

IN THE COURT OF COMMON PLEAS OF LANCASTER COUNTY,
PENNSYLVANIA

CRIMINAL - No. 4473-2018

COMMONWEALTH OF PENNSYLVANIA

v.

VOLODYMYR ROMANOVY BOICHUK

OPINION

BY: ASHWORTH, P.J.

APRIL 16, 2021

Volodymyr Romanovy Boichuk has filed a counseled petition pursuant to the Post Conviction Relief Act (PCRA), 42 Pa.C.S.A. §§ 9541-9546. For the reasons set forth below, this petition will be denied following a hearing.

I. BACKGROUND

The relevant facts and procedural history may be summarized as follows. On August 2, 2018, the police were dispatched to the Mannheim Auto Auction in Penn Township, Lancaster County, PA. An employee of the Auction had observed Boichuk entering and exiting multiple luxury vehicles in the sales lot — an area not accessible by the general public and fenced in with attached “authorized access only” signs. Upon inspection of the vehicles, the employee found the navigation chips and key fobs missing. The employee confronted Boichuk and recovered multiple navigation chips and key fobs valued in excess of \$10,000.00 for the vendor. Boichuk neither owned nor had authorized control over either the vehicles entered or the fobs and chips taken. As a result, Boichuk was arrested and charged with theft by unlawful taking — movable property, 18 Pa.C.S.A. §3921(a).

Having been denied admittance to the A.R.D. Program, Boichuk tendered a negotiated guilty plea to the charge on February 27, 2019. After conducting a lengthy on-the-record colloquy, the Court accepted the guilty plea as knowingly and voluntarily given, and sentenced Boichuk in accordance with the plea agreement to three years’ probation, a \$100.00 fine, and the costs of prosecution. (Notes of Testimony, Guilty Plea (N.T.) at 6.) No post sentence motion or direct appeal was filed. Boichuk was represented at the guilty plea hearing by privately retained counsel, Christopher A. Sarno, Esquire (“Attorney Sarno” or “trial counsel”).

On February 21, 2020, Boichuk filed a timely¹ counseled petition for post conviction relief challenging the effectiveness of his trial counsel. Specifically, Boichuk claims counsel: (1) misadvised him that

¹ For the purposes of the PCRA, “a judgment becomes final at the conclusion of direct review, including discretionary review in the Supreme Court of the United States and the Supreme Court of Pennsylvania, or at the expiration of time for seeking the review.” 42 Pa.C.S.A. §9545(b)(3). Here, Boichuk did not file a direct appeal. Accordingly, pursuant to Section 9545(b), Boichuk had one year from the expiration of his 30-day appeal period, or March 23, 2019, in which to file a timely PCRA petition. Boichuk filed the instant petition on February 21, 2020; therefore, the petition is timely.

he was facing a maximum of seven years incarceration; (2) failed to advise him that his sentencing guidelines were RD-9; and (3) failed to discuss his chances at trial versus the benefits of the plea. See PCRA Petition at ¶¶ 12-17. The Commonwealth replied to the PCRA petition on March 31, 2020, denied the allegations, and requested that the PCRA petition be dismissed.

On June 6, 2020, the Court granted Boichuk an evidentiary hearing “limited to the issues of whether ‘prior counsel . . . discuss[ed] the pros and cons of Defendant’s chances at trial versus the benefits of the plea’ and whether trial counsel ‘explain[ed] the advantages and disadvantages of the offer.’” On August 8, 2020, the Court entered an Order scheduling the evidentiary hearing for September 23, 2020, and directed Bail Administration to ensure that a Ukrainian language interpreter would be available and present at the hearing. After one continuance, the hearing ultimately occurred on October 14, 2020, as an in-person proceeding, with all parties and the interpreter present, following standard COVID-19 safety protocols, including masking and social distancing.² Attorney Sarno and Defendant Boichuk testified, with Boichuk utilizing a Ukrainian language interpreter. Briefs having been filed by the parties, this matter is now ripe for disposition.

II. ELIGIBILITY FOR PCRA RELIEF

Initially, the Court notes that “[t]he entry of a guilty plea constitutes a waiver of all defenses and defects except claims of lack of jurisdiction, invalid guilty plea, and illegal sentence.” *Commonwealth v. Kennedy*, 868 A.2d 582, 593 (Pa. Super. 2005). Boichuk has not challenged the jurisdiction of this Court nor does he challenge the legality of his sentence. Petitioner’s pleading does, however, dispute the validity of his plea. Specifically, Boichuk claims his guilty plea was unlawfully induced by trial counsel’s ineffectiveness.

“A criminal defendant has the right to effective counsel during a plea process as well as during trial.” *Commonwealth v. Hickman*, 799 A.2d 136, 141 (Pa. Super. 2002). The law presumes that counsel rendered effective assistance. *Commonwealth v. Spatz*, 18 A.3d 244, 259-60 (2011). To overcome this presumption, a petitioner must show that (1) the underlying substantive claim is of arguable merit, (2) counsel had no reasonable basis for this conduct, and (3) the ineffectiveness caused the petitioner prejudice. *Id.* at 260. To establish prejudice, a petitioner must demonstrate that “there is a reasonable probability that but for the act of omission in question, the outcome of the proceedings would have been different.” *Commonwealth v. Spencer*, 892 A.2d 840, 842 (Pa. Super. 2006).

The petitioner bears the burden of proving all three prongs of this test. *Commonwealth v. Meadows*, 787 A.2d 312, 319-20 (2001). “A failure to satisfy any prong of the ineffectiveness test requires rejection

² On March 17, 2020, the Court issued its first in a series of administrative orders declaring a judicial emergency in response to the COVID-19 pandemic. Since that time, the administrative orders have been continuously extended, allowing the Court to operate under varying degrees of restriction in order to meet the needs of both its employees and the public as safely and efficiently as possible. All participants at the Evidentiary Hearing were required to wear face masks throughout the proceedings except for witnesses while testifying and attorneys while conducting witness examinations.

of the claim of ineffectiveness.” *Commonwealth v. Daniels*, 963 A.2d 409, 419 (2009). Thus, where a petitioner has not met the prejudice prong of the ineffectiveness standard, the claim may be dismissed on that basis alone without a determination of whether the arguable merit and client’s interest prongs have been met. *Commonwealth v. Wright*, 961 A.2d 119, 148-49 (2008); *Commonwealth v. Zook*, 887 A.2d 1218, 1227 (2005).

