



LANCASTER BAR ASSOCIATION

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Rocket Mortgage, LLC, f/k/a Quicken Loans, LLC v. Jonathan Francisco – No. 25-02623 – Brown, J. – June 4, 2026 – Mortgage Foreclosure – Constitutional Law – Jury Trial – Motion to Dismiss – The Court denied Plaintiff’s Motion to Dismiss Jury Trial Demand, holding that by 1790—when Article I, Section 6 of the Pennsylvania Constitution was adopted—scire facias sur mortgage proceedings included juries, and the common law writ of scire facias existed well before 1790. The Court held that the scire facias sur mortgage action created by the Pennsylvania Colonial Legislature in 1705 was rooted in the common law writ of scire facias, and the history prior to 1790 and the case law thereafter made available jury trials in scire facias actions. The Court concluded that modern mortgage foreclosure actions, which are derived from scire facias common law proceedings and retain many of the same principles and procedural requirements, therefore carry a constitutional right to a jury trial.....58

LEGAL NEWS

LEGAL NOTICES

Calendar of Events.....6	Articles of Incorporation.....27
CLE Calendar.....6	Change of Name Notices.....28
PBIs at the LBA.....8	Dissolution Notices.....29
Job Board.....8	Estate and Trust Notices.....17
	Suits Entered.....29

LANCASTER LAW REVIEW

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Lancaster Bar Association
28 East Orange Street
Lancaster, PA 17602



www.lancasterbar.org
Phone: 717-393-0737
Fax: 717-393-0221

2026 LANCASTER BAR ASSOCIATION - STAFF

Executive Director
Lisa Driendl-Miller
Lisa@lancasterbar.org

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

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

Operations Assistant
Linda Friant
Linda@lancasterbar.org

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

**Director of Programs and
Community Initiatives**
Mackenzie Haines
Mackenzie@lancasterbar.org

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CALENDAR OF EVENTS

September

September 9, 2026 John Gibbel Memorial Resolution
4:00 pm at the LBA Headquarters

September 17-19, 2026 2026 Bench Bar Conference
Philadelphia, Pennsylvania

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

October

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

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

November

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

December

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

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

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

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

UPCOMING CONTINUING LEGAL EDUCATION

August 31, 2026 - Drawing the Line: Setting Client Boundaries in the Digital Age

Location: Virtual (Zoom)

Time: 12:00 pm – 1:00 pm

Credit: 1.0 Ethics Credit

Speakers: Gregory F. Mitsch, Esquire, Lawyers Concerned for Lawyers of Pennsylvania

Description: This one-hour CLE presentation will explore the growing challenges attorneys face in maintaining professional boundaries with clients in an always-connected world. Attorneys face constant stress and anxiety with client connectivity. With texting, email, social media, client portals, and mobile devices creating expectations of constant access, lawyers must balance responsiveness with ethical obligations, professionalism, and personal well-being. Lawyers must set boundaries regarding communication lest their mental health and well-being suffer.

The program will address practical strategies for managing communication expectations, protecting confidentiality, avoiding burnout, and reducing risk related to after-hours contact and informal digital communications. Attendees will learn best practices for communication policies to create healthy and ethical attorney-client relationships.

In this program Mr. Mitsch will discuss:

1. The pressures of constant access and the potential ill effects on the attorney.
2. The effects of stress, anxiety, and substance use associated with the lack of boundaries.
3. The interplay of client communication with the Rules of Professional Conduct.
4. The resources available when the Lawyer's mental health and well-being are challenged.

September 3, 2026 - Dependency Law 101: Representing Parenting in Lancaster County

Location: Hybrid (Live In-Person at the Lancaster Bar Association and Virtual via Zoom)

Time: 12:00 pm – 1:00 pm (Lunch is from 11:30 am to 12:00 pm)

Credit: 1.0 Substantive Credit

Speakers: President Judge Leonard G. Brown, III, Lancaster County Court of Common Pleas, David Becker, Esquire, CYA Lead at the Lancaster County Office of the Solicitor and Maria C. Kissinger, Esquire, Nikolaus & Hohenadel

Description: Lancaster County has an ongoing need for attorneys to serve as court-appointed parents' counsel in dependency proceedings. This introductory CLE is designed for attorneys interested in expanding their practice, gaining courtroom experience, and serving families in the community.

Using a case study based on an actual Lancaster County dependency matter, presenters will guide participants through the life of a case, from shelter care and adjudication through per-

manency planning and resolution. The program will highlight the role of parents' counsel in advising clients, advocating for reunification, addressing barriers to the family service plan, and navigating alternative permanency options.

Participants will gain a practical understanding of dependency proceedings in Lancaster County and the responsibilities and opportunities associated with serving as court-appointed parents' counsel.

PBIs AT THE LBA

August

August 20, 2026	How to Responsibly Review the IRS Form 990 in Today's Political Climate 2026 9:00 am – 10:30 am 1.5 Ethics Credit
August 25, 2026	The Fine Print That Matters: Building Legally Sound Employee Handbooks 2026 9:00 am – 12:20 pm 3 Substantive Credits
August 27, 2026	Persuasion Skills for Trial Success 2026 1:00 pm – 4:15 pm 3 Substantive Credits

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ing, and document organization.

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A-7,14

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A-7,14,21,28

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closures and post-judgment enforcement. Responsibilities include managing commercial foreclosure matters from start to finish; preparing and processing confessions of judgment; ordering, reviewing, and analyzing title searches and related real estate documentation for foreclosed properties; and preparing and filing proofs of claim, motions for relief from stay, and other bankruptcy-related pleadings. The paralegal will also assist with bankruptcy filings and ongoing case management, handle discovery in aid of execution, and coordinate personal property executions and related processing for banking clients.

Additional responsibilities include supporting loan modifications and forbearance agreements, assisting attorneys with document review, maintaining accurate and well-organized case files, tracking deadlines, ensuring compliance with court rules and e-filing requirements, and communicating regularly with attorneys, clients, courts, title companies, and third-party vendors.

Qualified candidates will have prior experience as a paralegal in finance, creditors' rights, foreclosure, and/or bankruptcy law, along with a strong understanding of commercial foreclosure procedures and post-judgment enforcement. Experience with the preparation and review of loan documents is also helpful. The position requires excellent organizational skills, close attention to detail, and strong verbal and written communication skills. Proficiency in Microsoft Office is required, and familiarity with court e-filing systems is preferred. A paralegal certificate and/or bachelor's degree is preferred, but relevant experience will be considered.

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A-14,21

COURT OF COMMON PLEAS OF LANCASTER COUNTY
CIVIL ACTION

Mortgage Foreclosure – Constitutional Law – Jury Trial –
Motion to Dismiss

The Court denied Plaintiff's Motion to Dismiss Jury Trial Demand, holding that by 1790—when Article I, Section 6 of the Pennsylvania Constitution was adopted—scire facias sur mortgage proceedings included juries, and the common law writ of scire facias existed well before 1790. The Court held that the scire facias sur mortgage action created by the Pennsylvania Colonial Legislature in 1705 was rooted in the common law writ of scire facias, and the history prior to 1790 and the case law thereafter made available jury trials in scire facias actions. The Court concluded that modern mortgage foreclosure actions, which are derived from scire facias common law proceedings and retain many of the same principles and procedural requirements, therefore carry a constitutional right to a jury trial.

