
Court of Common Pleas of Lancaster County
Civil Action - Civil

Cooper v. Brenntag Northeast, Inc.

Civil Procedure – Collateral Estoppel – Statute of Limitations –
Wrongful Death

Plaintiff’s wrongful death action was time-barred because decedent’s own cause of action would have been barred at the date of filing; plaintiff was collaterally estopped from relitigating issue of notice by the court’s decision on the merits of statute of limitations in plaintiff’s prior negligence action.

OPINION BY BROWN, J. - March 31, 2023. Sandra Cooper, in her own right and as Administratrix of the Estate of Gene M. Cooper v. Brenntag Northeast, Inc. No. CI-15-08202.

OPINION

AND NOW, this 31st day of March 2023, following Defendant Brenntag Northeast, Inc.’s (“BNI”) renewed motion for summary judgment, the response of Plaintiff Sandra Cooper, in her own right and as Administratrix of the Estate of Gene M. Cooper, and after full briefing and oral argument, this matter is ripe for review.

I. FACTUAL SUMMARY

Mr. Gene M. Cooper began employment at Armstrong World Industries, Inc. (“AWI”) in September 1974. During his employment, he regularly used a solvent to degrease the manufacturing equipment. Plaintiff alleges that this solvent was the brand-named Safety Solvent and that BNI produced, sold, and distributed the product to AWI.¹ This solvent contained methylene chloride (“MC”), Trichloroethylene (“TCE”), and methyl ethyl ketone (“MEK”), and together these three chemicals formed a toxic mixture. While his duties at AWI exposed Mr. Cooper to the solvent on a regular basis, he experienced a more significant exposure on September 25, 2003, during a spill clean-up. This exposure immediately and severely damaged Mr. Cooper’s brain. He returned home from work on September 25, 2003, with an uncontrollable cough, a splitting headache, and burning sinuses (Third Am. Compl. ¶ 123). Mr. Cooper’s brain never recovered from this exposure (*Id.* ¶ 124). By Christmas of that year, Mr. Cooper had a demonstrable cognitive impairment and did not know when to report to work (*Id.* ¶ 125). By April 2004, Mr. Cooper was unable to work at all. (*Id.* ¶ 129). He went on disability status in May 2004, and from that point onward, Mrs. Cooper “devoted [her] time and efforts to get [her] husband’s brain damage diagnosed and treated.” BNI Renewed Mot. Summ. J. Ex. G (“Pl.’s Aff.”). In October 2005, a doctor at Drexel Medical Center told Mrs. Cooper to “bring him back when you know what he was exposed to.” (*Id.*) In July 2006, his disease progression forced Mr. Cooper out of the family

¹ BNI denies that it ever produced, sold, or distributed Safety Solvent.

home, first into an assisted-living facility and later into skilled-nursing care (Third Am. Compl. ¶¶ 129–30). Dr. Stephen Gold diagnosed Mr. Cooper with work-related toxic encephalopathy on November 17, 2007 (*Id.* ¶¶ 271–72; Pl.’s Aff. ¶ 21). Mrs. Cooper filed a workers’ compensation claim on Mr. Cooper’s behalf for work-related toxic encephalopathy on December 17, 2007 (Third Am. Compl. ¶ 273). Mrs. Cooper filed a negligence action against BNI in December 2009.² Mr. Cooper died on February 5, 2014 (*Id.* ¶ 145).

II. PROCEDURAL HISTORY³

The present action commenced with the filing of plaintiff’s complaint on October 22, 2014, in the Court of Common Pleas of Philadelphia County at October Term, No. 02594 (141002594). On September 23, 2015, the case was transferred to the Court of Common Pleas of Lancaster County at Docket No. CI-15-08202 (“present action” or “Cooper III”). The present action is the last of a group of more than thirty cases involving numerous plaintiffs who brought various claims primarily against former defendant Armstrong World Industries, Inc., and current defendant BNI.

The present action began in October 2014 as a wrongful death and survival lawsuit against multiple defendants.⁴ Plaintiff filed her third amended complaint in the present action on October 6, 2017. This court sustained preliminary objections to the third amended complaint on December 6, 2017, dismissing the complaint with prejudice. This court relied on *res judicata* grounds as to BNI. Plaintiff appealed the dismissal of the complaint as to BNI on the Wrongful Death claims only. The Superior Court reversed this court’s decision as to Wrongful Death, determining *res judicata* did not apply because *Cooper II* had been decided on statute of limitations, not the merits of the case. All other issues on appeal were affirmed. *Cooper III* is now limited to Count I, a wrongful death claim against BNI.

Thereafter, BNI filed an answer to the complaint and later a motion for summary judgment on December 14, 2021, asserting (1) the doctrine of collateral estoppel (issue preclusion) prevents plaintiff from denying BNI’s affirmative defense of statute of limitations, and (2) the independent facts of the case demonstrate BNI is entitled to summary judgment based on the statute of limitations. Plaintiff responded in opposition on January 14, 2022, arguing that whether the statute of limitations has run is a genuine question of material fact, that defendant’s motion is untimely,⁵ and that two intervening appellate cases make

² *Cooper II*, docketed at Lancaster County Court of Common Pleas Docket No. 15-08200, was dismissed on summary judgment by this court on October 13, 2017, based on the statute of limitations. In *Cooper II*, this court noted that Pennsylvania adopted in *Wilson v. El-Daief* the stricter notice standard for determining when the statute of limitations period begins to run. Based on the undisputed facts of *Cooper II*, this court determined the plaintiffs had notice in April 2004, August 2005, and “at the very latest, . . . were put on notice in November 2007, when Dr. Stephen Gold provided a diagnosis of work-related toxic encephalopathy.” It was a final order deciding the issue of statute of limitations and resulting in the termination of the case. No timely appeal of the court’s summary judgment order was taken. However, *Cooper II* was appealed on other grounds all the way to the Pennsylvania Supreme Court, which denied allocatur.

³ The court limits the following procedural history to the filings relevant to the disposition of the defendant’s motion. Although much of plaintiff’s response in opposition to motion for summary judgment is a recitation of various “procedural irregularities,” a full recounting of the procedural history is beyond the scope of this opinion.

