
IN THE COURT OF COMMON PLEAS OF
LANCASTER COUNTY, PENNSYLVANIA

CIVIL ACTION

No. CI-19-04636

STEPHANIE WRESILO

v.

NIKELLE A. ALBRIGHT, TAMMY L. ZOOK,
and JOEL M. ZOOK

OPINION

BY: ASHWORTH, P.J.

March 19, 2021

This matter is before the Court on the Preliminary Objection of Defendants, Nikelle A. Albright, Tammy L. Zook, and Joel M. Zook (collectively “Defendants”) to Count One of Plaintiff Stephanie Wresilo’s Complaint, which asserts a cause of action for negligence per se based on criminal statute 3 P.S. §459-502-A. After careful consideration of the briefs of the parties, oral arguments made, and for the reasons set forth below, the preliminary objection will be sustained and Count One will be dismissed.

I. FACTUAL AND PROCEDURAL BACKGROUND

This is a personal injury action arising from a dog bite that occurred at the home of Defendants, Tammy and Joel Zook (“Zooks”).¹ The Zooks were hosting a Memorial Day gathering at their home on 12 Southwoods Drive, Elizabethtown, PA, on May 29, 2017.² Their daughter, Defendant Nikelle Albright (“Albright”), is the owner of a pitbull/Labrador mix dog named Mako (“dog”). Albright attended the gathering along with the dog, which was kept inside the house but unrestrained during the gathering. At Albright’s invitation, Plaintiff was also in attendance at the Memorial Day gathering and at some point, went inside the Zooks’ home to use the restroom. When Plaintiff exited the re-

¹ The factual background is ascertained from Plaintiff’s Complaint as the Court, in considering preliminary objections in the nature of a demurrer, must accept as true all material facts set forth in the complaint, as well as all inferences reasonably deducible therefrom. *Toney v. Chester County Hospital*, 961 A.2d 192, 197 (Pa. Super. 2008).

² A discrepancy appears in the Complaint with respect to the year the incident occurred. Initially, the Complaint alleges the incident occurred on May 29, 2019. Compl. at ¶4. Thereafter, however, the Complaint references May 29, 2017. Compl. at ¶¶5, 8, 9, 18. Because the exact date of the incident is irrelevant to resolution of the preliminary objection before us, the Court will utilize the May 29, 2017 date in this Opinion since the Complaint references 2017 repeatedly and 2019 only once.

stroom, she saw the dog on a bed across the hall and decided to approach him. As Plaintiff moved toward the dog, the dog leapt from the bed, biting Plaintiff in the face and causing multiple facial injuries. According to the Complaint, prior to May 27, 2017, Defendants “were aware of the dog’s vicious propensity and/or his propensity to attack human beings” and “were aware that the dog had bit [sic] and/or attacked at least one other person, including a friend of Defendant Albright’s brother.” Compl. at ¶¶ 18, 9.

Plaintiff filed a Writ of Summons on May 14, 2019, and the instant Complaint on September 10, 2020, alleging one count of negligence per se pursuant to 3 P.S. §459-502-A (“dangerous dog statute”)³ and one count of simple common-law negligence. Defendants have filed a preliminary objection in the nature of a demurrer to Count One, the negligence per se claim. Both parties thoroughly briefed the issues, and the Court heard oral argument on March 8, 2021, via teleconference,⁴ rendering this matter ripe for disposition.

II. SUMMARY OF ARGUMENTS

Defendants demur to Count One of the Complaint, arguing that “the Dangerous Dog Statute is inapplicable, because the plain language of the statute reveals that it was not meant to be a basis of a civil lawsuit and cannot be applied to the facts of this case.” Def. Br. at 5 (unpaginated). Defendants reason that Plaintiff’s failure to allege the dog was previously adjudged by a magisterial district judge to be a “dangerous dog” under the statute renders Count One fatally flawed.

Plaintiff responds that “the overriding purpose of the Dangerous Dog Statute is to protect people from enduring harm caused by dangerous dogs. Pennsylvania law has long allowed use of criminal statutes to impose civil liability.” Pl. Br. at 11 (unpaginated). Plaintiff argues the dangerous dog statute allows an injured party to recover from a dog owner in a civil action on a theory of strict liability, even if the dog has not previously been judicially declared a “dangerous dog” under the dangerous dog statute. Plaintiff urges the Court to overrule the objection and allow her to proceed to discovery on Count One, despite the lack of a previous conviction under the statute.

III. DISCUSSION

A. Standard of Review

³ Section 502-A was added to the Dog Law by the Act of May 31, 1990, P.L. 213, No. 46, § 2, as amended by the Act of December 11, 1996, P.L. 943, No. 151, § 13, and as amended again by the Act of October 9, 2008, P.L. 1450, No. 199, § 14. It is commonly referred to as the “dangerous dog statute.”

⁴ The global pandemic of the past year has required the Court to utilize alternate means, such as video and telephone conferences, to conduct remote hearings and oral arguments in order to mitigate against the spread of the Covid-19 virus. Both parties consented to holding oral argument on the preliminary objection via telephone conference.

Pennsylvania Rule of Civil Procedure 1028(a)(4) establishes the right of a party to file preliminary objections in the nature of a demurrer to any pleading on the grounds of legal insufficiency. In ruling on such preliminary objections, all well-pled material allegations and all reasonable inferences that can be drawn therefrom must be accepted as true. *Donaldson v. Davidson Bros., Inc.*, 144 A.3d 93, 100 (Pa. Super. 2016) (citing *Yocca v. Pittsburgh Steelers Sports, Inc.*, 578 Pa. 479, 497, 854 A.2d 425, 436 (2004)). Conclusions of law, unwarranted inferences from facts, opinions, or argumentative allegations, however, will not be considered as true. *American Express Bank, FSB v. Martin*, 200 A.3d 87 (Pa. Super. 2018) (citing *Wiernik v. PHH U.S. Mortgage Co.*, 736 A.2d 616, 619 (Pa. Super. 1999)).

A preliminary objection, the effect of which would deny the pleader's claim or dismiss his or her suit, will be sustained only in cases which are clear and free from doubt. *Greenberg v. McGraw*, 161 A.3d 976, 980 (Pa. Super. 2017) (quoting *Richmond v. McHale*, 35 A.3d 779, 783 (Pa. Super. 2012)). "The question presented by the demurrer is whether, on the facts averred, the law says with certainty that no recovery is possible. Where a doubt exists as to whether a demurrer should be sustained, this doubt should be resolved in favor of overruling it." *Id.* (quoting *Price v. Brown*, 545 Pa. 216, 221, 680 A.2d 1149, 1151 (1996)). With these principles in mind, the Court turns to the matter before it.

