

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

Beach, Lee E. a/k/a Lee Edward Beach, dec'd.

Late of West Donegal Township.

Executrix: Rebecca J. Kennedy c/o Nikolaus & Hohensadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: John M. Smith, Esquire.

Dengler, Jane B., dec'd.

Late of Lititz.

Executor: Leslie D. Elicker c/o Douglas L. Kaune, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460.

Attorneys: Douglas L. Kaune, Esquire; Unruh, Turner, Burke & Frees, P.C.

Diem, James W. a/k/a James Willis Diem, dec'd.

Late of Lancaster Township.

Executor: David R. Diem c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorneys: Patrick A. Deibler, Esquire; Kling & Deibler, LLP.

Eisele, John C., dec'd.

Late of West Lampeter Township.

Executor: Fulton Bank, N.A. c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorneys: Barley Snyder LLP.

Feister, Clyde K. a/k/a Clyde Kenneth Feister, dec'd.

Late of Sadsbury Township.

Executrix: Bunnie L. Feister c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorneys: Patrick A. Deibler, Esquire; Kling & Deibler, LLP.

Francos, Esther G., dec'd.

Late of Manheim Township.

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

Attorneys: McNees Wallace & Nurick LLC.

Fryberger, Paul J., dec'd.

Late of East Cocalico Township.

Executrix: Kathleen M. Wright c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Graham, Yvonne D., dec'd.

Late of Penn Township.
Executrix: Melissa LaGaccia
Seacat c/o Young and Young,
44 S. Main Street, P.O. Box
126, Manheim, PA 17545.
Attorneys: Young and Young.

**Gutshall, Mary K. a/k/a Mary
Katherine Gutshall,** dec'd.

Late of West Donegal Town-
ship.
Executrix: Julia J. Kreiner c/o
Nikolaus & Hohenadel, LLP,
222 S. Market Street, Suite
201, Elizabethtown, PA 17022.
Attorney: John M. Smith, Es-
quire.

Hemperly, William R., Jr., dec'd.

Late of Columbia Borough.
Executrix: Cynthia Rathvon
c/o Vance E. Antonacci, Es-
quire, McNees Wallace &
Nurick LLC, 570 Lausch Lane,
Suite 200, Lancaster, PA
17601.
Attorneys: McNees Wallace &
Nurick LLC.

Herr, Lucille J., dec'd.

Late of the Township of West
Lampeter.
Executor: Daniel J. Wilkins,
469 Sheep Hill Road, New-
manstown, PA 17073.
Attorneys: John D. Enck, Es-
quire; Spitler, Kilgore & Enck,
PC.

Hines, Carl L., dec'd.

Late of Rapho Township.
Executor: Patrick N. Hines c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Man-
heim, PA 17545.
Attorneys: Young and Young.

**Ichter, Catherine R. a/k/a Cath-
erine Roberta Ichter,** dec'd.

Late of Manor Township.

Executor: William J. Ichter
c/o Appel & Yost LLP, 33
North Duke Street, Lancaster,
PA 17602.

Attorney: Jeffrey P. Ouellet.

Irwin, William E., dec'd.

Late of East Hempfield Town-
ship.

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

Attorneys: McNees Wallace &
Nurick LLC.

**Knapp, George W. a/k/a George
Washington Knapp,** dec'd.

Late of Manheim Township.

Executrix: Barbara J. Knapp
c/o George J. Morgan, 700
North Duke Street, P.O. Box
4686, Lancaster, PA 17604-
4686.

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

Lamberson, Darlene S., dec'd.

Late of the Township of East
Hempfield.

Executrices: Bonita C. McCoy
and Linda D. Himpsl c/o
James R. Clark, Esquire, 277
Millwood Road, Lancaster, PA
17603.

Attorney: James R. Clark.

**Mengle, Lewis I. a/k/a Lewis Ir-
win Mengle,** dec'd.

Late of Manheim Township.

Executrix: Patsy S. Burnside
c/o Appel & Yost LLP, 33
North Duke Street, Lancaster,
PA 17602.

Attorney: Jeffrey P. Ouellet.

Miller, James E., dec'd.

Late of Lititz Borough.

Executrix: Barbara Mathues
c/o Young and Young, 44 S.

LANCASTER LAW REVIEW

Main Street, P.O. Box 126,
Manheim, PA 17545.
Attorneys: Young and Young.

Pederson, W. Edward a/k/a Wellington Edward Pederson, dec'd.

Late of Lititz Borough.
Co-Executors: Mary Susan Pederson and Edward Christian Pederson c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.
Attorneys: Blakinger Thomas, PC.

Peifer, Melvin G., dec'd.

Late of the Township of Manheim.
Executors: Jeffrey A. Peifer and Michael C. Peifer c/o James R. Clark, Esquire, 277 Millwood Road, Lancaster, PA 17603.
Attorney: James R. Clark.

Saylor, H. Clyde, dec'd.

Late of Lancaster.
Administrator: Samuel A. Saylor c/o Cody & Pfursich, 53 North Duke Street, Suite 420, Lancaster, PA 17602.
Attorney: Stephen W. Cody.

Seckinger, Merrilyn L. a/k/a Lee P. Seckinger a/k/a Merrilyn Lee Seckinger and Merrilyn Lee Seckinger, dec'd.

Late of Manheim, Penn Township.
Co-Executors: Jonathan B. Seckinger and Rachel Bruno c/o Valocchi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19355.
Attorneys: Jay G. Fischer, Esquire; Valocchi & Fischer.

Sloat, Theda N., dec'd.

Late of E. Hempfield Township.

Executor: William A. Sloat, II c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Stauffer, Anna S., dec'd.

Late of Earl Township.
Executrix: Glenda J. Martin c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorneys: Linda Kling, Esquire; Kling & Deibler, LLP.

Sweigart, Kenneth D., dec'd.

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

Sumner, Everett P., dec'd.

Late of East Drumore Township.
Executor: Timothy D. Sumner c/o Shirk Law Associates, 115 South State Street, Ephrata, PA 17522-2412.
Attorney: Kenelm L. Shirk, III.

Thayer, Jane Fenner a/k/a Jane Adelaide Thayer, dec'd.

Late of Christiana.
Executor: Charles W. Thayer c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Weaver, Esther S., dec'd.

Late of Warwick Township.
Executrix: Shirley A. Weaver c/o Angelo J. Fiorentino, At-

torney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Wingle, Gerald J., Jr., dec'd.
Late of West Cocalico Township.
Executrix: Christine Roberts c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

SECOND PUBLICATION

Breining, Paul J., dec'd.
Late of the Township of Warwick.
Executor: William A. Grager, Jr. c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Buzby, Marjorie R., dec'd.
Late of West Lampeter Township.
Executrix: Janet Buzby c/o Herr & Low, P.C., 234 North Duke Street, Lancaster, PA 17602.
Attorney: Matthew A. Grosh.

Chhim, Arun a/k/a Sarun Chhim a/k/a Arun Chhim (Sarun), dec'd.
Late of Lancaster City.
Executrix: Rachana Reyes c/o Clymer Musser & Sarno, PC, 408 West Chestnut Street, Lancaster, PA 17603.
Attorney: James N. Clymer.

