
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

Allison, Thomas E. a/k/a Tom E. Allison, dec'd.

Late of Lancaster Township.
Executor: John C. Hohenadel c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.
Attorney: Jeffrey S. Shank, Esquire.

Drey, Ronald L., dec'd.

Late of Lancaster City.
Executor: Jeffrey M. Drey c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorneys: May, Herr & Grosh, LLP.

Griffith, Bonnie L., dec'd.

Late of Upper Leacock Township.
Administrator: Melissa K. Wey-

mer c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Henry, Nina R., dec'd.

Late of Martic Township.
Executrix: Brenda J. Pabon c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Jeffrey S. Shank, Esquire.

Hoover, Verna L., dec'd.

Late of Ephrata Borough.
Executrix: Janae L. Martin c/o Keith D. Wagner, P.O. Box 323, Palmyra, PA 17078.
Attorney: Keith D. Wagner.

Miller, Helen W., dec'd.

Late of Manheim Township.
Executor: Robert F. Musser c/o Robert F. Musser, Esq., 408 West Chestnut Street, Lancaster, PA 17603.
Attorneys: Clymer Musser & Sarno, PC.

Neil, Ellsworth J., dec'd.

Late of Warwick Township.
Executor: John C. Neil c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Reitz, Bonnie Lorraine a/k/a Bonnie Reitz, dec'd.

Late of Marietta Borough.
Executrix: Sandra Lee Barton Kauffman c/o Steven R. Blair, Attorney at Law, 650 Delp Road, Lancaster, PA 17601.
Attorney: Steven R. Blair, Esq.

Schopf, William W., Sr., dec'd.

Late of Salisbury Township.
Executor: Beverlie A. Potter c/o
May Herr & Grosh, LLP, 234
North Duke Street, Lancaster,
PA 17602.
Attorney: Bradley A. Zuke.

Spearing, Lois Y. a/k/a Lois B. Spearing, dec'd.

Late of Strasburg Township.
Executor: Richard Spearing,
488 Clearfield Road, Holtwood,
PA 17532.
Attorney: None.

Steen, Sandra a/k/a Sandra Lee Steen, dec'd.

Late of Providence Township.
Executor: Ray L. Steen, Jr. c/o
Nikolaus & Hohenadel, LLP, 303
West Fourth Street, Quarryville,
PA 17566.
Attorney: John C. Hohenadel,
Esquire.

Sterner, Michael A., dec'd.

Late of West Lampeter Town-
ship.
Executor: Morgan S. Whiteley,
11714 Amkin Drive, Clifton, VA
20124.
Attorney: Jeffrey L. Rehmeier
II, Esquire, 135 North George
Street, York, PA 17401.

Stoltzfus, Norman J., dec'd.

Late of Manheim Township.
Co-Executors: N. Douglas
Stoltzfus, Brenda D. Chow c/o
Linda Kling, Esquire, 121 E.
Main Street, New Holland, PA
17557.
Attorneys: Smoker Gard Associ-
ates LLP.

Stoughton, Robert D. a/k/a Rob-

ert Douglas Stoughton, dec'd.

Late of West Lampeter Town-
ship.
Executrix: Bonnie Lee Stough-
ton c/o Douglas L. Kaune, Es-
quire, 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.

Tomasetti, Carl M., dec'd.

Late of Warwick Township.
Executor: Jeffrey C. Goss c/o
Brubaker Connaughton Goss &
Lucarelli LLC, 480 New Holland
Avenue, Suite 6205, Lancaster,
PA 17602.
Attorneys: Brubaker Connaugh-
ton Goss & Lucarelli LLC.

Trimble, Candance J., dec'd.

Late of Manheim Township.
Administratrix: Alice Trimble
c/o Dennis M. Hartranft, Jr.,
Esquire, P.O. Box 848, Brown-
stown, PA 17508.
Attorney: Dennis M. Hartranft,
Jr., Esq.

Weaver, Michelle J., dec'd.

Late of Manor Township.
Administrator: Linda Weaver
c/o Elizabeth A. Bartlow, Es-
quire, 1913 Wabank Road, Lan-
caster, PA 17603
Attorney: Elizabeth A. Bartlow,
Esquire.

Weiler, William C., Jr., dec'd.

Late of Drumore Township.
Co-Administrators: Elizabeth A.
Willis, Michael B. Weiler c/o Ni-
kolaus & Hohenadel, LLP, 303
West Fourth Street, Quarryville,
PA 17566.

Attorney: Jeffrey S. Shank, Esquire.

Wilson, James B. a/k/a James Wilson, dec'd.

Late of Manheim Township.
Co-Executors: Kathleen M. Sietsema, Karen D. Gustavel c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.
Attorney: Randy R. Moyer -- Barley Snyder LLP.

Wise, Marilyn J. a/k/a Marilyn June Wise, dec'd.