Opinion. Rocket Mortgage, LLC, f/k/a Quicken Loans, LLC v. Jonathan Francisco. No. 25-02623.

OPINION

This case is before the court on Plaintiff's Motion to Strike Jury Trial Demand. Both parties have filed their briefs in support of and opposition to Plaintiff's Motion, and the matter is ripe for review.

I. Background

Plaintiff initiated this action in mortgage foreclosure by filing a complaint on June 27, 2025, seeking the foreclosure and sale of property at 57 Kurtz Road, Denver, Pennsylvania, which is secured by a mortgage. By June 30, 2025, an order was entered directing the parties to participate in the Lancaster County Residential Mortgage Foreclosure Diversion Program. This program paused the proceeding and suspended any pleading deadlines and requirements while the case continued in the program.

Later, on July 25, 2025, Defendant filed, among other notices, a notice of unconscionable mortgage contract and lack of authority to foreclosure. Defendant then filed preliminary objections to Plaintiff's Complaint on August 21, 2025, alleging numerous objections, including unconscionability and constructive fraud, legal insufficiency of the complaint, lack of capacity to sue, and lack of subject matter jurisdiction.

Having failed to complete the diversion program intake, and due to Defendant's filing of preliminary objections, the Court found that Defendant failed to participate in good faith in the diversion program. The Court entered an order on October 17, 2025, lifting the stay imposed by the Court's June 30 order. Then, on October 30, 2025, Plaintiff responded to Defendant's Preliminary Objections. The Court overruled Defendant's Preliminary Objections on January 26, 2026. Thereafter,

on February 3, 2026, Defendant—who is a *pro se* litigant—filed an Answer to Plaintiff's Complaint that asserts affirmative defenses and demands a trial by jury.

Plaintiff filed its Motion to Strike Jury Trial Demand on March 3, 2026, and Defendant filed a response on May 11, 2026. The Court now turns to address the merits of Plaintiff's Motion.

II. Discussion

"It is well-settled that, unlike the Sixth Amendment to the United States Constitution's rights to a jury trial in criminal cases, the Seventh Amendment jury trial guarantee in civil cases has not been applied to the states by incorporation into the Fourteenth Amendment." *Bensinger v. University of Pittsburgh Medical Center*, 98 A.3d 672, 676 n.6 (Pa. Super. 2014). In Pennsylvania, "the right to a trial by jury in a civil action is fundamental to our system of law." *Mader v. Duquesne Light Co.*, 241 A.3d 600, 612 (Pa. 2020). This right is enshrined in Pennsylvania's Constitution, establishing that the "[t]rial by jury shall be as heretofore, and the right thereof remain inviolate." Pa. Const. Art. I § 6.

The Pennsylvania Supreme Court held that "heretofore" refers to the year 1790. *See Parker v. Children's Hospital of Philadelphia*, 394 A.2d 932, 938 (Pa. 1978); *see also Com. v. Reilly*, 188 A. 574, 580 (Pa. 1936) (holding that use of the term "heretofore" in Pennsylvania's first Constitution in 1776 meant that the jury trial right was codified "as it existed when [the] state was first formed."). And the same court held that the term "inviolable" meant "freedom from substantial impairment. The cardinal principle is that the [e]ssential features of trial by jury as known at the common law shall be preserved." *Commonwealth v. Eckhart*, 242 A.2d 271, 271-73 (Pa. 1968). And notably, this language "preserving the trial of a trial by jury has appeared in each version of Pennsylvania's Constitutions." *See Wertz v. Chapman Tp.*, 741 A.2d 1272, 1275 (Pa. 1999).

So, "jury trials are constitutionally required only in those cases where a jury trial for the claim would have been available when the Pennsylvania Constitution was adopted." *Id.* at 1276. There is a three-pronged analysis to determine the defendant's right to a jury trial: (1) whether the right is conferred by statute; (2) whether jury trials were required in such actions in 1790; and (3) "if so, whether there is a common law basis for the proceeding." *See Com. v. One (1) 1984 Z-28 Camaro Coupe*, 610 A.2d 36, 39 (Pa. 1992).

On the first prong, neither party argues that the right to a jury trial in a mortgage foreclosure action is conferred by statute. Since 1950, mortgage foreclosures in Pennsylvania have been governed by the Pennsylvania Rules of Civil Procedure (Rules). *See* Pa.R.Civ.P. §§1141–1150. But these Rules are not statutes; they were prescribed and adopted by the Pennsylvania Supreme Court. *See* Pa. Const. art. V, § 10(c); 231 Pa.Code Rule 51.

As to prong two, Defendant relies on Article I, §6 of the Pennsylvania

Constitution: “Trial by jury shall be as heretofore, and the right thereof remain inviolate.” So the Court looks to whether the right to jury trial existed for mortgage foreclosure actions in or before 1790.

Pennsylvania’s founders “having been persecuted for religious beliefs in Great Britain, refused to create courts of equity in Pennsylvania.” §1:2. History in Pennsylvania and foreclosure at law, 15 West’s Pa. Prac., Mortgages § 1:2 (3d ed.). Indeed, “no provision was made for courts of equity.” *Peoples-Pittsburgh Trust Co. v. Henshaw*, 15 A.2d 711, 716 (Pa. Super. 1940). Instead, Pennsylvania judges “administered equitable principles, which the settlers brought with them as part of our common law, under common law forms, as a substitute for formal bill and equity process.” *Id.* (citations omitted). Their “distrust of the English Chancery Courts[]” led Pennsylvania judges to “also act as judges in equity[,] but with only those equity powers and jurisdictions specifically granted by law.” *Goodwin v. Rodriguez*, 554 A.2d 6, 8 (Pa. 1989).

By 1705, “the Colonial legislature provided for the foreclosure of a mortgage by a common law form of action in Pennsylvania.” 15 West’s Pa. Prac., Mortgages § 1:2 (3d ed.), *supra*. The 1705 Act¹ enabled lenders, so as not to be “defrauded of their just debts,” to “sue forth a writ or writs of *scire facias*” in the Court of Common Pleas. 1 Sm. L. 57, 60. This writ “directed a sheriff to command a defendant to appear on a specified return day” and “show cause why the land in question should not be sold in satisfaction of the mortgage debt.” 15 West’s Pa. Prac., Mortgages § 1:2 (3d ed.), *supra*; 4 Goodrich-Amram 2d § 1143:4. This is essentially a description of an in rem action.

The 1705 Act provided for a defendant to answer the *scire facias sur mortgage* and the record upon which plaintiff, among other things, “suggest[s] for the breach or nonperformance of the said conditions.” 1 Sm. L. at 60. “And if the defendant in such *scire facias* appears, [the defendant] may plead satisfaction or payment of part or all of the mortgage money, or any other lawful plea, in avoidance of the deed or debt, as the case may require.” *Id.* But if the defendant fails to appear, then, “if the case be such as damages only are to be recovered, an inquest [would] be forthwith charged to enquire thereof[.]” *Id.* Should the defendant fail to appear or fail to plead satisfaction or some other lawful defense, and a default occurs, then the Act requires the property to be sold at sheriff’s sale. *See id.* at 59.