⁴ At the time the present action was initiated, *Cooper II* was still an active case. Plaintiff filed a third amended complaint in *Cooper II* on November 25, 2014. The cases were never consolidated.

⁵ Plaintiff argues that pleadings have not closed because plaintiff has not responded to BNI’s new matter,

summary judgment inappropriate. After BNI filed a further response and the court held oral arguments, summary judgment is appropriate as a matter of law.

III. STANDARD OF REVIEW

Summary judgment is appropriate “whenever there is no genuine issue of any material fact as to a necessary element of the cause of action or defense.” Pa. R.C.P. 1035.2(1). A motion for summary judgment will be granted “if, after the completion of discovery relevant to the motion . . . an adverse party who will bear the burden of proof at trial has failed to produce evidence of facts essential to the cause of action or defense.” Pa. R.C.P. 1035.2(2). “The record” includes pleadings, depositions, answers to interrogatories, admissions and affidavits, and expert reports. Pa. R.C.P. 1035.1(1)–(3).

In determining whether to grant a motion for summary judgment, “the court must examine the record in the light most favorable to the non-moving party and resolve all doubts against the moving party as to the existence of a triable issue.” *Biernacki v. Presque Isle Condos. Unit Owners Ass’n, Inc.*, 828 A.2d 1114, 1116 (Pa. Super. 2003). “If there is evidence that would allow a fact-finder to render a verdict in favor of the non-moving party, then summary judgment should be denied.” *Reinoso v. Heritage Warminster SPE LLC*, 108 A.3d 80, 84 (Pa. Super. 2015).

IV. DISCUSSION

Pennsylvania’s Wrongful Death Act allows a plaintiff to recover damages for death caused by negligence of another. 42 Pa. C.S.A. § 8301(a). A wrongful death action is derivative of the decedent’s own cause of action and cannot impose a new burden on the defendant where the decedent would have been barred, such as by statute of limitations. See *Kaczorowski v. Kalkosinski*, 184 A. 663, 664 (Pa. 1936) (citations omitted). Whether a negligence action based on Mr. Cooper’s 2003 injuries was time-barred as of February 5, 2014, the date Mr. Cooper died, is therefore crucial to determining the present action’s viability.

In its renewed motion for summary judgment, BNI argues summary judgment is appropriate because this court’s October 13, 2017 opinion in *Cooper II* collaterally estops Mrs. Cooper from denying notice occurred in November 2007. BNI also argues any underlying negligence action would independently be time-barred as of February 2014 because the record shows plaintiff was on notice of a cause of action in November 2007. The court will take each argument in turn.

A. Summary Judgment is appropriate under the doctrine of collateral estoppel because this court already entered a final judgment on the merits of statute of limitations determining plaintiff to be on notice in November 2007.

The modern doctrine of *res judicata* incorporates claim preclusion (traditional *res judicata*) and issue preclusion (collateral estoppel). *McNeil v. Owens-Corning Fiberglas Corp.*, 680 A.2d 1145, 1147 n.2 (Pa. 1996). “Collateral estoppel is ‘a broader concept’ than *res judicata*, and the response to which was due four years ago. The court does not find this argument persuasive and does not find the failure of plaintiff to respond to BNI’s new matter to be dispositive.

‘operates to prevent a question of law or an issue of fact which has once been litigated and adjudicated finally in a court of competent jurisdiction from being re-litigated in a subsequent suit.’” *Garman v. Angino*, 230 A.3d 1246, 1255 (Pa. Super. 2020) (quoting *Day v. Volkswagenwerk Aktiengesellschaft*, 464 A.2d 1313, 1318 (Pa. Super. 1983)). Once an issue of fact or law is actually litigated and determined by a valid final judgment—and the issue was essential to that judgment—the determination is binding in a later action between the parties. *McNeil v. Owens-Corning Fiberglas Corp.*, 680 A.2d 1145, 1147–48 (Pa. 1996) (citing *Clark v. Troutman*, 502 A.2d 137 (Pa. 1985)).

Collateral estoppel applies if (1) the issue decided in the prior case is identical to one presented in the later case; (2) there was a final judgment on the merits; (3) the party against whom the plea is asserted was a party or in privity with a party in the prior case; (4) the party or person privy to the party against whom the doctrine is asserted had a full and fair opportunity to litigate the issue in the prior proceeding and (5) the determination in the prior proceeding was essential to the judgment.

Weissberger v. Myers, 90 A.3d 730, 733 (Pa. Super. 2014) (citation omitted). Collateral estoppel prevents the re-litigation of an issue where the issue itself has been actually litigated on the merits. See *Griffin v. Central Sprinkler Corp.*, 823 A.2d 191, 195 (Pa. Super. 2003).

Collateral estoppel applies under *Griffin v. Cent. Sprinkler Corp.*, which stated, “collateral estoppel requires the determination on the merits in a prior case or proceeding of an issue central to the current litigation.” 823 A.2d 191, 195 (Pa. Super. 2003) (emphasis added) (because trial court’s order was not based on the merits of statute of limitations question, the order could not have precluded relitigation of statute of limitations). Under *Griffin*, there must be a prior “determination on the merits in a prior case or proceeding of an issue central to the current litigation.” 823 A.2d 191, 195 (Pa. Super. 2003). *Griffin* and other Superior Court cases on statute of limitations as it applies to collateral estoppel have not been overturned.⁶

The issue before the court on summary judgment in the present action is identical to the issue before it in *Cooper II*: whether Mrs. Cooper had notice of a cause of action in November 2007. In *Cooper II*, the court answered that question in the affirmative when it granted summary judgment on the basis that the Coopers undeniably had notice in April 2004, August 2005, and “at the very latest, . . . were put on notice in November 2007, when Dr. Stephen Gold provided a diagnosis of work-related toxic encephalopathy.” The court’s determination regarding notice was essential to the final judgment because it was the rationale behind granting summary judgment. Plaintiff litigated the

⁶ In *Selective Way Insurance Co.*, the Superior Court again ruled that a trial court’s determination in a prior action that the statute of limitation had run precluded the issue from being raised again in a subsequent lawsuit. 119 A.3d 1035, 1042 (Pa. Super. 2015). See also *Spisak v. Edelstein*, 768 A.2d 874, 877 (Pa. Super. 2001); *Incollingo v. Maurer*, 575 A.2d 939, 941 (Pa. Super. 1990).

issue in *Cooper II* and did not timely appeal the summary judgment order. Plaintiff is the subject of this motion for summary judgment, which is also based on the statute of limitations.