III. DISCUSSION

A. Issues Not Addressed at Hearing

The Court will first address the two issues raised in Boichuk’s original PCRA filing for which no evidentiary hearing was granted.

i. Maximum Sentence

Boichuk initially claims he was misadvised that he was facing a maximum of seven years incarceration for the offense of theft by unlawful taking — movable property. See PCRA Petition at ¶¶ 12-14. This charge is a felony of the third degree punishable by up to seven years of imprisonment and a \$15,000.00 fine. See 18 Pa.C.S.A. 1103(3). Accordingly, trial counsel’s advice was, in fact, accurate. This maximum sentence was also accurately reflected in the written guilty plea colloquy signed by Boichuk (see Guilty Plea Colloquy at ¶¶ 34-35), and accurately covered by the Court in the oral guilty plea colloquy. See N.T., Guilty Plea at 3. Because Boichuk was correctly advised of the seven-year statutory maximum exposure of the charge to which he was pleading guilty, there is no meritorious claim that he was misadvised by his trial counsel.

ii. Guidelines Sentence

Next, Boichuk claims he was not advised by trial counsel that he was facing a guideline sentence of RS-9. See PCRA Petition at 5. The Sentencing Guidelines Worksheet that was admitted as part of Boichuk’s guilty plea reflects the correct guidelines of RS-9. See Sentencing Guidelines Worksheet. Boichuk signed the Guilty Plea Colloquy in which he admitted reviewing the sentencing guidelines with his attorney.³ See Guilty Plea Colloquy at ¶ 31. The Court further advised Boichuk during his guilty plea colloquy that his sentencing guidelines were RS-9 for the offense charged. N.T., Guilty Plea at 3-4. As the record establishes that Boichuk was advised by both trial counsel and the Court at the time of the guilty plea that the sentencing guidelines were RS-9, this claim lacks merit.

B. Counsel’s Advice Regarding Negotiated Plea/Trial

Lastly, Boichuk claims that counsel did not discuss with him “the pros and cons of [Petitioner’s] chances at trial versus the benefits of the plea,” and that he further failed to “explain the advantages and disadvantages of the offer.” See PCRA Petition at ¶¶ 15-16.⁴ It was for

³ Testimony at the Evidentiary Hearing necessarily covered this issue, with Attorney Sarno recalling that he “definitely” presented and explained the Sentencing Guidelines Worksheet to Boichuk prior to the guilty plea even though Boichuk failed to sign the paperwork. N.T., Evidentiary Hearing at 12. Boichuk testified that either he did not see the Sentencing Guidelines Worksheet, or if he did see it, he did not understand it. Id. at 35, 37. The Court finds Attorney Sarno’s testimony on this point credible and Boichuk’s testimony evasive and not credible.

⁴ Importantly, Boichuk’s claim here is for ineffective assistance of counsel for failing to discuss the merits of

these limited questions only that the Court heard evidence on October 14, 2020.

The record in this case belies Boichuk's assertion. First, prior to the Guilty Plea hearing, Attorney Sarno and Boichuk utilized the duly sworn interpreter to review together the 78-paragraph Guilty Plea Colloquy, which covered every aspect of Boichuk's rights as a criminal defendant, the consequences of his pleading guilty, his satisfaction with his attorney, and his appellate rights upon entering a guilty plea. See Guilty Plea Colloquy at ¶¶ 10-28, 49-78; N.T., Guilty Plea at 2-3, 5. Second, at the Guilty Plea hearing itself, Boichuk neither protested nor contradicted Attorney Sarno's representation to the Court that he had discussed the case with Boichuk, including the Sentencing Guidelines Worksheet, and that Boichuk was making a knowing and voluntary plea. N.T., Guilty Plea at 5. Boichuk never indicated to the Court any dissatisfaction with the services of his attorney or the interpreter, or any lack of understanding of the charges, proceedings, or consequences of entering into the negotiated guilty plea. During the oral colloquy, Boichuk acknowledged reviewing the written colloquy with counsel through the interpreter and stated he had no questions with regard to the document. N.T., Guilty Plea at 4.

The credible testimony given at the Evidentiary Hearing confirms that Attorney Sarno provided competent and effective advice and assistance throughout his representation of Boichuk. It was Boichuk, initially speaking through friends as interpreters, who expressed to Sarno that his primary concern was getting and staying out of jail. Boichuk maintained this position consistently, and as such, Attorney Sarno focused his representation on negotiating a favorable plea agreement rather than on discussing possible trial strategies with Boichuk. N.T., Evidentiary Hearing at 14-15, 19-20. Attorney Sarno testified that "[w]ith this particular case, it was less about the facts. All [Boichuk] cared about was what he was going to get, so we always continually went back to his offer and what he wanted." N.T., Evidentiary Hearing at 14. Counsel noted "this was one of those cases where [Boichuk] cared less about the question of being guilty or not guilty and more about what he was going to get. He never raised any objection to me about pleading guilty." Boichuk never denied his guilt to Sarno, never offered an alternative narrative to the events alleged by the Commonwealth (whose evidence included eyewitness testimony), and never provided either Sarno or the Court with any information to indicate he was innocent of the charges. *Id.* at 19-20, 25. Even when Attorney Sarno advised Boichuk there could be immigration consequences resulting from a guilty plea, "[Boichuk] still wanted to move forward."⁵ *Id.* at 26.

a plea over a trial; the claim is not that Boichuk was induced to enter the guilty plea when he was actually innocent (pursuant to 42 Pa.C.S.A. §9543(a)(2)(ii)). Boichuk claimed at the Evidentiary Hearing for the first time that he did not commit the crime, or that if he did, it was not knowingly done. Viewing the record as a whole, the Court cannot find this claim credible. Boichuk had ample opportunity to declare his innocence throughout the proceedings and on direct appeal. He failed to do so. Instead, Boichuk affirmed as true those facts recited at the Guilty Plea hearing, and he chose to forego both a post sentence motion and a direct appeal. N.T., Guilty Plea at 4-5.