Late of Lititz Borough.
Executor: Paul A. Wise c/o Vance E. Antonacci, Esquire, McNeese Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.
Attorney: McNeese Wallace & Nurick LLC.

SECOND PUBLICATION

Blevins, Martha S., dec'd.

Late of Colerain Township.
Executor: Jeffrey L. Blevins c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.
Attorney: James R. Clark.

Bundy, Linda D. a/k/a Linda Darlene Bundy, dec'd.

Late of East Hempfield Township.
Executor: Karla A. McMillion c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Eyclesheimer, Douglas Stephen, dec'd.

Late of Lancaster County

Executor: Susan Leslie Eyclesheimer c/o Anthony J. Fitzgibbons, Esquire, 279 North Zinn's Mill Road, Suite D, Lebanon, PA 17042.

Attorney: Anthony J. Fitzgibbons, Esquire.

Figueroa, Marisol, dec'd.

Late of Lancaster City.
Administrator: Jose D. Figueroa, Jr. c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorneys: May, Herr & Grosh, LLP.

Grobengieser, Andrew M., dec'd.

Late of Columbia Borough.
Executor: William J. Patrick c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Holly S. Filius, Esquire.

Harting, Faye L., dec'd.

Late of East Hempfield Township.
Executrix: Bonnie L. Showalter c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.
Attorney: E. Richard Young, Jr., Esq.

Hines, Charles E., III, dec'd.

Late of Millersville Borough.
Executrix: Stacie A. Molnar-Main c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Holly S. Filius, Esquire.

Hoffmaster, Linda Lee, dec'd.

Late of East Lampeter Township.
Administratrix: Jennifer L. Carl-

son c/o Erin Saulino, Esq., 600 W. Germantown Pike, #400, Plymouth Mtg., PA 19462.

Attorney: Erin Saulino, Esq., Saulino Law LLC, 600 W. Germantown Pike, #400, Plymouth Mtg., PA 19462.

Knouff, Gilbert L., dec'd.

Late of East Petersburg.
Personal Representatives: Ricky L. Knouff, Sharon Baxter c/o Eric Schelin Rothermel, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorneys: May, Herr & Grosh, LLP.

Kreiser, Janet L., dec'd.

Late of Elizabethtown Borough.
Executor: Daniel C. Kreiser c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Jeffrey S. Shank, Esquire.

Lawrie, Cora E. a/k/a Cora Elizabeth Lawrie, dec'd.

Late of Christiana Borough.
Executor: James R. Barker, Jr. c/o Joseph A. Bellinghieri, Esq., 17 W. Miner St., West Chester, PA 19382.
Attorney: Joseph A. Bellinghieri, Esq., MacElree Harvey, Ltd., 17 W. Miner St., West Chester, PA 19382.

Lynch, Martha F., dec'd.

Late of Manheim Township.
Administrator CTA: Patricia Swinehart, Anne Galler, Ellen E. Neilson c/o Attorneys Patrick J. Schaeffer, Esquire and Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408.
Attorneys: Patrick J. Schaeffer,

Esquire and Laura E. Bayer, Esquire.

Ober, Myra Jane, dec'd.

Late of Warwick Township.
Executor: James T. Gebhardt c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.
Attorney: John C. Stevens.

Parker, Marcia Ann, dec'd.

Late of Lititz Borough.
Executor: Robin Bucher c/o Richard P. Nuffort, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorneys: May, Herr & Grosh, LLP.

Pernel, Paul J. a/k/a Paul John Pernel, dec'd.

Late of Manheim Township.
Executrix: Christie L. Pernel c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.
Attorney: John C. Stevens.

Russell, Ralston W. a/k/a Ralston William Russell, Jr., dec'd.

Late of East Lampeter Township.
Co-Executrices: Elizabeth Russell Boe, Sarah Hadley Russell c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.
Attorney: McNees Wallace & Nurick LLC.

Smith, James W., dec'd.

Late of East Lampeter Township.
Administrator: Jennifer L. Smith c/o Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster,

er, PA 17601.
Attorneys: Neil R. Vestermark,
Esquire, Aevitas Law, PLLC.

Wise, Peter N., Sr., dec'd.

Late of Lancaster.
Executor: Tracy A. Wise c/o W.
Bryan Byler, Byler & Winkle,
P.C., 363 West Roseville Road,
Lancaster, PA 17601.
Attorney: W. Bryan Byler, Esq.

Wood, Nancy J., dec'd.

Late of Mount Joy.
Executor: Michael Wood, 2124
Sheri Ln., Mount Joy, PA 17552.
Attorney: None.

Zook, Sylvia S., dec'd.

Late of Ronks.
Executors: Ivan Z. Fisher, Ste-
ven Z. Fisher c/o W. Bryan By-
ler, Byler & Winkle, P.C., 363
West Roseville Road, Lancaster,
PA 17601.
Attorney: W. Bryan Byler, Esq.