Plaintiff argues the intervening cases of *Armstrong v. WCAB*⁷ and *Saksek v. Janssen Pharms., Inc. (In re Risperdal Litigation)*⁸ create a factual dispute about the November 2007 date preventing the application of collateral estoppel. Plaintiff is incorrect. The holding of *Armstrong v. WCAB* relies on a determination that the Coopers were put on notice of a claim in November 2007. See 2018 WL 6005539 at *8. And while plaintiff argues *In re Risperdal Litigation* prevents this court from creating a general “start date” across multiple cases, the use of collateral estoppel to prevent the relitigation of an issue previously decided between the same parties is not equivalent to setting a generic tolling date across multiple cases involving separate plaintiffs.

Plaintiff is collaterally estopped from denying notice occurred in November 2007.

B. Summary Judgment is appropriate because the facts establish that plaintiff’s wrongful death action is time-barred.

Even if plaintiff is not collaterally estopped from denying she was on notice of injuries in November 2007, there is still no genuine issue of disputed fact that this action is untimely. Mr. Cooper’s cause of action was time-barred at the time of his death in February 2014. While the statute of limitations for wrongful death is two years from the date of death, “if at the time of death a negligence action, based on the injuries that led to the death, would have been time barred, the wrongful death action is also time barred.” *Sunderland v. R.A. Barlow Homebuilders*, 791 A.2d 384, 390 (Pa. Super. 2002), *aff’d*, 838 A.2d 662 (Pa. 2003) (citations omitted).

The statutory period for personal injuries is two years. 42 Pa. C.S.A. § 5524. Limitations periods are calculated from the date the cause of action accrued. *Fine v. Checchio*, 870 A.2d 850, 857 (Pa. 2005) *citing* 42 Pa. C.S.A. § 5502(a). That is,

the statute of limitations begins to run as soon as the right to institute and maintain a suit arises. Generally speaking, in a suit to recover damages for personal injuries, this right arises when the injury is inflicted. Mistake, misunderstanding, or lack of knowledge in themselves do not toll the running of the statute.

Id. (citations omitted). However, the limitations period can be tolled under the discovery rule.

The discovery rule provides that where the existence of the injury is not known to the complaining party and such knowledge cannot reasonably be ascertained within the prescribed statutory period, the limitations period does not begin to run until the discovery of the injury is reasonably possible. The statute begins to

⁷ 2018 WL 6005539 at *1 (Pa. Super. Nov. 16, 2018) (unreported)
⁸ 223 A.3d 633, 641, 652 (Pa. 2019).

run in such instances when the injured party possesses sufficient critical facts to put him on notice that a wrong has been committed and that he need investigate to determine whether he is entitled to redress.

Baselice v. Franciscan Friars Assumption BVM Province, Inc., 879 A.2d 270, 276 (Pa. Super. 2005) (internal quotations omitted).

The discovery rule tolls the statute of limitations while an injured party is reasonably unaware she has suffered injury, despite using reasonable diligence to know either the injury or its cause. *Fine v. Checcio*, 870 A.2d 850, 858 (Pa. 2005) (citations omitted). In Pennsylvania, the discovery rule is triggered when a plaintiff has “actual or constructive knowledge of at least some form of significant harm and of a factual cause linked to another’s conduct, without the necessity of notice of the full extent of the injury, the fact of actual negligence, or precise cause.” *Wilson v. El-Daief*, 964 A.2d 354, 364 (Pa. 2009). The crucial question is whether a damaged person could reasonably know of the injury and that it was caused by someone’s conduct. *Fine*, 870 A.2d at 858. While this determination typically requires a jury to decide, where no reasonable mind could differ, the court may make the determination. *O’Kelly v. Dawson*, 62 A.3d 414, 420 (Pa. Super. 2013) (citation omitted).

The record shows Mr. Cooper was injured on September 25, 2003 during a spill clean-up at work. (Third Am. Compl. ¶ 123). He returned home from work on September 25, 2003, with an uncontrollable cough, a splitting headache, and burning sinuses (*Id.* ¶ 123). Within six months, he was unable to work due to brain damage. (*Id.* ¶ 129). After he went on disability status in May 2004, Mrs. Cooper “devoted [her] time and efforts to get [her] husband’s brain damage diagnosed and treated.” (Pl.’s Aff. ¶ 12). Mrs. Cooper took her husband to Drexel Medical Center in October 2005, where a doctor told her to “bring him back when you know what he was exposed to.” (*Id.*). On November 17, 2007, Dr. Stephen Gold diagnosed Mr. Cooper with work-related toxic encephalopathy. (Third Am. Compl. ¶¶ 271–72; Pl.’s Aff. ¶ 21). One month later, Mrs. Cooper filed a workers’ compensation claim for work-related toxic encephalopathy on Mr. Cooper’s behalf. (Third Am. Compl. ¶ 273).

Plaintiff’s response to summary judgment mischaracterizes the purpose of the discovery inquiry in the present action, which is to determine whether plaintiff could have brought the negligence action at the time of Mr. Cooper’s death in February 2014, not to relitigate the timeliness of *Cooper II*. Plaintiff essentially asks this court to consider a separate wrongful death action timely so long as another case with similar facts was active before the court when the wrongful death action was filed. No statutory or case law supports this type of pleading. The court declines to address the discovery inquiry in the present action by reconsidering its 2017 decision in *Cooper II*. That case is closed. For an apparently strategic reason, plaintiff’s former counsel commenced this action separately from *Cooper II* and the two cases were never consol-

idated nor was the plaintiff in *Cooper II* substituted with the estate of Mr. Cooper even though *Cooper II* was an active case in 2014.