⁵ Subsequent to pleading guilty, Boichuk was detained by immigration officials. N.T., Evidentiary Hearing at 45, 53-55. It appears to the Court that these immigration consequences are more the gravamen of Boichuk's complaint than the effectiveness of his counsel's representation. However, Boichuk has alleged neither that Attorney Sarno failed to advise him nor that Sarno incorrectly advised him regarding immigra-

The Court finds Attorney Sarno's testimony credible. Taking into consideration Boichuk's admissions to Sarno, coupled with his expressed wishes to avoid incarceration, and the Commonwealth's evidence, Attorney Sarno effectively negotiated a plea agreement that was in Boichuk's best interests and also in alignment with his primary goal of avoiding incarceration. Since Attorney Sarno had a reasonable, rational basis for advising Boichuk to accept the negotiated plea agreement and to enter the guilty plea, he rendered effective legal representation. See *Commonwealth v. Timchak*, 69 A.3d 765, 770 (2013)(guilty plea colloquy, statements made at guilty plea, and defendant's pre-trial desire to enter plea gave counsel reasonable basis for failure to discuss trial strategy). Boichuk has not and cannot meet his burden to overcome the presumption of effectiveness and is not entitled to post conviction collateral relief. *Commonwealth v. Wright*, 961 A.2d 119, 148-49 (2008); *Commonwealth v. Zook*, 887 A.2d 1218, 1227 (2005).

Although the Court has found that Attorney Sarno's representation was competent and effective, it would be remiss for the Court not to address Boichuk's claims, raised for the first time in his PCRA, that he "had difficulty understanding the proceedings" of the Guilty Plea because he was provided with a Russian interpreter and he is Ukrainian. See PCRA Petition at ¶ 3. This assertion amounts more to a direct challenge of whether Boichuk entered his plea knowingly than it does to whether trial counsel rendered ineffective assistance. Unfortunately, Boichuk waived any direct challenge to the knowing and intelligent aspects of his plea when he failed to raise the issue on direct appeal. 42 Pa. C.S.A. §9544(b); see also *Commonwealth v. McGriff*, 638 A.2d 1032, 1036 (Pa. Super. 1994) ("Ordinarily, failure to petition to withdraw a plea, combined with failure to pursue direct appeal will bar consideration of an attack on one's plea in a collateral proceeding.").

Even if Boichuk had not waived the issue, however, the claim lacks credibility. At the Guilty Plea hearing, an interpreter was duly sworn to translate the proceedings from English into Ukrainian and from Ukrainian into English, which he did. N.T., Guilty Plea at 2. Boichuk never protested to trial counsel or the Court that he could not understand the interpreter or the proceedings. In fact, Boichuk and the Guilty Plea interpreter had waited together in the hallway outside the courtroom for over an hour the morning of the Guilty Plea hearing, "and they were talking as well, laughing . . . they had a conversation going on for quite some time." N.T., Evidentiary Hearing at 23-24. Attorney Sarno learned from the Guilty Plea interpreter that the Ukrainian and Russian languages are so closely related that the difference between the two is akin to the difference in dialects of the same language. *Id.* at 24. The interpreter present at the Evidentiary Hearing confirmed this in the following exchange:

Court: Are there times where – when
you are speaking Ukrainian, you also

tion consequences. Moreover, the record clearly establishes that both Attorney Sarno and the Court alerted Boichuk to the possibility of immigration consequences resulting from his guilty plea. N.T., Evidentiary Hearing at 26; see also *Guilty Plea Colloquy* at ¶ 9.

use Russian words?

Interpreter: Yes, Your Honor, this is inevitable. These languages are intertwined.

N.T., Evidentiary Hearing at 41. Further undermining Boichuk's claim of not understanding the interpreter is the fact that he completed the 78-paragraph written Guilty Plea Colloquy without once objecting to the services of his interpreter. When questioned at the Evidentiary Hearing about his ability to understand the Guilty Plea interpreter, Boichuk could only answer evasively. N.T., Evidentiary Hearing at 39-41. The Court is satisfied that Boichuk understood the interpreters at both hearings, and that he consequently understood the substance of both the written and oral plea colloquies as well as the Sentencing Guidelines Worksheet. To put a finer point on this issue, the Court finds Boichuk to be totally lacking in credibility. Any suggestion that Mr. Boichuk had any difficulty understanding the interpreter is merely an attempt to avoid responsibility for a decision that was knowing, voluntary, and intelligent.

IV. CONCLUSION

For the reasons set forth above, Volodymyr Boichuk's petition for post conviction collateral relief must be denied.

Accordingly, I enter the following:

ORDER

AND NOW, this 16th day of April, 2021, upon consideration of Volodymyr Romanovy Boichuk's petition for post conviction collateral relief, the briefs filed by the parties, and after a hearing in this matter, it is hereby ORDERED that said petition is DENIED.

Pursuant to Pa. R.Crim.P. 908(E), this Court advises Boichuk that he has the right to appeal from this Order. Boichuk shall have 30 days from the date of this final Order to appeal to the Superior Court of Pennsylvania. Failure to appeal within 30 days will result in the loss of appellate rights.

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

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Late of Lititz Borough.
Personal Representative: Kath-
leen J. Brubaker, Executrix, c/o
John R. Gibbel, Attorney, P.O.
Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Beidel, Linda K., dec'd.

Late of Earl Township.
Executor: Timothy J. Beidel
c/o Kling and Deibler, LLP, 131
West Main Street, New Holland,
PA 17557.
Attorney: Ashley A. Glick, Es-
quire; Kling and Deibler, LLP.