The 1705 Act also describes a “first inquisition, to ascertain whether the real estate levied upon will, or will not satisfy the debt and damages within seven years[.]” requiring the inquest be conducted by twelve men. 1 Sm. L. 57, 63. A second inquisition was also conducted for the “jury [to find] the seizin²[.]” and if the first inquest found that the real estate failed to satisfy the debt, the sheriff would “deliver the possession to the creditor.” *Id.* at 63. The Act contains notes that describe the

¹ Act of 1705, Act No. 152, January 12, 1705, Pa. Laws 57, 60. *See* [1705 Act](https://www.palrb.gov/Preservation/Smith-Laws/View-Document/17001799/1705/0/act/0152.pdf), PA Legislative Reference Bureau (<https://www.palrb.gov/Preservation/Smith-Laws/View-Document/17001799/1705/0/act/0152.pdf>).

² “Seizin” or “seisin” historically refers to possession or possession of a freehold estate in land. Seisin, Black’s Law Dictionary (11th ed. 2019).

sheriff impaneling a jury. *Id.*

The role of the jury in the 1705 Act is limited; the statute describes the jury's function as a ministerial inquest focused on evaluating the value of property. Yet there is evidence beyond solely the Act of 1705 that reflects the conspicuous presence of juries in *scire facias sur mortgage* proceedings. See, e.g., *Stayton v. Riddle*, 7 A. 72, 74 (Pa. 1886) (ordering new jury trial on *scire facias sur mortgage* as court erred in allowing purchasers to assert usurious interest defense); *Aronson v. Mackey*, 85 Pa. Super. 108, 112 (1925) (holding that testimony in *scire facias sur mortgage* about the mortgage's consideration are jury questions).

Indeed, “[h]istorically, prior to the adoption of the [Pennsylvania Rules of Civil Procedure], the foreclosure of a mortgage was accomplished by *scire facias sur mortgage* under the Act of 1705[.]” *Meco Reality Co. v. Burns*, 200 A.2d 869, 871 (Pa. 1964) (brackets in original). Moreover, the 1705 Act's requirement of an inquest of twelve men for valuation does not limit or displace the separate, pre-existing right to a trial jury on contested factual defenses under common-law *scire facias* practice. It instead confirms that the legislature intended jury involvement in the *scire facias sur mortgage* proceeding.

Plaintiff claims that there is no basis for a right to jury trial in mortgage foreclosure actions. Plaintiff further argues that mortgage foreclosure is an *in rem* proceeding, with no determinations of personal liability to be made, so the matter is more appropriate for a judge. But like the modern *in rem* mortgage foreclosure action, *scire facias* is “against the land (*de terris*) and imposes no personal liability upon the mortgagors against whom the judgment is obtained.” See *Meco Reality Co.*, at 871 (citation modified). So, based on the precedent previously discussed, the second prong is satisfied.

On the final prong, the Court must determine whether there is a common law basis for the *scire facias* proceeding. The term “‘common law basis’ refers to the nature of the proceeding in common law courts such as the Court of Exchequer, but not courts of Admiralty or Chancery.” *Camaro Coop*, at 39. *Scire facias* is a common law writ, and so would be tried in the Court of Exchequer. Pennsylvania has notably retained “the curious anomaly of a legal action of mortgage foreclosure” as adopted in its Rules of Civil Procedure. See Pa.R.Civ.P. §§1141—1150. 1041.

The current Rules “provide for the filing of a simple [foreclosure] complaint (Rule 1143)”, and, “amongst other things, spell out the proper parties to the action (Rule 1144), service of process (Rule 410), and the contents of the Complaint (Rules 1146 to 1148). 15 West's Pa. Prac., Mortgages § 1:2 (3d ed.), *supra*. The action “continues, in some respects, the former *scire facias* practice and is derived from it.” *Id.* Like the requirements under Pa.R.Civ.P. 1146-48, “[e]verything necessary to an initial pleading was in the writ. See 4 Goodrich-Amram 2d § 1143:4. “It recited the mortgage, described the land, mentioned the parties, the place of record, the defaults and demand for payment, and the amount of damages claimed.” *Id.*

The *scire facias* “writ served a double purpose, in that it acted as process to obtain jurisdiction over the parties, while at the same time acting as a plaintiff’s pleading.” 4 Goodrich-Amram 2d § 1143:4. Parties need not proceed under the same procedure as litigants in the past for a common law basis to be found. And while the Rules “substitute a complaint for a writ as the method of commencing an action of mortgage foreclosure,” they also “retain the essentials of the prior [*scire facias*] practice.” *Id.* So regardless of the procedural changes to mortgage foreclosure actions, the writ as it existed before the 1705 Act, and the *scire facias sur mortgage* action created by the Colonial Legislature in 1705, reflects *scire facias*’ common law basis.

Indeed, *scire facias* has been rooted in the common law tradition for over 300 years. And following the 1705 Act, “no chancery jurisdiction was given the [Pennsylvania] courts with respect to mortgages, their collection, enforcement, equity of redemption, and foreclosure, probably because the statutory remedy at law by *scire facias*, which had been administered with due regard to equitable principles had proved entirely satisfactory.” *Peoples Pittsburgh Trust Co.*, at 717.

For the period after 1705, and even earlier at common law, *scire facias* was an action at law to foreclose on a mortgage. In *Aronson V. Mackey*, the Superior Court characterized the *scire facias* proceeding in that case as, “in truth, nothing more than a proceeding for the recovery of a debt due to the plaintiff, [allowing] the defendant [the chance to] put in any lawful plea in avoidance of the debt.” 85 Pa. Super. 108, 112-13.

And while Pennsylvania’s mortgage foreclosure proceedings have some equitable qualities, *scire facias* was a legal writ and there are many examples of *scire facias* proceedings where issues of fact, like damages, were decided by juries. *Id.* (holding that in *scire facias* action, testimony about alleged fraud and false representations material to the value of the mortgage’s consideration was a question for the jury); see also *U.S. Bank National Association, not in its Individual Capacity but Solely as Trustee for the NRZ Pass-Through Trust XIV v Wright*, August Term 2020, No. 2826 (Phila. C.C.P. February 16, 2024) (citing eight Pennsylvania Supreme Court cases with *scire facias sur mortgage* proceedings that involve a jury). Because “a jury trial for a [*scire facias sur mortgage*] would have been available when the Pennsylvania Constitution was adopted[,]” the right to a jury trial in those proceedings is constitutionally required. See *Wertz*, at 1276.