THIRD PUBLICATION

**Borja, Trinidad C. a/k/a Tina C.
Borja**, dec'd.

Late of West Hempfield Town-
ship.
Executor: Steven T. Borja c/o
Appel, Yost & Zee LLP, 33 N.
Duke St., Lancaster, PA 17602.
Attorney: Michael J. Rostolsky.

Bronczyk, Marcia A., dec'd.

Late of Manheim Township.
Executor: Linda A. Sipling c/o
Law Office of Shawn Pierson,
105 East Oregon Road, Lititz,
PA 17543.
Attorney: Shawn M. Pierson,
Esq.

Bundy, Rosie M., dec'd.

Late of West Cocalico Township.

Executor: Donald W. Maier c/o
Law Office of Shawn Pierson,
105 East Oregon Road, Lititz,
PA 17543.

Attorney: Shawn M. Pierson,
Esq.

Carter, Gwendolyn F., dec'd.

Late of Manor Township.
Executor: John S. Fry c/o Klux-
en, Newcomer & Dreisbach, At-
torneys-at-Law, 2221 Dutch
Gold Drive, Dutch Gold Busi-
ness Center, Lancaster, PA
17601.
Attorney: Melvin E. Newcomer,
Esquire.

Diffenbaugh, Elizabeth C., dec'd.

Late of Lancaster Township.
Executor: William J. Diffen-
baugh c/o Pyfer, Reese, Straub,
Gray & Farhat, P.C., 128 N. Lime
Street, Lancaster, PA 17602.
Attorneys: Pyfer, Reese, Straub,
Gray & Farhat, P.C.

**Evans, Richard C. a/k/a Rich-
ard C. Evans, Jr.**, dec'd.

Late of West Donegal Township.
Executor: Security Nation-
al Trust Company c/o Appel
Yost & Zee LLP, 33 North Duke
Street, Lancaster, PA 17602.
Attorney: James K. Noel, IV.

**Fawber, Arlene F. a/k/a Ruth
Arlene Frey**, dec'd.

Late of East Hempfield Town-
ship.
Executor: Jeffrey S. Fawber c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim,
PA 17545.
Attorneys: Young and Young.

Folkes, Hassan Burgess, dec'd.

Late of Hellam Township.
Administratrix: Jeanne M.

Johnson c/o Ravenell Law, LLC, 8033 Old York Road, Suite 210B, Elkins Park, PA 19027.
Attorney: William S. Ravenell, II, Esq., MA.

Fritz, Patricia A., dec'd.

Late of Rapho Township.
Executrix: Brenda K. Noraconk c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger, Esquire.

Gockley, Shirley A., dec'd.

Late of Ephrata Borough.
Executrix: Sylvia A. Larson, 101 Eisenhower Road, Palmyra, PA 17078.
Attorney: None.

Haiges, William H. a/k/a William Hirschmann Haiges, dec'd.

Late of East Hempfield Township.
Executor: D. Scott Haiges c/o Theodore L. Brubaker, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Hessick, Mary Susan a/k/a Mary Sue Hessick, dec'd.

Late of Manor Township.
Personal Representative: Michael Richard Hessick c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.
Attorneys: Metzger and Spencer, LLP.

Householder, Carol A., dec'd.

Late of Mount Joy.
Executrix: Leanne R. Martin, 3 Dicken Drive, Marysville, PA 17053.

Attorney: None.

Hummer, Jean R., dec'd.

Late of Caernarvon Township.
Executor: Brian J. Hummer, 100 Gockley Road, Stevens, PA 17578.
Attorney: Robert R. Kreitz, Esquire, Kreitz Gallen-Schutt, 1210 Broadcasting Rd., Ste. 103, Wyomissing, PA 19610.

King, Orpha S., dec'd.

Late of West Earl Township.
Executors: Judith Bender, Floyd R. King, Jr. c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Knoll, Kathy A. a/k/a Kathy Knoll, dec'd.

Late of Manheim Township.
Executrix: Amanda L. Mellinger c/o Melanie Walz Scaringi, Esquire, Scaringi & Scaringi, P.C., 2000 Linglestown Road, Suite 106, Harrisburg, PA 17110.
Attorney: Melanie Walz Scaringi.

Lichty, Marianne K., dec'd.

Late of Lancaster.
Executor: Michael D. Lichty c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.
Attorney: Katelyn M. Haldeman, Esq.

Long, Mauricetta M., dec'd.

Late of Conoy Township.
Executor: Christopher R. Long c/o Robert E. Sisko, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-

4686.

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

Martin, Ella Mae, dec'd.

Late of West Earl Township.
Executor: Michelle Jean Glick
c/o Glick, Goodley, Deibler &
Fanning, LLP, 131 W. Main
Street, New Holland, PA 17557.
Attorney: Ashley A. Glick, Esq.,
Glick, Goodley, Deibler & Fan-
ning, LLP.

