



SINCE 1792

LANCASTER BAR ASSOCIATION

Lancaster Law Review

The Official Legal Periodical of Lancaster County

Vol. 95 LANCASTER, PA SEPTEMBER 3, 2021 No. 36

Commonwealth v. Christopher James Lyles – No. 2937-2018 – *Opinion Sur Pa. R.A.P. 1925(a)* – *Ashworth, P.J.* – April 1, 2021 – Criminal – Homicide – *Weight of the Evidence* – Pa. R.Crim.P. 607(A)(1-3) – Waiver.....186

LEGAL NEWS

LEGAL NOTICES

Calendar of Events.....4	Articles of Dissolution.....33
Continuing Legal Education	Articles of Incorporation.....34
Calendar.....5	Change of Name Notices.....34
LBA Updates.....8	Estate and Trust Notices.....21
	Fictitious Name Notices.....34
	Orphans’ Court Division
	Auditing Notice.....36
	Sheriff’s Sale of Valuable
	Real Estate.....38
	Suits Entered.....36

LANCASTER LAW REVIEW

(USPS 304-080)

The Official Legal Periodical of Lancaster County –
Reporting the Decisions of the Courts of Lancaster County

OWNED AND PUBLISHED WEEKLY BY

LANCASTER BAR ASSOCIATION

2021

2021 LBA CONTACTS, SECTION & COMMITTEE CHAIRS

Lancaster Bar Association

28 East Orange Street

Lancaster, PA 17602

www.lancasterbar.org

Phone: 717-393-0737

Fax: 717-393-0221

LANCASTER BAR ASSOCIATION - STAFF

Executive Director

Lisa Driendl-Miller

lisa@lancasterbar.org

Lawyer Referral Service Coordinator

Cambrie Miller

cambrie@lancasterbar.org

**Managing Editor of the Lancaster
Law Review & Bookkeeper**

Kaitlyn Shoffstall

kaitlyn@lancasterbar.org

**Continuing Legal Education &
Membership Coordinator**

Emma Goodwin

emma@lancasterbar.org

LANCASTER BAR ASSOCIATION - BOARD OF DIRECTORS

President.....David Freedman

Past President.....Eric Athey

President-Elect.....Angela Ward

Vice President.....Robert Cronin

Secretary.....Bernard Ilkhanoff

Treasurer..... Luke Weber

Foundation President.....Terry Warco

Chair, Long Range & Strategic Plan.....Eric Rothermel

Chair, Young Lawyers.....Lance Greene

Chair, Lancaster Law Review.....Aaron Zeamer

Director at Large.....Gregory Latimer

Director at Large.....Jennifer Zuidema

Director at Large.....Kiandra Steffy

Director at Large.....Melissa Montgomery

2021 LBA CONTACTS, SECTION & COMMITTEE CHAIRS

SECTION CHAIRS

Child Dependency Law.....	David Natan
Civil Litigation.....	Jaime Jackson
Corporate Business & Bankruptcy Law.....	Brett Jackson
Criminal Law.....	Daniel Bardo
Employment & Labor Law.....	Caitlin Donahue
Estate Planning & Probate Law.....	Lindsay Schoeneberger
Family Law.....	Teresa Marino
In-House & Corporation Counsel.....	Avery Dice
Municipal, Zoning & Environmental Law.....	Reilly Noetzel
Professionalism/Ethics.....	Bryan Black
Real Estate Law.....	Rick Hecker
Solo/Small Firm Practice.....	Paula Silverstein
Workers' Compensation/Administrative Law.....	Ryan Murphy

COMMITTEE CHAIRS

Alternative Dispute Resolution.....	Dan Brookhart
Bar Facilities.....	Gregory Paulson
Diversity.....	Kiandra Steffy
Fee Arbitration.....	William Benner, Jr.
Judiciary.....	Jeffrey Ouellet
Lawyer Referral.....	Eric Winkle
Public Service.....	Elaine Ugolnik
WIP.....	Claudia Shank

LANCASTER LAW FOUNDATION - BOARD OF DIRECTORS

President.....	Terry Warco
Vice President.....	Lindsay O'Neil
Secretary.....	John H. May
Treasurer.....	Jeffrey Ouellet
Director.....	Angela Rieck
Director.....	Bernadette Hohenadel
Director.....	Julia Vanasse
Director.....	Scott Mitchell
Director.....	Melvin Newcomer
Director.....	Elaine Ugolnik
Director.....	Amanda Kowalski
Director.....	Nichole Baer
Director.....	Grant Schonour
Director.....	Shawn Murphy

**LANCASTER BAR ASSOCIATION
CALENDAR OF EVENTS**

September Events

September 10 - 12, 2021

Bench Bar Conference
Baltimore, MD

October Events

October 12, 2021

**Pennsylvania Superior Court Judges
CLE and Reception**
LBA Headquarters

October 15, 2021

Memorial Services
Lancaster County Courthouse --
Courtroom A
10:00 am - David Keller
11:00 am - John 'Jack' Sofilka
1:00 pm - Jonathan Hofstetter
2:00 pm - Kirk Wolgemuth

October 21, 2021

Annual Member Dinner
Excelsior

November Events

November 4, 2021

Bridge the Gap
LBA Headquarters

November 13, 2021

Wills for Heroes Event
Public Safety Training Center

November 19, 2021

The Extraordinary Give

December Events

December 9, 2021

LBA Holiday Party
LBA Headquarters

LANCASTER BAR ASSOCIATION
CONTINUING LEGAL EDUCATION CALENDAR

September 21, 2021

Stormwater Summit 2021

Time: 8:30 a.m. - 12:00 p.m.

Location: Live Webcast via Zoom

3 Substantive Credits

Speakers: Len Bradley, Kara Kalupson, Alyson Gibson, and Charles Haws, Esquire

Description:

Stormwater for Land Development: Understanding the Regulations, Municipal Obligations, and Upcoming Changes

Join Len Bradley, PE (RGS Associates) and Charles Haws, esq (Barley Snyder) for a discussion on stormwater management aspects of land development. This presentation will cover the basic stormwater regulations, NPDES permitting requirements, operation, and maintenance obligations for land development projects for developers and real estate professionals. Municipal stormwater obligations and how they can partner with developers to promote public-private-partnership will also be explored. Lastly, recent court decisions will be presented along with an update on the Pennsylvania State Water Plan.

How Are Municipalities Complying with Pollutant Reduction Plan Requirements?

Municipalities are an important part of the collaborative effort for clean water happening across Lancaster County. They are using a variety of unique strategies to implement stormwater projects identified in approved Pollutant Reduction Plans. This presentation will showcase success stories of municipal projects that are completed, under construction, and being planned to comply with and/or exceed the 2018-2023 MS4 permit requirements.

Partnerships

Being a good neighbor can result in beneficial partnerships you never expected. But that can be a sticky process because collaboration doesn't mean the same thing as

cooperation, and they don't mean the same thing as coordination. Moving through each stage will help us learn to do more than coexist with our neighbors. Because our shared boundaries like creeks are determined by mother nature more often than political reasons. Join us to learn ways municipalities are using partnerships to achieve a common goal of clean and clear water, an idea that brings us together across boundaries.

September 27, 2021

When Agreement is the Goal, Words are the Stepping Stones

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

Location: LBA Headquarters

1 Substantive Credit

FREE for LBA members

Speaker: Sherrie LeuVay, President and Director of Mediation at The Mediation Group of Lancaster County

Description: What is mediation? Why do we mediate? What is the process of mediation? In this CLE we will discuss these questions as well as the role of a professional mediator, the importance of communication, and how a mediator and an attorney can work together to resolve a dispute.

October 7, 2021

How the New National Labor Relations Board May Affect Business Client

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

Location: LBA Headquarters

1 Substantive Credit

Speaker: Joshua Schwartz, Esquire

Description: It's an exciting time in labor relations. With the new administration comes a nearly complete reversal in labor policy, with challenges likely in store to standard business policies and an increased push for unionization. This session will review several recent and likely impending changes that will affect employers under the newly constituted National Labor Relations Board and provide some best practices on how to advise businesses

in this new environment.

October 12, 2021

The Ten Commandments for Appellate Brief Writing and Oral Arguments

Time: 3:00 p.m. - 4:00 p.m.

Location: LBA Headquarters

Speakers: Judge Mary Jane Bowes, Judge Judith Ference Olson, and Judge Megan McCarthy King

1 Substantive Credit

Description: Hear from three Superior Court judges as to the “do’s” and “don’ts” for appellate briefs and oral arguments. Learn what judges like and don’t like in reviewing briefs and hearing arguments and get sound, practical advice as to how to present the best possible appeal on behalf of your clients.

**LANCASTER BAR ASSOCIATION
LBA UPDATES**

AVAILABLE ATTORNEY POSITIONS –

Associate Attorney - Harmon & Davies, P.C., a Lancaster, PA based firm with a national management-side employment law practice is seeking an associate with two to five years of experience. Excellent writing skills and litigation experience required. Competitive salary and benefits. Please submit resume and writing sample to Kimberly Overbaugh at koverbaugh@h-dlaw.com.

Attorney - Established law firm is seeking attorney with experience in estate planning, elder law, estate administration, tax planning, real estate and business law. This is an excellent opportunity for a person who is driven and self-motivated to succeed. Candidates with quick problem-solving capabilities and affable personality are most likely to flourish in this position.

Applicants must have an established client base; have knowledge of federal and Pennsylvania tax laws; be highly motivated; and a strong interest to participate in the growth and management of the firm. Please send resume with cover letter and references to Jay Clark, jayclark@jamesclarklaw.net, Managing Attorney.

IN THE COURT OF COMMON PLEAS
LANCASTER COUNTY, PENNSYLVANIA
CRIMINAL

No. 2937-2018

COMMONWEALTH OF PENNSYLVANIA

v.

CHRISTOPHER JAMES LYLES

OPINION SUR PA.R.A.P. 1925(a)

BY: ASHWORTH, P.J.

APRIL 1, 2021

Defendant Christopher James Lyles has filed a direct appeal to the Superior Court of Pennsylvania from the judgment of sentence imposed on August 10, 2020. This Opinion is written pursuant to Rule 1925(a) of the Pennsylvania Rules of Appellate Procedure, and for the following reasons, the Court requests the appeal be denied.

I. BACKGROUND

Defendant Christopher James Lyles (“Defendant”) is the first of four co-defendants to be tried and convicted in the robbing and killing of victim Dennis Pitch (“Dennis” or “victim”), at the victim’s home on December 2, 2016. The Defendant was charged at Information No. 2937-2018 with: criminal homicide; burglary (two counts);¹ robbery (two counts); criminal conspiracy to commit burglary (two counts); criminal conspiracy to commit robbery (two counts); and criminal conspiracy to commit criminal homicide.² The relevant factual and procedural background is summarized as follows:³

Testimony at trial showed that in November/December of 2016, Dennis Pitch was living alone at his home, 5852 Timothy Drive in Narvon, Pennsylvania, Lancaster County, where he had resided for many years prior with his wife and stepson. Dennis was employed as an equipment operator at a construction company and enjoyed close relationships with his family and friends. He was hard-working, dependable, and rarely missed work.⁴ At the time of his murder in 2016, Dennis and his wife had been separated and in the process of divorce for approximately two years. In late November, Dennis wanted to settle the divorce for a cash value and to that end had obtained approximately \$3,000.00 in cash, which he carried on his person in the days leading up to his murder. Dennis Pitch did not keep the cash concealed; rather, he

¹ The burglary charge is not at issue on this appeal; facts supporting Defendant’s conviction on that charge will not be recited in detail in this Opinion.

² 18 P.S. §2501(A); 18 Pa.C.S.A. 3502(A)(1); 18 Pa.C.S.A. §§ 3701(A)(1)(I) and (A)(1)(IV); 18 Pa.C.S.A. 903(A)(1)/18 Pa.C.S.A. 3502(A)(1); 18 Pa.C.S.A. 903(A)(1)/ 18 Pa.C.S.A. §§ 3701(A)(1)(I) and (A)(1)(IV); and 18 Pa.C.S.A. 903(A)(1)/ 18 P.S. §2501(A), respectively.

³ Notes of Transcript (“N.T.”) will reference the volume and page number of the transcripts from Defendant’s six day jury trial, which occurred between March 2, 2020 and March 9, 2020. Any reference to the sentencing transcript will be specifically denoted as such.