The cases Plaintiff relies on to support its Motion are merely persuasive authority and do not undermine *scire facias*’ centuries-old influence on mortgage foreclosure actions. The only binding case Plaintiff cites to in support of its Motion is *S & T Bank by Dalessio v. Dalessio*, 632 A.2d 566, 568-59 (Pa. Super. 1993). But there, the court held that the wife failed to provide authority for the court “to recognize a right to trial by jury for purposes of setting a market value on the real estate sold at the sheriff’s sale.” See *id.* The case does not answer whether there is a jury trial right for purposes of a *scire facias sur mortgage* ac-

tion. The *Delessio* court did, however, state that “[w]here no right to a jury trial existed [in an action] prior to the adoption of the constitution, no right exists now unless one is specifically created by the legislature.” *Id.* at 568. Yet, unlike the proceeding in *Dalessio*, evidence of the jury trial requirement in *scire facias* actions in 1790 and earlier supports recognizing such a jury right in mortgage foreclosure actions.

On this motion, the Court need only address the test proscribed in *Com v. One (1) 1984 Z-28 Camaro Coupe*, to determine whether a jury trial right exists in mortgage foreclosure actions. *See Camaro Coupe*, at 39. The Court does not reach the merits of Defendant’s affirmative defenses, nor does it determine whether Defendant has raised factual issues appropriate for a jury trial in this case. Still, the *scire facias sur mortgage* actions had their basis in common law, and by 1790 such proceedings required factual defenses to be tried before a jury. *See Wertz*, at 1276. Therefore, Defendant is entitled to invoke a jury trial right under Pa. Const. Art. I § 6.

III. Conclusion

For the reasons stated above, Plaintiff’s Motion to Strike Jury Trial Demand is denied. An appropriate order follows.

ORDER

AND NOW, this 4th day of June 2026, upon review of Plaintiff’s Motion to Strike Jury Trial Demand, and all responses thereto, Plaintiff’s Motion is hereby DENIED.

BY THE COURT:

Leonard G. Brown, III, President Judge

ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION

Allen, Kathleen, dec'd.

Late of Lancaster Township.
Administratrix: April L. Charleston, 60 W. Boot Rd., #201, West Chester, PA 19380.
Attorney: The Charlestown Firm, 60 W. Boot Rd., #201, West Chester, PA 19380.

Arcudi, Michael J. a/k/a Mike Arcudi, dec'd.

Late of West Lampeter Township.
Executor: David W. Wimer, 20390 Symphony Pl., Venice, FL 34293.
Attorney: None.

Arias, Raymond Elijah, dec'd.

Late of Lancaster City.
Administrators: Johanna Arias & Raymond Arias c/o Kristen Behrens, Esq., 1650 Market St., Ste. 1200, Philadelphia, PA

19103.

Attorney: Kristen Behrens, Esq., Dilworth Paxson, LLP, 1650 Market St., Ste. 1200, Philadelphia, PA 19103.

Beard, Ruth Ann, dec'd.

Late of Brecknock Township.
Executor: Kevin M. Raquet c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Esquire.

Bottner, Brian Patrick, dec'd.

Late of West Earl Township.
Administrator: Francis L. Bottner, Jr. c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.
Attorney: John C. Stevens.

Carmichael, Richard G., dec'd.

Late of Sadsbury Township.
Executor: Jackie A. Piersol c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Daum, Beth C., dec'd.

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

Dimm, J. Evette a/k/a Jean Evette Dimm, dec'd.

Late of Warwick Township.
Executor: Jason B. Ayer c/o Kristen L. Hartman, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA

17602.

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

Fellenbaum, Daniel H., Sr.,
dec'd.

Late of West Hempfield Town-
ship.

Executor: Jeffrey Fellenbaum
c/o Nikolaus & Hohenadel,
LLP, 327 Locust Street, Colum-
bia, PA 17512.

Attorney: Christopher R. Grab,
Esquire.

Frank, Edward C., dec'd.

Late of Manheim Township.

Executrix: Margaret M. Parker,
752 Integrity Drive, Lititz, PA
17543.

Attorney: None.

Frank, Paul T., dec'd.

Late of West Lampeter Town-
ship.

Co-Executors: Stephen P.
Frank & Alison F. Aucott c/o
Appel Yost LLP, 33 North Duke
Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet, Es-
quire.

Gordon, Martin, dec'd.

Late of Maheim Township.

Executrix: Florence L. Sweigart
c/o Patrick J. Schaeffer, Es-
quire and Laura E. Bayer, Es-
quire, Trinity Law, 1681 Ken-
neth Road, Building 2, York, PA
17408.

Attorney: Patrick J. Schaeffer,
Esquire and Laura E. Bayer,
Esquire, Trinity Law.

**Hanna, Kyle Douglas a/k/a
Kyle D. Hanna**, dec'd.

Late of Fulton Township.

Administrator: Douglas B. Han-
na & Holly M. Stoltzfus c/o E.
Kenneth Nyce Law Office, LLC,
105 East Philadelphia Avenue,
Boyertown, PA 19512.

Attorney: Eric C. Frey, Esquire,
E. Kenneth Nyce Law Office,
LLC, 105 East Philadelphia Av-
enue, Boyertown, PA 19512.

Hardy, Janey L., dec'd.

Late of West Donegal Township.

Executor: Terry L. Hardy, 2162
Cedar Road, Elizabethtown, PA
17022.

Attorney: Clayton A. Lingg, Es-
quire, Mooney Law, 230 York
Street, Hanover, PA 17331.

Heitmueller, Merle Jean, dec'd.

Late of Providence Township.

Executor: Robert C. Hubbs c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim,
PA 17545.

Attorneys: Young and Young.

**Kiser, Sylvia G. a/k/a Sylvia
Kiser**, dec'd.

Late of Paradise Township.

Executrix: Sandra K. Whiteside
c/o Appel, Yost & LLP, 33 N.
Duke St., Lancaster, PA 17602.
Attorney: Michael J. Rostolsky.

**Kling, Martha R. a/k/a Martha
Rebecca Kling**, dec'd.

Late of Mount Joy Borough.

Executor: Craig Bennage c/o
Nikolaus & Hohenadel, LLP,
222 South Market Street, Suite
201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esquire.

Knopsnyder, Amy Lynn, dec'd.

Late of Ephrata Township.

Administrator: Thomas R. Knopsnyder, 74 Weaver Ave., Ephrata, PA 17522.

Attorney: Dennis C. Vondran, Jr., Lamb McErlane, PC, 24 E. Market St., P.O. Box 565, West Chester, PA 19381-0565.

Krupa, Karl Edward, dec'd.

Late of Lancaster County.

Executor: Esteemed Care, LLC c/o Roland Law LLC, 8 N. Queen Street, Mezzanine, Lancaster, PA 17603.

Attorney: Catharine I. Roland.

Longenecker, James A., dec'd.

Late of Mount Joy Township.

Executrix: Pamela G. Eshleman c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esquire.

Margolis, David S. a/k/a David Steven Margolis a/k/a David Margolis, dec'd.

Late of Lancaster Township.

Executrix: Marilyn Margolis c/o Nancy W. Pine, Esq., 104 S. Church St., West Chester, PA 19382.

Attorney: Nancy W. Pine, Pine & Pine, LLP, 104 S. Church St., West Chester, PA 19382.

Mellinger, Lois E., dec'd.

