
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

Albright, Nancy J., dec'd.

Late of Lancaster Township.
Executors: Richard E. Albright, John H. Albright, Jr. c/o John S. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorney: May, Herr & Grosh, LLP.

Arehart, Janet J., dec'd.

Late of Manheim Township.
Executrices: Cindy L. Hendrix, Lori M. Holzhauer c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.
Attorney: Morgan, Hallgren, Crosswell & Kane, P.C.

Armstrong, E. June, dec'd.

Late of Manheim Township.
Executrix: Nadine J. McDaniel c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorney: Gibbel Kraybill & Hess LLP.

Burkholder, Leon Z., dec'd.

Late of West Earl Township.
Executrix: Cindy Sue Buckwalter c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.
Attorney: Morgan, Hallgren, Crosswell & Kane, P.C.

Charles, Willaline R., dec'd.

Late of Manheim Township.
Executor: Cynthia C. Campbell c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorney: May, Herr & Grosh, LLP.

DiCostanzo, John P., dec'd.

Late of Columbia.
Co-Executors: John P. DiCostanzo, Jr., 305 Masonic Drive, Elizabethtown, PA 17022; Angela A. Schaum, 147 River Bend Park, Lancaster, PA 17602.
Attorney: Jason Schibinger, Esquire, Buzgon Davis Law Offices, 525 South Eighth Street, Lebanon, PA 17042.

Donnelly, Paul, dec'd.

Late of the Borough of Ephrata.
Executor: Gerald Donnelly c/o David L. Allebach, Jr., Esquire YERGEY• DAYLOR• ALLEBACH• SCHEFFEY• PICARDI, 1129 East High Street, P.O. Box 776, Pottstown, Pennsylvania 19464-0776.
Attorney: David L. Allebach, Jr., Esquire

Earnest, Kenneth P., dec'd.

Late of Mount Joy Borough.
Executrix: Carly Meyer, 1812

Old Farm Lane, Lancaster, PA 17602.

Attorney: None.

Elliott, Lloyd P., dec'd.

Late of Manheim Township.

Executor: Jonathan W. Elliot c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

Goshkey, Raymond G., dec'd.

Late of West Hempfield Township.

Personal Representative: John T. Goshkey c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Hillegas, Sally, dec'd.

Hillegas Family Trust dtd. 12/10/2018.

Trustee: Keith Hillegas c/o Jeffrey R. Bellomo, Esq., Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.

Attorney: Jeffrey R. Bellomo, Esq.

Houser, Dorothy B., dec'd.

Late of West Lampeter Township.

Executrix: Kristen D. Robertson c/o William Haburcak, Esq., 755 N. Monroe St., Media, PA 19063.

Attorney: William Haburcak, Esq.

Keville, Patricia Ann, dec'd.

Late of Warwick Township.

Executrix: Kimberley Anne Logan c/o Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348.

Attorney: Emily T. Abels, Esq.

O'Neill, Kay A., dec'd.

Late of Denver.

Administratrix: Rebecca A. Hoffman-Uram c/o Reilly Wolfson Law Office, 1601 Cornwall Road, Lebanon, PA 17042.

Attorney: Reilly Wolfson Law Office.

Overly, Theodore C. a/k/a Theodore Clifford Overly, dec'd.

Late of Ephrata Borough.

Executor: David L. Hess c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Patrick A. Deibler, Esq., Kling, Deibler & Glick, LLP.

Polanskey, R. Walter a/k/a Raymond Walter Polanskey, dec'd.

Late of Manheim Township.

Executors: Steven R. Polanskey and Sharon L. Polanskey c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorney: Young and Young.

Reimel, Eileen Y., dec'd.

Late of Lancaster.

Administratrix: Miriam Reimel, 220 Radcliffe St., Bristol, PA 19007.

Attorney: William J. Selerno, Esq., 220 Radcliffe St., Bristol, PA 19007.

Shader, Lura S., dec'd.

Late of West Donegal Township.

Executrix: Donna L. Kreiser c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.

Attorney: Mountz & Kreiser, 553 Locust Street, Columbia, PA

17512.

Snader, Helen R., dec'd.

Late of West Earl Township.
Co-Executrices: Wanda S. Dehan, Cheryl A. Wyble c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540.
Attorney: H. Charles Benner, Esq.

Staman, Stephen H., dec'd.