Clarke, Calvin W., Jr., dec'd.
Late of the Township of Lancaster.
Executrix: Alyson Grine c/o James R. Clark, Esquire, 277

Millwood Road, Lancaster, PA 17603.
Attorney: James R. Clark.

Consoli, Frank C., dec'd.
Late of E. Donegal Township.
Executrix: Dorothy J. Geib c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Garrett, Louise T., dec'd.
Late of Penn Twp.
Executor: Thomas A. Garrett c/o Angela M. Ward, Esquire, Going & Plank, 140 E. King St., Lancaster, PA 17602.
Attorneys: Angela M. Ward, Esquire; Going & Plank.

Johnson, Lorraine Y. a/k/a L.Y. Johnson, dec'd.
Late of Ephrata Township.
Executor: Robert E. Johnson, II c/o E. Richard Young, Jr., Esquire, 1248 West Main Street, Ephrata, PA 17522.
Attorney: E. Richard Young, Jr., Esquire.

McKelvey, Joseph S. a/k/a Joseph McKelvey, dec'd.
Late of Martic Township.
Executor: Charles P. McKelvey c/o Appel & Yost LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet.

Miller, Sarah E., dec'd.
Late of Manheim Township.
Co-Executors: Jason E. Miller and Lois E. Zook c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.
Attorneys: Blakinger Thomas, PC

Ober, Robert G., dec'd.
Late of Akron Borough.

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

Attorneys: Young and Young.

**Peters, Mary M. a/k/a Mary X.
Peters, dec'd.**

Late of West Earl Township.
Executrix: Cori Rae Witmer
c/o John S. May, Esquire, 49
North Duke Street, Lancaster,
PA 17602.

Attorneys: May, May and Zimmer-
man, LLP.

Rutt, Marian L., dec'd.

Late of East Cocalico Town-
ship.

Executor: Larry D. Rutt c/o E.
Richard Young, Jr., Esquire,
1248 West Main Street, Eph-
rata, PA 17522.

Attorney: E. Richard Young,
Jr., Esquire.

**Seltzer, Carol a/k/a Carol A. Selt-
zer, dec'd.**

Late of Adamstown Borough.
Executors: Jeffrey J. Seltzer
and Jerald J. Seltzer c/o Ae-
vitas Law, PLLC, 1755 Oregon
Pike, Suite 201, Lancaster, PA
17601.

Attorneys: Robert G. Minnich,
Esquire; Aevitas Law, PLLC.

Sheaffer, Dorothy J., dec'd.

Late of the Borough of Eph-
rata.

Executrix: Sylvia J. Sheaffer
c/o A. Anthony Kilkuskie,
117A West Main Street, Eph-
rata, PA 17522.

Attorney: A. Anthony Kilkus-
kie.

Stuck, Clarence L., dec'd.

Late of Manheim Township.
Executor: Mr. Kenneth R.
Stuck, 309 White Birch Lane,
Harrisburg, PA 17112.

Attorney: Gary L. Rothschild,
Esquire.

**Sweigart, Judith Ann a/k/a Ju-
dith A. Sweigart, dec'd.**

Late of East Donegal Town-
ship.

Executrix: Janet M. Taback
c/o Jeffrey C. Goss, Esquire,
480 New Holland Avenue,
Suite 6205, Lancaster, PA
17602.

Attorneys: Brubaker Con-
naughton Goss & Lucarelli
LLC.

Young, Maurice M. D., dec'd.

Late of Manor Township.

Co-Executrices: Tammy L.
Dickel and Linda M. Sargen
c/o Karl Kreiser, Esquire, 553
Locust Street, Columbia, PA
17512.

Attorneys: Mountz & Kreiser.

THIRD PUBLICATION

Ambacher, Robert F., dec'd.

Late of Manor Township.

Executrix: Kirsten A. Byrd c/o
Herr & Low, P.C., 234 North
Duke Street, Lancaster, PA
17602.

Attorney: Matthew A. Grosh.

Bostick, Patricia R., dec'd.

Late of Lancaster City.

Executor: Patrick J. Bostick
c/o Angela M. Ward, Esquire,
Going & Plank, 140 E. King
St., Lancaster, PA 17602.

Attorneys: Angela M. Ward,
Esquire; Going & Plank.

Breitigan, James, dec'd.

Late of Manheim Borough.

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

Attorneys: Young and Young.

Brubaker, Arthur L., dec'd.

Late of Penn Township.
Executrices: Wenda K. Aument and Barbara A. Reedy c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Currie, Janice M., dec'd.

Late of West Lampeter Township.
Executrix: Heather Adams c/o Herr & Low, P.C., 234 North Duke Street, Lancaster, PA 17602.
Attorney: Matthew A. Grosh.

Dengler, Richard F., dec'd.

Late of West Lampeter Twp.
Executors: Kimberly S. Good and Oliver Scott Sheaffer c/o Michael S. Grab, Esquire, 327 Locust St., Columbia, PA 17512.
Attorneys: Michael S. Grab, Esquire; Nikolaus & Hohe-nadel, LLP.

Frank, Thomas Mark a/k/a Thomas M. Frank, dec'd.

Late of 2810 Brookfield Road, Lancaster.
Executrix: Linda Susan Frank c/o Zimmerman, Pfannebecker & Nuffort, 22 South Duke Street, Lancaster, PA 17602.
Attorneys: Zimmerman, Pfannebecker & Nuffort, LLP.

Frey, Mary R., dec'd.

Late of Manheim Township.
Executors: Charles A. Frey, Jr. and Robert J. Frey c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorneys: McNees Wallace & Nurick LLC.

Harnish, Mary S., dec'd.

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

Hertzog, Mary P., dec'd.

Late of Ephrata Borough.
Executrix: Melanie Jean Slaughter c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Hess, Scott Roy, dec'd.

Late of Conestoga Township.
Personal Representative: Robin P. Hess c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.
Attorneys: Metzger and Spencer, LLP.

Hower, Deborah A., dec'd.

Late of West Donegal Township.
Personal Representative: Nancy L. Fackler c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Jerskie, Helen, dec'd.

Late of the City of Lancaster.
Executor: John W. Mattera c/o Law Office of Shawn Pierson, 105 East Oregon Rd., Lititz, PA 17543.
Attorney: Shawn M. Pierson, Esquire.

Lutz, Nancy A., dec'd.

Late of Lancaster.
Executors: John C. Lutz, III and Maryellen Leed c/o Gary G. Efstration, Esquire, 232 E. Orange St., Fl. 2, Lancaster, PA 17602.
Attorneys: Gary G. Efstration, Esquire; Efstration Law.

Mummau, Muriel Jean, dec'd.

Late of Landisville Borough.
Personal Representative: Ann L. Mummau c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.
Attorneys: Metzger and Spencer, LLP.

Peters, Arlene N., dec'd.