B. Analysis

The dangerous dog statute, upon which Plaintiff seeks to establish the strict liability claim, provides in pertinent part:

(a) Summary offense of harboring a dangerous dog.

– Any person who has been attacked by one or more dogs, or anyone on behalf of the person, a person whose domestic animal, dog or cat has been killed or injured without provocation, the State dog warden or the local police officer may file a complaint before a magisterial district judge, charging the owner or keeper of the dog with harboring a dangerous dog. The owner or keeper of the dog shall be guilty of the summary offense of harboring a dangerous dog if the *magisterial*

district judge finds beyond a reasonable doubt that the following elements of the offense have been proven:

(1) The dog has done one or more of the following:

(i) Inflicted severe injury on a human being without provocation on public or private property.

(ii) Killed or inflicted severe injury on a domestic animal without provocation while off the owner's property.

(iii) Attacked a human being without provocation.

(iv) Been used in the commission of a crime.

(2) The dog has either or both of the following:

(i) A history of attacking human beings and/or domestic animals without provocation.

(ii) A propensity to attack human beings and/or domestic animals without provocation. A propensity to attack may be proven by a single incident of the conduct described in paragraph (1)(i), (ii), (iii), or (iv).

(3) The defendant is the owner or keeper of the dog.

(a.1) Effect of conviction – A finding by a magisterial district judge that a person is guilty under subsection (a) of harboring a dangerous dog shall constitute a determination that the dog is a dangerous dog for purposes of this act . . .

3 P.S. § 459-502-A (emphasis added). Under the statute, if a magisterial district judge adjudicates an animal to be a dangerous dog, then strict *criminal* liability attaches to the owners of

that dog for any injuries it may inflict.⁵ In Count One of the Complaint, Plaintiff attempts to utilize this criminal statute's strict liability standard to impose a strict *civil* liability standard on the Defendants in this dog bite case. The Complaint, however, fails to allege that Defendants have been convicted of harboring a dangerous dog under the dangerous dog statute.

It is true that no Pennsylvania appellate court has directly addressed this issue — whether a plaintiff in a civil action may impose strict or absolute liability for a dog bite where there has been no formal finding made by a court under the statute. Trial courts around the Commonwealth, however, have grappled with the question; indeed, this Court analyzed the issue in an opinion granting summary judgment for defendants in a similar factual situation. See *Rider v. Lutchkus*, (Case CI-05-05391, Lancaster Co., Ashworth, J., Oct. 30, 2009). Although *Rider* was decided on a motion for summary judgment rather than on preliminary objections, the analysis and principles of law decided therein apply. In *Rider*, the plaintiff sought to recover for a dog bite injury under both common law principles of negligence and the dangerous dog statute's strict liability standard, despite the fact that no criminal complaint had ever been filed against the defendants pursuant to the statute. The Court noted in *Rider* the dearth of appellate court guidance on the issue but found persuasive the reasoning of a notable Common Pleas case in which the trial court declined to allow the advancement of a negligence per se theory based on an alleged yet uncharged violation of the dangerous dog statute. In *Kormos v. Urban*, 2005 WL 3970805 (Case No. GD 03-25548, Alleghany Co., Baldwin, J., Sept. 15, 2005),⁶ the trial court concluded:

[n]othing in the legislative history reveals that the Legislature intended for this amendment of a criminal [dangerous dog] statute to apply to a civil dog bite case. The purpose of the amendment is to ensure that pet owners do not keep dangerous animals and to punish them, if they do. The Legislature sought to provide citizens with greater protection in certain instances by way of this amendment of a criminal

⁵ Even though district attorneys undertake prosecution of dangerous dog violations and complaints filed under the dangerous dog law are criminal complaints, the statute is purely regulatory in nature and not penal. The dangerous dog law is administered and enforced by the Pennsylvania Department of Agriculture and appeals of convictions under the dangerous dog law are heard by the Commonwealth Court of Pennsylvania, and not the Superior Court. See *Commonwealth v. Hake*, 738 A.2d 46, n.3 (Pa. Cmwlth. 1999) and *Commonwealth v. Morgera*, 836 A.2d 1070, 1072 n.2 (Pa. Cmwlth. 2003).

⁶ The decision of the trial court was affirmed on appeal by the Pennsylvania Superior Court (Appeal No. 1227 WDA 2005), and a petition for appeal to the Pennsylvania Supreme Court was denied.

statute. In so doing, the Legislature did not repeal the recognized duty of an owner of a domestic animal to exercise ordinary care, nor did it extend a dog owner's civil liability beyond these original parameters. If it was the intent of the Legislature to hold dog owners strictly liable for unprovoked attacks by their animals not known to have a dangerous propensity, the Legislature would have stated so. It is not for this court to change years of common law precedent based on this amendment to a criminal statute.

Id. With *Rider*, this Court adopted the foregoing reasoning in 2009, and there have been no changes or developments in either the statutory or common law since that time which would require or persuade the Court to reject that analysis now.

At oral argument, Plaintiff made a laudable attempt to distinguish its case from the Alleghany and Lancaster County cases, focusing on the *Kormos* court's language that "[i]f it was the intent of the Legislature to hold dog owners strictly liable for unprovoked attacks by their animals *not known to have a dangerous propensity*, the Legislature would have stated so." *Kormos* (emphasis added). Plaintiff argues the instant case differs insofar as the instant Complaint includes an allegation that Defendants knew, prior to the subject incident, that the dog had bitten at least one other individual. Compl. at ¶9. Plaintiff continues that even if the Defendants did not have prior knowledge of the dog's dangerous propensity, they could still be held strictly liable under the dangerous dog statute due to the alleged viciousness of the subject attack. Citing several additional cases for support, Plaintiff argues that under certain circumstances, such as those alleged here, the dangerous dog statute's 1996 amendment allows for imposition of strict criminal liability on a dog owner even for the animal's first unprovoked attack. The Plaintiff relies heavily on a trial court opinion from Lehigh County to argue that strict liability in a civil matter may be imposed based on mere allegations that an animal's behavior would qualify it as a dangerous dog under the dangerous dog statute. Pl. Br. at 5-7 (unpaginated)(citing *Rosen v. Tate* (Case No. 2001-C-2395, Lehigh Co., Wallitsch, J., Oct. 27, 2003)).