Late of Columbia Borough.
Executor: Carol A. Walters c/o 327 Locust Street, Columbia, PA 17512.
Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Taylor, Gerry L. a/k/a Gerry Lou Taylor, dec'd.

Late of Manor Township.
Executor: Thomas L. Brunner c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorney: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Tierney, Michael P., dec'd.

Late of East Drumore Township.
Administrator: Patricia A. Henry c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorney: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Welsh, Thomas Fleming Jr. a/k/a Thomas F. Welsh, Jr. a/k/a Thomas Welsh a/k/a Tom Welsh, dec'd.

Late of Narvon.
Executrices: Marykay Welsh, Kathleen McCullough c/o Keith N. Leonard, Esquire, Leonard

Tinari LLP, 200 Philips Road, Suite #1, Exton, PA 19341.
Attorney: Keith N. Leonard, Esq.

SECOND PUBLICATION

Barry, Edward, dec'd.

Late of Warwick Township.
Executrix: Loretta Barry c/o Robert R. Atkins, Jr. at Leonard Sciolla, LLP, 72 E. Main St., Mooretown, NJ 08057.
Attorney: Leonard Sciolla, LLP.

Concklin, Jean M., dec'd.

Late of Lampeter Township.
Executrix: Susan C. Gosney, 149 Whispering Oaks Dr., West Chester, PA 19382.
Attorney: Louis N. Teti, MacElree Harvey, Ltd., 17 W. Miner St., West Chester, PA 18382.

Dahl, Alfred, dec'd.

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

Dearden, Mary a/k/a Mary Kline Dearden, dec'd.

Late of West Donegal Township.
Executor: The Bryn Mawr Trust Company c/o Elizabeth P. Mullaugh, Esquire, 100 Pine Street, Harrisburg, PA 17101.
Attorney: McNees Wallace & Nurick LLC.

DeWald, Ruth E., dec'd.

Late of Warwick Township.
Co-Executives: Robert Spayd, Paul Spayd c/o John R. Gibbel, Attorney, P.O. Box 5394, Lancaster, PA 17606.
Attorney: Gibbel Kraybill &

Hess, LLP.

Fasnacht, Lloyd S., Jr., dec'd.

Late of Adamstown Borough.
Administrator: Wesley A. Fasnacht c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.
Attorney: E. Richard Young, Esq.

Galanes, Edward F., dec'd.

Late of East Hempfield Township.
Executor: David Edwards c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.
Attorney: Mountz & Kreiser, 553 Locust Street, Columbia, PA 17512.

Gehman, Martha R., dec'd.

Late of Brecknock Township.
Executors: Marion Bergey, 2239 California Rd., Morgantown, PA 19543, Robert Gehman, 2130 Old Lancaster Pike, Reinholds, PA 17569.
Attorney: Rose Kennedy, Curran Estate & Elder Law, PLLC, 1212 Liggett Ave., Reading, PA 19611.

Ginder, Lloyd B., dec'd.

Late of Rapho Township.
Executor: Dale L. Ginder c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young.

Gish, Jay M., dec'd.

Late of West Donegal Township.
Executor: Kevin Gish c/o 327 Locust Street, Columbia, PA 17512.
Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel,

LLP, 327 Locust Street, Columbia, PA 17512.

Groff, Anna R., dec'd.

Late of West Hempfield Township.
Executors: Cynthia L. Molkenthin, Mark D. Crockett c/o Matthew C. Samley, Esquire 33 North Duke Street, Lancaster, PA 17602.
Attorney: Appel, Yost & Zee, LLP.

Grosnick, Jeanne E. a/k/a Jeanne Aileen Grosnick, dec'd.

Late of West Donegal Township.
Executor: Spencer Grosnick, Executor, c/o George W. Porter, Esquire, 909 East Chocolate Avenue, Hershey, PA 17033.
Attorney: George W. Porter, Esquire.

Harris, Elva T., dec'd.

Late of West Lampeter Township.
The Restated Revocable Trust of Elva T. Harris dtd. 10/02/2009.
Executor/Trustee: Timothy John Harris c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.
Attorney: John W. Metzger, Esquire.

Hassel, Barbara A. a/k/a Barbara Ann Hassel, dec'd.

Late of Columbia Borough.
Executrix: Lisa Haralambie c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Esquire.

Hayes, Edwin A., dec'd.