⁴ See, generally testimony of Darren Pitch, Kenneth Cazzille, Carl Steffe, and Jeffrey Murray. N.T. Vol. I at 135-190; Vol. II at 197-225 (providing facts and background of victim and circumstances of victim immediately prior to his murder)

seemed to enjoy having so much cash in his possession, as he was seen around town displaying large bundles of cash to co-workers, family members, and even to strangers. On Friday, December 2, Dennis left work early under the mistaken belief he had a dentist appointment. The next day, Saturday, he failed to report for work as scheduled, which was highly unusual for him. A friend and co-worker, Ken Cazzille, placed multiple calls to Dennis' cell phone throughout that Saturday, to no avail. On Sunday, a friend stopped by Dennis' house for a visit, but left after getting no response when he knocked on the door. Having heard nothing from Dennis by Sunday, Ken Cazzille contacted Darren Pitch ("Darren"), Dennis' brother, to see if he had been in contact with Dennis after Friday afternoon, but Darren had not been in contact with Dennis either. Knowing it was uncharacteristic of Dennis to behave in such a manner, the men became worried and decided to go to Dennis' home to check on him. Dennis' stepson, Tim Rau, accompanied Darren and Ken Cazzille to Dennis' house.

Darren had keys to his brother's house, so he was able to gain entry when Dennis did not respond to the announcement of their arrival. Upon entering the house, Darren discovered his brother, Dennis, lying dead on the floor in a pool of his own blood. Dennis was found just inside the first-floor hallway, which led to three bedrooms, one of which was the master bedroom. N.T. Vol. II at 259. Police were contacted immediately. The officers who responded to the call searched first for the presence of a gun at the scene. Finding none, the police made a preliminary determination that Dennis Pitch died by homicide and not suicide. Id. at 261; N.T. Vol. 3 at 523. Police found the house ransacked. The master bedroom was in total disarray, with drawers pulled out and emptied, the closet rifled through, and boxes dumped onto the floor. The master bedroom floor was so littered with the contents of the room that police could not see the actual floor. N.T. Vol. II at 285. Investigators processing the scene were unable to recover any DNA evidence or fingerprints other than Dennis Pitch's own.⁵ They did find several 9 millimeter spent bullet casings throughout the house, including in the living room, in a wall above the victim, and in a bedroom behind the master bedroom. In addition, investigators found one live round of a 9 millimeter gun cartridge on the floor of the master bedroom. N.T., Vol. II at 308. After autopsy, it was determined that Dennis was murdered sometime between close to 12:00 a.m. on Friday night and 1:00 a.m. on Saturday morning, December 3, 2016.⁶

In January of 2017, a month after the murder, Tracy Pitch (the victim's estranged wife) and Darren were cleaning the victim's house. Tracy noticed something unusual as she walked over the carpeted master bedroom floor. Tracy and Darren pulled back the carpet to discover what appeared to be a bullet hole in the floor. No such bullet hole had been in the floor at any time prior to Dennis' murder. N.T. Vol. III at 432-489. State Police Trooper Nelson Renno responded to Tracy and Darren's call about the discovery of the bullet hole. At the house,

⁵ See, generally, testimony of Donna Harrison, crime scene processor. N.T. Vol 2 at 251-348.

⁶ See, generally, testimony of Wayne Ross, M.D.. N.T. Vol. 3 at 352-384.

Trooper Renno removed shotgun or birdshot pellets from the hole in the master bedroom floor. The police had not discovered these items in their initial forensic processing of the house just after the murder. After examining the master bedroom and the basement below it, pulling back both rug and the insulation below, Trooper Renno eventually recovered a total of 64 shotgun or birdshot pellets from the floor. N.T. Vol. III at 505-519.

In the ensuing investigation, Trooper Potoka, the lead investigator in the case, interviewed potential witnesses and searched multiple cell phones and cell phone records. He also reviewed records from cell phone towers surrounding the crime scene. Through the interviews and cell phone records, Brandon Bills (“Bills”), who lived on Narvon Road near the victim, emerged as a person of interest. Trooper Potoka was not able to question Bills until January of 2018, when Bills was incarcerated on other charges. At that time, Bills confessed to his involvement in and knowledge of the events leading up to Dennis Pitch’s murder on the night of December 2, 2016. N.T. Vol. IV. at 790-793.

Bills testified for the Commonwealth that on the night of December 2, 2016, the Defendant, Kristopher Smith (“Smith”),⁷ and Michael Baker (“Baker”) were together in Smith’s car when they picked Bills up from his house on Narvon Road. N.T. Vol. IV at 761-763. The four men drove to a local hardware store where the Defendant, Smith, and Baker got out of the car, disappeared around the building, and burglarized or attempted to burglarize the store. N.T. Vol. IV at 767-768. After that incident, the four continued to drive around in the general vicinity, stopping first at a Sunoco gas station in Narvon and later at a Turkey Hill convenience store in nearby Honey Brook, Pennsylvania. After leaving the Turkey Hill, Smith used back roads to drive the car, without stopping, directly back to Narvon, arriving and stopping in the parking lot of Gospel Tabernacle Church (“Church”). The Church is located just south of Dennis Pitch’s home, through a wooded area that backs up to the house. Smith parked at the Church and Defendant, Smith, and Baker got out. N.T. Vol. IV at 770-781. Smith told Bills they planned to “do a lick”, meaning they planned to rob someone. *Id.* at 778. Bills saw Baker and Smith retrieve guns from the trunk of the car and then Defendant, Smith, and Baker left through the woods with the guns, leaving Bills alone in the car. *Id.* at 779-781. A short time later, Bills heard gunshots in the distance and not long thereafter, Defendant, Smith, and Baker emerged from the woods with both guns, got in the car with Bills, and left. *Id.* at 781-782. Bills estimated no more than ten minutes elapsed between the time Defendant, Smith, and Baker left the parking lot and the time they returned to the car.

Video surveillance obtained from the Church corroborated Bills’ timeline.⁸ The Church provided video from security cameras that were recording its parking lot on the night of December 2, 2016. The video shows a car, identified as belonging to Kristopher Smith, going into the

⁷ Smith is the same Kristopher Smith investigators used as a confidential informant in the early stages of the investigation, unaware at the time of his connection to the crimes.

⁸ See, generally, testimony of Brian McNally. N.T. Vol. 3 at 384-418.

Church's parking lot, which is "a long driveway that goes along the back of the church past the cemetery and up." N.T. Vol. 5 at 970. The car first appears on the video at 12:57 a.m. and is seen again approximately ten minutes later.⁹

William Long ("Long") also appeared for the Commonwealth. N.T. Trial Vol. V at 861. Long is a prisoner at Lancaster County Prison where Defendant was incarcerated from his arrest through sentencing. Long testified to overhearing a conversation Defendant had with Long's cellmate. *Id.* at 862. At the time of that conversation, Defendant had recently returned from his preliminary hearing and was discussing his case with Long's cellmate.¹⁰ The Defendant said that prior to the robbery and murder, Smith had overheard Dennis Pitch talking about the cash in his possession, and on December 2, 2016, Smith, Defendant, and another man (Baker) had gone to the victim's house to rob him of the cash. The three men had a pistol and shotgun with them; they picked the lock on the back door and went into Dennis' house. *Id.* at 863-865. When the three men confronted Dennis inside his home, the Defendant attacked him, knocking him down, beating, and pistol-whipping him while Dennis kept trying to get back up from the floor. During the struggle, Defendant told Smith "to shoot the guy. And [Smith] fired a shot and he wasn't sure if it hit the guy in the leg or if it went into the floor." N.T. Vol. 5 at 866. Defendant further said that "while [Defendant] was pistol-whipping [the victim] . . . the slide on the pistol had popped up and that he was trying to get it back together. And the guy kept trying to get back up. And he put the gun back together and he shot [the victim] in the head." *Id.*¹¹

In addition to the fact witnesses, the Commonwealth offered Detective Anthony Vega as an expert witness¹² on the analysis and use of cellular telephone data to trace the movement of specific cellular devices across time and location.¹³ Detective Vega is a 25-year employee of the Philadelphia Police Department who has worked "on loan to the FBI as part of the Cellular Analysis Survey Team" for the past decade. N.T. Vol. VI at 999-1000. Detective Vega explained the electronic record created each time a cellular device is used to make or receive a call or text message. Included in that record

is the date and the time of the transaction, the duration of the transaction, the phone numbers for both parties, whoever made the call, who received the call. And most importantly, there are indicators for the cell tower, specifically, that were used for that connection."

On the flip side, cellular providers

9 Trooper Potoka explained at trial how the video's timestamp was incorrect and did not correlate to the actual time the video was recorded. Investigators were able to determine the video's timestamp to be exactly 4 hours and 28 minutes ahead of the actual time, both at the time the relevant video was recorded and at the time police extracted the relevant footage. N.T. Vol. 5 at 969-70.

10 Long first spoke to detectives in June, 2018, regarding the jailhouse conversation he overheard in May, 2018.

11 Follow-up questioning by the Commonwealth confirmed that in the conversation, the Defendant was referring to himself as the person who pistol-whipped the victim and then shot him in the head.

12 Detective Vega was qualified as an expert without objection. N.T. Vol. VI at 1004.

13 See, generally, testimony of Anthony Vega. N.T. Vol. VI at 999-1033.

maintain lists of cell towers for their network down to a specific latitude and longitudinal coordinate. So we know specifically where that tower is located. The antennas on those towers are also recorded as to the direction that they are pushing radiofrequency energy.

So having these two pieces of information and marrying them up, the trained individual is able to determine generally where a phone was located when that transaction took place.

N.T. Vol. VI at 1002-03. Toward the end of 2018, Detective Vega analyzed the cell phone records Trooper Potoka had obtained in connection with the murder investigation. To limit bias, Trooper Potoka provided Vega with only the limited information required for an accurate records analysis with no additional details of the investigation. *Id.* at 106. Vega was given three cell numbers,¹⁴ the date of the homicide, its approximate time (12:00 a.m.-1:00 a.m.), and the location of the homicide.¹⁵ Detective Vega detailed the process and conclusions of his analysis regarding the movements of each cellular device beginning the evening of December 2, 2016, through the early morning hours of December 3, 2016. N.T. Vol. VI at 1012-1032. Vega was able to track each device's activity to a reasonable degree of scientific certainty. *Id.* at 1029.

The analyzed data showed that Defendant's Verizon device, attached to phone number (443) 469-6684, utilized cellular towers on December 2, 2016, consistent with travel from the Philadelphia, Pennsylvania area to the area of the victim's house in Narvon, Pennsylvania, between 5:46 p.m. and 7:37 p.m.. Next, Defendant's phone activity showed the device using several cellular tower sectors within the smaller Narvon geographical region between 7:37 p.m. and 10:08 p.m., indicating that consistent with Bills' testimony, the Defendant was traveling around within the general vicinity of Narvon and the victim's home during that time. N.T. Vol. VI at 1024-29. The records further showed Defendant's device using multiple cellular towers spread out within the same Narvon general region between 12:00 a.m. and 1:00 a.m., the estimated time of the murder. *Id.* at 1028. The final piece of data for Defendant's cellular device during that critical one hour time period showed an incoming text to the device at 12:36 a.m.. That text was relayed from a cellular tower just to the south of the town of Loag, Pennsylvania. *Id.* at 1032-33.¹⁶ There is no further activity on Defendant's device until cellular activity resumed at 2:20 a.m. and continued through 3:36 a.m., with cellular tower usage indicative of return travel from the Narvon area to the Philadelphia area. *Id.* at 1030.

¹⁴ A Sprint device with phone number (302) 722-1840 belonged to Baker; a Verizon device with phone number (610) 742-2866 belonged to Smith; and an AT&T device with phone number (443)469-6684 belonged to Defendant.

¹⁵ Detective Vega was also provided with the location of the burglary; the burglary, however, is not relevant to this appeal.

¹⁶ Pursuant to rule 201 of the Pennsylvania Rules of Evidence, the Court takes judicial notice that the distance between Loag, Pennsylvania and Narvon, Pennsylvania, is approximately twelve miles.

The Defendant did not raise any motions at either the close of the Commonwealth's evidence or at the end of trial, prior to submission of the case to the jury. After deliberation, the jury found Defendant guilty of the following:¹⁷ one count of homicide in the second degree (Count 1); two counts of burglary (Counts 2 and 3); one count of conspiracy to commit burglary (Count 6); two counts of robbery (Counts 4 and 8); and one count of conspiracy to commit robbery (Count 9).¹⁸ The Court deferred sentencing pending the preparation of a Presentence Investigation Report, which was prepared and duly filed on April 30, 2020.

