defendants have, if any, 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. You must know what you are bidding on before you bid and NOT after. All sales are FINAL after the property has been struck off to you as the highest bidder, and no adjustments will be made thereafter.

Payment 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 announce an "upset" price, which is the least amount the plaintiff will accept for

a property. Any bidding above the plaintiff's opening costs bid for such property will begin at that stated upset price. Subsequent bids shall be in no less than \$1000 increments. 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 buyer must state the buyer's name (unless buying the property on behalf of the plaintiff for costs only) and come forward to settle with the clerks. The buyer must present a legal picture identification acceptable to the Sheriff's Office, such as a driver's license, and immediately pay 20% of their bid as a down payment to the Sheriff's Office. The buyer must subsequently pay the balance of their bid within 30 days after the sale date.

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

If no petition has been filed to set aside a property sale, the Sheriff will execute and record a deed 20 days or more after filing a proposed Schedule of Distribution with the Prothonotary's Office, conveying all the real estate rights, title, & interests of the defendants in the property. Distribution of the sale proceeds will be made per the proposed Schedule of Distribution 11 or more days after the filing of such Schedule, provided no exceptions are filed regarding the proposed distribution.

The Sheriff's Office may hold agents responsible for their winning bids if their principal fails to comply with these Conditions of Sale, unless the

agent has a notarized agency agreement and presents same to the Sheriff's Office prior to the beginning of the sale.

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

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

CHRISTOPHER LEPLER,  
Sheriff of Lancaster County  
MICHAEL D HESS, ESQUIRE,  
Solicitor

No. CI-19-04920

**J.P. MORGAN MORTGAGE  
ACQUISITION CORP.**

vs

**ALEJANDRO CRUZ**

*PROPERTY ADDRESS:* 249  
NORTH MARSHALL STREET,  
LANCASTER, PA 17602

*UPI / TAX PARCEL NUMBER:*  
336-20257-0-0000

*JUDGMENT:* \$89,154.17

*REPUTED OWNERS:* Alejandro  
Cruz

*INSTR. NO.:* 5425697

*MUNICIPALITY:* City of Lancaster

*AREA:* 1,307 sq. feet

*IMPROVEMENTS:* Two and One-half Story Single Family Dwelling

No. CI-19-01424

**U.S. BANK TRUST NATIONAL  
ASSOCIATION AS TRUSTEE OF  
THE CABANA SERIES III TRUST**

vs  
**GORDON E. DEATRICK**  
PROPERTY ADDRESS: 832  
FREEMONT STREET, LAN-  
CASTER, PA 17603  
UPI / TAX PARCEL NUMBER:  
338-12298-0-0000  
JUDGMENT: \$57,156.66  
REPUTED OWNERS: Gordon E.  
Deatrack  
INSTR. NO.: 5238856  
MUNICIPALITY: City of Lancast-  
er  
AREA: Lancaster County, PA  
IMPROVEMENTS: Residential  
Dwelling

No. CI-18-08370

**WELLS FARGO BANK, N.A.**

vs  
**CRAIG GING AKA  
CRAIG P. GING, AIMEE GING  
AKA AIMEE L. GING**  
PROPERTY ADDRESS: 14 IN-  
GHAM DRIVE, STEVENS, PA  
17578-9578  
UPI / TAX PARCEL NUMBER:  
080-88471-0-0000  
JUDGMENT: \$191,026.62  
REPUTED OWNERS: Craig Ging  
and Aimee Ging, husband and  
wife  
INSTR. NO.: 5957223  
MUNICIPALITY: Township of  
East Cocalico  
AREA: N\A  
IMPROVEMENTS: Residential  
Dwelling

No. CI-18-06103

**CONESTOGA VALLEY  
SCHOOL DISTRICT**

vs  
**JAMES H. GINGRICH**  
PROPERTY ADDRESS: 144 West  
Main Street, Leola, PA 17540  
UPI / TAX PARCEL NUMBER:  
360-31070-0-0000  
JUDGMENT: \$3,725.23  
REPUTED OWNERS: James H.  
Gingrich  
DEED BK. W 79 and PAGE #  
323

MUNICIPALITY: Upper Leacock  
Township  
AREA: 0.2 acres  
IMPROVEMENTS: THREE FAM-  
ILY DWELLING

No. CI-21-01281

**CHESAPEAKE CAPITAL  
MANAGEMENT, LLC**

vs  
**SAMUEL K. GLICK,  
MALINDA S. GLICK**  
PROPERTY ADDRESS: 305  
Snake Lane, Kinzers, PA 17535  
UPI / TAX PARCEL NUMBER:  
560-99619-0-0000  
JUDGMENT: \$1,486,962.80  
REPUTED OWNERS: Samuel K.  
Glick and Malinda S. Glick  
INSTR. NO.: 6403790  
MUNICIPALITY: Salisbury  
Township  
AREA: 61 acres  
IMPROVEMENTS: Agricultural/  
Private forest land

No. CI-20-02396

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

vs  
**STEVEN M. HASSELL,  
TRACIE R. HASSELL**  
PROPERTY ADDRESS: 1624  
ROBERT ROAD, LANCASTER,  
PA 17601  
UPI / TAX PARCEL NUMBER:  
810-81816-0-0000  
JUDGMENT: \$150,155.36  
REPUTED OWNER(S): STEVEN  
M. HASSELL AND TRACIE R.  
HASSELL  
INSTRUMENT NO: 5851726  
MUNICIPALITY: CITY OF LAN-  
CASTER  
AREA: 0.1300 ACRES  
IMPROVEMENTS: A RESIDEN-  
TIAL, SINGLE-FAMILY DWELL-  
ING