Late of Ephrata Borough.
Administratrix: Danielle Hayes

c/o Kristen L. Behrens, Esq.,
1500 Market St., Ste. 3500E,
Phila., PA 19102.
Attorney: Kristen L. Behrens,
Atty., Dilworth Paxson LLP,
1500 Market St., Ste. 3500E,
Phila., PA 19102.

Kupp, Helen B., dec'd.

Late of Rapho Township.
Executor: Eldon J. Selzer c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim,
PA 17545.
Attorney: Young and Young.

**Lantz, W. Franklin a/k/a Wilbur
Franklin Lantz,** dec'd.

Late of the Township of Man-
heim.
Executor or Executrix: An-
nmarie Lantz Gover, Timothy
P. Lantz c/o Gibble Law Offic-
es, P.C., 126 East Main Street,
Lititz, PA 17543.
Attorney: Stephen R. Gibble.

Larkins, Carolyn T., dec'd.

Late of Ephrata Borough.
Administrator: Robert J. Lar-
kins c/o Russell, Krafft & Gru-
ber, LLP, 101 North Pointe Blvd,
Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoene-
berger, Esquire.

Lausch, Gary Dillman, dec'd.

Late of Ephrata Township.
Personal Representative: Gary
D. Lausch c/o Ann L. Martin,
Attorney, P.O. Box 5349, Lan-
caster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

**Long, Lisa A. a/k/a Lisa Angst
Long Kowalski,** dec'd.

Late of Nottingham.
Executor: Scott Kowalski c/o

R. Samuel McMichael, Esquire,
P.O. Box 296, Oxford, PA 19363.
Attorney: R. Samuel McMichael,
Esquire.

Manson, Anna R., dec'd.

Late of W. Lampeter Township.
Executor: Jack Hess, 3002
Hemland Rd., Ste. 1, Lancast-
er, PA 17601.
Attorney: Vance E. Antonacci,
McNees Wallace & Nurick, LLC,
570 Lausch Lane, #200, Lan-
caster, PA 17601.

**McClune, Thelma M. a/k/a Thel-
ma Mae McClune a/k/a Thelma
F. McClune,** dec'd.

Late of Manor Township.
Executor: Michael L. McClune
c/o Pyfer, Reese, Straub, Gray &
Farhat, P.C., 128 N. Lime Street,
Lancaster, PA 17602.
Attorney: Pyfer, Reese, Straub,
Gray & Farhat, P.C.

McNaughton, Richard H., Jr.,
dec'd.

Late of Conoy Township.
Co-Administrators: Stephen
R. McNaughton, Jason A. Mc-
Naughton c/o Randy R. Moyer,
Esquire, Barley Snyder LLP, 126
East King Street, Lancaster, PA
17602.
Attorneys: Barley Snyder LLP.

**Meier, Virginia L. a/k/a Virginia
Lee Meier,** dec'd.

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

Miller, Clyde H., dec'd.

Late of Ephrata Borough.

Executrix: Nancy A. Sheller
c/o Duke Schneider, Esq., 17
W. Miner St., West Chester, PA
19382.

Attorney: Duke Schneider, Atty.,
MacElree Harvey, Ltd., 17 W.
Miner St., West Chester, PA
19382.

Oren, Joan A., dec'd.

Late of Lancaster City.

Executrix: Traci A. Scott c/o Al-
spach and Ryder LLC, 232 N.
Duke St., Lancaster, PA 17602.

Attorney: Alspach and Ryder
LLC.

**Penoyer, Mariel A. a/k/a Mariel
Ann Penoyer a/k/a Mariel Ann
Munro a/k/a Pat Munro a/k/a
Patty Munro a/k/a Pat Childress
a/k/a Mariel A. Childress a/k/a
Mariel Ann Munro Martin a/k/a
Pat Martin a/k/a Mari Martin
a/k/a Mariel A. Martin a/k/a
Mariel M. Martin a/k/a Mariel
M. Penoyer**, dec'd.

Late of West Donegal Township.
Executor: John Barry Childress
c/o Dorothy Livaditis, Esquire,
32 South Beaver Street, York,
PA 17401

Attorney: Dorothy Livaditis, Es-
quire

Phenneger, Charles J., dec'd.

Late of Caernarvon Township.

Executrix: Barbara L. Himes
c/o Appel Yost & Zee LLP, 33
North Duke Street, Lancaster,
PA 17602.