McBane, Darcy, dec'd.

Late of Lancaster Township.
Executor: Gloria A. Gonzale-
z c/o Angela M. Ward, Esq.,
AWard Law, LLC, 2173 Embas-
sy Dr., Lancaster, PA 17602.
Attorney: Angela M. Ward, Esq.

Minnick, Jacqueline M., dec'd.

Late of Lancaster City.
Executor: Vickie Minnick c/o
May Herr & Grosh, LLP, 49
North Duke Street, Lancaster,
PA 17602.
Attorney: John H. May.

Nolt, Lois W., dec'd.

Late of Manheim Township.
Executrix: Bonnie J. Nolt c/o
Kluxen, Newcomer & Dreis-
bach, Attorneys-at-Law, 2221
Dutch Gold Drive, Dutch Gold
Business Center, Lancaster, PA
17601.
Attorney: Melvin E. Newcomer,
Esquire.

**Noreikis, Peggy L. a/k/a Peg-
gy Noreikis a/k/a Peggy Lee
Noreikis**, dec'd.

Late of West Donegal Township.
Executor: Randall K. Miller c/o
Randall K. Miller, Esquire, 659
E. Willow Street, Elizabethtown,
PA 17022.

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

Plasterer, Jeanette, dec'd.

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

**Seitz, Daniel C. a/k/a Daniel
Charles Seitz**, dec'd.

Late of Conoy Township.
Co-Executrices: Sierra K. Seitz,
Jennalee A. Seitz c/o Nikolaus
& Hohenadel, LLP, 222 South
Market Street, Suite 201, Eliz-
abethtown, PA 17022.
Attorney: Kevin D. Dolan, Es-
quire.

Sell, Jacqueline L., dec'd.

Late of Manheim Township.
Administrator: James D. Sell, IV
c/o Pyfer, Reese, Straub, Gray
& Farhat, P.C., 128 N. Lime
Street, Lancaster, PA 17602.
Attorneys: Pyfer, Reese, Straub,
Gray & Farhat, P.C.

Tickenoff, Joseph Lee, dec'd.

Late of Manheim Township.
Executor: Terri N. Fulton c/o
Angela M. Ward, Esq., AWard
Law, LLC, 2173 Embassy Dr.,
Lancaster, PA 17602.
Attorney: Angela M. Ward, Esq.

Trostle, Eugene S., dec'd.

Late of West Cocalico Township.
Executors: Christine M. Reich,
Debra A. Nolt, David L. Trostle
c/o Appel Yost & Zee LLP, 33
North Duke Street, Lancaster,
PA 17602.
Attorney: James K. Noel, IV,
Esq.

Umberger, Mabel S. (Martin), dec'd.

Late of Ephrata.

Executor: David Nolt, 307 Eagle Road, Kutztown, PA 19530.

Attorney: None.

within two years after publication of this notice.

Brubaker Connaughton Goss & Lucarelli LLC

Attorneys for AH2 Partners, LLC

J-3

Wetzel, Geraldine I., dec'd.

Late of Mount Joy Borough.

Executrix: Donna L. Weaver c/o Anthony P. Schimanek, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

NOTICE OF DISSOLUTION TO CREDITORS OF AND CLAIMANTS AGAINST BLUMENSTOCK LEGAL ADVISORS P.C.

Notice is hereby given that **Blumenstock Legal Advisers P.C.**, a Pennsylvania professional corporation, formerly with an address at 255 Butler Avenue, Suite 102, Lancaster, PA 17601, is being dissolved and is now engaged in winding up proceedings so that its corporate existence shall be ended pursuant to Section 1975(b) of the Pennsylvania Business Corporation Law of 1988, as amended.

Charles F. Blumenstock, Jr.

BLUMENSTOCK LEGAL

ADVISORS PC

4 Deer Ford Drive

Lancaster, Pa 17601

J-3

ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN that **AH2 PARTNERS, LLC**, a Pennsylvania limited liability company ("Company"), has voluntarily dissolved and now is engaged in the process of winding up and settling its affairs under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016. It is hereby publicly requested that all persons with claims against said Company present them in accordance with this notice. Any such claims must be submitted in writing to Brubaker Connaughton Goss & Lucarelli LLC, 480 New Holland Ave. Suite 6205, Lancaster, PA 17602, Re: AH2 Partners, LLC. The written claim must describe the claim in reasonable detail, set forth the amount of the claim, be accompanied by any written evidence to support the claim, and contain return contact information of the claimant or claimant's counsel. A claim against said Company will be barred unless an action to enforce the claim is commenced

Please be advised that **CENTER FOR RESEARCH ON WOMEN AND NEWBORN HEALTH**, a Pennsylvania non-profit corporation, c/o Appel, Yost & Zee LLP, 33 N. Duke Street, Lancaster, PA 17602, is in the process of winding up its affairs and dissolving.