The Court held a sentencing hearing on August 10, 2020.¹⁹ At the hearing, the Commonwealth read into evidence a letter written by the victim's brother.²⁰ N.T., Sentencing, at 7-8. The Defendant declined to make a statement. The Commonwealth argued to the Court, but defense counsel made neither motion nor argument to the Court prior to pronouncement of sentence. *Id.* at 6-10. The Court explained in detail the basis for its sentencing decision before pronouncing sentence as follows:

1. Count 1: Criminal Homicide (2d degree),
life imprisonment
without parole;
2. Count 2: Burglary, five years to twenty
years, consecutive to
Counts 1 and 4;
3. Count 3: Burglary, merges with Count
2;
4. Count 4: Robbery, seven years, six
months to twenty years,
consecutive to Counts 1 and
2;
5. Count 6: Criminal Conspiracy to Com-
mit Burglary, two years to
ten years, concurrent with
Counts 1, 2, 4
6. Count 8: Robbery, merges with Count
4;
7. Count 9: Robbery, no sentence by oper-
ation of statute.

The aggregate term of incarceration for Counts 2, 3, 4, 6, 8, and 9 is twelve years, six months to forty years, served consecutively to the term

¹⁷ The Commonwealth withdrew the conspiracy to commit homicide charge (Count 5 of the Information) prior to submission to the jury. As such, the written Verdict returned by the jury contains numbered counts that differ from those contained in the Information. In this opinion, the Court will refer to the counts as numbered on the jury verdict.

¹⁸ The jury found Defendant not guilty of one count of conspiracy to commit burglary (Count 5) and one count of conspiracy to commit robbery (Count 7).

¹⁹ The delay between the guilty verdict and the sentencing hearing was due, in part, to the ongoing judicial emergency necessitated by the COVID-19 pandemic.

²⁰ Although most sentencings have been held via videoconferencing technology due to the COVID-19 pandemic, the Court was able to conduct Defendant's sentencing hearing face-to-face in the largest courtroom in the Courthouse to allow the victim's family to attend while maintaining social distance and other safety protocols.

of life imprisonment for Count 1.

After pronouncing sentence, the Court informed the Defendant of his post-trial rights and on August 20, 2020, the Defendant filed a timely Post-Sentence Motion, in which he raised three issues: (1) that the Court erred in applying the deadly weapons enhancement; (2) that the life without parole sentence constitutes cruel and unusual punishment; and (3) that the aggregate sentence should be modified. The Court denied the Post-Sentence Motion by Opinion of September 28, 2020. Defendant filed a timely Notice of Appeal on October 9, 2020. On that same date, the Court entered an Order directing Defendant to file a concise statement of errors complained of on appeal, pursuant to Pennsylvania Rule of Appellate Procedure 1925(b), within 21 days. Due to the voluminous nature of the transcripts and evidence associated with Defendant's trial, the Court granted Defendant's request for a thirty-day extension of time to file the concise statement, and the Defendant filed his Statement of Errors Complained of on Appeal on November 30, 2020.²¹ Defendant raises two issues on this appeal:

- (1) The trial court erred in failing to find that the verdict was against the weight of the evidence because the cell phone coordinates for the Appellant put the Appellant too far geographically to meet the evidence presented at trial; namely, that Appellant would have been in the car captured on the church video;
- (2) The trial court erred in failing to find that the verdict was against the weight of the evidence, specifically that the evidence of a shotgun hole found over a month after the murder, in the floor beneath the carpet contradicts William Long's account that Appellant and/or co-[d]efendants fired a shotgun blast into the floor while committing this crim. These incontrovertible physical facts contradicted testimony given by the Commonwealth.

Defendant's Statement of Errors (internal citation omitted).

II. DISCUSSION

Both issues raised by the Defendant in this appeal are challenges to the verdict as being against the weight of the evidence. Chal-

²¹ Pursuant to Pa.R.A.P. 1931(a)(1), the record in this matter was to be transmitted to the Superior Court by December 7, 2020. Due to the extension of time granted to the Defendant and the nature of the issues raised in the concise statement, this Court required extra time for filing its own responsive Opinion pursuant to Rule 1925(a). In compliance with Pa.R.A.P. 1935(b), the Court wrote to the Deputy Prothonotary of the Superior Court, explaining the circumstances and anticipating transmission of the record by February 2, 2021. As February approached, however, it became apparent this Court would require additional time, due in part to the dramatic increase in filings with this Court after the new year, and in part to the fact that Defendant's appellate issues required an exhaustive review of the entire seven volumes of trial and sentencing testimony, with special attention to technical testimony regarding cell phone coordinates. As such, and again in compliance with Rule 1935(b), this Court mailed a letter to the Deputy Prothonotary of the Superior Court on January 29, 2021, estimating transmission of the record to occur on or about April 1, 2021. Unfortunately, that letter was returned to my Chambers some time in the first week of March as undeliverable, despite the fact that the envelope was properly addressed and posted. Chambers immediately posted the letter again, this time in a large manilla envelope with the returned envelope contained within.

lenges to the weight of the evidence are governed by Rule 606 of the Pennsylvania Rules of Criminal Procedure. A defendant must raise a claim that the verdict was against the weight of the evidence through a motion for a new trial lodged in one of three specific ways:

- (1) orally, on the record, at any time before sentencing;
- (2) by written motion at any time before sentencing; or
- (3) in a post-sentence motion

Pa.R.Crim.P. 607(A)(1-3). The Comment to Rule 607 clarifies that “[t]he purpose of this rule is to make it clear that a challenge to the weight of the evidence must be raised with the trial judge or it will be waived. Appellate review of a weight of the evidence claim is limited to a review of the judge’s exercise of discretion.” *Id.*, Comment (citing *Commonwealth v. Widner*, 689 A.2d 211 (Pa. 1997) and *Commonwealth v. Brown*, 648 A.2d 1177, 1189-1192 (Pa. 1994)) (emphasis added); see also *Commonwealth v. Sherwood*, 982 A.2d 483 (Pa.2009); *Commonwealth v. Griffin*, 65 A.3d 932 (Pa. Super.2013). The fact Defendant’s concise statement of errors pursuant to Pa.R.A.P.1925(b) included the contention does not save it from being waived for purposes of this appeal. *Sherwood*, 982 A.2d at 938. Simply stated, if a Defendant fails to challenge the verdict as contrary to the weight of the evidence by making a motion for a new trial either prior to sentencing or in a post-sentence motion, then the issue is waived for appeal. Such is the case here.

In this case, after an exhaustive review of all seven volumes of the transcript for the jury trial and the sentencing hearing, the Court cannot find a single instance where the Defendant moved the Court for a new trial on the basis that the verdict is against the weight of the evidence. The Court provided opportunities for the Defendant at the sentencing hearing, prior to pronouncing sentence, to make any appropriate motions. Defendant, however, declined to make a statement, to make a motion, or to argue the case at all to the Court. See N.T., Sentencing, at 6-10. Although Defendant did file a timely post-sentence motion, he used that motion to address issues having nothing to do with the weight of the evidence. Consequently, this Court has never been afforded the opportunity to review and rule upon the specific weight of the evidence issues Defendant raises on this appeal; by extension, the Superior Court has nothing to review for error. For this reason, both issues should be denied and the appeal dismissed.

Even assuming, *arguendo*, that the Defendant did not waive these particular appellate issues, his weight of the evidence challenges are meritless. We start by noting that “[t]he weight of the evidence is exclusively for the finder of fact, which is free to believe all, part, or none of the evidence, and to assess the credibility of the witnesses...” *Commonwealth v. DeJesus*, 860 A.2d 102, 107 (Pa.2004). When reviewing a motion for a new trial based on a weight of the evidence contention,

[a] trial court should award a new trial on the

ground that the verdict is against the weight of the evidence only when the jury's verdict is so contrary to the evidence as to shock one's sense of justice and [make] the award of a new trial [] imperative so that right may be given another opportunity to prevail.

Commonwealth v. Whitney, 511 Pa. 232, 239, 512 A.2d 1152, 1155-1156 (1986). Further, "[a] motion for new trial on grounds that the verdict is contrary to the weight of the evidence concedes that there is sufficient evidence to sustain the verdict but contends, nevertheless, that the verdict is against the weight of the evidence." *Commonwealth v. Hodge*, 648 A.2d 386, 388 (Pa. Super. 1995)(citing *Commonwealth v. Taylor*, 471 A.2d 1228, 1230 (1984)).

A. Cell Phone Coordinates

Defendant first argues that "the cell phone coordinates for the Appellant put the Appellant too far geographically to meet the evidence presented at trial; namely, that Appellant would [not] have been in the car captured on the church video camera." St. of Errors at ¶1. A close review of the evidence presented at trial shows it was entirely reasonable for the jury to have concluded, based on the cell phone evidence, the video, and Bills' testimony, that Defendant was in Kris Smith's car when the car was first seen on the Church's video at 12:57 a.m.. Detective Vega testified the cellular activity records showed Defendant's device using multiple cellular towers spread out within the general region of Narvon between 12:00 a.m. and 1:00 a.m., the estimated time of the murder. N.T. Vol. VI at 1028. This evidence is consistent with Bills' testimony that Defendant was in the car with the co-defendants when they were traveling around Narvon and nearby areas during that time frame.

Further, the last activity detected on Defendant's cellular device during that critical one hour time period was an incoming text at 12:36 a.m.. That text was relayed from a cellular tower just to the south of the town of Loag, Pennsylvania. *Id.* at 1032-33. The Court takes judicial notice that the distance between the municipalities of Loag and Narvon, the location of the Church, is approximately twelve miles. It was perfectly reasonable for the jury to conclude that Defendant could have been in Smith's car somewhere around Loag at 12:36 a.m., as Bills testified, and still in the car when the car arrived at the Church twenty-one minutes later. Rather than contradicting the other evidence in the case, Defendant's cell phone activity actually corroborates Bills' testimony that the four men, including Defendant, traveled around the vicinity of Narvon before finally driving to the Church's parking lot, getting out, and walking through the woods to the victim's house. N.T. Vol. IV at 766, 770-774, 776-777. Thus, Defendant's cell phone coordinates serve to bolster the Commonwealth's proof that the Defendant was in fact in the car with Smith.

B. Shotgun Hole in Floor

Next, the Defendant argues that “the evidence of a shotgun hole found over a month after the murder, in the floor beneath the carpet contradicts William Long’s account that Appellant and/or co-Defendants fired a shotgun blast into the floor while committing this crime. These incontrovertible physical facts contradicted testimony given by the Commonwealth.” St. of Errors at ¶2. Again, a close review of the record reveals this evidence to be corroborative of rather than contrary to the evidence presented by William Long.

Long testified to an overheard jailhouse conversation in which Defendant told Long’s cellmate that on the night of the murder, he had ridden with Smith, Baker, and Bills to the victim’s house to break in and steal the victim’s money. N.T. Vol. 5 at 864-65.²² Defendant said they carried both a pistol and a sawed-off shotgun with them to the house. Id. at 866. After breaking in and confronting the victim, Defendant began to beat and pistol-whip him. The victim was knocked down but kept trying stand up. During the struggle, Defendant told Smith to shoot the victim, “[a]nd he fired a shot and he wasn’t sure if it hit the guy in the leg or if it went into the floor.” Id. After the missed shot, Defendant said he struggled with “the slide on the pistol” but then “he put the gun back together and he shot [the victim] in the head.” Id.

There is nothing inconsistent between this testimony and the physical evidence found at the crime scene. From Long’s testimony, the jury learned the Defendant held the pistol during the struggle with the victim, and Smith had the shotgun. The Defendant said that when Smith first shot at the victim, it was possible he missed, with the bullet going into the floor instead of the victim. Tracy and Darren Pitch discovered a hole in the master bedroom floor which, upon subsequent investigation, proved to be a shotgun bullet hole. Police Trooper Nelson Renno recovered 64 shotgun or birdshot pellets from the floor beneath the hole in the master bedroom. N.T. Vol III at 505-519. This physical evidence corroborates rather than contradicts Long’s testimony. The fact that the bullet hole was not discovered until a month after the murder does not diminish this fact. By all accounts, the victim’s house was completely ransacked by the co-defendants, to the point that police could not even see the floor in the master bedroom when they first arrived on the scene. N.T. Vol II at 285.