Attorney: Jeffrey P. Ouellet, Es-
quire.

**Presto, John a/k/a John Robert
Presto**, dec'd.

Late of Manor Township.

Executor: Roger Thompson c/o
Scott E. Albert, Esq., 50 East

Main Street, Mount Joy, PA
17552.

Attorney: Scott E. Albert, Esq.

Reinhart, Forest H., Jr., dec'd.

Late of Manor Township.

Executor: Wendy Douts c/o May
Herr & Grosh, LLP, 234 North
Duke Street, Lancaster, PA
17602.

Attorney: Bradley A. Zuke.

Schreder, Catherine M., dec'd.

Late of East Hempfield Town-
ship.

Co-Executors: Donna S. Matu-
zak, Kenneth J. Schreder,
Trust: John F. Schreder, Cather-
ine M. Schreder Joint Revocable
Living Trust dtd 12/19/2013.
Co-Trustees: Kenneth J.
Schreder, Michael J. Schreder,
Donna S. Matuzak and Mari-
beth S. LeBreton c/o Theodore
L. Brubaker, Esquire, 480 New
Holland Avenue, Suite 6205,
Lancaster, PA 17602.

Attorneys: Brubaker Connaugh-
ton Goss & Lucarelli LLC.

Settlor, David Inman, dec'd.

Trust: David Inman Revo-
cable Trust Agreement dtd.
03/25/2021.

Trustee: Mark C. Burgin c/o
Scott Allen Mitchell, Esq., Sax-
ton & Stump, LLC, 280 Granite
Run Dr., Ste. 300, Lancaster, PA
17601.

Attorney: Saxton & Stump, LLC.

Snyder, Mary S., dec'd.

Late of West Earl Township.

Executor: Gary L. Snyder c/o
Nicholas T. Gard, Esquire, 121
E. Main Street, New Holland, PA
17557.

Attorneys: Smoker Gard Associ-

ates LLP.

Warfel, Benjamin H. a/k/a Benjamin H. Warfel, Jr., dec'd.

Late of Manheim Township.
Executrix: Jane S. Zeswitz c/o Andrew S. Rusniak, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200 Lancaster, PA 17601.
Attorney: McNees Wallace & Nurick LLC.

Weaver, Ginger Lee a/k/a Ginger L. Weaver, dec'd.

Late of Leacock Township.
Executor: Yvonne L. Thompson c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Linda Kling, Esq., Kling, Deibler & Glick, LLP.

Wobrak, Roberta E. a/k/a Robert L. Wobrak, dec'd.

Late of the City of Lancaster.
Executor: Robert E. Wobrak, Jr., Executor c/o Valocchi & Fischer 342 East Lancaster Avenue Downingtown, PA 19335.
Attorney: Jay G. Fischer, Esquire Valocchi & Fischer 342 East Lancaster Avenue Downingtown, PA 19335.

Zimmerman, Martha W., dec'd.

Late of West Earl Township.
Executor: Earnest Stauffer c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Linda Kling, Esq., Kling, Deibler & Glick, LLP.

THIRD PUBLICATION

Baird, Lonnie G., dec'd.

Late of East Drumore Township.
Executrix: Trina A. Barr c/o Ni-

kolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.

Attorney: John C. Hohenadel, Esquire.

Ballentine, Evander L., dec'd.

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

Breneman, Jane M. a/k/a Jane Marie Breneman, dec'd.

Late of Millersville Borough.
Executor: Ronald J. Greener c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorney: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Buhay, Paul, dec'd.

Late of E. Lampeter Township.
Executor: Brandon P. Buhay c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young.

Campbell, William J. a/k/a William John Campbell, Sr., dec'd.

Late of Colerain Township.
Executrix: Kimberly A. Lraw c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.
Attorney: Jeffrey S. Shank, Esquire.

Carter, Patricia A. a/k/a Patricia Ann Carter, dec'd.

Late of West Lampeter Twp.
Executors: Lisa L. Miller, Cheryl

A. Girvin c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: James W. Appel, Esquire.

Clark, Letty E., dec'd.

Late of Caernarvon Township.
Executors: Joseph A. Myers, Jr., Dawn M. Fox c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: James K. Noel, IV Esq.

Diem, Theodore A. a/k/a Theodore Alvin Diem, dec'd.