The Court does not disagree that the Commonwealth Court and other trial courts have determined that through the

1996 amendments to the dangerous dog statute, the Pennsylvania Legislature created a law that imposes strict criminal liability on a dog owner for an unprovoked attack — that the prosecution in a *criminal* case need not show evidence of a dog's history in order for criminal liability to attach to the dog owner, when it is clear from the one attack that the dog is dangerous. See *Commonwealth v. Hake*, 738 A.2d 46, 49 (Pa. Cmwlth. 1999). This does not, however, stand for the proposition that the same standard of liability should or does attach in a civil case. Our Superior Court has clarified Pennsylvania's position with respect to civil liability for dog bites, opining that:

the Commonwealth does not impose absolute liability on the owner for dog attacks. As we have stated in previous cases: 'we are convinced that proof of negligence, in contrast to holding one absolutely liable, is the vehicle by which accountability for injury sustained because of a dog bite is to be established.' *McCloud v. McLaughlin*, 837 A.2d 541, 544 (Pa. Super. 2003)(quoting *Deardoff v. Burger*, 606 A.2d 489, 493 (Pa. Super. 1992), appeal denied 532 Pa. 655, 615 A.2d 1312 (1992)).

Underwood ex rel. Underwood v. Wind, 954 A.2d 1199, 1204 (Pa. Super. 2008)(cited by this Court in *Rider* at 31). Based in part on the *Underwood* reasoning, this Court has declined to "allow the advancement of a negligence per se theory [in a civil action] based on an *uncharged violation* of the dangerous dog statute." *Rider* at 33. This is the factual scenario before the Court in the instant case. The Complaint fails to allege that a magisterial district judge has examined the dog's behavior and adjudged it a dangerous dog, either in connection with the underlying incident or some other prior event. In fact, Plaintiff conceded at oral argument that Defendants were neither charged nor convicted under the dangerous dog statute for the incident at issue, or for any other incident relative to this dog in the past. In other words, the dog has never been adjudicated dangerous by a magisterial district judge as required for conviction under the dangerous dog statute.

Plaintiff fails to answer satisfactorily, either on brief or at oral argument, the question of why the Court should deviate in this case from its prior position in *Ryan*. Plaintiff has not and admittedly cannot show an actual violation of the statute as

would be necessary in order to use the statute in a civil cause of action for negligence per se.⁷ The statute explicitly states it is for the magisterial district judge to determine beyond a reasonable doubt whether a defendant harbored a dangerous animal under the statute. There is no indication in either the dangerous dog statute or its legislative history that a trial court has authority to allow a civil trier of fact to make this determination in the course of a civil trial.⁸ Further, Plaintiff's contention that the Court should allow her to proceed through discovery on the strict liability claim is unavailing as Plaintiff has conceded she cannot show the Defendants have been adjudicated by a magisterial district judge to have harbored a dangerous dog. No amount of discovery will change this fact; thus, the law says with certainty that no recovery is possible and a demurrer is well founded. This Court is simply unwilling to go so far as to allow the Plaintiff to avail herself of a strict liability standard in this civil matter based on an alleged violation of a criminal statute, where the Defendants have been neither charged nor convicted under that statute in the past.

IV. CONCLUSION

For all the reasons set forth above, the Defendants' preliminary objection is therefore sustained and Count One of the Complaint shall be dismissed.

Accordingly, I enter the following:

⁷ Correctly stated by Plaintiff, negligence per se requires a showing of: (1) a governing statute; (2) a violation of that statute causing harm the statute intended to be prevented; and (3) the harm is done to a person covered by the statute. See *Br. of Pl. at 2 (unpaginated)*(citing *McCloud v. McLaughlin*, 837 A.2d 541, 545 (Pa. Super. 2003).

⁸ Even setting aside the admitted facts of this case and the clear, unambiguous language of the statute, its use in a civil trial would require the Court to create a means of instructing a civil jury that in order to find Defendants strictly liable of negligence by a preponderance of the evidence, it must first find that the Defendants violated a criminal statute beyond a reasonable doubt.

ORDER

AND NOW, this 19th day of March, 2021, upon consideration of Defendants' Preliminary Objections to Plaintiff's Complaint, the briefs filed by the parties, oral arguments made, and for the reasons stated in the accompanying Opinion, it is hereby ORDERED that Defendants' preliminary objection to Count One of the Complaint is SUSTAINED and Count One of the Complaint shall be DISMISSED.

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

Black, Margaret A., dec'd.

Late of Fulton Township.

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Buckwalter, Sara R., dec'd.

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Burkhart, Betty M., dec'd.

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**Derstine, D. Brenda a/k/a Doro-
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131 W. Main Street, New Holland, PA 17557.

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

Forrester, Beryl J. a/k/a Beryl James Forrester, dec'd.

Late of Manheim Township.

Executor: Everence Trust Company c/o Attorney J. Elvin Kraybill, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess, LLP.

Franklin, Norma J., dec'd.

Late of Penn Township.

Executor: Kimberley J. Booth c/o Anthony Morris, Esquire, 118 W. Market Street, Suite 300, West Chester, PA 19382-2928.

Attorney: Anthony Morris, Esquire.

Griffiths, Frederick J., dec'd.

Late of the Township of Rapho.

Executor: Frederick J. Griffiths, Jr. c/o James R. Clark, Esquire, 277 Millwood Road, Lancaster, PA 17603.

Attorney: James R. Clark.

Hamilton, Roger L. a/k/a Roger Lee Hamilton, dec'd.

Late of Eden Township.

Executrix: Terry L. Notarcola c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.

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

Hill, Janet E., dec'd.

Late of Lititz, PA.

Personal Representative: Lori A.

Mixson, Executrix, c/o John R. Gibbel, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess, LLP.

Huyett, Charlotte F. a/k/a Charlotte Fay Huyett, dec'd.

Late of Salisbury Township.

Executors: LaRue S. Huyett and Jeffery A. Huyett c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

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

Jackson, Emily C. a/k/a Emily Chick Jackson, dec'd.

Late of East Hempfield Township.

Co-Executors: Emily Guerra and Margaret Egli c/o Appel, Yost & Zee, LLP, 33 N. Duke Street, Lancaster, PA 17602.

Attorney: James W. Appel.

Kistler, Jerome E., dec'd.

Late of Lancaster City.

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

Attorney: Young and Young.

Kramer, Larry L., dec'd.

Late of the Township of West Hempfield.

Executrix: Julie A. Kramer c/o Richard J. Gromen, Jr., 3121C Mount Joy Road, Mount Joy, PA 17552.

Attorney: Richard J. Gromen, Jr.

Kratzert, Elizabeth A., dec'd.

Late of Lancaster Township.

Executors: George H. Kratzert and Kevin W. Kratzert c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

Lamparter, Sarah L. a/k/a S. Lorraine Lamparter a/k/a Sarah Lorraine Lamparter, dec'd.

Late of the Boro of Quarryville.

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

Attorney: Jeffrey S. Shank, Esquire.

Lewis, William D., dec'd.

Late of the Township of Manor.