The defense made much in its closing argument about the location of the actual beating and murder — whether it happened in the master bedroom or in the front hallway, where Dennis Pitch was discovered dead. The defense argued that Long’s testimony contradicts the physical evidence of the bullet hole in the master bedroom. The argument seems to be that it cannot be true both that a shotgun blast at the victim missed and created a hole in the master bedroom floor, and that the victim was discovered dead in the hallway with an unsmoked cigarette by his leg.²³ The Court fails to see the logic in this

²² See, generally, testimony of William Long, N.T. Vol. V at 861-873.

²³ Trooper Frank Gawel testified on cross-examination to finding a cigarette by the victim’s right leg. It appeared to have been lit but not smoked. N.T. Vol II at 286-87.

argument. Long never testified as to the specific locations of Defendant, Smith, and the victim during the struggle that resulted in the shotgun blast and the fatal bullet to the victim's head. Therefore, it was for the jury to decide whether Long's testimony was plausible in light of the totality of the evidence. The jury determined that it was plausible that the blast from Smith's shotgun could have made a hole in the master bedroom floor and that the victim died in the hallway. After an exhaustive review of the record, the Court finds it reasonable and consistent for the jury to have determined from the evidence and testimony either: (1) that all three men were in the hallway when Smith fired the shotgun at the victim, and that the bullet missed the victim, traveled through the open bedroom door, and lodged in the master bedroom floor; or (2) that Smith and the victim were both inside the master bedroom when Smith fired the shotgun, that the bullet missed the victim, lodged in the master bedroom floor, and that the victim escaped the bedroom to the hallway where he died. Either theory is consistent with the evidence and testimony presented at trial.

In short, neither the cell phone evidence nor the shotgun hole in the master bedroom floor contradict or go against the weight of the remaining, overwhelming evidence presented in this case. Based on the totality of the evidence, the jury's verdict was not "so contrary to the evidence as to shock one's sense of justice"; therefore, the jury's verdict must stand. *Commonwealth v. Whitney*, 512 A.2d at 1155.

III. CONCLUSION

For the foregoing reasons, the Court finds that by failing to raise a motion for a new trial pursuant to Pa.R.Crim.P 607(A), Defendant Christopher James Lyles waived both issues set forth in the Statement of Errors Complained of on Appeal, and the appeal should be dismissed. Further, even if Defendant did properly preserve the stated issues, both lack merit and should be denied.

Accordingly, I enter the following:

ORDER

AND NOW, this 1st day of April, 2021, the Court submits this Opinion pursuant to Rule 1925(a) of the Pennsylvania Rules of Appellate Procedure.

BY THE COURT:
DAVID L. ASHWORTH
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

Arndt, Robert C., dec'd.

Late of the Borough of Elizabethtown.

Executors: Steffan P. Arndt and Renate H. Arndt, 13914 Mattie Haines Road, Mount Airy, MD 21771.

Attorney: None.

Braightmeyer, Lorraine M., dec'd.

Late of East Drumore Township.

Executor: Gary L. Braightmeyer c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.

Attorney: Lindsay M. Schoeneberger.

Brown, Sarah L., dec'd.

Late of Manheim Township.

Sarah L. Brown Revocable Living Trust dated June 22, 1994, as Amended November 10, 1999

and August 2, 2003.

Trustee: Fulton Bank a/k/a Fulton Financial Advisors, 1 Penn Square, Lancaster, PA 17602.

Attorney: Alspach and Ryder LLC.

Byers, J. Milton a/k/a Jesse Milton Byers, dec'd.

Late of Lancaster.

Co-Executrices: Sue A. Kreider and Carol B. Summers c/o Randall K. Miller, Esq., 659 E. Willow Street, Elizabethtown, PA 17022.

Attorney: Randall K. Miller.

Calder, William H., Jr., dec'd.

Late of Manheim Township.

Executrix: Elizabeth A. Calder c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: James W. Appel, Esquire.

Diemer, Helma M., dec'd.

Late of Manheim Township.

Executor: John P. Diemer c/o Law Office of Shawn Pierson, 105 East Oregon Rd., Lititz, PA 17543.

Attorney: Shawn M. Pierson, Esquire.

Dommel, Sherry E., dec'd.

Late of the Township of Lancaster.

Administrator: Christopher E. Hardy, 70 Church Street, Owego, New York 13827.

Attorney: Zachary D. Morahan, Esquire; Coughlin & Gerhart, LLP; 21-23 Public Avenue, Montrose, PA 18801.

Dougherty, Jerry H. a/k/a Jerry Henry Dougherty a/k/a Jerry Dougherty, dec'd.

Late of Elizabethtown Borough.
Executrix: Ashley Lynn Dougherty c/o VanOrmer & Stephenson, P.C., 344 South Market Street, Suite 101, Elizabethtown, PA 17022.
Attorney: Daniel A. Stephenson, Esquire.

Doutrich, Betty J., dec'd.

Late of Paradise Township.
Administrator: Andrew L. Garver c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler, Esquire; Kling and Deibler, LLP.

Edmond, Anna Mae, dec'd.

Late of Columbia Borough.
Executors: Samuel F. Edmond and Tammy E. Edmond c/o 327 Locust Street, Columbia, PA 17512.
Attorney: John F. Markel, Esquire; Nikolaus & Hohenadel, LLP; 327 Locust Street, Columbia, PA 17512.

Engwall, Richard L., dec'd.

Late of West Lampeter Township.
Executrix: Kristin E. Boettner c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.
Attorneys: Barley Snyder LLP.

Haldeman, Frank M., dec'd.

Late of Rapho Township.
Executors: Richard E. Haldeman and Melvin T. Haldeman

c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorney: Young and Young.

Heiland, Kathryn M., dec'd.

Late of West Hempfield Township.
Co-Executrices: Jean M. Canter, Patricia A. Heiland-Baxter, and Deborah A. Felsinger c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.
Attorney: McNees Wallace & Nurick LLC.

Heitzmann, Wilhelmina L., dec'd.

Late of West Lampeter Township.
Executrix: Donna L. Doutrich c/o Robert F. Musser, Esquire, 408 West Chestnut Street, Lancaster, PA 17603.
Attorney: Clymer Musser & Sarano, PC.

Hontz, Hedwig, dec'd.

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

Humphreville, Rosemary M., dec'd.

Late of Manor Township.
Personal Representatives: Jacqueline Krause and Sharon Marsh, Co-Executors, c/o John S. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorneys: May, Herr & Grosh, LLP.

Hoover, John D., dec'd.

Late of East Donegal Township.
Executor: Timothy L. Hoover c/o JSDC Law Offices, 11 E. Chocolate Avenue, Suite 300, Hershey, PA 17033.
Attorney: Jacqueline A. Kelly, Esquire; JSDC Law Offices, 11 E. Chocolate Avenue, Suite 300, Hershey, PA 17033.

Horein, Timothy D., dec'd.

Late of Upper Leacock Township.
Executrix: Kelly M. Horein c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540.
Attorney: H. Charles Benner.

Jackson, Sarah W., dec'd.

Late of the Township of East Drumore.
Executrix: Diane B. Hastings c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.
Attorney: James R. Clark.

Jarrett, William T., dec'd.

Late of the Township of West Lampeter.
Executrix: Debra J. Clark c/o James R. Clark, Esquire, 277 Millwood Road, Lancaster, PA 17603.
Attorney: James R. Clark.

Keba, Jerry F., dec'd.

Late of Strasburg.
Administratrix: Donna Keba, 112 S. Decatur St., Strasburg, PA 17579.
Attorney: None.

Kiger, Gerald M., dec'd.

Late of West Lampeter Township.
Executrix: Susan D. Kiger c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Esquire.

Kochersperger, Margaret W., dec'd.

Late of West Lampeter Township.
Executor: Randall A. Kochersperger c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
Attorney: Matthew A. Grosh.

Lamb, John C., dec'd.

Late of West Lampeter Township.
Executor: Philip Dongre c/o James N. Clymer, Esquire, 408 West Chestnut Street, Lancaster, PA 17603.
Attorney: Clymer Musser & Sarno, PC.

Lapp, Lena S., dec'd.

Late of Manheim Township.
Administrator: Rhonda M. Lapp c/o Aevitas Law, PLLC, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601.
Attorneys: Neil R. Vestermark, Esquire; Aevitas Law, PLLC.

Melasecca, Lorraine a/k/a Lorraine Carole Melasecca a/k/a Lorraine C. Melasecca, dec'd.

Late of East Lampeter Township.
Executor: Anthony J. Rescigno, Jr., 118 Beacon Street, Coatesville, PA 19320.

Attorney: None.

Messner, Edith I., dec'd.

Late of East Hempfield Township.

Personal Representative: Karen and Alvin Hollinger, Executors, c/o John S. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorney: May, Herr & Grosh, LLP.

Miller, Barbara A., dec'd.

Late of the City of Lancaster.

Executor: Gary L. Miller c/o James R. Clark, Esquire, 277 Millwood Road, Lancaster, PA 17603.

Attorney: James R. Clark.

Neidigh, David M., dec'd.

Late of Elizabethtown.

Personal Representative: Donna N. Hershey, Executor, c/o J. Elvin Kraybill, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill Hess LLP.

Peters, Orpha E., dec'd.

Late of Penn Township.

Personal Representative: Dale L. Peters, Executor, c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Rough, Judith A., dec'd.

Late of Lancaster Township.

Executrix: Suzanne G. Rough c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

Rowland, Nancy A., dec'd.

Late of Martic Township.

Executor: David C. Rowland c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.

Attorney: Jeffrey S. Shank, Esquire.

Schmid, Patricia W., dec'd.

Late of Ephrata Township.

Executor: Lisa Ketterer c/o 327 Locust Street, Columbia, PA 17512.

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

Sensenig, Titus L., dec'd.

Late of Earl Township.

Executor: Erma J. Weaver c/o Nevin D. Beiler, Esq., 105 S. Hoover Ave., New Holland, PA 17557.

Attorney: Nevin D. Beiler, Esquire.

Slavik, Charles J., dec'd.

Late of Lititz Borough.

Personal Representative: Melissa Doliner, Executrix, c/o Thomas S. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorney: Gibbel Kraybill & Hess LLP.

Smith, Betty F. a/k/a Elizabeth F. Smith a/k/a Betty Fuller Smith, dec'd.

Late of New Holland Township.

Executor: Donald J. Hollinger

c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

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

Stackhouse, Vivian M., dec'd.

Late of West Lampeter Township.

Executor: Barbara C. McCarrell c/o Aevitas Law, PLLC, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601.

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

Stewart, Harvey L. a/k/a Harvey Lee Stewart, dec'd.

Late of Warwick Township.

Executrix: Patricia A. Stewart c/o Jeffrey Gonick, 1398 Oregon Road, Leola, PA 17540.

Attorney: Jeffrey Gonick.

Stoltzfus, Annelore S. a/k/a Annelore Stoltzfus, dec'd.

Late of Manheim Township.

Executor: Michael Wilhelm Stoltzfus c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.

Attorney: Smoker Gard Associates, LLP.

Summers, James R., Sr. a/k/a Jim Summers, dec'd.

Late of Manheim Township.

Executors: James R. Summers, Jr. and Teresa M. Summers c/o Charles F. Blumenstock, Jr., 255 Butler Ave., Suite 102, Lancaster, PA 17601.

Attorney: Blumenstock Legal Advisors PC.

Walton, Allene T., dec'd.

Late of West Lampeter Township.

Co-Executors: Marlee W. Quann and Darcy Walton c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: James W. Appel.

Ward, Donna L., dec'd.

Late of Elizabethtown Borough.

Executor: Edward D. Ward c/o George H. Eager, Esquire, 1347 Fruitville Pike, Lancaster, PA 17601.

Attorney: Eager, Stengel, Quinn, Sofilka & Babic.

Williams, Donald A., dec'd.

Late of Warwick Township.

Executrix: Kimberly Williams Layton c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991.

Attorney: Jody Anderson Leighty, Esquire; Stock and Leader.

Wolf, Tracey A., dec'd.

Late of Denver Borough.

Executrix: Starlena M. Wolf c/o George W. Porter, Esquire, 909 East Chocolate Avenue, Hershey, PA 17033.