Late of Ephrata Township.
Executors: Geraldine F. Sweigart, Craig A. Diem, Gregg A. Diem c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Linda Kling, Esq., Kling, Deibler & Glick, LLP.

Emllet, Carol A., dec'd.

Late of West Donegal Township.
Executor: Scott Allen Emllet c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Jeffrey S. Shank, Esquire.

Field, Terry L. a/k/a Terry Louise Field, dec'd.

Late of West Lampeter Township.
Co-Executors: Jennifer F. Hart, Bruce B. Field c/o Vance E. Antonacci, Esquire, McNeese Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.
Attorney: McNeese Wallace & Nurick LLC.

Finefrock, Barbara J., dec'd.

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

Foose, James R. a/k/a James Ray Foose, dec'd.

Late of Strasburg Township.
Administrator: Steven J. Foose c/o c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.
Attorneys: Blakinger Thomas, PC.

Fritz, Helen S. a/k/a Helen E. Fritz, dec'd.

Late of West Lampeter Township.
Executors: Gordon E. Fritz, Ronald W. Fritz c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good & Harris, LLP.

Gehman, Clair R., dec'd.

Late of Caernarvon Township.
Executrix: Melissa E. Gehman c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good & Harris, LLP.

Gable, Dayne C., dec'd.

Late of West Hempfield Township.
Executor: Steven M. Gable c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.
Attorney: Mountz & Kreiser, 553 Locust Street, Columbia, PA 17512.

Graham, Anne S., dec'd.

Late of Mount Joy Borough.
Executors: Sabina A. Mattern,
Rebeca A. Salsgiver c/o 327
Locust Street, Columbia, PA
17512.
Attorney: John F. Markel, Ni-
kolaus & Hohenadel, LLP, 327
Locust Street, Columbia, PA
17512.

Groff, Irene N., dec'd.

Late of Upper Leacock Town-
ship.
Executor: Jerry N. Groff c/o
Good & Harris, LLP, 132 West
Main Street, New Holland, PA
17557.
Attorneys: Good & Harris, LLP.

Groff, James F., dec'd.

Late of Sadsbury Township.
Executor: Joel C. Groff c/o Jen-
nifer L. Mejia, Mejia Law Group,
LLC, 1390 W. Main Street,
Ephrata, PA 17522.
Attorney: Mejia Law Group, LLC.

Haines, Anna M., dec'd.

Late of East Hempfield Town-
ship.
Executor: Jodi L. Skiles c/o 327
Locust Street, Columbia, PA
17512.
Attorney: John F. Markel, Ni-
kolaus & Hohenadel, LLP, 327
Locust Street, Columbia, PA
17512.

Hartman, Dorothea, dec'd.

Late of Columbia Borough.
Executrix: Krista A. Bryant
c/o Karl Kreiser, Esquire, 553
Locust Street, Columbia, PA
17512.
Attorney: Mountz & Kreiser, 553
Locust Street, Columbia, PA
17512.

Heim, Donald N., dec'd.

Late of Mount Joy Borough.
Executrix: Debra Angello c/o
Scott E. Albert, Esq., 50 East
Main Street, Mount Joy, PA
17552.
Attorney: Scott E. Albert, Esq.

Heiserman, Barry L., dec'd.

Late of Bart Township.
Executrix: Michele M. Philpot
c/o O'Day Law Associates, 158
East Chestnut Street, Lancast-
er, PA 17602.
Attorney: O'Day Law Associates.

Herr, Elsie Marie, dec'd.

Late of Earl Township.
Co-Executrices: Beth A. Elkins,
Linda M. Coble c/o Marci S.
Miller, Attorney, P.O. Box 5349,
Lancaster, PA 17606.
Attorney: Gibbel Kraybill & Hess
LLP.

Horst, T. Glenn, dec'd.

Late of Akron Borough.
Co-Executors: Timothy G. Horst,
Thomas A. Horst c/o E. Richard
Young, Jr., Esq., 1248 W. Main
St., Ephrata, PA 17522.
Attorney: E. Richard Young,
Esq.

**Keene, Owen D. a/k/a Owen Da-
vid Keene**, dec'd.

Late of West Hempfield Town-
ship.
Co-Executors: Richard T. Ear-
hart, Jr., Wendy E. Krautz c/o
Michele A. Werder, Attorney,
P.O. Box 5349, Lancaster, PA
17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Kilby, M. Ruth, dec'd.