Plaintiff further disputes November 17, 2007, as the date Mrs. Cooper was put on notice of a cause of action against BNI but the only contrary evidence plaintiff asserts in its response to summary judgment is that the statute began to run in 2008, still placing the 2014 wrongful death filing far outside the statute of limitations.⁹ Given the undisputed facts before the court, plaintiff was aware Mr. Cooper's injuries were the result of work-related exposure by April 2004, when Mr. Cooper was no longer able to work due to the symptoms he suffered following the 2003 spill clean-up. At this time, plaintiff had "knowledge of at least some form of significant harm and of a factual cause linked to another's conduct." *Wilson*, 964 A.2d at 364. Plaintiff was again put on notice when one of Mr. Cooper's physicians diagnosed him with cognitive disorder possibly due to toxin exposure in August 2005. Finally, and at the very latest, plaintiff was put on notice in November 2007, when Dr. Stephen Gold provided a diagnosis of work-related toxic encephalopathy. Mrs. Cooper filed a workers' compensation action a month later, in December 2007.

V. CONCLUSION

For the above-stated reasons, summary judgment is appropriate as a matter of law. Defendant BNI's motion for summary judgment is GRANTED. An appropriate order follows.

⁹ Plaintiff's response contained two exhibits: the case's dockets from the Philadelphia and Lancaster courts of common pleas. Furthermore, plaintiff rejects the Workers' Compensation Judge's reliance on 2007 as the date of notice and instead asserts that an exhibit by Dr. Gur demonstrates a notice date in 2008. Even if the court were to agree plaintiff makes a reasonable inference, which the court does not, the statute of limitations in the present case bars causes of action prior to 2012.

ORDER

AND NOW, this 31st day of March 2023, upon review of the motion for summary judgment filed by Defendant, Brenntag Northeast, Inc., as well as the response of Plaintiff, Sandra Cooper, in her own right and as Administratrix of the Estate of Gene M. Cooper, and oral argument, Defendant's motion for summary judgment is GRANTED, and the third amended complaint is DISMISSED with prejudice.

BY THE COURT:

LEONARD G. BROWN, III, 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

Ahrendt, Sharon L. a/k/a Sharon Lee Ahrendt, dec'd.

Late of Lancaster Township.
Executrix: Sally A. Fleming c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Aument, Doris B., dec'd.

Late of West Lampeter Township.
Executor: Brenda Martin c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.
Attorney: James R. Clark.

Brooks, Jolene M. a/k/a Jolene Myra Brooks, dec'd.

Late of Manheim Township.
Executor: Melvin L. Brooks, Jr.
Attorney: Craig A. Diehl, Esq.,

Law Offices of Craig A. Diehl,
3464 Trindle Road, Camp Hill,
PA 17011.

Charles, Joanne C., dec'd.

Late of Providence Township.
Executor: Terry Conrad c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.
Attorney: Barbara Reist Dillon.

Fairbanks, Mary G., dec'd.

Late of West Donegal Township.
Executors: Beth F. Forry, Amy F. Engle, Arthur B. Fairbanks c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Esq.

Funk, Catherine Elizabeth a/k/a Catherine E. Funk, dec'd.

Late of Pequea Township.
Co-Executors: Jay C. Sweigart, Jr., Michelle E. Sweigart c/o Paterson Law LLC, 2703 Willow Street Pike N, Willow Street, PA 17584.
Attorney: Kim Carter Paterson.

Gittelman, Barbara J. a/k/a Barbara Jane Gittelman, dec'd.

Late of Warwick Township.
Executors: Pamela L. Ruffhead, Chad G. Rottmund c/o Mongiovi Law, LLC, 235 North Lime Street, Lancaster, PA 17602.
Attorney: Michael J. Mongiovi.

Good, Geraldine G., dec'd.

Late of Penn Township.
Executrix: Samantha Fasnacht c/o Steven R. Blair, Attorney at Law, 650 Delp Road, Lancaster, PA 17601.
Attorney: Steven R. Blair, Esq.

Graybill, Melvin M., dec'd.

Late of Manheim Township.
Co-Executors: Todd Graybill,
Tracy Esch c/o Randy R. Moyer,
Esq., Barley Snyder LLP, 126
East King Street, Lancaster, PA
17602.
Attorneys: Barley Snyder LLP.

**Grosh, William B. a/k/a William
B. Grosh, M.D.,** dec'd.

Late of Warwick Township.
Executor: Stephen W. Grosh
c/o Appel Yost & Zee LLP, 33
North Duke Street, Lancaster,
PA 17602.
Attorney: Dana C. Panagopoulos.

Haggerty, Michael P., dec'd.

Late of Mountville.
Executor: Carol K. Haggerty c/o
Legacy Law, PLLC., 147 W. Air-
port Road, Suite 300, Lititz, PA
17543.
Attorney: Katelyn M. Haldeman,
Esq.

**Hall, Connie A. a/k/a Connie Ai-
leen Hall,** dec'd.

Late of East Hempfield Town-
ship.
Executor: Erich H. Hall c/o
Kara A. Klaiber, Esq., 80 West
Lancaster Ave., 4th Fl., Devon,
PA 19333.
Attorney: Kara A. Klaiber, Atty.,
McCausland Keen + Buckman,
80 West Lancaster Ave., 4th Fl.,
Devon, PA 19333.

**Herr, Paul W. a/k/a Paul Witmer
Herr,** dec'd.

Late of East Petersburg Bor-
ough.
Co-Executors: Jean E. Herr-Ris-
er, John P. Herr c/o Michele A.
Werder, Esq., P.O. Box 5349,
Lancaster, PA, 17606.
Attorneys: Gibble Kraybill &

Hess LLP.

Horning, Anna W., dec'd.

Late of West Earl Township.
Executrix: Pam Esh c/o Clymer
Musser & Sarno, PC, 408 West
Chestnut Street, Lancaster, PA
17603.
Attorney: James N. Clymer, Esq.

Kramer, Richard E., Jr., dec'd.

Late of West Lampeter Town-
ship.
Executrix: Laurie K. Wallace c/o
Vance E. Antonacci, Esquire,
McNees Wallace & Nurick LLC,
570 Lausch Lane, Suite 200,
Lancaster, PA 17601.
Attorney: McNees Wallace &
Nurick LLC.