Late of Manheim Township.

Executors: Susan A. Straley & Cynthia L. Workman 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.

Mento, Joseph, Jr., dec'd.

Late of Columbia Borough.

Executrix: Jenna Wholaver c/o Thomas W. Fleckenstein, Esquire, 553 Locust Street, Columbia, PA 17512.

Attorneys: Mountz, Kreiser & Fleckenstein, 553 Locust Street, Columbia, PA 17512.

Moore, Romaine E., dec'd.

Late of Salisbury Township.

Executors: Paula R. Redcay & Kenneth L. Moore 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.

Pearson, Paul E., dec'd.

Late of West Lampeter Township.

Executors: Kathy Pearson & Ann Fisher c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

Pence, Ronald E. a/k/a Ronald Erwin Pence, dec'd.

Late of West Earl Township.

Executrix: Tracy J. Vannucci c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Hol-

land, PA 17557.

Attorneys: Smoker Gard Associates LLP.

Rapp, Dora M., dec'd.

Late of Marietta Borough.
Co-Executors: John T. Rapp & Teresa A. Minnich c/o Thomas W. Fleckenstein, Esquire, 553 Locust Street, Columbia, PA 17512.

Attorneys: Mountz, Kreiser & Fleckenstein, 553 Locust Street, Columbia, PA 17512.

Rodgers, Janet F., dec'd.

Late of Earl Township.

Executors: Craig E. Styer, George R. Styer & Pamela L. Styer 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.

Rutt, Emma C. a/k/a Emma Catherine Rutt, dec'd.

Late of Akron Borough.

Executor: Diane M. Rutt c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.

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

Sensenich, Susan A., dec'd.

Late of Manheim Township.

Executor: Gary B. Sensenich c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorney: Randy R. Moyer --

Barley Snyder LLP.

Shartle, Harold F., Jr., dec'd.

Late of Lancaster.

Executor: Cynthia S. Winner, 24 Springlea Lane, Chester Springs, PA 19425.

Attorney: None.

Shirker, Rita M., dec'd.

Late of Ephrata Township.

Executor: Matthew S. Shirker c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: John C. Stevens.

Spaulding, Harold D. a/k/a H. Dale Spaulding a/k/a Harold Dale Spaulding, dec'd.

Late of Strasburg Borough.

Executor: Gregory A. Spaulding, 159 Huntingwood Drive, Lancaster, PA 17602.

Attorney: None.

Story, Paul C., Sr., a/k/a Paul Clifford Story, Sr., dec'd.

Late of Lititz Borough.

Executrix: Sara A. Story c/o Gibble Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.

Attorney: Stephen R. Gibble.

Telleen, Matthew W. a/k/a Matthew William Telleen, dec'd.

Late of Lancaster City.

Executor: William F. Telleen c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

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

Van Newhyzen, Sheila A. a/k/a Sheila Ann Van Newhyzen, dec'd.

Late of Manheim Township.
Executor: Peter W. Van Newhyzen c/o Lauren A. Hillegas, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Walton, Bertran D., II, dec'd.

Late of Lancaster County.
Executrix: Elizabeth Herman, 6260 Meadowfield Drive, Mount Joy, PA 17552.
Attorney: Peggy M. Morcom, Esquire, Morcom Law, LLC, 1028 E. Chocolate Ave., Hershey, PA 17033.

Yates, Timothy R., dec'd.

Late of Elizabethtown.
Administrator: Stephanie B. Allen c/o 20 Briarcrest Sq., Suite 206, Hershey, PA 17033.
Attorney: Ali M. Audi, Esq.

SECOND PUBLICATION

Barnhart, Doris M., dec'd.

Late of East Donegal Township.
Executor: Kevin L. Barnhart c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger, Esquire.

Bechtold, Bonnie M., dec'd.

Late of West Hempfield Township.
Executrix: Emily Vargas c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: BCGL, LLC.

Brenneman, Jay P., dec'd.

Late of Manheim Township.
Executrix: Janet A. Groff c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger, Esquire.

Czap, Linus J., dec'd.

Late of West Lampeter Township.
Executor: Katharine J. Gordon & Christina M. Warfel c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
Attorney: Matthew A. Grosh.

Eddy, James Samuel, Jr., dec'd.

Late of Lancaster Township.
Executor: Stephanie Clouser c/o John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.
Attorney: John F. Markel.

Eichenlaub, Karen L., dec'd.

Late of Ephrata Borough.
Executrix: Rebecca J. Dunkle c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger, Esquire.

Glouner, Jane M., dec'd.

Late of Rapho Township.
Executor: Kimberly L. Huber c/o Scott Allen Mitchell, Esq., Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601.

Attorneys: Saxton & Stump,
LLC.

East Main Street, Lititz, PA
17543.

Attorney: Stephen R. Gible.

Good, Edna A., dec'd.

Late of Richland Borough, Leb-
anon County.

Executor: Scott L. Good c/o
Beiler Legal Services P.C., 105
S. Hoover Ave., New Holland, PA
17557.

Attorney: Nevin D. Beiler, Esq.

TRUST NOTICE

Greer, JoAnn T., dec'd.

Late of Lancaster City.

JoAnn T. Greer Revocable Trust
dtd. 07/21/1997.

Trustee: Luiann O. Greer c/o
James N. Clymer, Esq., 408
West Chestnut Street, Lancast-
er, PA 17603.

Attorneys: Clymer Musser &
Sarno, PC.

Gress, Brian L., dec'd.

Late of West Cocalico Township.

Executrix: Felicia M. Foster c/o
M. Jason Asbell, Attorney, P.O.
Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Hartman, Carolyn A., dec'd.

Late of Elizabeth Township.

Executrix: Wanda A. Rodgers
c/o Gardner and Stevens, P.C.,
109 West Main Street, Ephrata,
PA 17522.

Attorney: John C. Stevens.

Kirk, Shirley H., dec'd.

Late of West Lampeter Town-
ship.

Executrix: Susan M. Page c/o
Gibble Law Offices, P.C., 126

Klotz, Steven G., dec'd.

Late of Manheim Township.

Executor: Shari J. Dermer c/o
Aevitas Law, PLLC, 275 Hess
Blvd., Suite 101, Lancaster, PA
17601.

Attorneys: Neil R. Vestermark,
Esquire, Aevitas Law, PLLC.

Kreider, Kevin L., dec'd.

Late of Rapho Township.

Executor: Andrew D. Kreider
c/o Young and Young, 44 S.
Main Street, P.O. Box 126,
Manheim, PA 17545.

Attorneys: Young and Young.

Laird, Shaun Wesley, dec'd.

Late of New Holland Borough.

Administrators: Ryan S. Vide-
gar-Laird & Keirra N. Laird c/o
Glick, Goodley, Deibler & Fan-
ning, LLP, 131 W. Main Street,
New Holland, PA 17557.

Attorney: Ashley A. Glick, Esq.,
Glick, Goodley, Deibler & Fan-
ning, LLP.

Latshaw, Lloyd E., dec'd.

Late of Ephrata Borough.