Beiler, Leon Edwin, dec'd.

Late of Leacock Township.
Executor: Lillian R. Miller c/o
Aevitas Law, PLLC, 1755 Oregon
Pike, Suite 201, Lancaster, PA
17601.
Attorneys: Neil R. Vestermark,

Esquire; Aevitas Law, PLLC.

Bomberger, Paul S. a/k/a Paul Scott Bomberger, dec'd.

Late of Manheim Township.

Executrix: Anita A. Bomberger c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Bradford, Bethleen A., dec'd.

Late of the Borough of Elizabethtown.

Executrix: Karen L. Mason c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esquire.

Brandt, Robert E., dec'd.

Late of Elizabethtown.

Co-Executors: Kelvin E. Brandt and Lori A. Love c/o Randall K. Miller, Esq., 659 E. Willow Street, Elizabethtown, PA 17022.

Attorney: Randall K. Miller.

Cobaugh, Charles C., Jr. a/k/a Charles C. Cobaugh, dec'd.

Late of the Borough of Elizabethtown.

Executrices: Janet M. Rodriguez and Jane L. Wesner c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esquire.

Costello, Joseph C., dec'd.

Late of the Township of Manheim.

Administrator: Adam Costello c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Matthew S. Bleacher, Esquire.

Dougherty, Anne S. a/k/a Anne Shirley Dougherty, dec'd.

Late of Manheim Township.

Co-Executors: Debra A. Lake-man and Patricia A. Wood c/o Trinity Law, 1586 Lititz Pike, Lancaster, PA 17601.

Attorney: Josh Bodene, Esquire.

Evans, Beth P., dec'd.

Late of Willow Street.

Executor: Carolyn I. Evans and R. Douglas Evans, 1424 Markley Street, Norristown, PA 19401.

Attorney: None.

Frey, F. Jeanne a/k/a Frances Jeanne Frey, dec'd.

Late of Manor Township.

Personal Representative: Rebecca Grubb c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.

Attorneys: Metzger and Spencer, LLP.

Geib, Richard L., dec'd.

Late of Pequea Township.

Co-Executors: Kimberly J. Mowery and Michele L. Geib c/o E. Richard Young, Jr., Esquire, 1248 W. Main Street, Ephrata, PA 17522.

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

Gniewek, Norman F., dec'd.

Late of West Donegal Township.

Executor: David N. Gniewek,

740 Tristan Trail, Chambersburg, PA 17202.

Attorney: Brian J. Hinkle; Mette, Evans and Woodside; 3401 N. Front Street, Harrisburg, PA 17110.

Good, John R., Sr., dec'd.

Late of Paradise Township.
Executrix: Judith A. Owens c/o The Law Offices of William P. Harrington, Jr., Esq., 945 Hillcrest Dr., Kinzers, PA 17535.
Attorney: William P. Harrington, Jr., Esquire.

Gradwell, Dorothy J., dec'd.

Late of Ephrata Township.
Personal Representative: David J. Gradwell, Executor, c/o Ryan M. Burroughs, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Gray, Mary J. a/k/a Mary Jean Gray, dec'd.

Late of West Lampeter Township.
Personal Representative: Elizabeth L. Gray c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.
Attorneys: Metzger and Spencer, LLP.

Gustafson, Carl G. a/k/a Carl G. Gustafson, Jr., dec'd.

Late of West Lampeter Township.
Personal Representative: Carol G. Butkovsky, Executrix, c/o John R. Gibbel, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &

Hess LLP.

Hagans, Christine, dec'd.

Late of West Lampeter Township.
Personal Representative: Rebecca H. Simeral, Executor, c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorneys: May, Herr & Grosh, LLP.

Hagelgans, Jean D., dec'd.

Late of Lancaster City.
Executrix: Vicki L. Nace c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540.
Attorney: H. Charles Benner.

Harter, Eleanor C., dec'd.

Late of Ephrata Township.
Executor: James H. Harter c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540.
Attorney: H. Charles Benner.

Hatfield, Dottie L., dec'd.

Late of Drumore Township.
Executor: Michael Bridge c/o Law Office of Gretchen M. Curran, LLC, 18 East Penn Grant Road, Willow Street, PA 17584-0279.
Attorney: Gretchen M. Curran.

Heck, Doris C., dec'd.

Late of Lititz Borough.
Executor: Wendy H. DiGiacomo c/o Lucy F. Dowd, Lucy Dowd Law LLC, 342 N. Queen Street, Rear, Lancaster, PA 17603.
Attorney: Lucy F. Dowd.

Henry, Vickie Ann a/k/a Vickie A. Henry, dec'd.

Late of Colerain Township.
Executrix: Julie A. Spangler c/o Law Office of Gretchen M. Curran, LLC, 18 East Penn Grant Road, Willow Street, PA 17584.
Attorney: Gretchen M. Curran.

High, Marc D., dec'd.

Late of East Lampeter Township.
Personal Representative: Lisa H. Clark, Executrix, c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Hohenwarter, Romaine L., dec'd.

Late of the Township of West Lampeter.
Executors: Stephen Hohenwarter and Gregory Hohenwarter c/o James R. Clark, Esquire, 277 Millwood Road, Lancaster, PA 17603.
Attorney: James R. Clark.

Howard, Margaret R. a/k/a Margaret Reilly Howard, dec'd.

Late of the Borough of Lititz.
Executor: Kathleen Shaffer c/o Law Office of Shawn Pierson, 105 East Oregon Road, Lititz, PA 17543.
Attorney: Shawn M. Pierson, Esquire.

Huynh, Luc, dec'd.

Late of New Holland.
Executrix: Thu Ha Huynh c/o Legacy Law, PLLC, 147 W. Airport Road, Suite 300, Lititz, PA 17543.
Attorney: Neal A. Rice, Esquire.

Kulp, Aileen D. a/k/a Aileen Doris Kulp, dec'd.

Late of Stevens, PA.
Executor: Curtis Kulp c/o Law Office of Mitchell A. Sommers, Esq., PC, 15 S. State Street, Ste. 201, P.O. Box 836, Brownstown, PA 17508.
Attorney: Mitchell A. Sommers, Esquire.