Late of Brecknock Township.
Executors: Debra J. Zimmerman and Lynn R. Zimmerman c/o Nevin D. Beiler, Esquire, 105 S. Hoover Ave., New Holland, PA 17557.
Attorney: Nevin D. Beiler, Esquire.

Renier, Nancy Trollinger, dec'd.

Late of East Drumore Township.
Administratrix: Joni Latham c/o Clymer Musser & Sarno, PC, 408 West Chestnut Street, Lancaster, PA 17603.
Attorney: Robert F. Musser.

Richwine, David Earl, dec'd.

Late of Ephrata Borough.
Executrix: Elise M. Hartranft c/o Jennifer Mejia, Esquire, Mejia Law Group, LLC, 1390 West Main Street, Ephrata, PA 17522.
Attorneys: Mejia Law Group, LLC.

Seidel, Robert R., dec'd.

Late of West Lampeter Township.

Executors: Robert C. Seidel and Cynthia S. Silver c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Stauffer, Guy H., dec'd.

Late of Penn Township.
Executor: Jay W. Gainer c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Thomson, Carol A. a/k/a Carol

Anne Thomson, dec'd.
Late of West Lampeter Township.
Executor: R. Scott Thomson c/o Robert Clofine, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403.
Attorneys: Robert Clofine; Elder Law Firm of Robert Clofine.

Walsh, John A. a/k/a John Andrew Walsh, III, dec'd.

Late of Manheim Township.
Executor: Andrew S. Walsh c/o J. Elvin Kraybill, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

CHANGE OF NAME NOTICE

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Lebanon County, Pennsylvania, seeking to change the name of Kara Stonebraker to Kara Fox. A hearing on the Petition will be held on July 20, 2020 at 2:30 o'clock p.m. in Courtroom No. 3 at the Lebanon County Courthouse, 400 S.

LANCASTER LAW REVIEW

Eighth St., Lebanon, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

Ju-10

3480 at 10:00 A.M. to enforce the court judgment of \$143,202.14 obtained by Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust against you.

NOTICE OF SHERIFF'S SALE

Court of Common Pleas
Civil Division
Lancaster County

NO.: CI-19-06233

Bank of New York Mellon
Trust Company, N.A. as
Trustee for Mortgage Assets
Management Series I Trust
PLAINTIFF

vs.

Unknown Heirs, Successors,
Assigns and All Persons, Firms or
Associations Claiming Right, Title
or Interest from or under
Harriet E. Ehrhart, deceased and
Bryan Ehrhart, known Heir of
Harriet E. Ehrhart, Deceased
Branden Ehrhart, known Heir of
Harriet E. Ehrhart, Deceased and
Serena Riedel, known Heir of
Harriet E. Ehrhart, Deceased and
Valerie Thompson, known Heir of
Harriet E. Ehrhart, Deceased
DEFENDANTS

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Harriet E. Ehrhart, deceased, 270 Lania Drive, Landisville, PA 17538

Your house (real estate) at: 270 Lania Drive, Landisville, PA 17538, 290-85043-0-0000 is scheduled to be sold at Sheriff's Sale on November 18, 2020 at: Lancaster County Courthouse, 50 North Duke Street, P.O. Box 83480, Lancaster, PA 17608-

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO
PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay back to Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two of how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE
YOUR PROPERTY AND YOU HAVE
OTHER RIGHTS EVEN IF THE
SHERIFF'S SALE
DOES TAKE PLACE**

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

6. You may be able to petition the Court to set aside the sale if the bid

price was grossly inadequate compared to the value of your property.

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call (717) 299-8200.

8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lancaster County
Bar Association Office
28 East Orange Street
Lancaster, PA 17602
(717) 393-0737

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A

DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

CHRISTOPHER A. DeNARDO

PA I.D. NO. 78447

KRISTEN D. LITTLE

PA I.D. NO. 79992

ALISON H. TULIO

PA I.D. NO. 87075

SHAPIRO & DeNARDO, LLC

3600 Horizon Drive

Suite 150

King of Prussia, PA 19406

Telephone: (610) 278-6800

E-Mail: pahelp@logs.com

Ju-10

**ARTICLES OF INCORPORATION
NOTICE**

NOTICE IS HEREBY GIVEN that:
THE CPL RON PAYNE
MILITARY FAMILY CENTER
has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Ju-10

FICTITIOUS NAME NOTICES

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 June 30, 2020, pursuant to the Fictitious Names Act, setting forth that Dorazio Hauck, LLC is the party owning or interested in a business, the character of which is vehicle sales under which said business is and will be conducted as:

PLATINUM MITSUBISHI
LANCASTER

The principal office of said business is: 5201 Main Street, East Petersburg, PA 17520.

CHRISTIAN R. MILLER, ESQUIRE
MPL LAW FIRM, LLP

Ju-10

Sharon Kay, 413 Springton Way, Lancaster, PA 17601 did file in the

Office of the Secretary of the Commonwealth of Pennsylvania, on or about June 28, 2020 registration of the name:

WOMEN OF REFINED
DISTINCTION—WORD

under which she intend(s) to do business at: 1501 Millersville Pike, Lancaster, PA 17601 pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the “Fictitious Name Act.”

Ju-10

SUITS ENTERED

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

June 25, 2020
to July 1, 2020

1 SOURCE PROPERTY SERVICE, LLC, PFEIFFER, RONALD G., 1 SOURCE PROPERTY SERVICE, LLC; Benjamin Paul Novak; 04373; Novak AMENT, DAVID, IREY, MELISSA; Quinn James; 04432

BEAKES, MICHAEL T.; Capital One Bank (USA), N.A.; 04429

BHATTI, DANISH A.; Midland Funding, LLC; 04445

BHATTI, DANISH A.; Midland Funding, LLC; 04447

BORAL INDUSTRIES, INC.; Ibrahim Eldessouky; 04359; Wilkey

BOWERS, ZACHARY; Portfolio Recovery Associates, LLC; 04386; Titus

BROWN, VIRGINIA M., ESTATE OF, ROTH, GREGORY; U.S. Bank, National Association; 04358; Argentieri

BURHANS, CRYSTAL; Portfolio Recovery Associates, LLC; 04414; Titus

CARRION, MARISOL V.; Portfolio Recovery Associates, LLC; 04389; Titus

COLON, DAMARISE L.; Portfolio Recovery Associates, LLC; 04410; Titus

COVERALL NORTH AMERICA, INC., N.G.T. CORPORATION, COVERALL SERVICE COMPANY, NGY CORP., INC., COVERALL CLEANING CONCEPTS, N.G.T. CORPORATION, COVERALL SERVICE COMPANY; Patti J. Phillips; 04452; May