Executrix: Denise L. Moyer c/o
Appel Yost LLP, 33 North Duke
Street, Lancaster, PA 17602.

Attorney: James K. Noel, IV, Es-
quire.

**Maley, Edward D. a/k/a Edward
David Maley,** dec'd.

Late of Lancaster Township.

Executor: Christopher E. Maley
c/o Anthony P. Schimaneck,

700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

Martin, Lana G., dec'd.

Late of East Cocalico Township.
Executrix: Tracey Heverling c/o Jennifer L. Mejia, Mejia Law Group, LLC, 1390 W. Main Street, Ephrata, PA 17522.
Attorneys: Mejia Law Group, LLC.

Maurer, George W., Jr., dec'd.

Late of Columbia Borough.
Executors: Kurt L. Maurer & Keith B. Maurer c/o John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.
Attorney: John F. Markel.

Moore, Susan L., dec'd.

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

Mullings, Jay M., dec'd.

Late of Clay Township.
Administratrix: Brandi R. Morrell c/o Attorney Patrick J. Schaeffer and Attorney Laura E. Bayer, Trinity Law, 1681 Kenneth Road, Bldg. 2, York, PA 17408.
Attorneys: Patrick J. Schaeffer and Laura E. Bayer, Trinity Law, 1681 Kenneth Road, Bldg. 2, York, PA 17408.

Murr, Dale R., dec'd.

Late of Bart Township.
Executor: Randy Fenninger c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Esquire.

Nevius, Judith A., dec'd.

Late of Lititz Borough.
Executrix: Carolyn A. Adams c/o Gibble Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.
Attorney: Stephen R. Gibble.

Peters, William E., dec'd.

Late of Ephrata Borough.
Executor: Scott W. Peters c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.
Attorney: E. Richard Young, Jr., Esq.

Powders, George A., Jr., dec'd.

Late of Elizabethtown Borough.
Executor: Paula D. Mease c/o Law Office of Shawn Pierson, 105 East Oregon Road, Lititz, PA 17543.
Attorney: Shawn M. Pierson, Esq.

Riehl, Sara E., dec'd.

Late of Manheim Township.
Executor: Dennis K. Riehl c/o Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601.
Attorneys: Alec L. Fornwalt, Esquire, Aevitas Law, PLLC.

Schenck, George C., dec'd.

Late of Lititz Borough.

Executrix: Lonna R. Hoffman
c/o Gible Law Offices, P.C.,
126 East Main Street, Lititz, PA
17543.

Attorney: Stephen R. Gible.

Schoelkoph, Leslie L., dec'd.

Late of West Hempfield Town-
ship.

Executor: Kim H. Studenroth
c/o John F. Markel, Nikolaus
& Hohenadel, LLP, 327 Locust
Street, Columbia, PA 17512.

Attorney: John F. Markel.

**Schroll, Julia R. a/k/a Julia
Risser Schroll**, dec'd.

Late of Manheim Township.

Executor: Neil F. Schroll c/o
Thomas M. Gish, Sr., Attorney,
P.O. Box 5349, Lancaster, PA
17606.

Attorneys: Gibbel Kraybill &
Hess, LLP.

Stanley, James W., dec'd.

Late of Leacock Township.

Executors: Donna A. Henretty
& Amanda A. Zander c/o Glick,
Goodley, Deibler & Fanning,
LLP, 131 W. Main Street, New
Holland, PA 17557.

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

Stanley, Robert H., dec'd.

Late of Strasburg.

Co-Executors: Troy R. Stan-
ley, Wade E. Stanley & Craig
H. Stanley c/o W. Bryan Byler,
Byler & Winkle, P.C., 363 West
Roseville Road, Lancaster, PA
17601.

Attorney: W. Bryan Byler, Esq.

Stoltzfus, Anna R., dec'd.

Late of Salisbury Township.

Co-Executors: John S. Stoltz-
fus & Isaac Stoltzfus c/o Nich-
olas T. Gard, Esquire, 121 E.
Main Street, New Holland, PA
17557.

Attorneys: Smoker Gard Asso-
ciates LLP.

Sweigart, Sally A., dec'd.

Late of Ephrata Township.

Executrix: Melissa A. Krawizcki
c/o Gardner and Stevens, P.C.,
109 West Main Street, Ephrata,
PA 17522.

Attorney: Kurt A. Gardner.

Vo, Van Thu Thi, dec'd.

Late of Lancaster City.

Co-Administrators: Xuan Nguy-
en & Linda Dao c/o Kristen L.
Hartman, Esquire, Barley Sny-
der LLP, 126 East King Street,
Lancaster, PA 17602.

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

**Wimer, Mildred M. a/k/a Mil-
dred Mae Wimer**, dec'd.

Late of Manheim Township.

Executor: Ronald E. Muss-
er c/o Nikolaus & Hohenadel,
LLP, 212 North Queen Street,
Lancaster, PA 17603.

Attorney: Barbara Reist Dillon.

Zeiss, Robert V., dec'd.

Late of Denver.

Executor: Glenn Christensen
c/o Thomas W. Beaver, Es-
quire, 1651 Cleveland Avenue,
Wyomissing, PA 19610.

Attorney: Thomas W. Beaver,
Esquire.

Zimmerman, Alma N., dec'd.

Late of West Earl Township.
Executrix: Diana K. Zimmerman c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

THIRD & FINAL PUBLICATION

Anderson, James M., dec'd.

Late of West Hempfield Township.
Executor: Jason J. Anderson c/o David P. Carson, 2013 State Street, Suite 203, East Petersburg, PA 17520.
Attorney: David P. Carson.

Bear, Sally S., dec'd.

Late of Lititz Borough.
Co-Executors: John Christopher Bear & David Matthew Bear c/o Andrew S. Rusniak, Esq., Stevens & Lee, P.C., 51 S. Duke Street, Lancaster, PA 17602.
Attorney: Andrew S. Rusniak, Esq.

Bertoli, Gerald J., dec'd.

Late of East Hempfield Township.
Executor: Brett A. Bertoli c/o Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.
Attorney: Christopher R. Grab, Esquire.

Black, Brenda K., dec'd.

Late of East Hempfield Township.
Executor: Rebecca A. Brown c/o Pyfer, Reese, Straub, Gray

& Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Brown, Jeffrey T. a/k/a Jeffrey Todd Brown, dec'd.

Late of Lancaster Township.
Executor: Anthony P. Schimaneck 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.

Ebert, Gloria Ann a/k/a Gloria A. Ebert, dec'd.

Late of Manheim Township.
Administrator: Milton H. Drennen c/o Eager, Stengel, Quinn Babic & Eager, 1576 Lititz Pike, Lancaster, PA 17601.
Attorney: George H. Eager, Esquire, Eager, Stengel, Quinn Babic & Eager, 1576 Lititz Pike, Lancaster, PA 17601.

Esh, Anna Mae, dec'd.

Late of Leacock Township.
Executrix: Julie Yoder c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Ford, Robert H., dec'd.

Late of West Lampeter Township.
Executor: James R. Ford c/o James Clark Associates, 277 Millwood Road, Lancaster, PA 17603.
Attorney: Alec L. Fornwalt.