Landis, Lowell L., dec'd.

Late of Manheim Township.
Executor: Michael L. Landis c/o E. Richard Young, Jr., Esquire, 1248 West Main Street, Ephrata, PA 17522.
Attorney: E. Richard Young, Jr., Esquire.

Lopez, Albert A., Jr., dec'd.

Late of Lancaster Township.
Personal Representative: Sherry Virginia Lopez c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.
Attorneys: Metzger and Spencer, LLP.

Mertz, Edwin E., Sr., dec'd.

Late of East Cocalico Township.
Co-Executors: Dervin Bender and Lisa Buchter c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorney: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Miller, Cynthia A., dec'd.

Late of Ephrata Borough.
Executrix: Tina M. Geyer 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.

Miller, David E., dec'd.

Late of Manor Township.

Executor: Glenn Nolt and Wilbur
Siegrist c/o Young and Young,
44 S. Main Street, P.O. Box 126,
Manheim, PA 17545.

Attorney: Young and Young.

Murrey-McClain, Joan M., dec'd.

Late of the City of Lancaster.

Personal Representative: Susan
R. Clarke, Administratrix, c/o
Melvin H. Hess, Attorney, P.O.
Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill &
Hess LLP.

Murry, Harry B., dec'd.

Late of the Borough of Millers-
ville.

Executor: Harry J. Murry c/o
Nikolaus & Hohenadel, LLP,
222 S. Market Street, Suite 201,
Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Es-
quire.

Myers, Gladys, dec'd.

Late of Lancaster City.

Administrator: Deborah Ann
Montgomery c/o Pyfer, Reese,
Straub, Gray & Farhat, P.C.,
128 N. Lime Street, Lancaster,
PA 17602.

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

Preston, Victoria Elizabeth, dec'd.

Late of Upper Mt. Joy Township.
Administrator: Natosha R. Ab-
battista c/o Nikolaus & Hohe-
nadel, LLP, 212 North Queen

Street, Lancaster, PA 17603.

Attorney: Barbara Reist Dillon,
Esquire.

Robbins, Edna G., dec'd.

Late of Manheim Township.

Revocable Living Trust Agree-
ment of Edna G. Robbins dated
July 30, 1999, as Amended and
Restated August 15, 2003 and
October 6, 2015.

Executor/Trustee: Todd Niec
c/o Theodore L. Brubaker, Es-
quire, 480 New Holland Ave-
nue, Suite 6205, Lancaster, PA
17602.

Attorneys: Brubaker Connaugh-
ton Goss & Lucarelli LLC.

**Rollman, Robert W. a/k/a Rob-
ert Wellington Rollman**, dec'd.

Late of Akron Borough.

Executor: Robert M. Rollman
c/o Gardner and Stevens, P.C.,
109 West Main Street, Ephrata,
PA 17522.

Attorney: Kurt A. Gardner.

Rosenbaum, Clara Harriet, dec'd.

Late of Lancaster Township.

Personal Representative: Charles
A. Pass c/o John W. Metzger,
Esquire, 901 Rohrerstown Road,
Lancaster, PA 17601.

Attorneys: Metzger and Spencer,
LLP.

Sensenig, Earl M., dec'd.

Late of the Township of West
Earl.

Executors: Lowell A. Sensenig
and Kenneth L. Sensenig c/o
James R. Clark, Esquire, 277
Millwood Road, Lancaster, PA
17603.

Attorney: James R. Clark.

Shuman, Ray Kenneth, dec'd.

Late of Lititz Borough.
Personal Representative: David L. Shuman, Administrator, c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Smeltz, Leona M., dec'd.

Late of Manheim Township.
Co-Executors: Lynn M. Kreider and Gerald E. Smeltz c/o Scott Alan Mitchell, Esq., Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601.
Attorney: Saxton & Stump, LLC.

Snader, James D. a/k/a James Daniel Snader, dec'd.

Late of Elizabeth Township.
Co-Executors: Donna L. Schickel and Linda L. Bilger c/o E. Richard Young, Jr., Esq., 1248 West Main Street, Ephrata, PA 17522.
Attorney: E. Richard Young, Jr., Esquire.

Stauffer, Fred M., dec'd.

Late of West Earl Township.
Executrix: Lorna M. McAlevy c/o E. Richard Young, Jr., Esq., 1248 West Main Street, Ephrata, PA 17522.
Attorney: E. Richard Young, Jr., Esquire.

Stoltzfus, Ariana S., dec'd.

Late of Caernarvon Township.
Executor: Ivan S. Stoltzfus 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.

Wilson, Richard W. a/k/a Richard Wilson a/k/a Richard Wayne Wilson, dec'd.

Late of West Donegal Township.
Administrator: Katie L. Coover c/o VanOrmer & Stephenson, P.C., 344 South Market Street, Suite 101, Elizabethtown, PA 17022.
Attorney: Daniel A. Stephenson, Esquire.

THIRD PUBLICATION

Auker, Soreno A., dec'd.

Late of Warwick Township.
Personal Representative: Sarah E. Griffith, Executrix, c/o John R. Gibbel, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Barr, Jane L., dec'd.

Late of West Hempfield Township.
Executor: Security National Trust Company c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.
Attorney: Barbara Reist Dillon, Esquire.

Beiler, Sarah L., dec'd.

Late of Leacock Township.
Executor: John L. Miller and Simeon S. Stoltzfus c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Linda Kling, Esquire;

Kling and Deibler, LLP.

Blaydon, Harriette V., dec'd.

Late of West Donegal Township.
Executor: Robert J. Blaydon,
7000 Birchwood Road, Harris-
burg, PA 17112.
Attorney: None.

Boyer, Barry Lee a/k/a Barry Boyer a/k/a Barry L. Boyer, dec'd.