No. CI-21-00072

**TIMES SQUARE  
REVOLVING TRUST**

vs

**DENNY P. HERSHEY,  
DEBORAH N. HERSHEY**  
PROPERTY ADDRESS: 1230  
FRANKLIN STREET, COLUM-  
BIA, PA 17512  
UPI / TAX PARCEL NUMBER:  
111-82602-0-0000  
JUDGMENT: \$351,875.60  
REPUTED OWNERS: Deborah  
N. Hershey  
INSTR. NO.: 5748271  
MUNICIPALITY: Columbia Bor-  
ough  
AREA: 0.32  
IMPROVEMENTS: Single Family  
Residential

No. CI-19-10786

**WELLS FARGO BANK, N.A.**

vs

**PEDRO MELENDEZ VELEZ,  
ALICIA SANTIAGO ROSA**  
PROPERTY ADDRESS: 443  
SOUTH CHRISTIAN STREET,  
LANCASTER, PA 17602-4460  
UPI / TAX PARCEL NUMBER:  
337-94625-0-0000  
JUDGMENT: \$49,379.81  
REPUTED OWNERS: Pedro Me-  
lendez Velez and Alicia Santiago  
Rosa, husband and wife  
INSTR. NO.: 6106861  
MUNICIPALITY: City of Lancast-  
er  
AREA: N\A  
IMPROVEMENTS: Residential  
Dwelling

No. CI-19-11122

**WELLS FARGO BANK, N.A.**

vs

**ANTONIO D. PEREZ, ANTONIO  
PEREZ, MICHELLE PEREZ**  
PROPERTY ADDRESS: 291 Old  
Delp Road, Lancaster, PA 17601  
UPI / TAX PARCEL NUMBER:  
390-01649-0-0000  
JUDGMENT: \$156,179.73  
REPUTED OWNERS: Antonio  
Perez and Michelle Perez, hus-  
band and wife  
DEED BK. or INSTR. NO.: Docu-  
ment ID 5509695

MUNICIPALITY: Township of  
Manheim  
AREA: N\A  
IMPROVEMENTS: Residential  
Dwelling

No. CI-19-07018

**FIFTH THIRD BANK  
AS SUCCESSOR BY MERGER TO  
FIFTH THIRD MORTGAGE  
COMPANY**

vs

**JOSEPH L RITCHEY**  
PROPERTY ADDRESS: 96 OAK  
BOTTOM RD, QUARRYVILLE,  
PA 17566-9146  
UPI / TAX PARCEL NUMBER:  
520-73305-0-0000  
JUDGMENT: \$110,506.09  
REPUTED OWNERS: JOSEPH  
L. RITCHEY  
DEED BOOK NO. 5244 AND  
PAGE NO. 633  
MUNICIPALITY: PROVIDENCE  
AREA: PRIMARY HOMESITE  
6,534 SQ FT.  
IMPROVEMENTS: RESIDEN-  
TIAL

No. CI-20-07370

**GRAND AVENUE MORTGAGE  
LIEN TRUST 2017-RPL1**

vs

**FREDERICK WEILER,  
ANISSA WEILER**  
PROPERTY ADDRESS: 732  
FIFTH STREET, LANCASTER,  
PA 17603  
UPI / TAX PARCEL NUMBER:  
338-38890-0-0000  
JUDGMENT: \$88,027.99  
REPUTED OWNERS: Frederick  
Weiler and Anissa Weiler  
INSTR. NO. 5445963  
MUNICIPALITY: City of Lancast-  
er  
AREA: 0.03  
IMPROVEMENTS: Single Family  
Residential

No. CI-19-06266

**WELLS FARGO BANK, N.A.**

vs

**RICHARD WILLIAMS, A/K/A  
RICHARD GK WILLIAMS A/K/A  
RICHARD G.K. WILLIAMS,  
UNKNOWN HEIRS AND/OR  
ADMINISTRATORS OF THE ES-  
TATE OF WILLIAMS, A/K/A RICH-  
ARD**

**GK WILLIAMS A/K/A RICHARD  
G.K. WILLIAMS**

PROPERTY ADDRESS: 517 BIG  
BEND ROAD, LANCASTER, PA  
17603

UPI / TAX PARCEL NUMBER:  
340-28303-0-0000

JUDGMENT: \$171,386.89

REPUTED OWNERS: Richard  
GK Williams, single individual

INSTR. NO.: 5813730

MUNICIPALITY: Township of  
Lancaster

AREA: N\A

IMPROVEMENTS: Residential  
Dwelling

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J-25; Jul-5, 9

**SHERIFF'S SALES**

*Real Estate Executions*

January 27, 2021

March 31, 2021

May 26, 2021

July 28, 2021

September 29, 2021

November 24, 2021

January 26, 2022

March 30, 2022

*Last Day for Filing*

September 16, 2020

November 18, 2020

January 20, 2021

March 17, 2021

May 19, 2021

July 21, 2021

September 15, 2021

November 17, 2021

### 2021 HOLIDAYS

Courthouse will be closed on the following holidays in 2021:

New Year's Day	January 1
M.L. King, Jr. Day	January 18
Presidents' Day	February 15
Good Friday	April 2
Memorial Day	May 31
Independence Day	July 5
Labor Day	September 6
Columbus Day	October 11
Veterans Day	November 11
Thanksgiving	November 25 & 26
Christmas	December 24

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