James W. Appel

APPEL, YOST & ZEE LLP

Attorneys

J-3

NOTICE IS HEREBY GIVEN by **Dave Dumeyer Consulting LLC**, a Pennsylvania limited liability company with a registered ad-

dress of 1665 Silver Spring Road Landisville, Pennsylvania 17538, that it is now engaged in winding up and settling the affairs of said company. The company will be filing a Certificate of Dissolution with the Commonwealth of Pennsylvania so that its limited liability company existence shall be ended by the issuance of a Certificate of Termination by the Department of State under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended.

RKG Law, Attorneys
Aaron K. Zeamer, Esquire
101 North Pointe Boulevard
Suite 202
Lancaster, PA 17601

J-3

ARTICLES OF INCORPORATION

Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on or about December 4, 2024, for the purpose of obtaining a Certificate of Incorporation under the provisions of the Nonprofit Corporation Law of 1988. The name of the nonprofit corporation is **Ryan Observatory Foundation**. The purpose for which it was organized is to engage in charitable scientific programs.

J-3

NOTICE IS HEREBY GIVEN that Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on December 19, 2024, for the purpose of obtaining

a Certificate of Incorporation under the provisions of the Nonprofit Corporation Law of 1988. The name of the proposed nonprofit corporation is **Southgate Homeowners Association, Inc.**

The purpose for which it will be organized is: to be a unit owners' association which provides for the management, maintenance and care of the residential community project located in South Annville Township, Lebanon County, Pennsylvania, known as Southgate, A Planned Community.

McNEES WALLACE & NURICK
LLC
100 Pine Street
Harrisburg, PA 17101

J-3

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 12/12/2024 for a foreign nonprofit corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows:

INADVANCE

c/o Harbor Business Compliance Corporation

This corporation is incorporated under the laws of California. The address of its principal office is 900 Alice Street, Suite 320, Oakland, CA 94607. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act.

J-3

NOTICE OF ANNUAL MEETING

ANNUAL MEETING

The Annual Meeting of the Members of the Donegal Mutual Insurance Company will be held by means of remote communication on

**THURSDAY,
FEBRUARY 20, 2025**

commencing at 9:30 A.M. for the purpose of electing directors and the transaction of such other business as shall properly come before the said meeting or any adjournment thereof. Members may register to attend by sending an email to DMICAnnualMeeting@DonegalGroup.com, on or before February 19, 2025.

KEVIN G. BURKE, PRESIDENT

ATTEST: SHERI O. SMITH,
SECRETARY

J-3, 10, 17

ORPHANS' COURT NOTICE

Orphans' Court Division
Auditing Notices

To All Claimants, Beneficiaries, Heirs and Next of Kin, and other persons interested: NOTICE IS GIVEN that the following accounts in decedents', incapacitated 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

January 7, 2025

at 9 o'clock a.m. in Courtroom No.

11 on the fourth floor of the Courthouse, 50 North Duke Street, Lancaster, PA

1. FISHER, REBECCA A., decd., 2022-1211. First & Final Acct. Kevin M. Fisher, Exec., Bradford J. Harris, Atty.
2. GITTELMAN, BARBARA J. aka BARBARA JANE GITTELMAN, decd., 2023-2305. First & Final Acct. Pamella L. Ruffhead and Chad G. Rottmund, Exec., Michael J. Mongioli, Atty.
3. BECKER, RUTH E., decd., 2023 -2042. First and Final Acct. Daniel S. Becker, Exec., Kevin D. Dolan, Atty.

Anne L. Cooper
Clerk of the Orphans' Court
Division
of the Court of Common Pleas.
D-27; J-3

SUITS ENTERED

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

December 18, 2024
to December 19, 2024

ALDAHONDA ELSAYED, JAIMIE; Velocity Investments LLC; 09045; Tsarouhis

BRISLIN MD, BRIAN T., LG HEALTH PHYSICIANS ORTHOPAEDICS; Becky Kramer; 09049; Strang-Kutay

COMMONWEALTH OF PENN- SIT AUTHORITY; Wayne Stinson;
SYLVANIA; T. Joel Wenger; 09080; 09023; Greenfield
Szilagyi
GROFF, SARAH; James Rodri- PACK, JANICE D; Cobblestone
guez; 09061; Paolino Court Condominium Association;
09028; Costlow
HOWE, NATALIE F., FRANK- PRAFF, NADAV, PRAFF, NADAV
FORT ESTATE OF, VIRGINIA B, J.; RRA CP Opportunity Trust 2;
FRANKFORT, VIRGINIA; Fulton 09065; Foley
Bank NA; 09026; Foley
KRASKA, STANLEY T.; Charles REDCAY, JUDITH; Thomas
J. Paul; 09085; Rankin Krausman; 09070; Januzzi
LEE, ANGELIQUE; Bruce J. SUTHERLIN, AARON; Denisse
Boydell; 09021; O'Neil Rivas-Rivera; 09099; Beener
O'CONNELL, KATHLEEN; ZIMMERMAN, JORDAN L; Na-
SOUTH CENTRAL TRANSIT AU- tionstar Mortgage LLC; 09097;
THORITY; RED ROSE TRAN- Basoglu