Light, Carole A., dec'd.

Late of Elizabethtown.
Executrix: Carrie L. Hertzog,
104 Country Lane, Richland, PA
17087.
Attorney: None.

**Martin, Ellen Ruth a/k/a Ellen
R. Martin a/k/a Ellen Martin,**
dec'd.

Late of East Hempfield Town-
ship.
Executors: Thomas William
Martin, Laurie Anne Martin
c/o Jeffrey C. Goss, Esquire,
480 New Holland Avenue, Suite
6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaugh-
ton Goss & Lucarelli LLC.

Miller, Ruth M., dec'd.

Late of Ephrata Township.
Executor: Jonathan I. Hauze
c/o H. Charles Benner, Attor-
ney, 200 East Main Street, Leo-
la, PA 17540.
Attorney: H. Charles Benner,
Esq.

Mutzel, Linda D. a/k/a Linda Diane Mutzel, dec'd.

Late of Lititz Borough.
Executrix: Melissa L. Hammer
c/o Gardner and Stevens, P.C.,
109 West Main Street, Ephrata,
PA 17522.
Attorney: Kurt A. Gardner.

Peck, Kathleen L., dec'd.

Late of Lancaster City.
Executor: R. Michael Peck c/o
Nikolaus & Hohenadel, LLP,
212 North Queen Street, Lan-
caster, PA 17603.
Attorney: Barbara Reist Dillon.

Proffit, Patsy J., dec'd.

Late of Lancaster County.
Adminstrator: Melanie J. Prof-
fit, 121 Meadowview Dr., Gap,
PA 17527.
Attorney: None.

Reynolds, Karen E., dec'd.

Late of Mount Joy Borough.
Co-Executrices: Linda Gockley,
Lori Ann Weiler c/o Scott E. Al-
bert, Esq., 50 East Main Street,
Mount Joy, PA 17552.
Attorney: Scott E. Albert, Esq.

Roda, Ruth E. a/k/a Ruth Ellen Roda, dec'd.

Late of West Hempfield Town-
ship.
Executor: Michael F. Roda c/o
Mongioli Law, LLC, 235 North
Lime Street, Lancaster, PA
17602.
Attorney: Michael J. Mongioli.

Sands, Reba A., dec'd.

Late of West Hempfield Town-
ship.
Co-Executors: Robert D. Sands,
Barbara L. Keller c/o John
R. Gibbel, Attorney, P.O. Box

5394, Lancaster, PA 17606.
Attorney: Gibbel Kraybill &
Hess, LLP.

Sobkowiak, Frank T., dec'd.

Late of West Hempfield Town-
ship.
Executor: Mary S. Kreider c/o
Law Office of James Clark, 277
Millwood Road, Lancaster, PA
17603.
Attorney: James R. Clark.

Stauffer, Beatrice R., dec'd.

Late of Ephrata Borough.
Executor: Clair D. Stauffer c/o
Kling, Deibler & Glick, LLP, 131
W. Main Street, New Holland,
PA 17557.
Attorney: Patrick A. Deibler,
Esq., Kling, Deibler & Glick,
LLP.

Tomlinson, Kerri L., dec'd.

Late of Ephrata Borough.
Administrators: Gage S. Tom-
linson, Hunter Tomlinson c/o
Pyfer, Reese, Straub, Gray
& Farhat, P.C., 128 N. Lime
Street, Lancaster, PA 17602.
Attorney: Pyfer, Reese, Straub,
Gray & Farhat, P.C.

Snavelly, Charlene A., dec'd.

Late of Ephrata Township.
Executors: Jason Frable, Shane
Frable, 100 Furlow Road, Rein-
holds, PA 17569.
Attorney: None.

Stoltzfus, Jacob M., dec'd.

Late of Bart Township.
Co-Executors: Jacob M. Stoltz-
fus, Jr., Christian U. Esh c/o
Nicholas T. Gard, Esquire, 121
E. Main Street, New Holland, PA
17557.
Attorneys: Smoker Gard Associ-
ates LLP.

Weitzel, Norma J., dec'd.

Late of East Hempfield Township.
Executor: Erik A. Weitzel c/o Paterson Law LLC, 2703 Willow Street Pike N, Willow Street, PA 17584.
Attorney: Kim Carter Paterson.

Wettig, Lois C., dec'd.

Late of East Hempfield Township.
Executor: Lawrence C. Wettig c/o Goodman & Kenneff, 246B Manor Avenue, Millersville, PA 17551.
Attorney: Joseph J. Kenneff, Esq.

Winsett-Hinks, Nancy M., dec'd.

Late of Mount Joy Borough.
Executor: Alma M. Soult c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young.

SECOND PUBLICATION

Arnold, Christine E., dec'd.

Late of West Hempfield Township.
Executrix: Renna R. Marlett c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.
Attorney: Morgan, Hallgren, Crosswell & Kane, P.C.

Bates, George Edward, Jr., dec'd.

Late of West Hempfield Township.
Administratrix: Mary Gingrich c/o Richard A. Katz, Esquire, 2173 Embassy Drive, Lancaster, PA 17603.
Attorney: Arnold, Beyer & Katz.

Bollinger, Della K., dec'd.

Late of Warwick Township.
Executor: Timothy L. Bollinger c/o John R. Gibbel, Attorney, P.O. Box 5394, Lancaster, PA 17606.
Attorney: Gibbel Kraybill & Hess, LLP.

Broomell, Leslie Paula a/k/a Leslie Broomell, dec'd.

Late of East Hempfield Township.
Executor: Sean Broomell, 2021 Dickinson St., Phila., PA 19146.
Attorney: Angela D. Giampolo, Esq., Giampolo Law Group, 1221 Locust St., Ste. 202, Phila., PA 19146.

Bryson, Jack J., dec'd.

Late of West Lampeter Township.
Executrix: Kathy A. Zajac c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.
Attorney: Jeffrey S. Shank, Esquire.

Charles, B. Robert, dec'd.

Late of Manheim Township.
Executrix: Anna W. Charles c/o Kristen L. Behrens, Esq. 1500 Market St., Ste 3500E, Phila., PA 19102.
Attorney: Kristen L. Behrens, Esq., Dilworth Paxson LLP, 1500 Market St., Ste 3500E, Phila., PA 19102.