Executor: Mark A. Lewis c/o James R. Clark, Esquire, 277 Millwood Road, Lancaster, PA 17603.

Attorney: James R. Clark.

Magner, Patricia R., dec'd.

Late of West Lampeter Township.

Administrator: Christopher A. Magner c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli, LLC.

Martin, Wilmer Z. a/k/a Wilmer Zimmerman Martin, dec'd.

Late of East Earl Township.

Executor: Leonard E. Horning c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Linda Kling, Esquire;

Kling & Deibler, LLP.

Meglio, Rose Marie a/k/a Rose M. Meglio, dec'd.

Late of Marietta Borough.

Executrix: Tina M. Quintana c/o Mongiovi Law, LLC, 235 North Lime Street, Lancaster, PA 17602.

Attorney: Michael J. Mongiovi.

Miller, Geraldine Rae, dec'd.

Late of Manor Township.

Executor: Joseph L. Miller c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.

Attorney: Mountz & Kreiser.

Munro, Roy D., dec'd.

Late of Rapho Township.

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

Attorney: Young and Young.

Pasko, Margaret C., dec'd.

Late of Manheim Twp.

Executor: Joseph S. Pasko c/o 20 Pennwick Dr., Lititz, PA 17543.

Attorney: Sean D. Curran, Attorney; Curran Estate Law; 222 N. Kenhorst Blvd., Reading, PA 19607.

Quinn, Donna J., dec'd.

Late of Manor Township.

Administrators: Emily Henderson, Colleen M. Quinn, and Patrick W. Quinn c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorney: Young and Young.

Rebert, Janet H., dec'd.

Late of West Lampeter Township.

Executor: Duane E. Doll c/o Herr & Low, P.C., 234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A. Grosh.

Reichard, Phares E. a/k/a Phares Eugene Reichard, dec'd.

Late of W. Hempfield Township.

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

Attorney: Angela M. Ward, Esquire.

Rodriguez, Miguel A. a/k/a Miguel Angel Rodriguez, dec'd.

Late of Warwick Township.

Executor: Vicky Ellen Fisher c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli, LLC.

Sears, Shirley A., dec'd.

Late of E. Hempfield Township.

Executors: Terry L. Way and Kathy J. Gainer c/o 327 Locust Street, Columbia, PA 17512.

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

Segro, Mekeena M., dec'd.

Late of Lancaster City.

Administratrix: Nicolette M. Mowrer c/o O'Day Law Associates, 158 East Chestnut Street, Lancaster, PA 17602.

Attorney: O'Day Law Associates.

Smith, John F. a/k/a John Fleming Smith, dec'd.

Late of West Lampeter Township.

Executor: John C. Smith c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

Spencer, LaRue D., dec'd.

Late of Ephrata Township.

Executor: Dennis L. Spencer c/o E. Richard Young, Jr., Esquire, 1248 West Main Street, Ephrata, PA 17522.

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

Stanavage, Mary R., dec'd.

Late of Ephrata Borough.

Co-Executors: Stephen C. Stanavage and Angela Stanavage c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli, LLC.

Valentino, Ricardo, dec'd.

Late of Lancaster City.

Administratrix: Ebony Valentino c/o Steven R. Blair, Attorney at Law, 650 Delp Road, Lancaster, PA 17601.

Attorney: Steven R. Blair.

Weisen, Judy E. a/k/a Judy E.A. Weisen a/k/a Judith E.A. Weisen, dec'd.

Late of Elizabeth Township.

Personal Representative: Linda J. Elliott, Administratrix, c/o

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

Wentzel, Erla S., dec'd.

Late of the Township of Penn.
Administratrix: Kathleen D.
Boycan c/o James R. Clark, Es-
quire, 277 Millwood Road, Lan-
caster, PA 17603.
Attorney: James R. Clark.

Young, Michele, dec'd.

Late of the Township of Mount
Joy.
Administrator Joseph J. Hous-
ley c/o Nikolaus & Hohenadel,
LLP, 222 S. Market Street, Suite
201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Es-
quire.

Zimmerman, Ella S., dec'd.

Late of Ephrata Township.
Executor: Amos W. Zimmerman
c/o H. Charles Benner, Attor-
ney, 200 East Main Street, Leo-
la, PA 17540.
Attorney: H. Charles Benner.

**Zimmerman, John J. a/k/a
John Jacob Zimmerman**, dec'd.

Late of Lancaster Township.
Executrix: Cynthia L. McCombs
c/o Mongiovi Law, LLC, 235
North Lime Street, Lancaster,
PA 17602.
Attorney: Michael J. Mongiovi.

**Zubeck, Margaret Jean a/k/a
Margaret J. Zubeck**, dec'd.

Late of West Donegal Township.
Executor: John J. Zubeck, Jr.
c/o Mark E. Halbruner, Esquire,

Halbruner, Hatch & Guise, LLP,
2109 Market Street, Camp Hill,
PA 17011.

Attorney: Mark E. Halbruner,
Esquire.

THIRD PUBLICATION

Abert, Carole A., dec'd.

Late of West Lampeter Town-
ship.

Executrix: Susan Abert Noonan
c/o Blakinger Thomas, PC, 28
Penn Square, Lancaster, PA
17603.

Attorneys: Blakinger Thomas,
PC.

Beiler, Amos M., dec'd.

Late of East Lampeter Township.
Executrix: David J. Beiler and
Stephen A. Beiler c/o James
N. Clymer, Esquire, 408 West
Chestnut Street, Lancaster, PA
17603.

Attorney: Clymer Musser & Sar-
no, PC.

Boose, Paul C., dec'd.

Late of East Hempfield Town-
ship.

Executor: Jeffrey L. Boose c/o
Scott Alan Mitchell, Esq., Sax-
ton & Stump, LLC, 280 Granite
Run Dr., Ste. 300, Lancaster, PA
17601.

Attorney: Saxton & Stump, LLC.

Brown, Patricia G., dec'd.

Late of Manheim Township.

Executor: Steven D. Brown c/o
Kluxen, Newcomer & Dreisbach,
Attorneys-at-Law, P.O. Box 539,
339 North Duke Street, Lancast-
er, PA 17608-0539.

Attorney: Melvin E. Newcomer,
Esquire.

Palmyra, PA 17078.
Attorney: Keith D. Wagner.

Cochran, Pearl G., dec'd.

Late of Fulton Township.

Executrix: Jennifer B. Cochran
c/o Appel Yost & Zee, LLP, 33
North Duke Street, Lancaster,
PA 17602.

Attorney: Jeffrey P. Ouellet.

Gensemer, Fern O., dec'd.

Late of Ephrata Township.

Executor: Dixie J. Stewart c/o
Lucy F. Dowd, LLC, 342 N.
Queen Street Rear, Lancaster,
PA 17603.