Late of Little Britain.

Co-Executors: David Kilby, Kimberly McCardell, 10 Octoraro Road, Nottingham, PA 19362.
Attorney: None.

Kolb, Dorothy L., dec'd.

Late of Ephrata Township.
Executor: Kenneth R. Kolb c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Linda Kling, Esq., Kling, Deibler & Glick, LLP.

Kudia, Doris J., dec'd.

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

Libart, Helen B., dec'd.

Late of West Donegal.
Executor: Craig B. Libart c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Esq.

Mahadeo, Anisa, dec'd.

Late of Columbia Borough.
Executors: Jacob C. Goldman c/o 327 Locust Street, Columbia, PA 17512.
Attorney: John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Martin, Carol A., dec'd.

Late of East Earl Township.
Executor: Jennifer C. Matesig, 1561 Center Church Road, East Earl, PA 17519.
Attorney: Victoria Gallen Schutt, Esquire, Kreitz | Gallen-Schutt Attorneys, 1210 Broadcasting

Road, Suite 103, Wyomissing, PA 19610.

McCauley, Randy J., dec'd.

Late of Manheim Township.
Personal Representative: Daniel T. McCauley c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.
Attorneys: Metzger and Spencer, LLP.

Merritt, Sandra E., dec'd.

Late of Manheim Township.
Executor: Mark Justice c/o Dennis M. Hartranft, Jr., Esq., 151 E. Main St., Ephrata, PA 17522.
Attorney: Dennis M. Hartranft, Jr., Esq.

Morgan, Garrett Andrew, dec'd.

Late of Manor Township.
Administrators: Erik T. Morgan, Lisa M. Morgan c/o Jennifer A. Galloway, Esq., Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601.
Attorney: Saxton & Stump, LLC.

Mummau, Glenn T., dec'd.

Late of West Donegal Township.
Executrix: Melissa A. Myers c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.
Attorney: Scott E. Albert, Esq.

Rittle, Alice B., dec'd.

Late of Conoy Township.
Executrix: Rosalie Ann Pavalonis, 1395 Keener Road, Bainbridge, PA 17502.
Attorney: Edward J. Coyle, Esquire, Buzgon Davis Law Offices P.O. Box 49,

525 South Eighth Street, Lebanon, PA 17042.

Rossi, Myrle E., dec'd.

Late of Mountville Borough.
Executors: Paul A. Rossi c/o 327 Locust Street, Columbia, PA 17512.
Attorney: John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Royer, Hiram M., dec'd.

Late of the Township of Manheim.
Executor: Shirley M. Rust c/o John R. Gibbel, Attorney, P.O. Box 5394, Lancaster, PA 17606.
Attorney: Gibbel Kraybill & Hess, LLP.

Russell, Carol A., dec'd.

Late of East Lampeter Township.
Executors: Daniel P. Russell, Laura A. Witmer c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Dana C. Panagopoulos.

Schusko, Craig A., dec'd.

Late of Lancaster City.
Executor: Chad M. Schusko, 231 Delp Road, Lancaster, PA 17601 c/o Law Office of Matthew A. Bomberger, 2627 Lititz Pike, Lancaster, PA 17601.
Attorney: Matthew A. Bomberger.

Schwartz, Raymond H., dec'd.

Late of Manheim Township.
Executor: Raymond L. Schwartz c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorney: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Stamm, Ralph H., dec'd.

Late of Denver Borough.
Executor: Walter R. Stamm c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.
Attorney: John C. Stevens.

Tuno, Sharon L. a/k/a Sharon Lee Tuno, dec'd.

Late of Lancaster.
Executors: Clifford T. Tuno, Jr., Nathan G. Tuno c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good & Harris, LLP.

Williams, Edna May, dec'd.

Late of Columbia Borough.
Executor: Fantasha Williams c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
Attorney: Bradley A. Zuke.

Yelk, Faith E., dec'd.

Late of Ephrata Borough.
Executor: Linda Yelk c/o Jennifer L. Mejia, Mejia Law Group, LLC, 1390 W. Main Street, Ephrata, PA 17522.
Attorney: Mejia Law Group, LLC.

Yoder, William J., dec'd.

Late of Salisbury Township.
Executor: Kelly G. Johnson c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good & Harris, LLP.