Late of Ephrata Township.
Administrator: Sally A. Boyer
c/o Pyfer, Reese, Straub, Gray &
Farhat, P.C., 128 N. Lime Street,
Lancaster, PA 17602.
Attorney: Pyfer, Reese, Straub,
Gray & Farhat, P.C.

Burdick, James William a/k/a James W. Burdick a/k/a James Burdick, dec'd.

Late of Earl Township.
Administrator: James R. Bur-
dick c/o Steven R. Blair, Attor-
ney at Law, 650 Delp Road, Lan-
caster, PA 17601.
Attorney: Steven R. Blair.

Day, Mildred R. a/k/a Mildred Katherine Reaver Day, dec'd.

Late of Mount Joy Borough.
Mildred R. Day Revocable Living
Trust dated October 14, 1994.
Executor/Trustee: John David
Day c/o Jeffrey C. Goss, Es-
quire, 480 New Holland Ave-
nue, Suite 6205, Lancaster, PA
17602.
Attorneys: Brubaker Connaugh-
ton Goss & Lucarelli LLC.

Delp, Linda Jane, dec'd.

Late of New Holland Borough.
Executor: Trent Delp c/o Sea-

mus M. Lavin, Esq., 122 S.
Church St., West Chester, PA
19382.

Attorney: Seamus M. Lavin;
Wetzel Gagliardi Fetter & Lavin,
LLC; 122 S. Church St., West
Chester, PA 19382.

Fishel, Ruth Marie Yeager a/k/a Ruth Y. Fishel, dec'd.

Late of West Donegal Township.
Executor: Randal L. Fishel c/o
Megan C. Huff, Esquire, Nestico
Druby, P.C., 1135 East Choco-
late Avenue, Suite 300, Hershey,
PA 17033.
Attorney: Megan C. Huff, Es-
quire.

Forney, Robert C., dec'd.

Late of the Township of West
Donegal.
Executrix: Marilyn D. Forney
c/o Nikolaus & Hohenadel, LLP,
222 S. Market Street, Suite 201,
Elizabethtown, PA 17022.
Attorney: John M. Smith, Es-
quire.

Francis, Adele E. a/k/a Adele Elizabeth Francis, dec'd.

Late of Manor Township.
Executor: Judith Reynolds c/o
Aevitas Law, PLLC, 1755 Oregon
Pike, Suite 201, Lancaster, PA
17601.
Attorneys: Neil R. Vestermark,
Esquire; Aevitas Law, PLLC.

Funk, Margaret H., dec'd.

Late of Manheim Township.
Executrix: Diana Hartman c/o
Robert F. Musser, Esq., 408
West Chestnut Street, Lancast-
er, PA 17603.
Attorney: Clymer Musser & Sar-

no, PC.

Gardner, Margaret A. a/k/a Margaret Ann Gardner, dec'd.

Late of Lancaster City.

Executor: Mary Ellen Gardner c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Richard G. Greiner, Esquire.

Gehr, Larry L., dec'd.

Late of West Cocalico Township.

Executor: Lee S. Gehr c/o George J. Morgan, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

Givler, Barbara E., dec'd.

Late of Penn Township.

Personal Representatives: Pamela K. Shellenberger and Sharon M. Givler, Co-Executrices, Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Glick, Mary S., dec'd.

Late of Earl Township.

Executor: Jonas Z. Glick, Stevie Z. Glick, and Johnny Z. Glick c/o Kling and Deibler, LLP, 131 West Main Street, New Holland, PA 17557.

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

Good, Verna Mae, dec'd.

Late of Ephrata Township.

Executors: Rodney James Good,

Ricky O. Good, and Theresa Mae Matz 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.

Gundel, Gerald L., dec'd.

Late of East Hempfield Township.

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

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

Guzy, Jadwiga, dec'd.

Late of Manheim Township.

Executor: Roman Guzy c/o Kristen L. Behrens, Esq., 458 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002.

Attorney: Kristen L. Behrens, Esq.; Dilworth Paxson LLP; 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002.

Hartman, Harry Earl, Jr., a/k/a Harry E. Hartman, Jr., dec'd.

Late of West Donegal Township.

Administratrix: Ms. Kathy L. Campbell, 6017 Union Tunnel Drive, Harrisburg, PA 17111.

Attorney: Gary L. Rothschild, Esquire; 2215 Forest Hills Drive, Suite 35, Harrisburg, PA 17112.

Herr, Calvin E., dec'd.

Late of Penn Township.

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

Attorney: Young and Young.

Hossler, Gladys, dec'd.

Late of Penn Township.
Executor: Jay R. Hossler, Jr.,
416 Debbie Court, Hanover, PA
17331.
Attorneys: Becker Law Group,
P.C.; Arthur J. Becker, Jr., Es-
quire.

Haupt, Glenn R., dec'd.

Late of Lancaster City.
Administrator, C.T.A.: Gary
K. Groff c/o James N. Clymer,
Esq., 408 West Chestnut Street,
Lancaster, PA 17603.
Attorney: Clymer Musser & Sar-
no, PC.

**Koser, Esther M. a/k/a Esther
Mae Koser**, dec'd.

Late of East Hempfield Town-
ship.
Executor: Gary Koser c/o Attor-
ney J. Elvin Kraybill, P.O. Box
5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Leisey, Tyler Scott, dec'd.

Late of Adamstown Borough.
Executors: Phyllis J. Reinert
and Jeffrey S. Leisey c/o Appel
Yost & Zee LLP, 33 North Duke
Street, Lancaster, PA 17602.
Attorney: James K. Noel, IV.

Lewis, Stephen Eugene, Sr.,
dec'd.

Late of Lancaster City.
Executor: Shayla E. Lewis c/o
Scott Alan Mitchell, Esq., Sax-
ton & Stump, LLC, 280 Granite
Run Dr., Ste. 300, Lancaster, PA
17601.
Attorney: Saxton & Stump, LLC.

McFadden, Roosevelt, dec'd.

Late of Lancaster City.
Administratrix: Venia McFadden
c/o James N. Clymer, Esq., 408
West Chestnut Street, Lancast-
er, PA 17603.
Attorney: Clymer Musser & Sar-
no, PC.