Attorney: Lucy F. Dowd.

Cunningham, Lorraine M., dec'd.

Late of Lancaster Township.

Administrator: Warren Phillips
c/o Scott Alan Mitchell, Esq.,
Saxton & Stump, LLC, 280
Granite Run Dr., Ste. 300, Lan-
caster, PA 17601.

Attorney: Saxton & Stump, LLC.

Hartman, Joyce W., dec'd.

Late of 300 Willow Valley Lakes
Drive, 6-P, Willow Street, PA
17584.

Executrix: Julia H. Hunter, c/o
Zimmerman, Pfannebecker &
Nuffort, LLP, 22 South Duke
Street, Lancaster, PA 17602.

Attorneys: Zimmerman, Pfanne-
becker & Nuffort, LLP.

Dolbin, Elizabeth C., dec'd.

Late of East Hempfield Town-
ship.

Executor: James D. Dolbin c/o
James N. Clymer, Esquire, 408
West Chestnut Street, Lancast-
er, PA 17603.

Attorney: Clymer Musser & Sar-
no, PC.

Herr, James N., dec'd.

Late of West Hempfield Town-
ship.

Executrix: Debra L. Zook c/o
Karl Kreiser, Esquire, 553 Lo-
cust Street, Columbia, PA
17512.

Attorney: Mountz & Kreiser.

**Erzin, Augustine A. a/k/a Au-
gustine Andrew Erzin,** dec'd.

Late of Manheim.

Executrix: Nancy Auman, 633
Quail Creek, Manheim, PA
17545.

Attorney: James J. Gillotti; Oli-
ver, Price & Rhodes; 1212 South
Abington Road, P.O. Box 240,
Clarks Summit, PA 18411.

Horst, Heidi J., dec'd.

Late of New Holland Boro.

Executor: Amy Joy Horst c/o
Nevin D. Beiler, Esq., 105 S.
Hoover Ave, New Holland, PA
17557.

Attorney: Nevin D. Beiler, Es-
quire.

Fahnestock, Barbara E., dec'd.

Late of Mount Joy Township.

Executrix: Ruby L. Smith c/o
Keith D. Wagner, P.O. Box 323,

Hurst, Louis, Sr., dec'd.

Late of Ephrata.

Executor: Louis G. Hurst c/o
Legacy Law, PLLC, 147 W. Air-
port Road, Suite 300, Lititz, PA

17543.

Attorney: Timothy E. Shawaryn, Esquire.

Jonas, Winifred S., dec'd.

Late of the Township of Manheim.

Personal Representative: Leslie A. Osborne, Executrix, c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess, LLP.

Keyl, Rudolf J.S., dec'd.

Late of East Hempfield Township.

Co-Executors: Timothy J. Keyl, Stephen M. Keyl, and Deborah R. D'Addario c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick, LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorney: McNees Wallace & Nurick, LLC.

Kulp, Ronald D., dec'd.

Late of Warwick Township.

Personal Representative: Neil B. Kulp, Executor, c/o John R. Gibbel, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess, LLP.

Linski, Gerald J., dec'd.

Late of Little Britain Township.

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

Attorney: Mountz & Kreiser.

McCarty, Robert, dec'd.

Late of Manheim Township.

Executrix: Beth Buzzard c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

Attorney: A. Anthony Kilkuskie.

McClements, James R., Jr., dec'd.

Late of Manor Township.

Executrix: Cynthia M. Haughey c/o Aevitas Law, PLLC, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601.

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

Peters, Verna L., dec'd.

Late of Penn Township.

Personal Representatives: Edith N. Sauder and Mary Jane Sauder, Co-Administratrices, c/o John R. Gibbel, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess, LLP.

Popillo, Frances E., dec'd.

Late of E. Petersburg Borough.

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

Attorney: Young and Young.

Ramos, Edward P., dec'd.

Late of East Hempfield Township.

Executrix: Marilyn K. Ramos, 303 Winding Hill Drive, Lancaster, PA 17601.

Attorney: None.

Riehl, Lydia P., dec'd.

Late of Providence Township.

Executor: Benuel S. Riehl c/o

Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.
Attorneys: Blakinger Thomas, PC.

Royer, David C., dec'd.

Late of East Hempfield Township.

Executor: Clifford W. Royer c/o O'Day Law Associates, 158 East Chestnut Street, Lancaster, PA 17602.

Attorney: O'Day Law Associates.

Sauder, Lester C., dec'd.

Late of Manheim Township.

Executor: Rickey L. Sauder c/o Herr & Low, P.C., 234 North Duke Street, Lancaster, PA 17602.

Attorney: Bradley A. Zuke.

Snyder, Abner E. a/k/a Abner E. Snyder, Jr., dec'd.

Late of Lancaster City.

Executor: Wendy L. Wissler c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

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

Spiker, Brenda K., dec'd.

Late of Mt. Joy Twp.

Administrator: William Spiker 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.

Stehman, Marshall H., dec'd.

Late of Manheim Township.

Personal Representative: Marianne Stehman, Executrix, c/o John R. Gibbel, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess, LLP.

Sweigart, John W., Jr., dec'd.

Late of Paradise Township.

Executrix: Regina L. Meck c/o Scott Alan Mitchell, Esq., Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601.

Attorney: Saxton & Stump, LLC.

Vogt, Laurel B., dec'd.

Late of the Township of East Hempfield.

Executor: William Vogt c/o John A. Novello, Esquire, 221 N. Olive Street, Media, PA 19063.

Attorney: John A. Novello.

Way, Joan L., dec'd.

Late of Mount Joy Township.

Executor: Patricia J. Way c/o Stacey W. Betts, Esq., 75 East Main Street, Mount Joy, PA 17552.

Attorney: Stacey W. Betts, Esquire.

Witmer, A. Clyde, dec'd.

Late of Manheim Township.

Trustees: J. Charles Witmer and A. Ray Witmer c/o Attorney J. Elvin Kraybill, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess, LLP.

Young, Nancy Lorraine a/k/a Nancy L. Young, dec'd.

Late of East Drumore Township.

Executors: Mark A. Young and Cynthia E. Brown c/o Blakinger Thomas, PC, 28 Penn Square, P.O. Box 1889, Lancaster, PA 17608-1889.

Attorneys: Blakinger Thomas, PC.

Zimmerman, Marlin R. a/k/a Marlin Ray Zimmerman, dec'd.

Late of the Township of East Hempfield.

Executor: Randall R. Zimmerman c/o Mark L. Blevins, Esquire, 701 Penn Grant Road, Lancaster, PA 17602.

Attorney: Mark L. Blevins.