Coward, Robert H., Jr., dec'd.

Late of Lancaster Township.
Administratrix: Lagenia Wright c/o David W. Crosson, Esq., Crosson Richetti & Daigle, LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101.

Attorney: David W. Crosson, Esq.

Dubble, Clyde A., dec'd.

Late of West Lampeter Township.
Executrix: Patricia A. Walsh
c/o Jeffrey C. Goss, Esquire,
480 New Holland Avenue, Suite
6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaugh-
ton Goss & Lucarelli LLC.

Housman, Alice C. a/k/a Alice Housman a/k/a Alice C. Abramson, dec'd.

Late of Manheim Township.
Executor: James D. Housman
c/o Nikolaus & Hohenadel, LLP,
212 North Queen Street, Lan-
caster, PA 17603.
Attorney: Barbara Reist Dillon.

Huber, R. Dale a/k/a Richard Dale Huber, dec'd.

Late of Manheim Township.
Personal Representative: Susan
A. Huber c/o John W. Metzger,
Esquire, 901 Rohrerstown Road,
Lancaster, PA 17601.
Attorneys: Metzger and Spencer,
LLP.

Humphreys, Elizabeth J., dec'd.

Late of Earl Township.
Administrators: Donna L. Kauff-
man, Richard W. Humphreys
c/o Kling, Deibler & Glick, LLP,
131 W. Main Street, New Hol-
land, PA 17557.
Attorney: Ashley A. Glick, Esq.,
Kling, Deibler & Glick, LLP.

Kamara, Ahmad M., dec'd.

Late of Manor Township.
Executor: Alimatu Caulker,
7607 Lassiter Hollow Lane,
Richmond, TX 77407.
Attorney: None.

Keller, Helen E., dec'd.

Late of Manheim Township.
Co-Executors: Patsy A. Hoffer,
Timothy S. Keller c/o Ann L.
Martin, Attorney, P.O. Box 5349,
Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Kirk, James A., Jr., dec'd.

Late of Millersville.
Administrator: Jeff Kirk, 110
Leaman Road, Lancaster, PA
17603.
Attorney: None.

Leanza, Albert M., dec'd.

Late of Manheim Township.
Executor or Executrix: Scott
A. Leanza, Krista L. Chalfant
c/o Gibble Law Offices, P.C.,
126 East Main Street, Lititz, PA
17543.
Attorney: Stephen R. Gibble.

Lennington, Gloria E., dec'd.

Late of Columbia.
Executor: Kenneth R. Lenning-
ton c/o John C. Oszustowicz,
Esq., 104 South Hanover Street,
PA 17013.
Attorney: John C. Oszustowicz,
Esq.

Little, Dan A. a/k/a Dan Alan Little, dec'd.

Late of Penn Township.
Executor: Martha Joy Little c/o
Pyfer, Reese, Straub, Gray &
Farhat, P.C., 128 N. Lime Street,
Lancaster, PA 17602.
Attorney: Pyfer, Reese, Straub,
Gray & Farhat, P.C.

Matt, Gerald F., dec'd.

Late of Manor Township.
Co-Executors: Pamela Matt Cra-
mer, Kerry Matt c/o John S.

May, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorney: May, Herr & Grosh, LLP.

McCardle, Wayne a/k/a Wayne B. McCardle, dec'd.

Late of West Donegal Township.
Executrix: Debra K. Sheesley c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Jeffrey S. Shank, Esquire.

Moyer, Mildred D., dec'd.

Late of West Earl Township.
Personal Representative: William D. Walter c/o Michele A. Werder, Esq., P.O. Box 5349, Lancaster, PA, 17606.
Attorneys: Gibble Kraybill & Hess LLP.

Ocasio, Sofia, dec'd.

Late of Lancaster City.
Executrix: Lucciola Gonzalez c/o Clymer Musser & Sarno, PC, 408 West Chestnut Street, Lancaster, PA 17603.
Attorney: James N. Clymer, Esq.

Li, Lucian Robert Popdan, dec'd.

Late of Manheim Township.
Administrators: Sara Popdan, Chen Ta Li c/o Lindsay J. O'Neil, Esq., 223 N. Duke Street, Lancaster, PA 17602.
Attorneys: Hagelgans & Veronis.

Quaintance, Edward G., dec'd.

Late of Lititz.
Executrix: Marianne Watson, 241 Rolling Rock Road, Star Tannery, VA 22654.
Attorney: Patti Spencer, Spencer Law Firm LLC, 320 Race Av-

enue, Lancaster, PA 17603.

Reider, James S., dec'd.

Late of Manheim Borough.
Executor: Connie Ann Binkley c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young.

Sensenig, Phyllis A., dec'd.

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

Smith, James C., dec'd.

Late of Mount Joy Borough.
Executor: Esther Keyser c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorney: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Summers, Harry S., dec'd.

Late of Manor Township.
Executor: William G. Tipping c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Esquire.

Thompson, Gladys A., dec'd.

Late of Quarryville.
Executrix: Christine J. Ung c/o 135 North George Street, York, PA 17401.
Attorney: Christine A. Garrett, CGA Law Firm, 135 North George Street, York, PA 17401.

Trolsen, Thor N., dec'd.

Late of West Lampeter Town-

ship.

Executor: Rose Poet c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A. Grosh.

Umberger, Kenneth E., dec'd.

Late of West Donegal Township.
Executrix: Gay L. Wolf, 607 Rose Petal Lane, Mount Joy, PA 17552.

Attorney: Edward J. Coyle, Esquire, Buzgon Davis Law Offices, P.O. Box 49, 525 South Eighth Street, Lebanon, PA 17042.

Valesano, Doreen M., dec'd.

Late of Warwick Township.
Executrix: Maria A. Gruett c/o Jill R. Fowler, Esq., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428.

Attorney: Jill R. Fowler, Atty., Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428.

Wagner, Eleanor M., dec'd.

Late of West Lampeter Township.

Executor: Daniel J. Kraftson c/o R. Leonard Davis, III, Esq., Bailiwick Office Campus, #15, Doylestown, PA 18901.