Mitchell, Mervyn B., dec'd.

Late of Warwick Township.
Executors: William Mitchell and
Francine Roberts c/o Pyfer,
Reese, Straub, Gray & Farhat,
P.C., 128 N. Lime Street, Lan-
caster, PA 17602.
Attorney: Pyfer, Reese, Straub,
Gray & Farhat, P.C.

Myers, Sandra L., dec'd.

Late of East Lampeter Township.
Executor: Daren L. Johns c/o
George W. Porter, Esquire, 909
East Chocolate Avenue, Her-
shey, PA 17033.
Attorney: George W. Porter, Es-
quire.

Owens, Kathryn Mary, dec'd.

Late of Lancaster Twp.
Administratrix: Sonya Owens,
627 Wyncroft Ln., #1, Lancast-
er, PA 17603.
Attorney: Jennifer M. Merx;
Skarlatos Zonarich; 320 Market
St., Ste. 600W, Harrisburg, PA
17101.

Redcap, Joyce E., dec'd.

Late of New Holland Borough.
Executors: M. Todd Hudak and
Michelle D. Miller c/o Kling and
Deibler, LLP, 131 West Main
Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler, Es-

quire; Kling and Deibler, LLP.

Rogers, Theresa T., dec'd.

Late of 1001 E. Oregon Road, Lititz, PA.

Executrix: Stephanie A. Conner-ton, 1019 Presidents Drive, Lititz, PA 17543.

Attorney: Terry D. Weiler, Es-quire; 213 E. Lancaster Avenue, Suite One, Shillington, PA 19607.

Shank, Helen F. a/k/a Helen Furniss Shank, dec'd.

Late of Lititz Borough.

Executors: John R. Shock and Kenneth R. Shock c/o Alspach and Ryder, LLC, 232 N. Duke St., Lancaster, PA 17602.

Attorney: Alspach and Ryder LLC.

Shank, Margaret S., dec'd.

Late of W. Donegal Township.

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

Attorney: Young and Young.

Shearer, Beatrice D., dec'd.

Late of Lancaster County.

Executor: Paul W. Shearer, III, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.

Attorney: Daniel D. Hill, Es-quire.

Smith, Kenneth E., dec'd.

Late of Lititz Borough.

Personal Representative: Jason C. Smith, Executor, c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Snell, Fenton L., dec'd.

Late of Lancaster Township.

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

Attorney: Young and Young.

Thompson, Mary I., dec'd.

Late of Manheim Township.

Personal Representative: Craig M. Thompson, Executor, c/o Ryan M. Burroughs, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Tshudy, Donald R., dec'd.

Late of Manheim Township.

Administrator: Douglas S. Tshudy, 1824 Anne Avenue, Lancaster, PA 17601.

Attorney: None.

Wagner, Steven Ramsey, dec'd.

Late of Manheim Township.

Executrix: Anne Wagner Stout c/o Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601.

Attorney: Julie B. Miller.

Wasser, Naomi E., dec'd.

Late of Earl Township.

Executor: Brian R. Wasser c/o Kling and Deibler, LLP, 131 West Main Street, New Holland, PA 17557.

Attorney: Patrick A. Deibler, Es-quire; Kling and Deibler, LLP.

Wilrigs, James Patrick, dec'd.

Late of Lancaster City.

Administrators: Holly C. Wilrigs and Brian D. Wilrigs c/o Kristen L. Behrens, Esq., 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002.

Attorney: Kristen L. Behrens; Dilworth Paxson LLP; 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002.

ARTICLES OF DISSOLUTION

NOTICE OF DISSOLUTION TO CREDITORS OF AND CLAIMANTS AGAINST CLARKIN CONSULTING GROUP, INC.

Notice is hereby given that Clarkin Consulting Group, Inc., a Pennsylvania corporation, formerly with an address at 655 Hempfield Hill Road, Columbia, PA 17512, 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
255 Butler Avenue, Suite 102
Lancaster, PA 17601
Au-20

NOTICE OF DISSOLUTION TO CREDITORS OF AND CLAIMANTS AGAINST EBY EXTERIORS, INC.

NOTICE IS HEREBY GIVEN THAT Eby Exteriors, Inc., a Pennsylvania corporation, of 1134 Martin Avenue, Ephrata, PA 17522, 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.

LEGACY LAW PLLC
147 West Airport Road, Suite 300
Lititz, PA 17543
Au-20

ARTICLES OF INCORPORATION

Blaqball Publishing

hereby gives notice that articles of incorporation will be 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. Registration of Fictitious Name, Filed on 02/15/2021. The Purpose for which the corporation is to be organized is entertainment publishing company for all areas of entertainment.

Au-20

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 July 21, 2021, for a foreign corporation with a registered address in the Commonwealth of Pennsylvania as follows:

James Enterprise, Inc.
c/o Harbor Business
Compliance Corporation

This corporation is incorporated under the laws of Colorado. The address of its principal office is 1976 Aspen Circle, Pueblo, CO 81006. The corporation has been qualified in Pennsylvania

under the provisions of the Business Corporation Law of 1988, as amended.

Au-20

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 July 22, 2021, 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:

Latino Empowerment Project

It will be organized under Section 501(c)(3) of the Internal Revenue Code of 1986, as thereafter amended, to operate a Latino leadership program in Lancaster County to enhance the personal and career goals of its participants.

McNEES WALLACE & NURICK LLC

570 Lausch Lane, Suite 200
Lancaster, PA 17601

Au-20

CHANGE OF NAME NOTICES

A hearing will be held on August 26, 2021 at 2:00 p.m., in Courtroom No. 4, 3rd floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the request of Jasmine Thuy Duong to change her name from Jasmine Thuy Duong to Jasmine Thuy Le. Any person with objections may attend and show cause why the request should not be granted.

Au-20

A hearing will be held on August 26, 2021 at 2:00 p.m., in Courtroom No. 4, 3rd floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the request of Lily Thuy Duong to change her name from Lily Thuy Duong to Lily Thuy Le. Any person with objections may attend and show cause why the request should not be granted.