2025 HOLIDAYS

Courthouse will be closed on the following holidays in 2025:

NEW YEAR'S DAY

January 1

M. L. KING, JR. DAY

January 20

PRESIDENT'S DAY

February 17

GOOD FRIDAY

April 18

MEMORIAL DAY

May 26

JUNETEENTH

June 19

INDEPENDENCE DAY

July 4

LABOR DAY

September 1

COLUMBUS DAY

October 13

VETERANS' DAY

November 11

THANKSGIVING

November 27/28

CHRISTMAS

December 25



**NOTICE
SHERIFF SALE
OF VALUABLE
Real Estate**

**Wednesday, January 29, 2025
@ 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 at

<https://lancaster.pa.realforeclose.com>

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 Sher-

iff'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. There may 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.

NOTE: The RealAuction website provides a "Street View" of the listed properties for reference only! This should not be used as a representation as to the condition, or even existence of, the Property and such views may be out of date. The Sheriff's Office will not make these determinations for you. Bidders are solely responsible for the conditions of the actual real property and improvements thereon.

Once you make a bid, which is accepted as the highest bid, you have bought whatever interests the defendants have 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 or condition of the property. 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 of a 10% down payment towards the purchase of any property must be made prior to the Sale through the REALAUCTION website. The final 90% of the purchase price 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 make an opening bid of costs and, if necessary, to thereafter place competitive bids. Any bidding above the plaintiff's opening costs bid for such property will begin at the next increment of One Thousand Dollars over the Costs bid. Subsequent bids shall be in no less than \$1000 increments. Pursuant to Pennsylvania law, 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 buyers name will be made public on the REALAUCTION website and the 10% down payment will be deducted from any funds on deposit with REALAUCTION. The Buyer must upload picture ID as part of the registration process. If a Buyer chooses to use a corporate, partnership, or other entity form, Pennsylvania ID of a responsible individual must be provided to the Sheriff's Office immediately. 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 60 days or more after the Sale Date conveying all the real estate rights, title, & interests of the defendants in the property. In addition, prior to payout of funds on hand from the Sale, the Sheriff shall file a proposed Schedule of Distribution with the Prothonotary's Office. Distribution of the sale proceeds will be made per the proposed Schedule of Distribution 30 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 Leppler, Sheriff of Lancaster County
Burke & Hess, Solicitor

DEED BK. OR INSTR. NO.: DEED BOOK 998080390, AND RECORDED IN BOOK 5965, PAGE 124

MUNICIPALITY: CITY OF LANCASTER

AREA: N\A

IMPROVEMENTS: RESIDENTIAL DWELLING

CI-24-01227

**PENNYMAC LOAN SERVICES,
LLC
VS**

**CHRISTOPHER ANDERSON,
AMANDA FUNK**

PROPERTY ADDRESS: 24 MILLER STREET, STRASBURG, PA 17579
UPI/TAX PARCEL NUMBER: 570-42097-0-0000

JUDGMENT: \$252,939.29

REPUTED OWNERS: CHRISTOPHER ANDERSON AND AMANDA FUNK

DEED BK. OR INSTR NO.: 6541915

MUNICIPALITY: BOROUGH OF STRASBURG

AREA: 2120

IMPROVEMENTS: RESIDENTIAL DWELLING

CI-23-01836

**SPECIALIZED LOAN SERVICING
LLC
VS**

**SHANNON BRINSON, CHANON
BRINSON**

PROPERTY ADDRESS: 523 NORTH PLUM STREET, LANCASTER, PA 17602

UPI/TAX PARCEL NUMBER: 336-22441-0-0000

JUDGMENT: \$57,169.07

REPUTED OWNERS: CHANON BRINSON AND SHANNON BRINSON, HUSBAND AND WIFE

CI-24-01064

**LAKEVIEW LOAN SERVICING,
LLC
VS**

RAFAEL GILLOT-PEREZ, JESSICA PADILLA-RAMOS

PROPERTY ADDRESS: 517 HILTON DRIVE, LANCASTER, PA 17603

UPI/TAX PARCEL NUMBER: 338-47896-0-0000

JUDGMENT: \$158,062.52

REPUTED OWNERS: RAFAEL GILLOT-PEREZ & JESSICA PADILLA-RAMOS

DEED BK. OR INSTR. NO.: 6709496

MUNICIPALITY: CITY OF LANCASTER

AREA: 0.12

IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-24-04317

**PENNSYLVANIA HOUSING FINANCE AGENCY
VS**

GRETCHEN G. KLING

PROPERTY ADDRESS: 1638 EUCLID DRIVE, LANCASTER, PA 17601

UPI/TAX PARCEL NUMBER: 390-18401-0-0000

JUDGMENT: \$129,761.24

REPUTED OWNER(S): GRETCHEN G. KLING

DEED OR INSTRUMENT
NO:5859890
MUNICIPALITY: MANHEIM
TOWNSHIP
AREA: 0.2800 ACRES
IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-23-06450
PENNYMAC LOAN SERVICES, LLC
VS