DARRENKAMP’S MARKET; Delia Audain-Lambert; 04467; Zafran

DETILING TECHNOLOGIES, INC.; James Guinn; 04356; Salvina

ESHELMAN, JAY M., ESHELMAN, PHYLLIS H.; Jody Russler; 04375; Duffie

ESHLEMAN, ABI; Portfolio Recovery Associates, LLC; 04392; Titus

GETZ, ANGELA; Portfolio Recovery Associates, LLC; 04399; Titus

GILSON, GREG, THERAPEUTIC MASSAGE WORKS; Melinda Ponce-Yutzy; 04448; Sigal

GODIN, CARRIE, GODIN, JAMES; Vanessa Jenks; 04469; Marzzacco

GREEN, DAVID N.; Kenneth Jason, Jr.; 04388; Brooman

GROVE, LORI; Portfolio Recovery Associates, LLC; 04395; Titus

HARPER, MATTHEW E.; Portfolio Recovery Associates, LLC; 04337; Babcock

HILL, GARY; Portfolio Recovery Associates, LLC; 04348; Babcock

HOCK COMPANIES, INC., BUDGET BLINDS OF LANCASTER AND YORK, PA; Eric Perrone; 04465; De-Francesco

HOME DEPOT, INC., HOME DEPOT, HOME DEPOT USA, INC.; Donald L. Henry; 04347

HOUSER, SHELBY, ENTERPRISE RENTAL, EBERLY, SHAWN, E&G CONCRETE, INC.; Julio Baez; 04479; Gable

IN RE: CERTIFICATE OF TITLE FOR 1972 SKYLINE MANUFACTURED HOME SERIAL NO. SP1896F, 1974 KIRKWOOD MANUFACTURED HOME SERIAL NO. 2204685, 1982 COMMADORE MANUFACTURED HOME SERIAL NO. 4653A, 1973 SCHULT MANUFACTURED HOME SERIAL NO. E121275, 1972 BELVE-

LANCASTER LAW REVIEW

DORE MANUFACTURED HOME SERIAL NO. 12603717, 1974 NATIONAL MANUFACTURED HOME SERIAL NO. 2756, 1975 PMC MANUFACTURED HOME SERIAL NO. 12909, 1973 GREENWOOD MANUFACTURED HOME SERIAL NO. 62041; 04428

IN RE: PPF SYSTEMS, LLC JOINT PETITION TO TRANSFER STRUCTURED SETTLEMENT PAYMENT RIGHTS; 04391

JOSEPH, JESPHE, JOSEPH, NATALIE, HEARTFELT PREMIER CARE; John Chege; 04462; Schaeffer

KASMAN, ALAN; BB&T Commercial Equipment Capital Corp.; 04478; Farley

KETNER, JENNIFER; Portfolio Recovery Associates, LLC; 04397; Titus

KLINGBEIL, JEREMY; Portfolio Recovery Associates, LLC; 04341; Babcock

KUE, KEE; Portfolio Recovery Associates, LLC; 04339; Babcock

LITMOBILE, INC.; Jay Group, Inc.; 04426; Blumenstock

MARQUIS, MARY ELIZABETH, BRESSLER, STEVEN O.; Brianna Marquis; 04468; Devere

MARSHMAN, DANIEL A.; Portfolio Recovery Associates, LLC; 04336; Babcock

MORANT, FRANCES; Portfolio Recovery Associates, LLC; 04329; Babcock

NGUYEN, NHUNG T.; Portfolio Recovery Associates, LLC; 04333; Babcock

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION; Latoya E. Milburn; 04365; Winters

PERRY, SHARON; Portfolio Recovery Associates, LLC; 04402; Titus

PIERCE, WILLIAM; Portfolio Recovery Associates, LLC; 04405; Titus
RIST TRANSPORT, LTD., HUNT, ZACHARY WILLIAM; State Farm Mutual Automobile Insurance Company; 04369; McElhaney

ROSAS, ALEXANDER R.; Portfolio Recovery Associates, LLC; 04335; Babcock

SIMONSEN, SCOTT; Portfolio Recovery Associates, LLC; 04409; Titus

SKAGGS, LARRY; Portfolio Recovery Associates, LLC; 04352; Babcock

SNYDER, FRANKLIN; Portfolio Recovery Associates, LLC; 04365; Titus

STARKS, MAXINE; Portfolio Recovery Associates, LLC; 04401; Titus
STEVENSON, TRACI L.; Enerbank, USA; 04441; Bifulco

STOLTZFUS, ABNER, STOLTZFUS, LYDIA, HILLSIDE TRANSPORT, LLC; Alex Gerami; 04370; Kling

STOLTZFUS, JASON; Portfolio Recovery Associates, LLC; 04393; Titus

TESSEN, JUSTIN A.; Portfolio Recovery Associates, LLC; 04353; Babcock

WAGNER, ALLISON, WAGNER, JEB; Portfolio Recovery Associates, LLC; 04331; Babcock

WIESSNER, NICOLE; Portfolio Recovery Associates, LLC; 04383; Titus

WILSON, DAVID E.; Christopher D. Wontor; 04483; Harter

WITMER, JESSICA M.; Cori Rae Witmer; 04430

WU, DILUN; Portfolio Recovery Associates, LLC; 04390; Titus

YANG, SANDRON; Portfolio Recovery Associates, LLC; 04349; Babcock

Ju-10

NOTICE



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

**Wednesday, JULY 29, 2020
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, and 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-13-12084

**PNC BANK,
NATIONAL ASSOCIATION**

vs.

SAUL ALVAREZ-MEDINA

Property Address: 1229 Wabank
Road, Lancaster, PA 17603

UPI/Tax Parcel Number: 338-52720-
0-0000

Judgment: \$121,926.22

Reputed Owner: Saul Alvarez-Medina
Instr. No.: 5808857

LANCASTER LAW REVIEW

Municipality: City of Lancaster
Area: N/A
Improvements: Residential Dwelling

No. CI-19-05241

**DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE,
IN TRUST FOR THE REGISTERED
HOLDERS OF MORGAN STANLEY
ABS CAPITAL I INC. TRUST
2004-WMC3, MORTGAGE PASS
THROUGH CERTIFICATES,
SERIES 2004-WMC3**

vs.

TERRI L. BAKER

Property Address: 851 Longview
Lane, Gap, PA 17527
UPI/Tax Parcel Number: 560-78163-
0-0000
Judgment: \$219,226.57
Reputed Owner: Terri L. Baker
Deed Bk.: 5611
Municipality: Salisbury Twp.
Area: 2,187
Improvements: A Residential Dwelling

No. CI-19-10484

**U.S BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE FOR
TOWD POINT MASTER FUNDING
TRUST JPM LEGACY 2018**

vs.

YOLANDA BARNETT

Property Address: 69 S. Pearl Street,
Lancaster, PA 17603
UPI/Tax Parcel Number: 338-85428-
0-0000
Judgment: \$116,420.84
Reputed Owner: Yolanda Barnett
Instr. No.: 5699926
Municipality: Lancaster City
Area: 2,178 square feet
Improvements: Residential Dwelling

No. CI-19-11104

FLAGSTAR BANK, FSB

vs.

**TODD BILTZ a/k/a TODD A.
BILTZ, JOANNE BILTZ a/k/a
JOANNE M. BILTZ**

Property Address: 31 Red Oak Dr.,
Lititz, PA 17543
UPI/Tax Parcel Number: 600-43792-
0-0000
Judgment: \$329,143.59
Reputed Owners: Todd Biltz a/k/a
Todd A. Biltz and Joanne Biltz
a/k/a Joanne M. Blitz
Instr. No.: 6447579
Municipality: County of Lancaster
Area: 2,552 ft.
Improvements: Residential Dwelling

No. CI-19-11721

WELLS FARGO BANK, N.A.

vs.