**ACTIONS IN MORTGAGE
FORECLOSURES**

To The Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations

Claiming Right, Title or Interest From or Under Betty Jane Boyer,

Deceased, a Mortgage Foreclosure Civil Action was filed against you on September 19, 2022, at Lancaster County Court of Common Pleas Docket **No. CI-22- 05728**, Wilmington Savings Fund Society, FSB. not in its Individual Capacity but Solely as Trustee of Reliant Trust. Series HPP v. The Unknown Heirs. Successors. Assigns. and All Persons. Firms or Associations Claiming Right. Title or Interest From or Under Betty Jane Boyer. Deceased and The United States of America. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the 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

F-24

Lancaster County
Court of Common Pleas
Number: **CI-23-00143**
Notice of Action in Mortgage
Foreclosure

Truist Bank, formerly known as Branch Banking and Trust Company, Plaintiff v. Sharon Olphin, Known Surviving Heir of Shirley A Rineer and Unknown Surviving Heir of Shirley A Rineer, Defendants

TO: Unknown Surviving Heir of Shirley A. Rineer. Premises subject to foreclosure: 97 Oak Bottom Road, Quarryville, Pennsylvania 17566. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the 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 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,
Pennsylvania 17602,
717- 393-0737.

McCabe, Weisberg & Conway,
LLC, Attorneys for Plaintiff, 1420
Walnut St., Ste. 1501, Phila., PA
19102,
215-790-1010

F-24

ARTICLES OF INCORPORATION

Articles of Incorporation for **Bridlepath Equine Center**, a nonprofit corporation, were filed February 13, 2023, with the Department of State of the Commonwealth of Pennsylvania under the provisions of the Nonprofit Corporation Law of 1988.

The corporation is incorporated for the purpose of providing therapeutic horsemanship and riding lessons to individuals with special needs.

BLAKINGER THOMAS, PC
Attorneys

F-24

Notice is hereby given that **Father Bill Atkinson, OSA Sculpture Project** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1998.

Dr. Kitty Bickford
Harbor Compliance

F-24

CHANGE OF NAME NOTICES

NOTICE IS HEREBY GIVEN, a Petition has been filed with the Court of Common Pleas of Lancaster County, Pennsylvania, to change the name of **JA, a minor child** by Richard Scholl to JA-P. The hearing is April 10, 2023 at 9:45 a.m. in Courtroom 4, 3rd Floor of the Lancaster County Courthouse, at which time interested persons may attend and show cause, if any, why

the request should not be granted.
F-24; M-3

NOTICE IS HEREBY GIVEN that **Luke Jeremiah Trimble** has filed a Petition in the Court of Common Pleas of Lancaster County, Pennsylvania, requesting a decree to change his/her name to Luka Soñado. A hearing will be held on the Petition on April 10, 2023, at 9:15 o'clock a.m., in Courtroom No.4 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which time and place you may attend if you have any questions or objections.

James D. Wolman, Esquire

F-24; M-3

FICTITIOUS NAME NOTICE

NOTICE is hereby given that a certificate was filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania on December 13, 2022, setting forth that AMMA Development Group LLC; AMMA Paoli LLC; AMMA Exton LLC; AMMA Media LLC; AMMA Collegeville LLC; AMMA Wyomissing LLC; CAML Partners of Lancaster LLC; AMMA Mechanicsburg LLC; AMMA Lehigh Valley LLC; AMMA Warrington LLC and AMMA Yardley LLC are the interested entities in a business, the character of which is: providing health and wellness services, and that name, style and designation under which said business is and will be conducted is: **Restore Hyper Wellness** and the location where said business is and will be located is: 382 Wheatfield Drive, Lititz, Pennsylvania 17543.

Neil A. Slenker, Esquire

STOCK AND LEADER

F-24

NOTICES TO DEFEND

COURT OF COMMON PLEAS
CIVIL DIVISION

NO.: CI-22-050666

Wells Fargo Bank, N .A.

v.

Lawrence R. Augustin

Breach of Contract Action

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the 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.

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Lancaster, PA 17602
Telephone: 717-393-0737

F-24

IN THE COURT OF COMMON

PLEAS

LANCASTER COUNTY
CIVIL DIVISION

No.: CI-22-05885

SANTANDER BANK, N.A.

Plaintiff

v.