JONATHAN W. KNAPP, ALEXIA J. STANLEY

PROPERTY ADDRESS: 883 N COLEBROOK ROAD, MANHEIM, PA 17545
UPI/TAX PARCEL NUMBER: 540-72331-0-0000
JUDGMENT: \$179,419.90
REPUTED OWNERS: JONATHAN W. KNAPP AND ALEXIA J. STANLEY

DEED BK. OR INSTR NO.: 6352571
MUNICIPALITY: TOWNSHIP OF RAPHO
AREA: 248
IMPROVEMENTS: 31,799 SQ. FT.

CI-23-05197
MIDFIRST BANK
VS

JOSEPH S. MINI JR.

PROPERTY ADDRESS: 1605 GLENN ROAD, LANCASTER, PA 17601
UPI/TAX PARCEL NUMBER: 810-45417-0-0000
JUDGMENT: \$179,734.11
REPUTED OWNERS: JOSEPH S. MINI JR.
DEED BK. OR INSTR. NO.: DOCUMENT ID: 5257046
MUNICIPALITY: CITY OF LANCASTER

AREA: 0.25
IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-22-05442
SANTANDER BANK, N.A.
VS

AMY R. MURRAY

PROPERTY ADDRESS: 677 ROCKWOOD DR, ELIZABETHTOWN, PA 17022
UPI/TAX PARCEL NUMBER: 460-43148-0-0000
JUDGMENT: \$58,912.82
REPUTED OWNERS: AMY R. MURRAY
DEED INSTRUMENT NO.: 999067487
MUNICIPALITY: TOWNSHIP OF MOUNT JOY
IMPROVEMENTS: RESIDENTIAL DWELLING

CI-24-03637
PENNYMAC LOAN SERVICES, LLC
VS

MARION PRESNELL, JONATHAN S. PRESNELL

PROPERTY ADDRESS: 61 HIGHLAND AVENUE, EPHRATA, PA 17522
UPI/TAX PARCEL NUMBER: 260-44940-0-0000
JUDGMENT: \$191,831.18
REPUTED OWNERS: MARION PRESNELL & JONATHAN S. PRESNELL
DEED BK. OR INSTR. NO.: INSTRUMENT #6492372
MUNICIPALITY: EPHRATA BOROUGH
AREA: 0.26
IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-24-03019

**MAYTOWN VILLAGE SQUARE
ASSOCIATION INC
VS**

TIFFANIE J. SHAUD

PROPERTY ADDRESS: 307 ALEX-
ANDRIA COURT, MARIETTA, PA
17547

UPI/TAX PARCEL NUMBER: 150-
56618-0-0000

JUDGMENT: FOR MAYTOWN
VILLAGE SQUARE ASSOCIA-
TION, INC. IN THE AMOUNT OF
\$11,959.00

REPUTED OWNERS: TIFFANIE J.
SHAUD

DEED BK. AND PAGE OR INSTR.
NO.: 6115987

MUNICIPALITY: EAST DONEGAL
TOWNSHIP

AREA:

IMPROVEMENTS:

CI-24-01020

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUST-
EE FOR RCF 2 ACQUISITION
TRUST**