**TIMOTHY C. BOYD a/k/a
TIMOTHY BOYD**

Property Address: 159 Sego Sago
Road, Lititz, PA 17543
UPI/Tax Parcel Number: 500-09525-
0-0000
Judgment: \$148,910.84
Reputed Owner: Timothy C. Boyd,
single man
Instr. No.: 6049371
Municipality: Township of Penn
Area: N/A
Improvements: Residential Dwelling

No. CI-19-08494

**REVERSE MORTGAGE
FUNDING, LLC**

vs.

**CHERIE L. BREEN, KNOWN
SURVIVING HEIR OF PHOEBE A.
ROHRER, CATHY L. NAUMAN,
KNOWN SURVIVING HEIR OF
PHOEBE A. ROHRER, UNKNOWN
SURVIVING HEIRS OF
PHOEBE A. ROHRER**

Property Address: 11 North Laurel
St., Manheim, PA 17545
UPI/Tax Parcel Number: 400-33834-
0-0000

LANCASTER LAW REVIEW

Judgment: \$145,079.36
Reputed Owner: Phoebe A. Rohrer
Deed Bk.: 5943, Page: 515
Municipality: Borough of Manheim
Area: N/A
Improvements: Residential Dwelling

No. CI-20-00514

**BROKER SOLUTIONS INC. d/b/a
NEW AMERICAN FUNDING**

vs.

ROBERT G. BROWN

Property Address: 532 N. 3rd Street,
Columbia, PA 17512
UPI/Tax Parcel Number: 110-93106-
0-0000
Judgment: \$149,541.52
Reputed Owner: Robert G. Brown
Instr. No.: 6441809
Municipality: Columbia
Area: ALL THAT CERTAIN lot of

ground, together with the two and one-half story brick dwelling house and other improvements thereon erected, situate on the West side of North Third Street, between Linden and Cedar Streets, Borough of Columbia, Lancaster County, Pennsylvania, bounded and described as follows, wit:

Improvements: Residential Dwelling

No. CI-19-08971

**LSRMF MH MASTER
PARTICIPATION TRUST II**

vs.

**DAVID WILBUR BUCKWALTER
a/k/a DAVID W. BUCKWALTER**

Property Address: 854 Centerville
Road, Lancaster, PA 17601
UPI/Tax Parcel Number: 290-17981-
0-0000
Judgment: \$198,254.68
Reputed Owners: Anna Lois Buckwal-
ter and David Wilbur Buckwalter
a/k/a David W. Buckwalter
Deed Bk.: T70, Page 460

Municipality: East Hempfield Town-
ship
Area: 11,326 Square Feet
Improvements: Residential Dwelling

No. CI-19-10596

PENNYMAC LOAN SERVICES, LLC

vs.

**CARLOS CANCEL-NUNEZ,
OLGUITA CANCEL**

Property Address: 535 E. Strawberry
St., Lancaster, PA 17602
UPI/Tax Parcel Number: 337-10362-
0-0000
Judgment: \$55,229.75
Reputed Owners: Carlos Cancel-
Nunez and Olguita Cancel
Instr. No.: 804682
Municipality: Lancaster City
Area: 0.03
Improvements: Residential Dwelling

No. CI-19-07077

BAYVIEW LOAN SERVICING, LLC

vs.

STEPHANIE L. CARE

Property Address: 752 High Street,
Lancaster, PA 17603
UPI/Tax Parcel Number: 338-69879-
0-0000
Judgment: \$105,092.52
Reputed Owner: Stephanie L. Care
Instr. No.: 5674984
Municipality: City of Lancaster
Area: N/A
Improvements: Residential Real Es-
tate

No. CI-20-00097

**WELLS FARGO BANK, N.A. s/b/m
TO WELLS FARGO
HOME MORTGAGE INC.**

vs.

**ANDREW J. CLEMENT,
STACY M. VARGAS**

Property Address: 512 Saint Joseph St., Lancaster, PA 17603
UPI/Tax Parcel Number: 338-23534-0-0000
Judgment: \$56,144.75
Reputed Owners: Andrew J. Clement and Stacy M. Vargas
Instr. No.: 5687174
Municipality: Lancaster City
Area: 0.0400
Improvements: Residential Dwelling

No. CI-19-05485

WELLS FARGO BANK, N.A.

vs.

JOHN V. DELLA ROVA

Property Address: 118 Scotland Rd., Quarryville, PA 17566
UPI/Tax Parcel Number: 180-94429-0-0000
Judgment: \$220,583.93
Reputed Owner: John V. Della Rova
Deed Instr. No.: 6159712
Municipality: East Drumore Township
Area: 1.30
Improvements: Residential Dwelling

No. CI-19-10861

**NATIONSTAR MORTGAGE LLC
d/b/a MR. COOPER**

vs.

**MARY ANN DEMMY,
DAVID W. DEMMY**

Property Address: 323 Red Cedar Ln., Marietta, PA 17547
UPI/Tax Parcel Number: 150-98498-0-0000
Judgment: \$109,012.44
Reputed Owners: Mary Ann Demmy & David W. Demmy
Instr. No.: 6279131
Municipality: East Donegal Township
Area: 1,286
Improvements: A Residential Dwelling

No. CI-19-07724

PENNYMAC LOAN SERVICES, LLC

vs.

CHARLES T. DIGGS

Property Address: 111 1st Street a/k/a 111 First Street, Willow Street, PA 17584
UPI/Tax Parcel Number: 320-38626-0-0000
Judgment: \$151,505.75
Reputed Owner: Charles T. Diggs
Instr. No.: 6165101
Municipality: West Lampeter Township
Area: 0.1400
Improvements: Residential Dwelling

No. CI-19-10858

PENNYMAC LOAN SERVICES, LLC

vs.

**ROBERT K. EBY a/k/a
ROBERT K. EBY, III, THE
UNITED STATES OF AMERICA**

Property Address: 10 Woodcrest Dr., Conestoga, PA 17516
UPI/Tax Parcel Number: 120-65449-0-0000
Judgment: \$221,800.67
Reputed Owner: Robert K. Eby a/k/a Robert K. Eby, III
Instr. No.: 6330363
Municipality: Conestoga Twp.
Area: 1,624
Improvements: A Single Family Dwelling

No. CI-19-08839

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

vs.

**SARA E. ESH, ERIC R.
ALEXANDER a/k/a ERIC
RICHARD ALEXANDER**

Property Address: 4069 Woodcrest Lane, Columbia, PA 17512
UPI/Tax Parcel Number: 300-14367-0-0000
Judgment: \$129,701.77
Reputed Owners: Eric R. Alexander a/k/a Eric Richard Alexander and Sara E. Esh

LANCASTER LAW REVIEW

Instr. No.: 5744978
Municipality: Lancaster Township
Area: n/a
Improvements: Single Family Dwelling

No. CI-19-11162

M&T BANK

vs.