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NOTICE IS HEREBY GIVEN, that the Petition of Terrence Anthony Miller was filed with the Court of Common Pleas of Lancaster County, Pennsylvania, requesting to change the name of Anthony Kevin Miller to Anthony Kevin Neifert. A hearing will be held on said petition on Thursday, November 4, 2021, at 2:50 p.m. in Courtroom No. 4 of the Lancaster County Courthouse, Lancaster, Pennsylvania at which time interested persons may attend and show cause, if any, why the request of the Petitioner to change the name of Anthony Kevin Miller to Anthony Kevin Neifert should not be granted.

CHAN & ASSOCIATES

BY: MCKENNA ADAMS, ESQUIRE

Au-20, 27

NOTICE OF ACTION IN A MORTGAGE FORECLOSURE

In the Court of Common Pleas
Lancaster County, Pennsylvania
Civil Action – Law

—
NO.: CI-20-01855
—

MIDFIRST BANK,

Plaintiff

vs.

Doris J. Drescher, individually and as believed Heir and/or Administrator to the Estate of Leon E. Drescher; Unknown Heirs and/or Administrators of the Estate of Leon E. Drescher,

Defendants

TO: Unknown Heirs and/or Administrators of the Estate of Leon E. Drescher

You are hereby notified that Plaintiff, MidFirst Bank, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Lancaster County, Pennsylvania, docketed to No. CI-20-01855, seeking to foreclose the mortgage secured by the real estate located at 165 Manheim Street, Mount Joy, PA 17552.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or

other rights important to you.

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

LAWYER REFERRAL SERVICE
Lawyer Referral Service
Lancaster Bar Association
28 East Orange Street
Lancaster, PA 17602
(717) 393-0737

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SUITS ENTERED

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

August 5, 2021

to August 11, 2021

ANDRAS, MICHAEL, BLANKENBILLER, BRIDGET; Peoples Bank; 05453; Demers

AXE, SANDRA J.; Solanco School District; 05348 ; Leininger

BITTS JR., RICHARD R.; BITTS SR., RICHARD R.; Conestoga Valley School District; 05448; Boehret

BOOS, ASHLEY E.; JP Morgan Chase Bank, N.A.; 05330; Axelrod BOOTH, JOHN; Osvaldo Carrillo; 05356; Fine

BURKHART, TIMOTHY, BURKHART, DUSTRA M.; Conestoga Valley School District; 05410; Boehret

CABRERA, FELIX JULIO; Ehsan Al-Hussaini; 05500

CALDWELL JR., HAROLD D.; SMS Financial P, LLC; 05358; Krengel

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION; Christian Kaufmann; 05472; Dessen

DOSKOCIL, JOSEPH J.; Conestoga Valley School District; 05407; Boehret

DUDEK, BLAKE C.; Conestoga Valley School District; 05405; Boehret

FEATHERS, GAVIN C., CHATEAU FARMS, INC., CHATEAU STABLES, INC.; Jeffery M. Conner; 05393; Murphy

FENNINGER, ASHLEY A., LG HEALTH PHYSICIANS TRAUMA AND ACUTE CARE SURGERY, SCHWARTZ, JENNIFER A.T., PENN MEDICINE LANCASTER GENERAL HEALTH, LANCASTER GENERAL HEALTH; Ronald B. Gray; 05397; Justice

GONZALEZ, DIANA R., CARTER, ANNETTE; Gail J.N. Baker Clark; 05338; Stone

GRAHAM, SID; JP Morgan Chase Bank, N.A.; 05321; Axelrod

GREEN LINE LABS, LLC; Samuel A. Stoltzfus; 05354; Laskowitz

HESS, KEVIN M.; Bank of America, N.A.; 05357; Flink

HODGDEN, TIMOTHY J., HODGDEN PROPERTY SERVICES; Linda Arnold; 05323; Ward

IBRAHIM, TALAAT M.; U.S. Bank National Association; 05308; House

JUSTINIANO, ELIZABETH A.; First Commonwealth Federal Credit Union; 05449; Nesfeder

KING, JOHN LEE, KING JR., JONATHAN G.; Conestoga Valley School District; 05440; Boehret

KING, JOHN LEE, KING JR., JONATHAN G.; Conestoga Valley

School District; 05443; Boehret
KORDELL MUSSER, MUSSER PROPERTIES, LLC; Leslie Young; 05315

LANCASTER COUNTY BOARD OF ELECTIONS; Ronald Wagner; 05427; Hess

LUKAS, JOHN; JP Morgan Chase Bank, N.A.; 05343; Axelrod
MCDONNELL, WILLIAM J.; Gardner & Stevens, P.C.; 05371; Stevens

PRICE, ERIN, PRICE, ERIC, BIXLER, MILES; Daniel Andrews; 05455; Buhite

REED, JEFFREY M., KELLER, ELAINE L.; Conestoga Valley School District; 05447; Boehret

SAID, MAIKEL A.; JP Morgan Chase Bank, N.A.; 05340; Zion
SANCHEZ, GREGORY; Angelie Palladino; 05359; Bradley

SEDDON, DANIEL; Discover Bank; 05346; Dougherty

SHADY MAPLE FARM MARKET, INC., SHADY MAPLE SMORGASBORD, INC., SHADY MAPLE TRUCKING, INC., SHADY MAPLE COMPANIES, SHADY MAPLE LAWN & GARDEN CENTER, INC.; Donna Nolan; 05437; Janoski

THORNTON, PATRICIA, MOORE, CHARLES; James Quinn ; 05334

WEIS MARKETS, INC., WEIS MARKETS; Jerona R. Rokins; 05331; Hohenadel

WENNERHOLT, JENNIFER; American Express National Bank; 05350; Dhanda

WOODS, DAVID; Portfolio Recovery Associates, LLC; 05465; Carrucoli

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- Serves as a Special Master in complex litigation and is highly experienced in the area of e-discovery and privilege review

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