Attorney: George W. Porter.

Zeiset, Anna S., dec'd.

Late of East Earl Township.

Executor: Harold M. Zeiset c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

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

SECOND PUBLICATION

Adams, Christina M., dec'd.

Late of Rapho Township.
Administratrix: Leanna R. Crespo, 3068 Aster Lane, Lititz, PA 17543.
Attorney: Kathleen B. Murren, Esquire; Skarlatos Zonarich LLC; 320 Market Street, Ste. 600W, Harrisburg, PA 17101.

Anderson, Rusty Lee, dec'd.

Late of East Lampeter Township.
Administratrix: Brandy S. Gore c/o Blakinger Thomas, PC, 28 Penn Square, P.O. Box 1889, Lancaster, PA 17608-1889.
Attorneys: Blakinger Thomas, PC.

Best, Jane E. a/k/a Jane Evans Best, dec'd.

Late of West Lampeter Township.
Executrix: Nancy L. Bennett c/o Appel, Yost & Zee, LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet.

Bitting, Charles N., dec'd.

Late of West Cocalico Township.
Executrix: Christine Geary c/o Lindsay M. Schoeneberger, Russell, Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.
Attorney: Lindsay M. Schoeneberger.

Davenport, Peter D., dec'd.

Late of Lancaster County.
Co-Executors: Scott D. Davenport, Cynthia L. Borger and Sandra D. Simpson c/o Ryan M.

Bornstein, Esq., Harvey Ballard & Bornstein, LLC, 800 Lancaster Avenue, Suite T-2, Berwyn, PA 19312.

Attorney: Ryan M. Bornstein, Esquire.

Davis, Kay a/k/a Kay L. Davis a/k/a Kay Louise Davis, dec'd.

Late of Leacock Township.
Executor: Edward C. Davis c/o Michael E. Markovitz, Esq., 4145 Apalogen Rd., Phila., PA 19129.
Attorney: Michael E. Markovitz, Esquire.

Eberly, Salinda L. a/k/a Salinda Lee Eberly, dec'd.

Late of the Borough of Ephrata.
Personal Representative: Russell W. Eberly c/o Gibble Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.
Attorney: Stephen R. Gibble.

Eckman, Yolanda Joan, dec'd.

Late of East Hempfield Township.
Personal Representative: Cindy J. Peters c/o John S. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorney: May, Herr & Grosh, LLP.

Emel, Joshua Andrew, dec'd.

Late of Manor Township.
Administratrix: Christine Francis Emel c/o Appel, Yost & Zee, LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Esquire.

England, Barbara E., dec'd.

Late of the Township of Penn.
 Executor: Annette G. West c/o
 Gibble Law Offices, P.C., 126
 East Main Street, Lititz, PA
 17543.

Attorney: Stephen R. Gibble.

**Fryburg, Frank C. a/k/a Frank
 Crumback Fryburg**, dec'd.

Late of Manheim Township.
 Executrix: Susan Patricia Scott
 c/o Appel, Yost & Zee, LLP, 33
 N. Duke Street, Lancaster, PA
 17602.

Attorney: Michael J. Rostolsky,
 Esquire.

**Funk, Kenneth E. a/k/a Ken-
 neth E. Funk-Bonsall a/k/a
 Kenneth E. Bonsall**, dec'd.

Late of Manor Township.
 Executor: Mark Shailer c/o Ni-
 kolaus & Hohenadel, LLP, 212
 North Queen Street, Lancaster,
 PA 17603.

Attorney: Barbara Reist Dillon.

**Hafer, Charles H. a/k/a Charles
 Heister Hafer**, dec'd.

Late of West Donegal Township.
 Executrix: Deborah McGrath
 c/o Thomas J. Jones, Jr., Es-
 quire, 410 Spruce Street, Suite
 301, Scranton, PA 18503.

Attorney: Thomas J. Jones, Es-
 quire.

Hannum, Mary C., dec'd.

Late of Manheim Township.
 Executrices: Barbara C. Metz
 and Marjorie H. Carroll c/o
 Stephen D. Potts, Esq., Ste.
 106, 200 Eagle Rd., Wayne, PA
 19087-3115.

Attorney: Stephen D. Potts, Es-
 quire; Herr, Potts & Potts, LLC;

Strafford Office Bldg. #2, Ste.
 106, 200 Eagle Rd., Wayne, PA
 19087-3115.

Herr, Deborah E., dec'd.

Late of East Lampeter Township.
 Executor: P. Mark Lefever, 2168
 Colleens Way, Lancaster, PA
 17601.

Attorney: None.

**Hess, Beatrice H. a/k/a Beatrice
 Hornberger Hess**, dec'd.

Late of Martic Township.
 Executor: Marlene K. Hess and
 Daniel R. Hess c/o Aevitas Law,
 PLLC, 1755 Oregon Pike, Suite
 201, Lancaster, PA 17601.

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

Leonard, Ramona V., dec'd.

Late of Christiana Boro.
 Executor: Steven T. Leon-
 ard, 106 Hollow Woods Drive,
 Pequea, PA 17565.

Attorney: None.

**Lied, William G. a/k/a William
 Giegley Lied**, dec'd.

Late of West Cocalico Township.
 Executor: Michael T. Grubb
 c/o Appel, Yost & Zee, LLP, 33
 North Duke Street, Lancaster,
 PA 17602.

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

Meck, Frederick Harry, dec'd.

Late of New Holland Borough.
 Administrator: Judith A. Meck
 c/o Russell, Krafft & Gruber,
 LLP, 101 North Pointe Blvd.,
 Suite 202, Lancaster, PA 17601.

Attorney: Aaron K. Zeamer.

Mellinger, Joanne D., dec'd.
Late of Strasburg Township.
Executor: Allen Mellinger c/o
May Herr & Grosh, LLP, 234
North Duke Street, Lancaster,
PA 17602.
Attorney: Bradley A. Zuke.

Mowrer, Richard G., dec'd.
Late of West Hempfield Town-
ship.
Executor: David A. Mowrer
c/o Karl Kreiser, Esquire, 553
Locust Street, Columbia, PA
17512.
Attorney: Mountz & Kreiser.

Obetz, Doris G., dec'd.
Late of Lititz Borough.
Executrix: Diane L. Adams c/o
John O. Stover, Jr., Esquire,
537 Chestnut Street, Emmaus,
PA 18049.
Attorney: John O. Stover, Jr.,
Esquire.

Peachey, Priscilla M., dec'd.
Late of Columbia Borough.
Executrix: Martha J. Zell c/o
Ann L. Martin, Attorney, P.O.
Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Prichett, Dwight D., dec'd.
Late of West Earl Township.
Co-Executors: Victoria E. Maioc-
co and Mark J. Maiocco, 8314
Musket Ridge Lane, Fredericks-
burg, VA 22407.
Attorney: None.

**Reed, Edna P. a/k/a Edna Pau-
line Reed**, dec'd.
Late of New Holland Borough.
Executrix: Tina E. Reed c/o

Nicholas T. Gard, Esquire, 121
E. Main Street, New Holland, PA
17557.
Attorneys: Smoker Gard Associ-
ates LLP.

**Robertson, Craig J.D. a/k/a
Craig James Dawson Robertson**,
dec'd.
Late of Eden Township.
Executrix: Alisa M. Robertson
c/o Andrew S. Rusniak, Esquire,
McNees Wallace & Nurick, LLC,
570 Lausch Lane, Suite 200,
Lancaster, PA 17601.
Attorney: McNees Wallace &
Nurick LLC.

**Rudy, Marianne T. a/k/a Mari-
anne Theresa Rudy**, dec'd.
Late of Ephrata Township.
Executor: George J. Rudy c/o
Vance E. Antonacci, Esq., 570
Lausch Ln., Ste. 200, Lancaster,
PA 17601.
Attorney: Vance E. Antonacci;
McNees Wallace & Nurick, LLC,
570 Lausch Ln., Ste. 200, Lan-
caster, PA 17601.

Sample, Betty J. dec'd.
Late of Quarryville Borough.
Administrator: Derrin M. Sam-
ple c/o Russell, Krafft & Gruber,
LLP, 101 North Pointe Blvd.,
Suite 202, Lancaster, PA 17602.
Attorney: Lindsay M. Schoene-
berger.

Scarinci, Roland J., dec'd.
Late of Earl Township.
Executor: Emily A. Scarinci c/o
Kling and Deibler, LLP, 131 W.
Main Street, New Holland, PA
17557.
Attorney: Patrick A. Deibler, Es-

quire; Kling and Deibler, LLP.

17602.

Attorney: Bradley A. Zuke.

Schultz, Beverly S. a/k/a Beverly Sieg Schultz, dec'd.

Late of West Lampeter Township.

Executor: William R. Schultz c/o Lancaster Law Group, LLC, 8 N. Queen Street, 8th Fl., Lancaster, PA 17603.

Attorney: Julia M. Parrish.

Young, Robin M. a/k/a Robin Marie Young, dec'd.

Late of West Hempfield Township.

Executrix: Mary J. Owens c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.

Attorney: Mountz & Kreiser.

Shenk, Michael G., dec'd.

Late of Elizabeth Township.

Executrix: Kathy A. Zimmerman c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.

Attorney: Smoker Gard Associates LLP.

THIRD PUBLICATION

Beecher, Ruth E., dec'd.

Late of West Hempfield Township.

Executor: Gregory Beecher c/o 327 Locust Street, Columbia, PA 17512.

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

Tribit, Elizabeth Ellen, dec'd.

Late of Manor Township.

Administratrix: Ida Katherine Tribit c/o Appel, Yost & Zee, LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet.

Britton, Marie E., dec'd.

Late of Clay Township.

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

Attorneys: Mejia Law Group, LLC.

Watson, Stephen D., dec'd.

Late of Marietta Borough.

Executors: Ramona Matta and Barbara Sherman c/o 327 Locust Street, Columbia, PA 17512.

Attorney: John F. Markel, Esquire; Nikolaus & Hohenadel, LLP; 327 Locust Street, Columbia, PA 17512.

Burrs, Elizabeth A., dec'd.

Late of Lancaster County.

Executor: Robert G. Burrs, Jr. c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Barbara Reist Dillon, Esquire.

Wolf, Raymond E., dec'd.

Late of East Hempfield Township.

Executor: Paula Y. Wolf c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA

Case, Marian E., dec'd.

Late of Manheim Borough.

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

Attorney: Young and Young.

Celia, Francesco A. a/k/a Frank Anthony Celia, dec'd.

Late of Penn Township.

Executors: Richard L. Bernhardt, II and David L. Bernhardt c/o Reilly Wolfson Law Office, 1601 Cornwall Road, Lebanon, PA 17042.

Attorney: Reilly Wolfson Law Office.

Clark, Eileen M., dec'd.

Late of West Donegal Township.

Co-Executors: Janelle M. Orris and Jennifer L. Best c/o George W. Porter, Esquire, 909 East Chocolate Avenue, Hershey, PA 17033.

Attorney: George W. Porter, Esquire.

Curry, Joan C., dec'd.

Late of East Lampeter Township.

Executor: Nicholas G. Distasi c/o Elizabeth A. Bartlow, Esquire, 8 N. Queen Street, Suite 700-H, Lancaster, PA 17603.

Attorney: Elizabeth A. Bartlow, Esquire.

Eckman, Linda L., dec'd.

Late of Manor Township.

Executor: Thomas H. Eckman c/o Nikolaus & Hohenadel, LLP, 222 S. Market St., Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan Esquire.

Enders, Ray H., dec'd.

Late of West Hempfield Township.

Executor: Joel R. Enders c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Frame, Viola E. a/k/a Viola Eleanor Frame, dec'd.

Late of Martic Township.

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

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

Gates, Doris A., dec'd.

Late of West Cocalico Township.

Executor: Fulton Bank c/o Appel, Yost & Zee, Attorneys at Law, 33 North Duke Street, Lancaster, PA 17602.

Attorney: James K. Noel IV, Esquire.

Gerz, Richard J., Sr., dec'd.

Late of Lancaster City.

Personal Representatives: Sheran Payne and Richard J. Gerz, Jr., Co-Executors, c/o J. Elvin Kraybill, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Glick, Nancy I., dec'd.

Late of Columbia Borough.

Executors: Kristi I. Frey and Rodney Frey c/o 327 Locust Street, Columbia, PA 17512.