Hooper, Nancy A., dec'd.

Late of New Holland Borough.
Executor: Tristin L. Rosa c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Esquire.

Horst, Joanne M. a/k/a Joanne T. Horst, dec'd.

Late of Upper Leacock Township.
Executors: Margaret L. Stoltzfus & M. Todd Horst c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: BCGL, LLC.

Irwin, Terry Lee, dec'd.

Late of Drumore Township.
Executor: Trina M. Leed c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.
Attorney: Jeffrey S. Shank, Esquire.

Jacobs, Janet D., dec'd.

Late of Manheim Township.
Executor: John W. Jacobs c/o Alaine V. Grbach, 675 Estelle Drive, Lancaster, PA 17601.
Attorney: Alaine Grbach, Esquire.

Makishi, Yasutoshi, dec'd.

Late of Mount Joy Township.
Executrix: Tomomi Horning c/o Zimmerman Law Office, 466 Jonestown Road, Jonestown, PA 17038.
Attorney: John M. Zimmerman, Esquire.

Martzall, Leslie R., dec'd.

Late of Ephrata Borough.
Administrator: Cindy S. Martzall c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Meckley, Julie Ann, dec'd.

Late of Warwick Township.
Administrator: Keith A. Meckley c/o Scott Allen Mitchell, Esq., Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601.
Attorneys: Saxton & Stump, LLC.

Sheaffer, Martha B., dec'd.

Late of Lititz Borough.
Executor: Michael K. Sheaffer c/o James Clark Associates, 277 Millwood Road, Lancaster, PA 17603.
Attorney: Neil R. Vestermark.

Shifflett, Joyce June, dec'd.

Late of West Lampeter Township.
Administrator: Kenneth E. Shifflett c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Shuman, Donald Edward, dec'd.

Late of Lancaster.
Executor: Mary K. Nafe, 713 Fallon Drive, Lancaster, PA 17601.
Attorney: None.

Silverthorn, Agnes C., dec'd.

Late of Manheim Township.
Executors: Julie S. Newman,
Justin J. Silverthorn, Jan M.
Silverthorn & Monica M. Patter-
son c/o James Clark Associates,
277 Millwood Road, Lancaster,
PA 17603.
Attorney: Neil R. Vestermark.

Smith, Donald W., dec'd.

Late of East Hempfield Town-
ship.
Executors: Nathan K. Smith &
Sean K. Smith c/o Glick, Good-
ley, Deibler & Fanning, LLP, 131
W. Main Street, New Holland, PA
17557.
Attorney: Patrick A. Deibler,
Esq., Glick, Goodley, Deibler &
Fanning, LLP.

Ventre, Ann Weir, dec'd.

Late of Spring Garden Town-
ship, PA.
Executor: Theodore A. Ventre
& Thomas J.W. Ventre c/o May
Herr & Grosh, LLP, 234 North
Duke Street, Lancaster, PA
17602.
Attorney: Matthew A. Grosh.

Witmer, Cori Rae a/k/a Cori R.

Witmer, dec'd.

Late of New Holland Borough.
Executor: Darbi A. Witmer c/o
John H. May, Esquire, 49 North
Duke Street, Lancaster, PA
17602.
Attorneys: May, Herr & Grosh,
LLP.

Department of State of the Com-
monwealth of Pennsylvania under
the provisions of the Nonprofit
Corporation Law of 1988.

The corporation is incorporated
for the purpose of developing in-
ternational small business train-
ing programs for the flourishing
of communities and cultures all
around the world.

BLAKINGER THOMAS
Attorneys

A-14

NOTICE IS HEREBY GIVEN that
Articles of Incorporation have been
filed in the Department of State of
the Commonwealth of Pennsylva-
nia at Harrisburg, Pennsylvania.

(1) The name of the corporation is:
The Wenger Promise.

(2) The corporation has been in-
corporated under the Nonprofit
Corporation Law of 1988.

(3) The Corporation is incorporat-
ed under the NCL, and the Corpo-
ration is organized exclusively for
charitable purposes (the "Charita-
ble Purposes") within the meaning
of Section 501(c)(3) of the Internal
Revenue Code of 1986, as amend-
ed (the "Code"), and in furtherance
of these Charitable Purposes but
not in limitation thereof:

(a) to provide emergency assis-
tance, disaster relief, hardship
relief, and other charitable sup-
port to individuals and families
experiencing financial distress
resulting from natural disasters,
public health emergencies, cat-

ARTICLES OF INCORPORATION

Articles of Incorporation for **W
Pipeline**, a nonprofit corporation,
were filed July 28, 2026, with the

astrophic events, serious illness or injury, death, domestic violence, displacement, temporary loss of income, childcare expenses, utilities and educational expenses, or other unforeseen hardships;

(b) in furtherance of its Charitable Purposes, the Corporation may provide grants, financial assistance, and related support to eligible current employees, former and future employees, and members of their families associated with the Corporation's sponsoring employer, The Wenger Group, Inc., and its affiliated entities, as well as other individuals and charitable beneficiaries. Such assistance shall be awarded based upon objective determinations of need and in accordance with established, nondiscriminatory eligibility criteria designed to ensure that the Corporation operates exclusively for its Charitable Purposes and for the benefit of the public rather than private interests;

(c) to solicit and receive contributions, whether unrestricted or for designated purposes, consistent with the Charitable Purposes of the Corporation set forth herein, and if designated or restricted, hold the same for such designated Charitable Purposes or subject to such conditions as may be specified in the terms of the gift or grant; and

(d) to otherwise operate exclusively for the Charitable Purposes set forth herein and, without otherwise limiting its powers, exercise all rights and powers

conferred by the laws of the Commonwealth of Pennsylvania upon nonprofit corporations.

(4) The corporation's Articles of Incorporation were filed on July 24, 2026.

Alexander Puskar, Esq.
Stevens & Lee
51 South Duke Street
Lancaster, PA 17602

A-14

CHANGE OF NAME NOTICES

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Lancaster County, Pennsylvania, seeking to change the name of **Aryana Ivelisse Sanchez** to Aryana Ivelisse Marrero. A hearing on the Petition will be held on Wednesday, August 19, 2026, at 2:45 p.m. in Courtroom No. 10 at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

A-14

NOTICE IS HEREBY GIVEN that on April 23, 2026, the Petition of Luis Angel Cruz Mattei was filed in the above Court praying for a Decree to change the name of **Luis Angel Cruz Mattei** to Louis A. Cruz.

The Court has fixed the 28th day of August, 2026, at 1:30 p.m. in Courtroom No. TBA of the Lancaster County Courthouse, 50

North Duke Street, Lancaster, Pennsylvania, for a hearing of said Petition, when and where all persons interested may appear and show cause, if any, why said Petition should not be granted.

KURT A. GARDNER, ESQUIRE

A-14

DISSOLUTION NOTICES

Notice is hereby given that **Ana-baptist Teaching Ministries**, a Pennsylvania nonprofit corporation, with its registered office located at 15 Weaver Avenue, New Holland, Lancaster County, Pennsylvania 17557, has approved a proposal to dissolve the corporation. The corporation is now engaged in winding up its affairs in accordance with the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

A-14

NOTICE IS HEREBY GIVEN pursuant to the provisions of 15 Pa.C.S. §8875 that a Certificate of Termination will be filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania.