**ACTION TO QUIET TITLE
NOTICE**

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

CI-21-01931

ACTION TO QUIET TITLE

DUANE L. BURKHOLDER and
ROSENE M. BURKHOLDER
Plaintiffs

vs.

WILLIAM PENN and his sons
JOHN PENN, THOMAS PENN,
RICHARD PENN and DENNIS
PENN, Their Grantees, Assigns,
Heirs and Devisees; And Unknown
Persons

Defendants

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this com-

plaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Lancaster Bar Association
Lawyer Referral Service
28 East Orange Street
Lancaster, PA 17602

Telephone: (717) 393-0737

BYLER & WINKLE, P.C.

BY: W. Bryan Byler, Esquire

Identification No. 69285

363 West Roseville Road

Lancaster, PA 17601

Telephone: (717) 560-6330

Attorneys for Plaintiffs,

Duane L. and Rosene M. Burkholder

Ju-9, 16

ARTICLES OF INCORPORATION

**Bethel African Historical
Services**

has been incorporated under the provisions of Article B of the Non-profit Corporation Law of 1988. GIBBEL KRAYBILL & HESS, LLP Attorneys

Ju-16

NOTICE IS HEREBY GIVEN THAT:

CHARLES F. SNYDER III
FUNERAL HOME & CREMATORY,
INC.

has been incorporated under the Pennsylvania Business Corporation Law of 1988, as amended, for no other business activity other than that of funeral directing.

Ju-16

NOTICE IS HEREBY GIVEN THAT:

IOLA FOUNDATION INC.
filed Articles of Foreign Registration on 05/28/2021 under the Pennsylvania Nonprofit Corporation Law of 1988. Commercial registered office provider is Harbor Business Compliance Corporation.

Ju-16

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on or about June 14, 2021, for a non-profit corporation to be known as:

**LANCASTER COUNTY
CONSTABLE ASSOCIATION**

formed pursuant to the provisions of the Non-Profit Business Corporation Law Act of 1988, Commonwealth of Pennsylvania, on Decem-

ber 21, 1988, P.L. 1444, No. 177.

The primary purpose of the Corporation is to promote the advancement of the Office of the State Constable through training and cooperation with Local, County, Federal and State Law Enforcement Agencies.

Matthew A. Grosh, Esquire
HERR & LOW P.C.

234 North Duke Street
Lancaster, PA 17602

Ju-16

Notice is hereby given that a nonprofit corporation known as:

THE ENCLAVE AT

**INDEPENDENCE RIDGE
COMMUNITY ASSOCIATION**

was incorporated on March 17, 2021, under the provisions of the Nonprofit Corporation Law of 1988, for the purpose to be the Association of Unit Owners organized pursuant to the Pennsylvania Uniform Planned Community Act, Act 180 of 1996, Title 68 Pa. C.S.A. Section 5101 et seq., as amended (the "Act"), with respect to The Enclave at Independence Ridge, a Planned Community, located in East Hempfield Township, Lancaster County, Pennsylvania, and established or to be established pursuant to the provisions of the Act. In furtherance of its purposes, the corporation may exercise all rights, privileges, powers and authority of a corporation organized under the Nonprofit Corporation Law of 1988, as amended, and of an association of unit owners organized under the Act.

BARLEY SNYDER

Attorneys

Ju-16

CERTIFICATE OF AUTHORITY

Roechling Medical US Corp., a foreign business corporation incorporated under the laws of Delaware, with its principal office located at 44 Denver Road, Denver, PA 17517, has applied for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The street address in the association's jurisdiction of formation is 251 Little Falls Drive, Wilmington, DE 19808. The registered office in PA is located at 44 Denver Road, Denver, PA 17517, and shall be deemed for venue and official publication purposes to be located in Lancaster County.

Ju-16

**CHANGE OF NAME
NOTICES**

In the Court of Common Pleas
Lancaster County, Pennsylvania

CI-21-03466

IN RE: Angie M. Bean, Parent of
Jacob R. Himelright

NOTICE IS HEREBY GIVEN that on June 1, 2021, the Petition of Angie M. Bean, parent of Jacob Robert Himelright, was filed in the above Court praying for a Decree to change the name of Jacob Robert Himelright to Jacob Robert Bean.

The Court has fixed the 23rd day of September, 2021, at 2:00 p.m. in Courtroom No. 4 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, for a hearing of said Petition, when and where all persons interested may appear and

show cause, if any, why said Petition should not be granted.

JOHN C. STEVENS, ESQUIRE

Ju-16, 23

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Lancaster County, Pennsylvania, seeking to change the name of Benjamin McCollom Vickers to Bailey Priscilla McCollom. A hearing on the Petition will be held on September 13, 2021 at 3:30 o'clock p.m. in Courtroom No. 4 at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

BENJAMIN MCCOLLOM VICKERS
PETITIONER

Ju-16

In the Court of Common Pleas
Lancaster County, Pennsylvania
Orphans' Court Division

No. 2989 of 2019

IN RE: CHANGE OF NAME OF
ABBIGAIL ELIZABETH BUSSARD

Notice is hereby given that Cory C. Walton and Jessica L. Walton have filed a petition in the Court of Common Pleas of Lancaster County, Pennsylvania, requesting the Court to change the name of Abbigail Elizabeth Bussard to Abbigail Elizabeth Bussard-Walton. A Hearing on the Petition will be held Wednesday, August 18, 2021 at 11:00 a.m. in Courtroom # 11 on the fourth floor of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which any person inter-

ested may attend and show cause, if any, why the Petition should not be granted.

HOLLY S. FILIUS, Esquire

Ju-16, 23

FICTITIOUS NAME NOTICE

An application for registration of the fictitious name:

FIVE STAR PAINTING
OF LANCASTER

1630 Manheim Pike Suite 8, Lancaster, PA 17601, has been filed in the Department of State at Harrisburg, PA, File Date 02/26/2019 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Anthony Selkick, 1630 Manheim Pike Suite 8, Lancaster, PA 17601, Bamba Tony LLC, 1630 Manheim Pike Suite 8, Lancaster, PA 17601.

Ju-16

Senn Automotive, Inc., a Pennsylvania corporation, of 239 Maple Avenue, Bird-In-Hand, PA 17505, did file in the Office of the Secretary of the Commonwealth of Pennsylvania on March 8, 2021, registration of the name:

HnH Auto Body

under which it intends to do business at 239 Maple Avenue, Bird-In-Hand, PA 17505, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act".

LEGACY LAW PLLC
Attorneys

Ju-16

An application for registration of the fictitious name:

Jessie Smoker, Home Staging
and Styling Consultant

1831 Southrun Dr., Lancaster, PA 17602-4175 has been filed in the Department of State at Harrisburg, PA, File Date 01/19/2021 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is JESSICA SMOKER, 1831 SOUTHRUN DR., LANCASTER, PA 17602.