Attorney: R. Leonard Davis, III, Atty., Drake, Hileman & Davis, P.C., Bailiwick Office Campus, #15, Doylestown, PA 18901.

Wheatly, William R. a/k/a William Richard Wheatly, dec'd.

Late of Manheim Township.
Executrix: Gwendolyn D. Wheatly c/o Appel Yost & Zee LLP, 33 North Duke Street, Lan-

caster, PA 17602.

Attorney: James W. Appel, Esquire.

Wonder, Linda F. a/k/a Linda F. Schwear, dec'd.

Late of Cocalico Township.
Executors: Connie L. Gutshall, Thomas S. Schwear c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good & Harris, LLP.

Wood, Samuel Lawrence, Jr., dec'd.

Late of Lancaster.
Administratrix: Audra D. King c/o R. Samuel McMichael, Esquire, P.O. Box 296, Oxford, PA 19363.

Attorney: R. Samuel McMichael, Esq.

Zook, Lavina S., dec'd.

Late of Earl Township.
Co-Executors: Samuel S. Zook, Benuel B. Zook c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.
Attorneys: Smoker Gard Associates LLP.

Zook, Vernon Ray, dec'd.

Late of Ephrata Borough.
Executor: Daryl L. Zook, 210 Creek Road, Millersville, PA 17551.

Attorney: None.

THIRD PUBLICATION

Ballou, Charlotte R., dec'd.

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

Attorney: Young and Young.

Brubacker, Ida Ann, dec'd.
Late of Ephrata Township.
Executor: Ralph M. Brubacker
c/o E. Richard Young, Jr., Esq.,
1248 W. Main St., Ephrata, PA
17522.
Attorney: E. Richard Young, Jr.,
Esq.

Butzer, Barbara E., dec'd.
Late of East Hempfield Town-
ship.
Executor: Martha D. Butzer
c/o John H. May, Esquire, 49
North Duke Street, Lancaster,
PA 17602.
Attorney: May, Herr & Grosh,
LLP.

English, Faye Y., dec'd.
Late of Warwick Township.
Co-Executors: James A. En-
glish, Jr., Heather A. Hershey
c/o Bellomo & Associates, LLC
3198 East Market Street, York,
PA 17402.
Attorney: Jeffrey R. Bellomo, Es-
quire.

Erdos, Emil, dec'd.
Late of West Lampeter Town-
ship.
Executor: Victoria S. Wagner
c/o Pyfer, Reese, Straub, Gray &
Farhat, P.C., 128 N. Lime Street,
Lancaster, PA 17602.
Attorney: Pyfer, Reese, Straub,
Gray & Farhat, P.C.

Fair, Ronald Lee, dec'd.
Late of Rapho Township.
Co-Executors: Christopher R.
Fair, Angela R. Lyle c/o Karl
Kreiser, Esquire, 553 Locust
Street, Columbia, PA 17512.
Attorney: Mountz & Kreiser, 553
Locust Street, Columbia, PA
17512.

Feirick, Lillian E., dec'd.
Late of Ephrata Borough.
Executor: Rebecca Watson c/o
Law Office of Shawn Pierson,
105 East Oregon Rd., Lititz, PA
17543.
Attorney: Shawn M. Pierson,
Esq.

**Ferguson, Charles Robert a/k/a
Charles R. Ferguson**, dec'd.
Late of Manheim Township.
Administrator: Heather T. Fer-
guson c/o Jeffrey C. Goss, Es-
quire, 480 New Holland Ave-
nue, Suite 6205, Lancaster, PA
17602.
Attorneys: Brubaker Connaugh-
ton Goss & Lucarelli LLC.

**Lewis, James J. a/k/a James
Joseph Lewis**, dec'd.
Late of Kirkwood.
Executor: Lynn C. Paxson, 18
Balance Mill Road, Nottingham,
PA 19362.
Attorney: None.

Morris, Katherine E., dec'd.
Late of East Hempfield Town-
ship.
Executrix: Madeline C. Warner
c/o Andrea S. Anderson, Esq.,
901 Delta Road, Red Lion, PA
17356.
Attorney: Andrea S. Anderson,
Esq.

Parker, Charles A., dec'd.
Late of East Donegal Township.
Settlor of The Charles A. Park-
er and Lena Antoinette Parker
Revocable Living Trust is now
given.
Successor Trustee: Beverly
Swanson.
Attorney: Charice D. Chait,
Peckman Chait LLP, 29 Main-
land Road, Harleysville, PA

19438.

Powers, Michael A., dec'd.

Late of West Lampeter Township.

Executor: Karen L. Haberern, 829 Maple Ave., Collingswood, NJ 08108.

Attorney: None.

Reinecker, Joan B., dec'd.

Late of East Cocalico Township.

Executor: Randal C. Reinecker c/o Brian R. Ott, Esquire, Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610.

Attorneys: Barley Snyder LLP.

Sabo, Barbara M., dec'd.

Late of Rapho Township.

Executor: Frederick L. Sabo, Jr. c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorney: Young and Young.

Scheid, Tammy Jo, dec'd.

Late of Providence Township.

Administratrix: Michele L. Kreider c/o John R. Gibbel, Attorney, P.O. Box 5394, Lancaster, PA 17606.

Attorney: Gibbel Kraybill & Hess, LLP.

Shearn, Roberta K., dec'd.

Late of Upper Leacock Township.

Executors: Rebecca Cressler, David Shearn c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A. Grosh.

Speicher, Gary R., dec'd.

Late of Lancaster City.

Administrator: Kathleen M. Speicher c/o Marci S. Miller, Attor-

ney, P.O. Box 5349, Lancaster, PA 17606.

Attorney: Gibbel Kraybill & Hess LLP.

Wiker, Betty Lou, dec'd.

Late of East Lampeter Township.

Executor: Robert A. Wiker c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good & Harris, LLP.