Attorney: John F. Markel, Esquire; Nikolaus & Hohenadel, LLP; 327 Locust Street, Colum-

bia, PA 17512.

Grumbine, John T., Sr. a/k/a John T. Grumbine, dec'd.

Late of Warwick Township.

Executrix: Jo Anne Boyd, 124 Petersburg Road, Lancaster, PA 17601.

Attorney: Robert G. Radebach, Attorney-At-Law; 912 North River Road, Halifax, PA 17032.

Herbert, John F., III a/k/a John Francis Herbert, III, dec'd.

Late of Lancaster City.

Executor: Robert A. Herbert c/o Angela M. Ward, Esq., Going & Plank, 140 E. King St., Lancaster, PA 17602.

Attorney: Angela M. Ward, Esquire.

Herman, Belinda G., dec'd.

Late of Manheim Township.

Executors: Linda J. Brooks and Paul F. Herman c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, P.O. Box 539, 339 North Duke Street, Lancaster, PA 17608-0539.

Attorney: Melvin E. Newcomer, Esquire.

Hibshman, Carolyn M., dec'd.

Late of the Borough of Ephrata.

Executor: Gregory S. Riehl c/o Lindsay M. Schoeneberger, Russell, Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.

Attorney: Lindsay M. Schoeneberger.

Hirschmann, Arthur K., dec'd.

Late of Lancaster Township.

Executrix: April S. Gammache

c/o Dennis L. Plank, Esq., Going & Plank, 140 E. King St., Lancaster, PA 17602.

Attorney: Dennis L. Plank, Esquire.

Jackson, Eva, dec'd.

Late of East Drumore Township.

Executor: Andrew Jackson c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.

Attorney: James R. Clark.

Kase, Lisa M. a/k/a Lisa Marie Kase, dec'd.

Late of Mount Joy Township.

Executor: David B. Kase, Jr. c/o Nikolaus & Hohenadel, LLP, 222 S. Market St., Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esquire.

Kauffman, David E., dec'd.

Late of Manheim Township.

Administrator: Hunter F. Kauffman c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.

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

Kochel, Sylvia L. a/k/a Sylvia Lorraine Kochel, dec'd.

Late of Adamstown Borough.

Executors: Eric Smith and Francis Smith c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.

Attorney: Lindsay M. Schoeneberger.

Landis, Mae H., dec'd.

Late of Manor Township.

Executor: Jean Weller c/o 327 Locust Street, Columbia, PA 17512.

Attorney: John F. Markel, Esquire; Nikolaus & Hohenadel, LLP; 327 Locust Street, Columbia, PA 17512.

McFadden, Teresa B., dec'd.

Late of Lititz Borough, PA.

Executor: Joseph T. McFadden, Jr., 205 Boulevard, Cornwall, NY 12518.

Attorneys: None.

Messner, Ruth Ann a/k/a Ruth Ann D. Messner, dec'd.

Late of New Holland Borough.

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

Attorneys: Metzger and Spencer, LLP.

Miller, H. Irene a/k/a Helen Irene Miller, dec'd.

Late of Ephrata Township.

Executrix: Beverly A. Miller c/o Appel, Yost & Zee LLP, 33 N. Duke Street, Lancaster, PA 17602.

Attorney: James K. Noel IV, Esquire.

O'Neal, Shirley B., dec'd.

Late of Lancaster County.

Executrix: Stacey L. Ebersole c/o Zimmerman Law Office, 466 Jonestown Road, Jonestown, PA 17038.

Attorney: John M. Zimmerman, Esquire.

Painter, Philip J., dec'd.

Late of Martic Township.

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

Attorney: Young and Young.

Paul, Henry S., dec'd.

Late of the Borough of Lititz.

Personal Representative: Kris A. Haley-Paul c/o Gibble Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.

Attorney: Stephen R. Gibble.

Peiffer, Doris R., dec'd.

Late of Quarryville Borough.

Executors: Scott E. Peiffer and Kent E. Peiffer c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, P.O. Box 539, 339 North Duke Street, Lancaster, PA 17608-0539.

Attorney: Melvin E. Newcomer, Esquire.

Prangley, Carol A., dec'd.

Late of Martic Township.

Administrator: Jodi L. Prangley c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.

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

Shaffer, Glenn W., Sr. a/k/a Glenn W. Shaffer, dec'd.

Late of East Cocalico Township.

Executors: Glenn W. Shaffer, Jr. and Connie R. Youndt c/o Appel, Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: James K. Noel IV, Esquire.

Singer, Dorothy Viola, dec'd.

Late of Elizabethtown.
 Executrix: Patricia A. Monchak,
 1371 Keener Road, Bainbridge,
 PA 17502.

Attorney: Richard G. Scheib, Es-
 quire; 11 Reitz Blvd., Suite 102,
 Lewisburg, PA 17837-9293.

**Smith, Carl D., a/k/a Carl Den-
 ton Smith, Sr.,** dec'd.

Late of Lancaster City.
 Executor: John V. Sauders c/o
 Blakinger Thomas, PC, 28 Penn
 Square, Lancaster, PA 17603.
 Attorneys: Blakinger Thomas,
 PC.

Smoker, Beverly, dec'd.

Late of Caernarvon Township.
 Executor: Mona Lu Shuman
 c/o Douglas L. Kaune, Esquire,
 Unruh, Turner, Burke & Frees,
 P.C., 120 Gay Street, P.O. Box
 289, Phoenixville, PA 19460.
 Attorney: Douglas L. Kaune, Es-
 quire; Unruh, Turner, Burke &
 Frees, P.C.

**Walmer, Harold H. a/k/a Harold
 Henry Walmer,** dec'd.

Late of Akron Borough.
 Executrix: Tina L. Shirk c/o E.
 Richard Young, Jr., Esq., 1248
 W. Main Street, Ephrata, PA
 17522.
 Attorney: E. Richard Young, Jr.,
 Esquire.

Weaver, Alvin M., dec'd.

Late of Manheim Township.
 Co-Executors: Jesse L. Weaver,
 Yvonne L. Weaver and Deborah
 J. Weaver c/o Reilly Wolfson
 Law Office, 1601 Cornwall Road,
 Lebanon, PA 17042.
 Attorney: Reilly Wolfson Law Of-

fice.

**Weller, Larry L. a/k/a Larry L.
 Weller, Sr.,** dec'd.

Late of Caernarvon Township.
 Executor: John L. Clark c/o
 Kling and Deibler, LLP, 131 W.
 Main Street, New Holland, PA
 17557.
 Attorney: Patrick A. Deibler, Es-
 quire; Kling and Deibler, LLP.

Werdemann, Derek Joseph, dec'd.

Late of Marietta Borough.
 Administratrix: Karen L. Adams
 c/o Karl Kreiser, Esquire, 553
 Locust Street, Columbia, PA
 17512.
 Attorney: Mountz and Kreiser.

Williams, J. Barry, dec'd.

Late of East Hempfield Town-
 ship.
 Executor: Cynthia Lynne Wil-
 liams c/o Nikolaus & Hohe-
 nadel, LLP, 212 North Queen
 Street, Lancaster, PA 17603.
 Attorney: Richard G. Greiner,
 Esquire.

Wilson, Wanda L., dec'd.

Late of Manheim Township.
 Settlor of The Wilson Family
 Trust dated April 1, 1997.
 Successor Trustee: Jack L. Wil-
 son c/o Nicholas T. Gard, Es-
 quire, 121 E. Main Street, New
 Holland, PA 17557.
 Attorneys: Smoker Gard Associ-
 ates LLP.

ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN that:
 Manheim Holdings, Inc.
 a Pennsylvania corporation with

its registered office at 3216 Mill Lane, Gordonville, PA, is now engaged in winding up and settling the affairs of said corporation. The corporation will be filing Articles of Dissolution with the Commonwealth of Pennsylvania at Harrisburg, PA, so that its corporate existence shall be ended by issuance of a Certificate of Dissolution by the Department of State under the provisions of the Business Corporation Law of 1988 (as amended). McNEES WALLACE & NURICK LLC Attorneys at Law
570 Lausch Lane, Suite 200
Lancaster, PA 17601

S-3

ARTICLES OF INCORPORATION

A and P Distribution Inc. hereby gives notice that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

S-3

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on August 24, 2021 pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988. The name of the corporation is:

Big Berks, Inc.

Charles J. Phillips, Esquire
Leisawitz Heller Abramowitch

Phillip, P.C.
2755 Century Boulevard
Wyomissing, PA 19610

S-3

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 of name of Liam Thomas Dixon to Liam Thomas Shriner. A hearing on the Petition will be held on September 23, 2021, at 1:45 p.m. in Courtroom 4 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.

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

Albert J. Meier, Esquire
128 North Lime Street
Lancaster, PA 17602
(717) 299-7342

Au-27; S-3

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN, pursuant to the provisions of 54 Pa.C.S. 311 and 54 Pa.C.S. Ch.3, that an Application for Registration of Fictitious Name for the conduct of a business in Lancaster County, PA, under the assumed or fictitious name, style or designation of:

Conestoga River Club was filed in the office of the Secy. of the Commonwealth of Pennsylvania (PA), Dept. of State, on 5/24/2021. Purpose: a non Profit organization concerned with recreational access, conservation,

and education of the Conestoga river. Principal place of business: 6271 Jackson Drive, East Petersburg, PA 17520. The name and address of the person/entity owning or interested in said business is Matthew Todd Roy, with an address of 6271 Jackson Dr., East Petersburg, PA 17520.

S-3

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on August 24, 2021, pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988. Legion 9 Brands, LLC., will be trading as/doing business as:

Easter Island Mercantile

Anthony Scicchitano
VP & General Counsel
DAS Companies, Inc.
724 Lawn Road, Palmyra PA 17078

S-3

Notice is hereby given, pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa.C.S. Section 301 et. seq.), that an application for registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the Fictitious Name of:

Joymark Studio

with its principal office at 2334 Sue Ann Dr. Lancaster, PA 17602. The names and addresses of all persons who are parties to the registration are: Stephanie J. Ste-

phens, 2334 Sue Ann Dr. Lancaster, PA 17602.

S-3

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on August 24, 2021, pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988. Legion 9 Brands, LLC., will be trading as/doing business as:

SuperHYPE Co.

Anthony Scicchitano
VP & General Counsel
DAS Companies, Inc.
724 Lawn Road, Palmyra PA 17078

S-3

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that Jillian Leigh VanBelle of Lancaster County has been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated July 21, 2021, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective August 20, 2021 for Compliance Group 3.

Suzanne E. Price
Attorney Registrar
The Disciplinary Board of the
Supreme Court of Pennsylvania

S-3

**ORPHANS' COURT DIVISION
AUDITING NOTICE**

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

September 7, 2021

at 9 o'clock a.m. in Courtroom No. 11 on the fourth floor of the Courthouse, 50 North Duke Street, Lancaster, PA

1. BARTO, DONNA LEE, decd., 2020-1735. First and Final Account, Ronald E. Bleacher, Administrator, Angela M. Ward, atty.

2. DEFALCIS, ALFRED R., JR., decd., 2020-0186. First Account, Mario DeFalcis, Executor, James D. Wolman, atty.

3. HODGEN, MARY LOUISE, decd., 2020-0054. First and Final Account, Valerie D. Stewart, Executor, Wendy Chan, atty.

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

Au-27; S-3

SUITS ENTERED

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

appellant's attorneys.