Ju-16

An application for registration of the fictitious name:

Lewis & Associates Architects
841 Flory Mill Road, Lancaster, PA 17601, has been filed in the Department of State at Harrisburg, PA. File date 06/11/2021, pursuant to the Fictitious Name Act, Act 1982-295. The name and address of the person who is a party to the registration is James E. Lewis, 841 Flory Mill Road, Lancaster, PA 17601.

Ju-16

Mr. Dent Inc., 971 Park Hill Drive, Manheim, PA 17545, did file in the Office of the Secretary of the Commonwealth of Pennsylvania, on or about July 1, 2021, registration of the name:

MRD Aero

under which they intend to do business at 971 Park Hill Drive, Manheim, PA 17545, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act".

Ju-16

MISCELLANEOUS LEGAL NOTICE

Public Auction
Solanco School District Property

The property to be sold is defined as ALL THAT CERTAIN land situated on the northside of East Fourth Street, Quarryville Borough, Lancaster County, Commonwealth of Pennsylvania, containing approximately .488 acres more or less and identified as Parcel I.D. # 530-50465-0-0000, the real property and improvements thereon described further in the deed recorded in the Lancaster County Recorder of Deeds Office as Instrument # 6612275 (the "Property"). Containing: .488 acres more or less

On September 7, 2021 at 6:00 p.m., SOLANCO SCHOOL DISTRICT will sell at a public sale, the Property located at East Fourth Street, Quarryville Borough, Lancaster County, Pennsylvania, containing .488 acres, more or less.

REAL ESTATE: The Property

TERMS: Ten Percent (10%) down, by check on the day of sale, balance on or before November 1, 2021

REAL ESTATE INSPECTIONS: By appointment, contact Hess Auction Group at 717-664-5238

Sale for: SOLANCO SCHOOL DISTRICT

Auctioneer: Hess Auction Group, 768 Graystone Road, Manheim, PA 17545

Ju-16, 23, 30

NOTICE OF PARENTAL RIGHTS TERMINATION HEARING

In the Court of Common Pleas
Lancaster County, Pennsylvania
Orphans' Court Division

Term No. 0621 of 2021

IN RE: BABY BOY PELLEGRINI
aka, CHANCE BLAIR
PELLEGRINI, A Minor

NOTICE

TO: Brandon Moyer

You are hereby notified that a Petition to Involuntary Termination of Parental Rights has been filed against you, asking the Court to terminate all rights you have to your child, Baby Boy Pellegrini aka Chance Blair Pellegrini (born December 22, 2020). The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Court Room No. 11 (Orphans' Court Room), on the Fourth Floor of the Lancaster County Court House, situate at 50 North Duke Street, Lancaster, Pennsylvania, said hearing to be held on August 25, 2021, at 9:30 o'clock a.m. If you do not appear at this hearing, the court may decide that you are not interested in retaining your rights to your child and your failure to appear may affect the Court's decision on whether to end your rights to your child. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you, and your rights to your child may be ended by the Court without your being present.

You are also notified that following the hearing to consider ending your rights to your child, an adoption hearing may be held, as a result of which the Court may decree that an adoption take place whereby your child shall be adopted by another and all parental rights with respect to the child shall be placed in another.

YOU HAVE THE RIGHT TO BE REPRESENTED AT THE HEARING BY A LAWYER. 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 SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Court Administrator
Court Administrator's Office
Lancaster County Court House
50 North Duke Street
Lancaster, PA 17602
Telephone No. (717) 299-8041
Ju-16, 23

In the Court of Common Pleas
Lancaster County, Pennsylvania
Orphans' Court Division

Term No. 1627 of 2021

IN RE: Le'ijah Marie Maldonado

NOTICE

TO: Unknown Father

Notice is hereby given that the Lancaster County Children & Youth Social Service Agency has presented to Orphans' Court Division, Court of Common Pleas of Lancaster County, PA, a Petition for termination of any rights you have or might have concerning the child known as Le'ijah Marie Maldonado, born on January 7, 2019. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 2 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, PA, on August 17, 2021 at 10:00 a.m. prevailing time. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present. You have a right

to be represented at the hearing by a lawyer. 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 SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lancaster Bar Association
Lawyer Referral Service
28 East Orange Street
Lancaster, PA 17602
717-393-0737

**NOTICE REQUIRED BY ACT 101
OF 2010 - 23 Pa. C.S. §§2731-2742**

You are hereby informed of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact with your child following an adoption. LANCASTER COUNTY CHILDREN & YOUTH SOCIAL SERVICE AGENCY
150 NORTH QUEEN STREET
LANCASTER, PA 17603
(717) 299-7925

Ju-16, 23

In the Court of Common Pleas
Lancaster County, Pennsylvania
Orphans' Court Division

Term No. 1812 of 2020

IN RE: Madison Faith Schaeffer

NOTICE

TO: Unknown Father

Notice is hereby given that the Lancaster County Children & Youth Social Service Agency has presented to Orphans' Court Division, Court of Common Pleas of Lancaster County, PA, a Petition for termination of any rights you have or might have concern-

ing the child known as Madison Faith Schaeffer, born on March 13, 2012. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 1 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, PA, on July 27, 2021 at 9:00 a.m. prevailing time. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. **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 SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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Lawyer Referral Service
28 East Orange Street
Lancaster, PA 17602
717-393-0737

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150 NORTH QUEEN STREET
LANCASTER, PA 17603
(717) 299-7925

Ju-9, 16

Lancaster County, Pennsylvania
Orphans' Court Division

Term No. 1813 of 2020

IN RE: Hunner Lee Schaeffer

NOTICE

TO: Unknown Father

Notice is hereby given that the Lancaster County Children & Youth Social Service Agency has presented to Orphans' Court Division, Court of Common Pleas of Lancaster County, PA, a Petition for termination of any rights you have or might have concerning the child known as Hunner Lee Schaeffer, born on February 26, 2016. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 1 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, PA, on July 27, 2021 at 9:00 a.m. prevailing time. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. **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 SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

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Lawyer Referral Service
28 East Orange Street
Lancaster, PA 17602
717-393-0737

OF 2010 - 23 Pa. C.S. §§2731-2742

You are hereby informed of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact with your child following an adoption. LANCASTER COUNTY CHILDREN & YOUTH SOCIAL SERVICE AGENCY

150 NORTH QUEEN STREET
LANCASTER, PA 17603
(717) 299-7925

Ju-9, 16

In the Court of Common Pleas
Lancaster County, Pennsylvania
Orphans' Court Division