BRUCE DOUGLAS EVANS

Property Address: 121 Rawlinsville Rd. a/k/a Lot 13 Rawlinsville Rd., Willow Street, PA 17584
UPI/Tax Parcel Number: 510-46518-0-0000

Judgment: \$70,881.21
Reputed Owner: Bruce Douglas Evans

Instr. No.: 5107800
Municipality: Township of Pequea
Area: 43,50
Improvements: A Residential Dwelling

No. CI-19-10931

HOME POINT FINANCIAL CORPORATION

vs.

NICOLE FOLTZ, RYAN STANDISH

Property Address: 546 N. Mary St., Lancaster, PA 17603
UPI/Tax Parcel Number: 339-86243-0-0000

Judgment: \$110,360.24
Reputed Owners: Nicole Foltz and Ryan Standish

Deed Instr. No.: 6278537
Municipality: Lancaster City
Area: 0.04

Improvements: Residential Dwelling

No. CI-19-06776

CARRINGTON MORTGAGE SERVICES, LLC

vs.

LISA GEORGE AS ADMINISTRATRIX TO THE ESTATE OF LERLEINE M. GEORGE, DECEASED, NORMA A. THOMPSON

Property Address: 21 Hoover Rd., Lancaster, PA 17603
UPI/Tax Parcel Number: 340-17202-0-0000

Judgment: \$144,564.31
Reputed Owners: Norma A. Thompson and Lerleine M.

Instr. No.: 6219449
Municipality: Lancaster Township
Area: n/a

Improvements: Single Family Dwelling

No. CI-20-00506

WILMINGTON TRUST, NA, SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE, FOR THE BENEFIT OF REGISTERED HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2007-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR3

vs.

DAVID J. GOLDBERGER, SR.

Property Address: 1555 Ridgeview Ave., Lancaster, PA 17603
UPI/Tax Parcel Number: 290-03942-0-0000

Judgment: \$286,127.74
Reputed Owners: David J. Goldberger and Donna F. Goldberger
Deed Bk.: R95 and Page 72 and Instrument# 986038290

Municipality: East Hempfield Township
Area: 0.21

Improvements: Single Family Residential

No. CI-15-11131

LAKEVIEW LOAN SERVICING, LLC

vs.

DEBRA L. GOOD-COHICK a/k/a DEBRA L. GOOD COHICK, MICHAEL W. COHICK

Property Address: 415 Walnut St.,
Denver, PA 17517
UPI/Tax Parcel Number: 140-97221-
0-0000
Judgment: \$123,158.25
Reputed Owners: Debra L. Good-
Cohick a/k/a Debra L. Good Co-
hick and Michael W. Cohick
Instr. No.: 6013082
Municipality: Denver Borough
Area: 0.21
Improvements: Residential Dwelling

No. CI-18-10749

M&T BANK

vs.

**CHERYL GRAYBILL,
DONALD GRAYBILL**

Property Address: 2555 Bachman-
town Road, Ronks, PA 17572
UPI/Tax Parcel Number: 310-49035-
0-0000
Judgment: \$93,251.32
Reputed Owners: Donald R. Graybill
and Cheryl L. Graybill
Deed Bk.: 70, Page 388
Municipality: East Lampeter Town-
ship
Area: 0.00
Improvements: Residential Dwelling

No. CI-18-08998

DITECH FINANCIAL LLC

vs.

**DEBORAH R. GRUEL,
DAVID M. GRUEL, JR.**

Property Address: 654 Hamaker Rd.,
Lot 71 a/k/a 654 Hamaker Rd.,
Manheim, PA 17545
UPI/Tax Parcel Number: 500-69823-
0-0000
Judgment: \$345,287.56
Reputed Owners: Deborah R. Gruel
and David M. Gruel, Jr.
Instr. No.: 5591529
Municipality: Penn Township
Area: 0.23
Improvements: Residential Dwelling

No. CI-19-10239

**CITIZENS BANK, N.A. s/b/m TO
CITIZENS BANK OF
PENNSYLVANIA**

vs.

**CLAIR E. HABECKER,
MATTHEW S. STOYER,
ETHEL M. HABECKER**

Property Address: 2108 Kramer Mill
Rd., Stevens, PA 17578
UPI/Tax Parcel Number: 080-11660-
0-0000
Judgment: \$126,159.40
Reputed Owners: Matthew S. Stoyer
and Clair E. Habecker
Deed Bk. and Page: 4672 and 72
Municipality: East Cocalico Township
Area: 18,302.14 square feet
Improvements: Residential Dwelling

No. CI-19-11327

**NATIONSTAR MORTGAGE LLC
d/b/a MR. COOPER**

vs.

**THOMAS HALTON a/k/a
THOMAS W. HALTON**

Property Address: 124 East Walnut
Street, Ephrata, PA 17522
UPI/Tax Parcel Number: 260-46794-
0-0000
Judgment: \$182,610.26
Reputed Owner: Thomas W. Halton
Deed Bk. or Instr. No.: Volume , Page
Municipality: Borough of Ephrata
Area: N/A
Improvements: Residential Dwelling

No. CI-17-02827

WELLS FARGO BANK, N.A.

vs.

**JASON M. HARTRANFT,
SAMANTHA K. HARTRANFT
a/k/a SAMANTHA HARTRANFT**

Property Address: 17 Park Street,
Stevens, PA 17578
UPI/Tax Parcel Number: 080-23631-
0-0000
Judgment: \$119,945.58

Reputed Owner: Samantha K. Hart-
ranft a/k/a Samantha Hartranft
Instr. No.: 6127705
Municipality: East Cocalico Township
Area: .29
Improvements: Residential Dwelling

No. CI-19-06428

CALIBER HOME LOANS, INC.

vs.

**JOY E. HOHMAN, NICHOLAS A.
HOHMAN, MATTHEW J. HOHMAN**
Property Address: 856 Martha Ave.,
Lancaster, PA 17601
UPI/Tax Parcel Number: 390-16271-
0-0000
Judgment: \$187,781.85
Reputed Owners: Nicholas A. Hoh-
man and Joy E. Hohman and
Matthew J. Hohman
Instr. No.: 6422961
Municipality: Township of Manheim
Area: N/A
Improvements: Residential Dwelling

No. CI-19-10073

**NATIONSTAR HECM
ACQUISITION TRUST 2018-1**

vs.

LOIS HOSTETTER
Property Address: 38 N. Bausman
Drive, Lancaster, PA 17603
UPI/Tax Parcel Number: 340-42059-
0-0000
Judgment: \$352,912.41
Reputed Owner: Lois Hostetter
Deed Bk.: W56
Municipality: Lancaster Twp.
Area: 1,692
Improvements: A Residential Dwelling

No. CI-19-11530

WELLS FARGO BANK, N.A.

vs.

JEREMY F. HUSSEIN

Property Address: 315 N. Reservoir
St., Lancaster, PA 17602
UPI/Tax Parcel Number: 336-24984-
0-0000
Judgment: \$17,261.33
Reputed Owner: Jeremy F. Hussein
Deed Instr.: 6324256
Municipality: Lancaster City
Area: 0.06
Improvements: Residential Dwelling

No. CI-19-10138

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs.