August 18, 2021
to August 24, 2021

AIPA, DORA; Portfolio Recovery Associates, LLC; 05803; Polas ALLSTATE LIFE INSURANCE COMPANY; CBC Settlement Funding, LLC; 05646; Dugalic

BENNETT, DIANE C., LOYALTY FORD, PEARSON-YONNIE, TONY, STEELE, BRADEN; Renee M. Scholer; 05716; Harter

BROOKS JR., KAYLA D.; Discover Bank; 05654; House BURKHOLDER, GARRY D., BURKHOLDER, KATHERINE A.; Oneida D. Deluca; 05639; Rankin CONESTOGA TOWNSHIP ; Pequea Township ; 05760 ; Wentzel

COPE, C. DAVID, COPE, MARY S.; SMS Financial XXIV, LLC; 05721; Kregel

CRUZ, ALICIA; CFM Property Management, LLC; 05626; Zeamer DEHART, MICAH; Portfolio Recovery Associates, LLC; 05668; Titus

DELLAQUILA, MILDRED; Portfolio Recovery Associates, LLC; 05795; Polas

DELONG, TROY; PrimeCare Medical, Inc.; 05746; Weber

DETZ, NICHOLAS; Superior Management, Inc.; 05635; Flink

FAHNESTOCK, MATTHEW, FAHNESTOCK, LINDA; Allen Boll; 05682

FLOWERS, KELLY; Portfolio Recovery Associates, LLC; 05805; Polas

GABLE PARK WOODS ASSOCIATION, INC.; Spring Hill Lawn Care, LLC; 05602; Harter

GROFF, MARLIN; PCA Acquisitions V, LLC ; 05757 ; Apothaker HEART GROUP OF LANCAST-

ER GENERAL HEALTH, ANDERSON, ROLF L., DUMASIA, RUPAL, CLARK, NEIL, HEART GROUP LTD; Donna Tangert; 05657; Strang-Kutay

HERR, JEAN, GILBERT, MELISSA; Portfolio Recovery Associates, LLC; 05796; Polas

HILLMAN, KEVIN, RUIZ, MIRANDA; Two Stewards, Inc.; 05675

HOUSEKNECHT, MATTHEW; Portfolio Recovery Associates, LLC; 05822; Polas

JEFFRIES, ROBERT, FRITCH, MELISSA; Coastline Capital, LLC; 05700; Sarno

JONES, STEPHEN; Portfolio Recovery Associates, LLC; 05814; Polas

KELSEY, KIRSTEN I.; JP Morgan Chase Bank, N.A.; 05756; Carrucoli

LANCASTER GENERAL HEALTH, LANCASTER GENERAL HOSPITAL; Gregory L. Winters; 05632; Gutkowski

MARINELLI-GENARDI, LIA; Wilmington Savings Fund Society, FSB; 05699; Argentieri

MARTIN, JACK; Portfolio Recovery Associates, LLC; 0579; Polas

MCCURDY, PATIENCE; Portfolio Recovery Associates, LLC; 05800; Polas

MELENDEZ, HECTOR; Portfolio Recovery Associates, LLC; 05781; Polas

MERCER, CECILIA A.; Discover Bank; 05766; Nolan

OLIVER, JEANINE; Portfolio Recovery Associates, LLC; 05808; Polas

ORR, JACOB, ORR, JACOB W. ; American Express National Bank; 05764; Lipinski

POGWIST, LOGAN A.; Centier Bank; 05645; Demers

REEN, JOHN; Synchrony Bank; 05770

REILLY, DANIEL J.; Emma N. Reilly; 05713

RIVERA, JOSE A.; Valley National Bank; 05748; Wechsler

SEIBERT, DALTON; Portfolio Recovery Associates, LLC; 05768; Polas

STECKER, JOSEPH, STECKER, JOSEPH; Elizabeth Joa Has; 05656

STELTZ, ASHLYN; Portfolio Recovery Associates, LLC; 05667; Titus

USAA LIFE INSURANCE COMPANY; DRB Capital, LLC; 05720; Dugalic

WALLS, DEBORAH, WALLS, DEBORAH A.; American Express National Bank; 05649; House

WEBER, DEVON; Portfolio Recovery Associates, LLC; 05787; Polas

NOTICE



**SHERIFF SALE OF VALUABLE
REAL ESTATE**

**Wednesday, September 29, 2021
10:00 a.m. Prevailing Time**

Pursuant to writs of Execution directed to me by the Court of Common Pleas of Lancaster County, Pa., I will expose the following Real Estate to public sale at 10:00 a.m. on the above date in the Lancaster County Courthouse, Courtroom A, 50 North Duke Street, in the City of Lancaster, PA.

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

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

CONDITIONS OF SALE

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

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

All properties are sold "AS IS", with NO expressed or implied warranties or guarantees whatsoever. In other words, the Sheriff's Office does not guarantee or warrant, in any way, the real estate upon which you are bidding. The Sheriff's Office is merely following the requests of the plaintiffs and selling whatever interests the defendants may have in the properties. It is up to you or your attorney to determine what those interests are, before you buy. The defendants might not own the properties at all, other persons may own the properties, or there might be mortgages or other liens against the properties that you may have to pay before you obtain clear title to a property. All of these factors are for you alone to determine. The Sheriff's Office will not make these determinations for you. Once you make a bid, which is accepted as the highest bid, you have bought whatever interests the defendants have, if any, in that property and you must pay that sum of money to the Sheriff's Office regardless of what you later find out about the title. You must know what you are bidding on before you bid and NOT

after. All sales are FINAL after the property has been struck off to you as the highest bidder, and no adjustments will be made thereafter.

Payment for properties must be in the form of lawful money of the United States, a certified or cashier's check from a bank, or a Lancaster County attorney's check. The Sheriff's Office will NOT accept any other form of payment.

In order to expedite the sale, the Sheriff's Office encourages, but does not require, plaintiffs to announce an "upset" price, which is the least amount the plaintiff will accept for a property. Any bidding above the plaintiff's opening costs bid for such property will begin at that stated upset price. Subsequent bids shall be in no less than \$1000 increments. Plaintiffs may withdraw a property from sale any time before the property is struck off as sold to the highest bidder.

Immediately upon a property being struck off to the highest bidder, the buyer must state the buyer's name (unless buying the property on behalf of the plaintiff for costs only) and come forward to settle with the clerks. The buyer must present a legal picture identification acceptable to the Sheriff's Office, such as a driver's license, and immediately pay 20% of their bid as a down payment to the Sheriff's Office. The buyer must subsequently pay the balance of their bid within 30 days after the sale date.

Each buyer shall file a properly completed and signed Pennsylvania Realty Transfer Tax Statement of Value in duplicate with the Sheriff's Office within 15 days after the sale date. All applicable

realty transfer taxes will be fully paid from the sale proceeds by the Sheriff's Office. If the proceeds are insufficient to pay all the sale costs, realty transfer taxes, and priority liens, then the buyer shall pay the balance of such amounts to the Sheriff's Office within 30 days after the sale date.

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

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

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

The Sheriff's Office reserves the

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

CHRISTOPHER LEPLER,

Sheriff of Lancaster County

MICHAEL D HESS, ESQUIRE,

Solicitor

No. CI-20-06641

US BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR TOWD POINT MORTGAGE TRUST ASSET-BACKED SECURITIES, SERIES 2015-2

vs

ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF CYNTHIA L. REESE A/K/A CYNTHIA REESE; DECEASED, TIMOTHY C. REESE II SOLELY IN HIS CAPACITY AS HEIR TO THE ESTATE OF CYNTHIA L. REESE A/K/A CYNTHIA REESE; DECEASED, II, WILLIAM JOHN-V. REESE SOLELY IN HIS CAPACITY AS HEIR TO THE ESTATE OF CYNTHIA L. REESE A/K/A CYNTHIA REESE; DECEASED

PROPERTY ADDRESS: 1241 Elm Avenue, Lancaster, PA 17603

UPI/TAX PARCEL NUMBER: 340-73510-0-0000

JUDGMENT: \$83,504.84

REPUTED OWNERS: Any and All Known and Unknown Heirs, Executors, Administrators and Devisees of the Estate of Cynthia L. Reese a/k/a Cynthia Reese; deceased and Timothy C. Reese II solely in his capacity as heir to the Estate of Cynthia L. Reese a/k/a Cynthia Reese; deceased and William John-V. Reese solely in his capacity as heir to the Estate of Cynthia L. Reese a/k/a

Cynthia Reese; deceased
DEED BK.: 7058 Page 0596
MUNICIPALITY: Township of Lancaster
AREA: N/A
IMPROVEMENTS: Residential Real Estate

No. CI-20-00756

CITIMORTGAGE INC

vs

TIMOTHY P. BECK, AMI KLUGH

PROPERTY ADDRESS: 6340 LEMON STREET, EAST PETERSBURG, PA 17520

UPI / TAX PARCEL NUMBER: 220-95311-0-0000

JUDGMENT: \$143,855.23

REPUTED OWNERS: Timothy P. Beck and Ami Klugh

INSTR. NO.: 5785793

MUNICIPALITY: Borough of East Petersburg

AREA: N/A

No. CI-20-08407

FIRST GUARANTY MORTGAGE CORPORATION

vs

COLIN PATRICK BRADLEY

PROPERTY ADDRESS: 1698 WABANK RD, LANCASTER, PA 17603

UPI/TAX PARCEL NUMBER: 340-45937-0-0000

JUDGMENT: \$141,120.01

REPUTED OWNERS: Colin Patrick Bradley

INSTR. NO.: #6370105

MUNICIPALITY: Township of Lancaster

AREA: 0.3700

IMPROVEMENTS: Single Family Residential

No. CI-18-09614

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY

AS TRUSTEE FOR THE RMTF TRUST, SERIES 2019-C

vs
DAVID BROWNE, PHYLLIS BROWNE

PROPERTY ADDRESS: 42 SADDLER DRIVE, CHRISTIANA, PA 17509

UPI / TAX PARCEL NUMBER: 550-98263-0-0000

JUDGMENT: \$176,855.11.

REPUTED OWNERS: David Browne and Phyllis Browne

DEED BK. and PAGE or INSTR. NO.: Document ID# 5514975

MUNICIPALITY: Township of Sadsbury

AREA: ALL THAT CERTAIN lot or piece of ground, situate in the Township of Sadsbury, Lancaster County, Pennsylvania, bounded and described according to a revised Final Plan of Williams Run Section IV, made by Huth Engineers, Inc., dated 03/29/1984 and recorded in Lancaster County as Plan No. J137 page 145, as follows, to wit:

IMPROVEMENTS: Residential Dwelling

No. CI-20-00211

WELLS FARGO BANK, N.A.

vs
GERALD ALLEN CRAIG, JR. A/K/A GERALD A. CRAIG

PROPERTY ADDRESS: 1283 STAMAN LANE, COLUMBIA, PA 17512

UPI/TAX PARCEL NUMBER: 110-88614-0-0000

JUDGMENT: 84,366.82

REPUTED OWNERS: GERALD ALLEN CRAIG, JR. A/K/A GERALD A. CRAIG

INSTR. NO.: 6030612

MUNICIPALITY: COLUMBIA

AREA: 0.14 ACRES

No. CI-19-04378

ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE

vs
ROBERT JACKSON CREASY

PROPERTY ADDRESS: 356 SCHOOLHOUSE RD, NEW PROVIDENCE, PA 17566

UPI/TAX PARCEL NUMBER: 520-46965-0-0000

JUDGMENT: \$101,889.01

REPUTED OWNERS: ROBERT JACKSON CREASY

DEED BK./PG.: U94/202

MUNICIPALITY: PROVIDENCE TWP

AREA: 1087.00 Sq.Ft.