Term Nos. 788 and 789 of 2021

IN RE: David Michael Zahm and
Miriam Myers Zahm

NOTICE

TO: Donna Marie Booth

Notice is hereby given that the Lancaster County Children & Youth Social Service Agency has presented to Orphans' Court Division, Court of Common Pleas of Lancaster County, PA, a Petition for termination of any rights you have or might have concerning the children known as David Michael Zahm, born on April 21, 2005, and Miriam Myers Zahm, born on October 8, 2008. The Court has set a hearing to consider ending your rights to your children. That hearing will be held in Courtroom No. 1 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, PA, on July 27, 2021 at 1:30 p.m. prevailing time. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and

your rights to your children may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. 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 SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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Lancaster, PA 17602
717-393-0737

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OF 2010 - 23 Pa. C.S. §§2731-2742**

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150 NORTH QUEEN STREET
LANCASTER, PA 17603
(717) 299-7925

Ju-9, 16

SUITS ENTERED

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

July 1, 2021

to July 7, 2021

AM TRUST NORTH AMERICA;
Garry Krause; 04474; Bradley
ASHWELL STABLES, INC,
SHEPPARD, JONATHAN E.; R.
Work Excavating & Trucking, LLC;

- 04396; Bright
AUTRY, MARY; Discover Bank;
04383; Lipinski
BAIR, BONNIE S., BEIR, BON-
NIE S.; Student Loan Solutions,
LLC; 04507; Fay
BARR, JOAN E., BARR, BRUCE
F.; Freedom Mortgage Corpora-
tion; 04387; Yoder
BASHORE, JACOB, GRA-
HAM, CARLEY; Marisa Bolewicki;
04517; Keller
BENEDICT, STEPHANIE M.;
Discover Bank; 04385; Nolan
COPELAND, JAMIE, COPE-
LAND, JAMIE L. ; American Ex-
press National Bank ; 04470 ;
Klemm
DEROOS, THOMAS; Hempstead
Services; 04479
DEVINE-MACKER, THERESA;
Discover Bank; 04519; Santucci
DOE, JOHN; Devon Lawton;
04533; Addington
DOYLE, GEORGE L. ; Lori A.
Snyder; 04382; Bleacher
DULL, TERRY R., DULL, TAMMY
Y; Evergreen Bank Group; 04440;
Flink
FAIZON, TYLER A.; Discover
Bank; 04509; Santucci
FRITZ, MARK D., FRITZ, MARK;
American Express National Bank;
04532; Santucci
GANT, JENNIFER J.; PPL Elec-
tric Utilities Corporation ; 04375 ;
Manley
GARMAN, JUSTIN, GARMAN,
JUSTIN L. ; American Express Na-
tional Bank; 04467; Klemm
GINGHER, STEPHANIE; Discov-
er Bank; 04530; Dhanda
GLAISTER, LUANN S.; U.S.
Bank, National Association;
04414; Nolan
GONZALES, CARMEN, ARO-
CHO, NEHEMIAS; National Colle-
giate Student Loan Trust 2006-3;
04419; Ratchford
GOWE, KEEGAN S.; PPL Elec-
tric Utilities Corporation; 04386;
Krzywicki
GRAZIOLI, NICOLE, GRAZIOLI,
NICOLE R. ; American Express
National Bank; 04411; Dhanda
GROMAN, JAMIE E.; JP Morgan
Chase Bank, N.A. ; 04488 ; Axel-
rod
HAMZIC, EMINA; TD Auto Fi-
nance, LLC; 04462; Dougherty
HOLLOWAY, THERESA, HOL-
LOWAY, THERESA J.; American
Express National Bank; 04520;
Dhana
LANDIS, RONALD H.; JP Morgan
Chase Bank, N.A.; 04497; Axelrod
LANDIS, RONALD H.; JP Morgan
Chase Bank, N.A.; 04527; Axelrod
MAINS, PATRICIA; National Col-
legiate Student Loan Trust 2006-
3; 04416; Ratchford
MALTI, ATEF M., MIKHAIL, MI-
CHAEL, DOMINO'S PIZZA, DOES
1-5, JOHN; Miosoti Fitzpatrick;
04528; Fitzpatrick
MASONIC VILLAGE AT ELIZA-
BETHTOWN, MASONIC VILLAG-
ES, MASONIC VILLAGE OF THE
GRAND LODGE OF PENNSYLVAN-
IA, MASONIC VILLAGES OF RW
GRAND LODGE OF F. & A.M. OF
PENNSYLVANIA; David A. Win-
stanley; 04430; Watto
MENDEZ, JAMILET; Citibank,
N.A.; 04424; Axelrod
MONTANO, VICTOR R.; Discov-
er Bank; 04384; Lipinski
MORGENWECK, WILLIAM;
American Express National Bank;
04526; Santucci
MUMMERT, GEORGE K.; Dis-
cover Bank, N.A.; 04415; Nolan
MUSSEY PROPERTIES, LLC;
Patrick Fetterman; 04534; Deibler
O'DONNELL, SARA; Bank of
America, N.A.; 04398; Flink
OREINER, PAUL J., BONHOM-
ME, DYNA, BONHOMME, MARCK-
ANDY; American States Insurance
Company; 04368; Schofield
RILEY, ROBERT K.; JP Morgan
Chase Bank, N.A.; 04490; Axelrod

RIVERA, CAROLYN; Discover Bank; 04499; Santucci

SCHELLING, CHRISTINA, HUBBARD, CHRISTINA; Nicola Cairns-Davis; 04478; Bederman

SLIKER, NEVA; Cavalry SPV I, LLC; 04391; Claffey

SNEED, MONEEKA L.; TD Bank, USA, N.A.; 04397; Morris

STEVANUS, JENNIFER; Atlantic States Insurance Company; 04363; McElhaney

THOME BAGRI, BARBARA; American Express National Bank; 04515; Nolan

THOMPSON, MICHELLE L.; Citibank, N.A.; 04425; Axelrod

VANVALKENBURGH, DANIEL L.; Discover Bank; 04407; Lipinski

WAYMAN, SR., ERIC S.; Cavalry SPV I, LLC; 04493; Apothaker

WEATHERFORD, KIM; Oswego Village Associates, LP; 04480; Brannan

CRIMINAL COURT**ARD Hearings**

Individual cases to be scheduled by the District Attorney.

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

Arraignment Court—Courtroom A

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

DUI Court—Courtroom A

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

DV Court—Courtroom A

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

Bench Warrant Hearings

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

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

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

Guilty Pleas

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

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

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

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

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

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

Judge Totaro, Judge Wright

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

Judge Knisely, Judge Sponaugle

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

Judge Reinaker

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

President Judge Ashworth, Judge Spahn

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

Summary Court

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

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

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

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