ARTICLES OF DISSOLUTION

Notice is hereby given to all persons interested or who may be affected by **COOK'S CLEANOUT SERVICES LLC**, a Pennsylvania limited liability company ("Company"), that the Members have filed a Certificate of Dissolution with the Department of State of the Commonwealth of Pennsylvania and are now engaged in winding up and settling the affairs of said Company so that its existence shall be ended by the filing of a Certificate of Termination with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Limited Liability Company Act. It is hereby publicly requested that all persons with claims against said Company present them in accordance with this notice. Any such claims must be submitted in writing to Barley Snyder LLP, 126 E. King Street, Lancaster, PA 17602, Attn: Ambria L. Armstrong, Esq., Re: Cook's CleanOUT Services LLC. The written claim must describe the claim in reasonable detail, set forth the amount of the claim, be accompanied by any written ev-

idence to support the claim, and contain return contact information of the claimant or claimant's counsel. A claim against said Company will be barred unless an action to enforce the claim is commenced within two years after publication of this notice.

BARLEY SNYDER LLP, Attorneys
O-20

ARTICLES OF INCORPORATION

JHX4 Holdings, Inc. has been incorporated under the provisions of the Business Corporation Law of 1988.

GIBBEL KRAYBILL & HESS LLP
Attorneys
O-20

CHANGE OF NAME NOTICES

IN THE COURT OF COMMON
PLEAS

IN THE MATTER OF PETITION
FOR CHANGE OF NAME OF

BRIAN PATRICK RITTER
NO. CI-23-03572

CIVIL ACTION - LAW

NOTICE

Notice is hereby given that on the 14th day of August 2023, the Petition of Brian Patrick Ritter was filed in the Lancaster County Court of Common Pleas at No. CI-23-03572, seeking to change the name of Petitioner, Brian Patrick Ritter, to Luna Rose Knight. The Court has fixed November 14, 2023, at 1:45 P.M. in Courtroom #4 of the Lancaster County Court House, 50 North Duke Street, Lancaster, Pennsylvania 17608, as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the Petition should not

be granted.

O-20

A hearing will be held on November, 2 at 3:15 pm in Courtroom 4, 3rd floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA regarding the request of Amarilis Torres to change her childrens' names from: **Eliana Almodovar** to Eliana Torres & **Ezequiel Almodovar, Jr.** to Ezequiel Torres. Any person with objections may attend and show cause why the request should not be granted.

O-20

NOTICE IS HEREBY GIVEN that a Petition has been filed in the in the Court of Common Pleas of Lancaster County, Pennsylvania seeking to change the name of **Julius Andrew Cruz** to Julius Andrew Griffin. A hearing on the Petition will be held on November 14, 2023 at 2:30 p.m. in Courtroom No. 4, at the Lancaster County Courthouse, 50 N. Duke Street, Lancaster, Pennsylvania, at which time any person interested may attend and show cause, if any, why Petition should not be granted.

Daniel K. Taylor, Esq., Attorney
for Petitioner

25 E. Grant St., Ste. 101
Lancaster, PA 17602
717-945-6212

O-20

FICTITIOUS NAME NOTICE

Love Give Live, 41 N Penryn Road Manheim PA, 17545, did file in the Office of the Secretary of the Commonwealth of Pennsylvania, on or about 04/01/2023, registration of the name: Last Litter Rescue as a dba of Love Give Live under which it intends to do business

at 41 N Penryn Road Manheim, PA 17545, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act". Registered by Gail Carson, 41 N Penryn Road Manheim, PA 17545.

O-20

PERSONS AT A REDUCED FEE OR NO FEE.

Lancaster Co. Bar Assoc.
Lawyer Referral Service
28 E. Orange St., Lancaster, PA
17602
717-393-0737

O-20

NOTICES OF CIVIL ACTIONS

IN THE COURT OF COMMON PLEAS

CIVIL ACTION - LAW

No. CI-21-02376

JANE CESAR, Plaintiff

v.

CESARIO CESAR, Defendant

TO: Cesario Cesar

You are hereby notified that Jane Cesar, has filed a civil action against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE

CIVIL ACTION

COURT OF COMMON PLEAS

CIVIL ACTION-LAW

NO. CI-23-01943

NOTICE OF ACTION IN

MORTGAGE FORECLOSURE

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-RS4,

Plaintiff

v.

NATHAN AARON HORNBERGER, IN HIS CAPACITY AS HEIR OF RONALD B. HORNBERGER; ET AL.,

Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD B. HORNBERGER Defendant(s), 221 STATE ST A/K/A 221 S STATE ST TALMAGE, PA 17580.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, THE BANK OF NEW YORK MELLON TRUST COM-

PANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-RS4, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LANCASTER County, PA docketed to No. CI-23-01943, seeking to foreclose the mortgage secured on your property located, 221 STATE ST A/K/A 221 S STATE ST TALMAGE, PA 17580.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, 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.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A

LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lancaster Bar Association
Lawyer Referral Service
28 East Orange Street
Lancaster PA, 17602
717-393-0737
Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Jonathan M. Etkowicz, Esq. ID
No. 208786
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

O-20

LOGS LEGAL GROUP LLP
BY: CHRISTOPHER A. DeNARDO,
PA I.D. NO. 78447
JASON DIONISIO, PA I.D. NO.
333475
SAMANTHA GABLE, PA I.D. NO.
320695
LESLIE J. RASE, PA I.D. NO.
58365
HEATHER RILOFF, PA I.D. NO.
309906
KEVIN T. TONCZYCZYN, PA I.D.
NO. 332616
ELIZABETH L. WASSALL, PA I.D.
NO. 77788
3600 HORIZON DRIVE, SUITE
150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM
LLG FILE NO. 21-066426

Reverse Mortgage Funding LLC
PLAINTIFF
VS.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right or interest from or under Barbara E. Bowman, deceased; Dean Bowman, Known Heir of Barbara E. Bowman, deceased; Gary Alleman, Known Heir of Barbara E. Bowman, deceased; Cindy Fitter, Known Heir of Barbara E. Bowman, deceased; and Lisa Conover, Known Heir of Barbara E. Bowman, deceased

DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION

NO: CI-21-08306

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right or interest from or under Barbara E. Bowman, deceased: TAKE NOTICE THAT THE Plaintiff, Reverse Mortgage Funding LLC has filed an amended action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NO-

TICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lancaster County Bar Association
Office
28 East Orange Street
Lancaster, PA 17602

O-20