VS

JOHN R. STOKES

PROPERTY ADDRESS: 897 LE-
TORT ROAD, WASHINGTON
BORO, PA 17582

UPI/TAX PARCEL NUMBER: 410-
36874-0-0000

JUDGMENT: \$127,229.58

REPUTED OWNERS: JOHN R.
STOKES

DEED BK. OR INSTR. NO.: IN-
STRUMENT #5499327

MUNICIPALITY: TOWNSHIP OF
MANOR

AREA: 1.12

IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-24-00945

**ORRSTOWN BANK
VS**

LEON K. STOLTZFUS

PROPERTY ADDRESS: 3532 SCE-
NIC ROAD, GORDONVILLE, PA
17529

UPI/TAX PARCEL NUMBER: 350-
89651-0-0000

JUDGMENT: \$163,576.89

REPUTED OWNERS: LEON K.
STOLTZFUS

DEED BK. AND PAGE OR INSTR.
NO.: BK 5228 PAGE 486

MUNICIPALITY: LEACOCK TOWN-
SHIP

AREA: 2.080 ACRES

IMPROVEMENTS: A RESIDEN-
TIAL HOME

CI-23-08277

**GUILD MORTGAGE COMPANY
VS**

**BENJAMIN E. THOMPSON, AL-
EXANDRA M. WHITLOCK**

PROPERTY ADDRESS: 643
FRANKLIN STREET, COLUMBIA,
PA 17512

UPI/TAX PARCEL NUMBER: 110-
99698-0-0000

JUDGMENT: \$168,137.73

REPUTED OWNERS: BENJAMIN
E. THOMPSON AND ALEXANDRA
M. WHITLOCK

DEED BK. OR INSTR. NO.: IN-
STRUMENT NUMBER 6636415

MUNICIPALITY: BOROUGH OF
COLUMBIA

AREA: N\A

IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-21-08306

REVERSE MORTGAGE FUND-

**ING LLC
VS
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT OR INTEREST FROM OR UNDER BARBARA E. BOWMAN, DECEASED, DEAN BOWMAN, KNOWN HEIR OF BARBARA E. BOWMAN, DECEASED, GARY ALLEMAN, KNOWN HEIR OF BARBARA E. BOWMAN, DECEASED, CINDY FITTER, KNOWN HEIR OF BARBARA E. BOWMAN, DECEASED, LISA CONOVER, KNOWN HEIR OF BARBARA E. BOWMAN,**

DECEASED

PROPERTY ADDRESS: 1227 LEBANON ROAD, MANHEIM, PA 17545

UPI/TAX PARCEL NUMBER: 540-46448-0-0000

JUDGMENT: \$311,542.38.

REPUTED OWNERS: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT OR INTEREST FROM OR UNDER BARBARA E. BOWMAN, DECEASED AND DEAN BOWMAN, KNOWN HEIR OF BARBARA E. BOWMAN, DECEASED AND GARY ALLEMAN, KNOWN HEIR OF BARBARA E. BOWMAN, DECEASED AND CINDY FITTER, KNOWN HEIR OF BARBARA E. BOWMAN, DECEASED AND LISA CONOVER, KNOWN HEIR OF BARBARA E. BOWMAN, DECEASED

DEED BK. AND PAGE OR INSTR. NO.: DOCUMENT ID# 5178737
MUNICIPALITY: TOWNSHIP OF RAPHO

AREA: ALL THAT CERTAIN LOT OF GROUND KNOWN AS RESUL-

TANT LOT NO. 5, BLOCK 'A' AS SHOWN ON THE FINAL SUBDIVISION AND LOT ADD-ON PLAN FOR BARBARA E. BOWMAN PREPARED BY DIEHM & SONS, INC.: (PROJECT NO.: 02063) RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR LANCASTER COUNTY, PENNSYLVANIA IN SUBDIVISION PLAN BOOK J-215, PAGE 149. SAID LOT SITUATE ON THE EAST SIDE OF LEBANON ROAD (PENNSYLVANIA STATE HIGHWAY S.R. 0072) APPROXIMATELY 2,150 FEET SOUTH OF OAK TREE ROAD

IN THE TOWNSHIP OF RAPHO, THE COUNTY OF LANCASTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

IMPROVEMENTS: RESIDENTIAL DWELLING

**CI-23-06937
NAVY FEDERAL CREDIT UNION
VS
WAYNE R WILLIAMS, JR.**

PROPERTY ADDRESS: 515 CHESTNUT STREET, COLUMBIA, PA 17512-1231

UPI/TAX PARCEL NUMBER: 110-01389-0-0000

JUDGMENT: \$229, 186.18

REPUTED OWNERS: WAYNE R WILLIAMS, JR.

DEED BK. AND PAGE OR INSTR. NO.: 6449343

MUNICIPALITY: BOROUGH OF COLUMBIA

AREA: 2,294

IMPROVEMENTS: SINGLE FAMILY DWELLING

CI-23-01371

**U.S. BANK NATIONAL ASSOCI-
ATION, AS INDENTURE TRUST-
EE, FOR THE HOLDERS OF
THE CIM TRUST 2021-NR3,
MORTGAGE-BACKED NOTES,
SERIES 2021-NR-3**

VS

**EARL WOODS A/K/A EARL
WOODS SR.**

PROPERTY ADDRESS: 471 NEW
DORWART STREET, LANCASTER,
PA 17603

UPI/TAX PARCEL NUMBER: 338-
81658-0-0000

JUDGMENT: \$125,902.95

REPUTED OWNERS: EARL
WOODS A/K/A EARL WOODS,
SR.

DEED: BOOK VOLUME 4624,
PAGE 259, AS INSTRUMENT
995020835

MUNICIPALITY: LANCASTER

AREA: PRIMARY HOMESITE:
2,178 SQ FT, 0.0500 ACRES;
RESIDUAL: 436 SQ FT, 0.0100
ACRES

IMPROVEMENTS: SINGLE FAMI-
LY DWELLING