The name of the limited liability company is:

MRGC Properties, LLC

Barley Snyder
2755 Century Boulevard
Wyomissing, PA 19610

A-14

SUITS ENTERED

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

July 25, 2026
to July , 2026

ALMEIDA, ANTHONY, CAMPBELL, ALMA, RAMIERZ, HUBERTO; Atlantic States Insurance Company; 05650; McElhaney

BRADY, BONNIE S; Wells Fargo Bank NA; 05684; Heinmuller

BRAZEE, ROBERT; Velocity Investments LLC; 05661; Tsarouhis BREECE, PATRICIA; Velocity Investments LLC; 05548; Tsarouhis

BRIGHTBILL TRANSPORTATION INC, LUDWIG, CAROL, BRIGHTBILL TRANSPORTATION; Francois, Rosa; 05676; Hatton

CALDWELL, KAMA; Velocity Investments LLC; 05536; Tsarouhis

CALDWELL, LEONARD J.; Solanco School District; 05528; Rosenthal

CHR CORP, RUTTERS HOLDINGS INC, RUTTERS, JOHN DOE, ABC CORPORATION; Seiple, Deanna; 05677; Himmelstein

CHRISTIANA PIZZA CO LLC, CHRISTIANA PIZZA CO; Jerr Property Group LLC; 05694; Plon

CLAWSON III, THOMAS K.; Solanco School District; 05534; Rosenthal

CROTTI, WYATT; Wells Fargo Bank NA; 05683; Heinmuller

DISSINGER, ELIJAH; Jefferson Capital Systems LLC; 05679; Jammann

E&P TOWING RECOVERY LLC;
Amur Equipment Finance Inc;
05709; Dougherty

ESHELMAN, BENJAMIN, ESH-
ELMAN, CLAIR, LADNER, DORO-
THY; Redevelopment Authority of
the County of Lancaster; 05582;
Bradshaw

FANNING, JANE, FANNING
ESTATE OF, PAULINE, FAN-
NING ESTATE OF, PAULINE VIO-
LET; PHH Mortgage Corporation;
05700; Kelly

FELICIANO, STEVEN, FELICIA-
NO, LISA M; Lancaster Area Sew-
er Authority; 05590; Rosenthal

FILLMORE, REBEKA; Capital
One NA; 05689; Dougherty

FINDLEY, JACOB D; Solanco
School District; 05578; Rosenthal

GREEN, JOEANN A; CKS Prime
Investments LLC; 05535; Tsa-
rouhis

HESS, CARL R; Deibel IV,
George F; 05639; McDaniel

HOFFMASTER, BRENT; Secu-
rity Credit Services LLC; 05713;
Tsarouhis

JOHNSON, MARCUS, JOHN-
SON, AMANDA; Solanco School
District; 05547; Rosenthal

JONES, DEANNA; Velocity In-
vestments LLC; 05538; Tsarouhis

KANUHA, PAULA L., KANUHA
II, EDWARD J.; Solanco School
District; 05577; Rosenthal

KELLY-GOODMAN, RITA M;
Northern Lancaster County Au-
thority; 05702; Schimanek

KEYSTONE LIVESTOCK FENC-
ING LLC; Readinger, Mitchell;
05688; Maleno

KIRCHNER, MATTHEW; Secu-
rity Credit Services LLC; 05717;
Tsarouhis

KLEES, KARLEY A.; Solanco
School District; 05540; Rosenthal

KOCH, APRIL R; ESL Federal

Credit Union; 05704; Dougherty
LESHER, ASHLEY; NCB
Managment Services Inc; 05659;
Tsarouhis

LINTNER, HAILEY; Velocity In-
vestments LLC; 05537; Tsarouhis
LIPPOLD, MICHAEL; Velocity
Investments LLC; 05712; Tsa-
rouhis

MARCARELLI, JOEL R; First
Portfolio Ventures II LLC; 05718;
Tsarouhis

MCCARNEY, KIMRICK; Veloci-
ty Investments LLC; 05552; Tsa-
rouhis

MEEHAN, AMY E; CKS Prime
Investments LLC; 05654; Tsa-
rouhis

MEJIA, MELANIA; Lancast-
er Area Sewer Authority; 05596;
Rosenthal

PATERSON, LINDA; Marshall,
David; 05692; Justice

PENN NATIONAL INSURANCE;
McGinnis, Stacy; 05673; Stengel

PEREZ BATTISTINI, STACY L;
Troy Capital LLC; 05550; Tsa-
rouhis

PHILLIPS, TAMSON; Security
Credit Services LLC; 05714; Tsa-
rouhis

PLANK, CAROL J; Lancast-
er Area Sewer Authority; 05585;
Rosenthal

PRESTIGE WORLDWIDWDE
SUPPLIERS LLC; Bright Eye Solar
LLC; 05706; Pollock

PROGRESSIVE ADVANCED
INSURANCE COMPANY; Jones,
Lawrence; 05672; Zajdel

RAMOS, LETICIA M; Lancaster
Area Sewer Authority; 05722; Ziff

RIGGINS, SHELBY; Velocity In-
vestments LLC; 05549; Tsarouhis

RINEER, JENNIFER; CKS Prime
Investments LLC; 05555; Tsa-
rouhis

RODGERS, LINDA E, RODG-

ERS, RICHARD S; Truist Bank;
05721; Dougherty

RODRIGUEZ GOMEZ, STI-
WARD; Velocity Investments LLC;
05554; Tsarouhis

STATE FARM AUTOMOBILE
INSURANCE COMPANY; Meyer,
Kristen V; 05703; Rankin

STOLTZFUS, BRITTNEY; First
Technology Federal Credit Union;
05529; Meltzer

STRINE, JODY LEE; Strine,
Stephen Lee; 05678

TAWADROUS, EMAN; Velocity
Investments LLC; 05553; Tsa-
rouhis

TEETZ JR, DORAL H; Lancast-
er Area Sewer Authority; 05716;
Ziff

TIERNEY, HAYLIE; Velocity In-
vestments LLC; 05551; Tsarouhis

WALDEN, TAMMY L, SHOLLY,
BRIAN R, SHOLLY ESTATE OF,
GRACE, SHOLLY ESTATE OF,
GRACE E; Freedom Mortgage
Corporation; 05575; Zirrith

WASHINGTON BORO UNITED
METHODIST CHURCH, WASH-
INGTON BORO METHODIST
CHURCH, YOUNG SR, JOHN
E, WASCHE, JEFFREY A, BO-
SWA, JACOB, WOLF, CARLENE,
WASCHE, CAROL; The Eastern
Pennsylvania Conference of the
United Methodist Church; 05723;
Fleck

ZAVALA VARGAS, CARLOS
A; Security Credit Services LLC;
05715; Tsarouhis

Notes

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**Depressed?
Stressed?
Anxious?
Overwhelmed?**

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