IMPROVEMENTS: A RESIDENTIAL DWELLING

No. CI-20-05976

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R7

vs
WILLIAM HELMS A/K/A WILLIAM H. HELMS, HAZEL M. HELMS

PROPERTY ADDRESS: 540 WOODWARD STREET, LANCASTER, PA 17602

UPI/TAX PARCEL NUMBER: 337-23255-0-0000

JUDGMENT: \$176,604.06

REPUTED OWNERS: William Helms a/k/a William H. Helms and Hazel M. Helms

DEED BK.: W94 Page 407

MUNICIPALITY: City of Lancaster

AREA: N/A

IMPROVEMENTS: Residential

Real Estate

No. CI-16-07931

**NATIONSTAR MORTGAGE LLC
D/B/A CHAMPION MORTGAGE
COMPANY**

vs

LOIS HOSTETTER, IN HER CAPACITY AS HEIR OF DONALD L. HOSTETTER A/K/A DONALD HOSTETTER A/K/A DONALD LEE HOSTETTER, MARY CALDER, IN HER CAPACITY AS HEIR OF DONALD L. HOSTETTER A/K/A DONALD HOSTETTER A/K/A DONALD LEE HOSTETTER, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRM, OR INTEREST FROM OR UNDER DONALD L. HOSTETTER A/K/A DONALD HOSTETTER A/K/A DONALD LEE HOSTETTER

PROPERTY ADDRESS: 318 E. ORANGE STREET, LANCASTER, PA 17602

UPI/TAX PARCEL NUMBER: 332-79920-0-0000

JUDGMENT: \$140,344.19

REPUTED OWNERS: Donald L. Hostetter a/k/a Donald Hostetter LOIS L. HOSTETTER, in her capacity as Heir of Donald L. Hostetter A/K/A Donald Hostetter A/K/A Donald Lee Hostetter, Deceased, Mary Calder, In Her Capacity As Heir Of Donald L. Hostetter A/K/A Donald Hostetter A/K/A Donald Lee Hostetter, Deceased, Unknown Heirs, Successors, Assigns, And All Persons, Firms, Or Associations Claiming Right, Title Or Interest From Or Under Donald L. Hostetter A/K/A Donald Hostetter Aka Donald Lee Hostetter, Deceased

DEED BK. and PAGE: Book S65 Page 487

MUNICIPALITY: City of Lancaster

AREA: n/a

IMPROVEMENTS: Residential

No. CI-21-00418

LOANCARE, LLC

vs

ANN E. MYERS

PROPERTY ADDRESS: 857 CHRISTINE LANE, LANCASTER, PA 17601

UPI/TAX PARCEL NUMBER: 290-96546-0-0000

JUDGMENT: \$152,078.92

REPUTED OWNERS: Ann E. Myers and Terry L. Myers

INSTR. NO.: 5360912

MUNICIPALITY: East Hempfield Township

AREA: 1,275 sq ft

IMPROVEMENTS: Residential Dwelling

No. CI-19-08550

WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CERTIFICATE TRUSTEE OF BOSCO CREDIT II TRUST SERIES 2010-1 C/O FRANKLIN MANAGEMENT CORPORATION

vs

IVAN A PEREZ, CRYSTAL SHANK, STACY LYNN PACKARD N/K/A STACY LYNN PEREZ

PROPERTY ADDRESS: 841 HEREFORD RD, ELIZABETHTOWN, PA 17022

UPI/TAX PARCEL NUMBER: 460-07722-0-0000

JUDGMENT: 118,369.12

REPUTED OWNERS: Ivan A. Perez, Crystal Shank, Stacy Lynn Packard n/k/a Stacy Lynn Perez
DEED BK.: 5419

MUNICIPALITY: Township of Mount Joy

AREA: N/A

IMPROVEMENTS: Single Family Dwelling

No. CI-20-01896

WELLS FARGO BANK, N.A.

vs

ROBERT REHRER, JR.

PROPERTY ADDRESS: 315 W. BROAD ST, NEW HOLLAND, PA 17557

UPI/TAX PARCEL NUMBER: 480-92524-0-0000

JUDGMENT: \$208,744.79

REPUTED OWNERS: ROBERT REHRER, JR.

DEED INSTRUMENT NO.: 6081521

MUNICIPALITY: NEW HOLLAND BORO

IMPROVEMENTS: RESIDENTIAL DWELLING

No. CI-20-04764

MIDWEST BUSINESS CAPITAL, A DIVISION OF UNITED MIDWEST SAVINGS BANK, NOW KNOWN AS, UNITED MIDWEST SAVINGS BANK, A NATIONAL ASSOCIATION TO THE USE OF OLD BLUE ROCK ROAD, LLC

vs

SCHEID MANAGEMENT SERVICES, LLC, ANDREW THOMAS SCHEID

PROPERTY ADDRESS: 320 Blue Rock Rd, Millersville, PA 17551

UPI / TAX PARCEL NUMBER: 410-09308-0-0000

JUDGMENT: \$449,709.48

REPUTED OWNERS: Andrew T. Scheid

INSTR. NO.: 5928624

MUNICIPALITY: Manor Township

AREA: N/A
IMPROVEMENTS: Commercial building

No. CI-20-05931

MIDWEST BUSINESS CAPITAL,

A DIVISION OF UNITED MIDWEST SAVINGS BANK, NOW KNOWN AS, UNITED MIDWEST SAVINGS BANK, A NATIONAL ASSOCIATION TO THE USE OF OLD BLUE ROCK ROAD, LLC

vs

SCHEID REAL ESTATE HOLDINGS, LLC

PROPERTY ADDRESS: 121 and 131 South Prince Street, Lancaster, PA 17603

UPI/TAX PARCEL NUMBER: 334-58567-0-0000/334-61811-0-0000

JUDGMENT: \$995,488.34

REPUTED OWNERS: Scheid Real Estate Holdings, LLC

INSTR. NO.: 5977699

MUNICIPALITY: City of Lancaster

AREA: N/A

IMPROVEMENTS: 121 South Prince Street: three-story brick building and other improvements
131 South Prince Street: three-story brick dwelling and a two-car garage

No. CI-18-08821

WILMAC HEALTHCARE, INC., D/B/A LANCASHIRE HALL, BROCKIE PHARMATECH

vs

MARSHALL H. STEHMAN, MARIANNE STEHMAN

PROPERTY ADDRESS: 46 DELP RD, LANCASTER, PA 17601

UPI/TAX PARCEL NUMBER: 390-00664-0-0000

JUDGMENT: 18-08821

REPUTED OWNERS: MARSHALL H. STEHMAN

DEED BK.: 2712, PAGE 668

MUNICIPALITY: MANHIEM TOWNSHIP

AREA: 1,600 sqft, 0.35 Acres

IMPROVEMENTS: Two and a half story house and detached ce-

ment block garage

No. CI-20-01111

LONGBRIDGE FINANCIAL LLC

vs

**HERBERT B. WATSON, JR.
KNOWN SURVIVING HEIR OF
HERBERT B. WATSON, SR.,
FAITH M. HECKARD, KNOWN
SURVIVING HEIR OF HERBERT
B. WATSON SR, HOPE M. COLE
AKA HOPE M. COLE-OTIENO,
KNOWN SURVIVING HEIR OF
HERBERT B. WATSON SR., UN-
KNOWN SURVIVING HEIRS OF
HERBERT B. WATSON SR.**

PROPERTY ADDRESS: 9 RUS-
SET LANE, MILLERSVILLE, PA
17551

UPI/TAX PARCEL NUMBER:
410-20300-0-0000

JUDGMENT: \$134,696.75

REPUTED OWNERS: Herbert B.
Watson Sr. and Henrietta M.
Watson

DEED BK.: 2699, Page: 115

MUNICIPALITY: Manor Town-
ship

AREA: N/A

IMPROVEMENTS: Residential
Dwelling

No. CI-15-04392

**WILMINGTON SAVINGS FUND
SOCIETY, FSB AS OWNER
TRUSTEE OF THE RESIDEN-
TIAL CREDIT
OPPORTUNITIES TRUST V-B**

vs

**JENNIFER N WILSON, THEO-
DORE R WILSON, JR**

PROPERTY ADDRESS: 1261
FREMONT STREET, LANCAST-
ER, PA 17603

UPI/TAX PARCEL NUMBER:
338-49985-0-0000

JUDGMENT: \$121,659.67

REPUTED OWNERS: Theodore R.
Wilson Jr. and Jennifer N. Wil-
son

INSTR. NO.: 5648407

MUNICIPALITY: Lancaster City

AREA: 0.00

IMPROVEMENTS: Residential
Dwelling

SHERIFF'S SALES

Real Estate Executions

January 27, 2021

March 31, 2021

May 26, 2021

July 28, 2021

September 29, 2021

November 24, 2021

January 26, 2022

March 30, 2022

Last Day for Filing

September 16, 2020

November 18, 2020

January 20, 2021

March 17, 2021

May 19, 2021

July 21, 2021

September 15, 2021

November 17, 2021

CRIMINAL COURT**ARD Hearings**

Individual cases to be scheduled by the District Attorney.

Jan. 26	Feb. 23	Mar. 23	Apr. 27
May 25	Jun. 22	Jul. 27	Aug. 24
Sept. 28	Oct. 26	Nov. 30	Dec. 28

Arraignment Court—Courtroom A

Jan. 8, 22	Feb. 12, 26	Mar. 12, 26
Apr. 9, 23	May 14, 28	Jun. 11, 25
Jul. 9, 23	Aug. 13, 27	Sept. 10, 24
Oct. 8, 22	Nov. 12, 24	Dec. 10, 22

DUI Court—Courtroom A

Jan. 14, 28	Feb. 11, 25	Mar. 11, 25
Apr. 8, 22	May 6, 20	Jun. 3, 17
Jul. 1, 15, 29	Aug. 12, 26	Sept. 9, 23
Oct. 7, 21	Nov. 4, 18	Dec. 2, 16, 30

DV Court—Courtroom A

Jan. 7, 21	Feb. 4, 18	Mar. 4, 18
Apr. 1, 15, 29	May 13, 27	Jun. 10, 24
Jul. 8, 22	Aug. 5, 19	Sept. 2, 16, 30
Oct. 14, 28	Nov. 10, 24	Dec. 9, 23

Bench Warrant Hearings

Mondays, Wednesdays and Fridays at 1:30 P.M.

Drug Court—Tuesdays at 1:30 P.M.**Fines and Costs**

Dates to be selected by the District Court Administration Office and individual cases to be scheduled by Adult Probation.

Guilty Pleas

Dates to be selected by the District Court Administration Office and individual cases to be scheduled by the District Attorney.

Mental Health Court—Wednesdays at 1:30 P.M.

Call of the Criminal Trial List—Begins at 9:00 A.M. or 1:30 P.M. A team of judges is designated conference dates for their assigned cases. These dates will be published on the Court website and may be searched on the Court Calendar scheduling system.

Status Conferences—Begin at 9:00 A.M. or 1:30 P.M.

A team of judges is designated conference dates for their assigned cases. These dates will be published on the Court website and may be searched on the Court Calendar scheduling system.

Trials—Most cases will be assigned to a judge by the District Court Administration Office using the originating Magisterial District Court (MDC).

Judge Totaro, Judge Wright

MDC: 02-1-01, 02-1-03, 02-2-07, 02-2-06, 02-3-06

Judge Knisely, Judge Sponaugle

MDC: 02-1-02, 02-3-01, 02-2-08, 02-2-05, 02-3-09

Judge Reinaker

MDC: 02-2-03, 02-2-01, 02-3-04, 02-3-25

President Judge Ashworth, Judge Spahn

MDC: 02-3-02, 02-2-04, 02-3-03, 02-3-07, 02-2-02

Summary Court

Jan. 11	Feb. 8, 22	Mar. 15
Apr. 12, 26	May 10	Jun. 14, 28
Jul. 12	Aug. 9, 23	Sept. 20
Oct. 18, 25	Nov. 8	Dec. 6, 20

Veterans' Court—Thursdays at 1:30 P.M.

Mediation and ADR Solutions

provided by **The Honorable Thomas I. Vanaskie (Ret.)**



- 24 years on the Federal bench (Third Circuit Court of Appeals and Middle District of Pennsylvania)
- Unmatched credentials and experience makes him uniquely qualified to assist parties resolve disputes with guidance that is informed, impartial, fair and objective
- Available to resolve disputes in business and commercial, class action and mass tort, employment, ERISA, insurance, antitrust, securities, intellectual property, civil rights and personal injury cases
- Serves as a Special Master in complex litigation and is highly experienced in the area of e-discovery and privilege review

Stevens & Lee

215.568.7560 • tiv@stevenslee.com

The Lancaster Law Review (USPS 304080) is published weekly by the Lancaster Bar Association, 28 E. Orange St., Lancaster, PA 17602.

Advertisements and news items must be received before 12:00pm the preceding Friday. Deadlines are subject to change for holiday schedule. Subscription: \$87.00 per year in advance; single copies \$3.40. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the Lancaster Law Review nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The Lancaster Law Review makes no representation as to the quality of services offered by any advertiser in this publication.

Periodicals Postage Paid at the Post Office at Lancaster, PA and additional offices under the Act of March 3, 1879.

POSTMASTER: Send address changes to the Lancaster Law Review, 28 E. Orange St., Lancaster, PA 17602.

Submissions should be e-mailed to lawreview@lancasterbar.org or faxed to 717-393-0221. Please visit www.lancasterbar.org for more information and current legal advertisement rates.

Do You Recall...

A Better Time Than Now to Take Advantage
of PDF Compression Technology?



Capitol
Support Service



LARGE
2
small



FILE
COMPRESSION

CUTTING EDGE TECHNOLOGY

Electronic court filing systems are great, until
you are faced with transferring large files quickly
or have exceeded file size requirements.

Learn how Capitol can help you please the courts, reduce transfer time
and never miss a deadline due to expanded file sizes. We use the Best
Industry Leading Compression Technology.

CAPITOLSUPPORT.NET