**ROBERT JUNG,
ADRIENNE L. JUNG**

Property Address: 923 Oak Street,
Akron, PA 17501
UPI/Tax Parcel Number: 020-41078-
0-0000
Judgment: \$148,072.56
Reputed Owner(s): Robert Jung and
Adrienne L. Jung
Instr. No.: 6249507
Municipality: Borough of Akron
Area: Approx. 0.75 acre
Improvements: A Residential Dwelling

No. CI-19-11315

COLONIAL SAVINGS, F.A.

vs.

**KRISTINA J. KELKER,
CHRISTIAN KELKER a/k/a
CHRISTIAN B. KELKER**

Property Address: 115 Walnut Hill
Rd., Millersville, PA 17551
UPI/Tax Parcel Number: 410-10581-
0-0000
Judgment: \$193,418.41
Reputed Owners: Christian Kelker
a/k/a Christian B. Kelker & Kris-
tina J. Kelker
Instr. No.: 5932200
Municipality: Township of Manor
Area: 1,680
Improvements: A Residential Dwelling

No. CI-19-12012

PINGORA LOAN SERVICING, LLC

vs.

MARY E. KILBY

Property Address: 636 Fairview Ave.,
Columbia, PA 17512

UPI/Tax Parcel Number: 110-90917-
0-0000

Judgment: \$83,504.84

Reputed Owner: Mary E. Kilby

Instr. No.: 5607466

Municipality: Borough of Columbia

Area: N/A

No. CI-19-11363

PHH MORTGAGE CORPORATION

vs.

CAROLINE M. MATATA

Property Address: 312 Wendover
Way, Lancaster, PA 17603

UPI/Tax Parcel Number: 320-11095-
0-0000

Judgment: \$216,105.61

Reputed Owner: Caroline M. Matata

Instr. No.: 6266255

Municipality: West Lampeter Town-
ship

Area: N/A

Improvements: Residential Real Es-
tate

No. CI-19-10449

WELLS FARGO BANK, N.A.

vs.

KEVIN L. MAY, JR.

Property Address: 617 Pointview Ave.,
Ephrata, PA 17522

UPI/Tax Parcel Number: 260-87487-
0-0000

Judgment: \$103,079.91

Reputed Owner: Kevin L. May, Jr.

Instr. No.: 6169671

Municipality: Ephrata Borough

Area: 0.1

Improvements: Residential Dwelling

No. CI-16-06523

SANTANDER BANK NA

vs.

**RENEE McCLENNAN a/k/a
RENEE CONNOLLY SOLELY IN
HER CAPACITY AS HEIR OF
CHRISTOPHER ALAN CONNOLLY
a/k/a CHRISTOPHER A.**

**CONNOLLY a/k/a CHRISTOPHER
ALLAN CONNOLLY, DECEASED,
GRACE CONNOLLY, SOLELY IN
HER CAPACITY AS HEIR OF
CHRISTOPHER ALAN CONNOLLY
a/k/a CHRISTOPHER A.**

**CONNOLLY a/k/a CHRISTOPHER
ALLAN CONNOLLY, DECEASED,
UNKNOWN HEIRS, SUCCESSORS
AND/OR ASSIGNS OF
CHRISTOPHER ALAN CONNOLLY
a/k/a CHRISTOPHER A.**

**CONNOLLY a/k/a CHRISTOPHER
ALLAN CONNOLLY,
DECEASED, PERI YUKSEL,
JACOB CONNOLLY, SOLELY IN
HIS CAPACITY AS HEIR OF
CHRISTOPHER ALAN CONNOLLY
a/k/a CHRISTOPHER A.
CONNOLLY a/k/a CHRISTOPHER
ALLAN CONNOLLY, DECEASED**

Property Address: 565 Westfield
Drive, Landisville, PA 17538

UPI/Tax Parcel Number: 300-06466-
0-0000

Judgment: \$189,433.23

Reputed Owner: Peri Yuksel

Instr. No.: 6322972

Municipality: West Hempfield Town-
ship

Area: 11,761 sq. ft.

Improvements: residential dwelling

No. CI-19-11128

**U.S. BANK NATIONAL
ASSOCIATION AS INDENTURE
TRUSTEE, FOR THE CIM TRUST
2016-1, MORTGAGE-BACKED
NOTED, SERIES 2016-1**

vs.

DOLORES L. MILLER

Property Address: 252 Market St.,
Bainbridge, PA 17502
UPI/Tax Parcel Number: 130-04604-
0-0000
Judgment: \$153,211.73
Reputed Owners: Frederick A. Miller
and Dolores L. Miller
Deed Bk.: 87-P and Page 231 and
Instrument# 50593
Municipality: Village of Bainbridge,
Township of Conoy
Area: 0.2
Improvements: Single Family Resi-
dential

No. CI-19-11737

MIDFIRST BANK

vs.

JOSEPH S. MINI, JR.

Property Address: 1605 Glenn Rd.,
Lancaster, PA 17601
UPI/Tax Parcel Number: 810-45417-
0-0000
Judgment: \$166,227.34
Reputed Owner: Joseph S. Mini, Jr.
Instrument No.: 5257046
Municipality: City of Lancaster
Area: Approx. 0.25 acre
Improvements: A Residential Dwelling

No. CI-19-11743

MIDFIRST BANK

vs.

**TRACY A. MORGAN, CINDY A.
MORGAN a/k/a CINDY MORGAN**

Property Address: 81 Red Stone
Circle, Reinholds, PA 17569
UPI/Tax Parcel Number: 090-61420-
0-0000
Judgment: \$105,580.29
Reputed Owners: Tracy A. Morgan
and Cindy A. Morgan, husband
and wife
Instr. No.: 5305233
Municipality: Township of West Co-
calico
Area: N/A
Improvements: Residential Dwelling

No. CI-18-10785

**LSRMF MH MASTER
PARTICIPATION TRUST II**

vs.

**CORY E. NEUBAUM, CO-
ADMINISTRATOR C.T.A. FOR
THE ESTATE OF MARTIN E.
NEUBAUM a/k/a MARTIN
NEUBAUM, DECEASED, MEGAN
DITZLER, CO-ADMINISTRATOR
C.T.A. FOR THE ESTATE OF
MARTIN E. NEUBAUM a/k/a
MARTIN NEUBAUM, DECEASED**

Property Address: 74 Mechanic
Street, Reinholds, PA 17569
UPI/Tax Parcel Number: 090-53341-
0-0000

Judgment: \$104,992.63

Reputed Owner: Martin E. Neubaum
a/k/a Martin Newbaum

Instr. No.: 5646752

Municipality: West Cocalico Township
Area: 9,148 Square Feet

Improvements: Residential Dwelling

No. CI-19-11787

PENNYMAC LOAN SERVICES, LLC

vs.

WHITNEY L. RANKIN

Property Address: 810 Hilltop Dr.,
Mount Joy, PA 17552

UPI/Tax Parcel Number: 300-56765-
0-0000

Judgment: \$130,819.96

Reputed Owner: Whitney L. Rankin
Instr. No.: 6225165

Municipality: Township of West
Hempfield

Area: 1,390

Improvements: A Residential Dwelling

No. CI-13-11294

**WELLS FARGO BANK, N.A. s/b/m
TO WACHOVIA BANK, NATIONAL
ASSOCIATION**

vs.

ERIC V. SAENZ

LANCASTER LAW REVIEW

Property Address: 55 Park Avenue,
Ephrata, PA 17522
UPI/Tax Parcel Number: 260-86874-
0-0000
Judgment: \$125,011.94
Reputed Owner: Eric V. Saenz
Instr. No.: 5417345
Municipality: Ephrata Borough
Area: .08
Improvements: Residential Dwelling

No. CI-19-04984

**THE BANK OF NEW YORK
MELLON TRUST COMPANY,
NATIONAL ASSOCIATION f/k/a
THE BANK OF NEW YORK TRUST
COMPANY, N.A. AS TRUSTEE
FOR RESIDENTIAL ASSET
MORTGAGE PRODUCTS, INC.,
MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES
SERIES 2006-RP4**

vs.

**MARYANNE SCHNEIDER,
UNITED STATES OF AMERICA,
SCOTT SCHNEIDER**

Property Address: 134 Jackson Road,
Christiana, PA 17509
UPI/Tax Parcel Number: 550-90001-
0-0000
Judgment: \$751,788.46
Reputed Owners: MaryAnne Schnei-
der and Scott Schneider
Deed Bk.: 5028, Page 0419
Municipality: Township of Sadsbury
Area: N/A
Improvements: Residential Real Es-
tate

No. CI-17-06577

MIDFIRST BANK

vs.

**BRANDON LEE SMITH, THE
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT**

Property Address: 1280 Kramer Mill
Rd., Denver, PA 17517

UPI/Tax Parcel Number: 040-44306-
0-0000
Judgment: \$65,414.24
Reputed Owner: Brandon L. Smith
Deed Book: 6499, Page 0230
Municipality: Brecknock Township
Improvements: A Residential Dwelling

No. CI-19-00170

WELLS FARGO BANK, N.A.

vs.

TIMOTHY SPARR, AMY SPARR

Property Address: 30 Rebecca Dr.,
Denver, PA 17517
UPI/Tax Parcel Number: 010-65926-
0-0000
Judgment: \$199,684.09
Reputed Owners: Timothy Sparr and
Amy Sparr
Deed Instr. No.: 6210725
Municipality: Adamstown Borough
Area: 0.10
Improvements: Residential Dwelling

No. CI-19-01767

**HSBC BANK USA, N.A., AS
INDENTURE TRUSTEE FOR THE
REGISTERED NOTEHOLDERS OF
RENAISSANCE HOME EQUITY
LOAN TRUST 2006-3**

vs.

**LEAH M. VANDIVNER,
BOBBY R. VANDIVNER**

Property Address: 2805 Marietta
Ave., Lancaster, PA 17601
UPI/Tax Parcel Number: 290-64624-
0-0000
Judgment: \$138,942.88
Reputed Owners: Bobby R. Vandiv-
ner; Leah M. Vandivner
Book No.: 6377 Page 0327
Municipality: Township of East Hemp-
field
Area: Primary Homesite 15,246 sq.
ft.
Improvements: Residential Single
Family Dwelling

No. CI-18-02662

**M&T BANK s/b/m KEYSTONE
FINANCIAL BANK, N.A. DOING
BUSINESS AS KEYSTONE
FINANCIAL MORTGAGE**

vs.

ANTONIO VASQUEZ

Property Address: 567 S. Christian
St., Lancaster, PA 17602
UPI/Tax Parcel Number: 337-72942-
0-0000
Judgment: \$36,727.40
Reputed Owner: Antonio Vasquez
Deed Bk.: 6312
Municipality: City of Lancaster
Area: 1,479
Improvements: A Residential Dwelling

No. CI-19-11748

**U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR THE
NRZ PASS-THROUGH TRUST I-B**

vs.

CHRISTINE L. WEAVER

Property Address: 446 West Marion
Street, Lititz, PA 17543
UPI/Tax Parcel Number: 370-92263-
0-0000
Judgment: \$116,907.26
Reputed Owner: Christine L. Weaver
Deed Bk.: 5596, Page 0501
Municipality: Lititz Borough
Area: 0.15
Improvements: Residential Dwelling

No. CI-19-11968

WELLS FARGO BANK, N.A.

vs.

JAMES F. WILD, V

Property Address: 103 Dianne Circle,
Willow Street, PA 17584
UPI/Tax Parcel Number: 320-52102-
0-0000
Judgment: \$144,053.69
Reputed Owner: James F. Wild, V
Instr. No.: 6019200

Municipality: West Lampeter Town-
ship
Area: 0.38
Improvements: Residential Dwelling

No. CI-20-00500

MIDFIRST BANK

vs.

**REBECCA J. WILLIAMS a/k/a
REBECCA J. WILLIAMS**

Property Address: 2175 Hollinger Rd.,
Lancaster, PA 17602
UPI/Tax Parcel Number: 320-09907-
0-0000
Judgment: \$142,275.94
Reputed Owner: Rebecca J. Williams
Instr. No.: 6333411
Municipality: Township of West Lam-
peter
Area: N/A
Improvements: Residential Dwelling

No. CI-18-09156

CALIBER HOME LOANS, INC

vs.

SHANNON P. WILLIAMS

Property Address: 361 E. Ross Street,
Lancaster, PA 17602
UPI/Tax Parcel Number: 336-50674-
0-0000
Judgment: \$170,954.62
Reputed Owner: Shannon P. Williams
Instr. No.: 6238515
Municipality: City of Lancaster
Area: 1,307 sq. ft. living area; .03
acres
Improvements: Part Commercial/
Multi-Family Residence With At-
tached Garage

No. CI-15-04392

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

vs.

LANCASTER LAW REVIEW

**JENNIFER N. WILSON,
THEODORE R. WILSON, JR.**

Property Address: 1261 Fremont
Street, Lancaster, PA 17603

UPI/Tax Parcel Number: 338-49985-
0-0000

Judgment: \$121,659.67

Reputed Owners: Theodore R. Wilson
Jr. and Jennifer N. Wilson

Instr. No.: 05648407

Municipality: 338—Lancaster City
(8th Ward)

Area: 0.00

Improvements: Residential Dwelling

No. CI-19-05837

**NATIONSTAR MORTGAGE LLC
d/b/a MR. COOPER**

vs.

ELIZABETH D. WISSLER

Property Address: 475 Owl Bridge
Rd., Millersville, PA 17551

UPI/Tax Parcel Number: 410-87791-
0-0000

Judgment: \$182,025.38

Reputed Owner: Elizabeth D. Wissler

Deed Bk.: Y53

Municipality: Township of Manor

Area: 1,351

Improvements: A Residential Dwelling
J-26; Ju-3, 10