LATRICIA W. BANK-HALL ADMINISTRATRIX OF THE ESTATE OF MARC A. HALL AKA MARC ANTHONY HALL; UNKNOWN HEIRS OF THE ESTATE OF MARC A. HALL AKA MARC ANTHONY HALL; MARC HALL, JR., KNOWN HEIR OF THE ESTATE OF MARC A. HALL AKA MARC ANTHONY HALL; MARZNI HALL, KNOWN HEIR OF THE ESTATE OF MARC A. HALL AKA MARC ANTHONY HALL

Defendant(s)

NOTICE

NOTICE TO:

Unknown Heirs of the Estate of Marc A. Hall aka Marc Anthony Hall

You are hereby notified on that on September 23, 2022, Plaintiff, SANTANDER BANK, N.A. filed a Complaint against you in the Court of Common Pleas of LANCASTER County, Pennsylvania, Docket No. CI-22-05885, wherein Plaintiff seeks to enforce its rights under its loan documents.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the 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 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
28 East Orange Street
Lancaster, PA 17602
Telephone: 717-481-8518
BROCK & SCOTT, PLLC
Attorney for Plaintiff
(844) 856-6646

F-24

ORPHANS' COURT NOTICE

Orphans' Court Division
Auditing Notices

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

March 7, 2023

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

1. MULL, GLENN, JR., aka GLENN J. MULL, JR., aka SONNY MULL, decd., 2019-1401. First & Final Acct., Dawn E. Mull, Admin., Scott E. Albert, atty.

Anne L. Cooper
Clerk of the Orphans' Court
Division
of the Court of Common Pleas.
F-24; M-3

SUITS ENTERED

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

February 9, 2023
to February 15, 2023

ALLSTATE INSURANCE; Carlos Mejia; 00940; Rankin

ALSTON SR, ARVIN L., ALSTON, DIANA G.; Suburban Lancaster Sewer Authority; 01086; Mincarelli BARKLEY JR, JAMES S.; DNF Associates LLC; 00927; Tsarouhis BASFORD, KRISTIN L.; Suburban Lancaster Sewer Authority; 01092; Mincarelli

BREARLEY, JESSICA; Wesley Funk; 00932

CLAIR, SAMUEL C.; West Cocalico Township; 01076; Cleary

COMMONWEALTH OF PENNSYLVANIA; Tasha Maria Clark; 00919; Zeigler

CRAMER, MELISSA E., CRAMER, ERIN; Suburban Lancaster Sewer Authority; 01081; Mincarelli

CRUZ, JOSEPH LOUIS; Demetrios H. Stratigos; 01040; Veronis

DIEM, AMY K., DIEM, CHRISTOPHER; Westlake Services LLC;

01014; Goodchild

EAGLE DISPOSAL OF PA INC., EAGLE DISPOSAL; Commonwealth of Pennsylvania; 01053; Dey

ERIE INSURANCE EXCHANGE, NARANJO, MARIO A., K&K YOUNDT EXCAVATING LLC; Lancaster Early Education Center; 00977; Shay

GENERAL MUNICIPAL AUTHORITY OF THE TOWNSHIP OF MANHEIM, WEBBER, BENTON, CREME, MATTHEW J., WEAVER, M. DALE, SMITH, ADAM N., MORGAN-BRUBAKER, STACEY; Cooper Custom Homes Inc.; 01042; Robson

GOOD, HOLLI S.; Julian Sitts; 00945; Ruditys

HECKEL, ERIC J.; Stewart Title Guaranty Company; 00938; Coughlin

HOWSE JR., ROBERT MAURICE, PENN MEDICINE LANCASTER GENERAL HEALTH, SWOPE, JENNIFER L.; Bertha D. Harper; 01033

JOHNSON, DERON W., REPUBLIC SERVICES OF PENNSYLVANIA LLC; Nicholas G. Poukamissas; 00995; Milsten

JOHNSON, DERON W., REPUBLIC SERVICES OF PENNSYLVANIA LLC; Tania M. Huete; 01046; Milsten

KING, DANIEL K.; West Cocalico Township; 01074; Cleary

LANCASTER COUNTY DISTRICT ATTORNEY, PENNSYLVANIA STATE POLICE; Joseph Hinkle; 01073; Egner

LAWRENCE, WILLIAM K., GREINER, ROBIN L.; Daniel Heisey; 00966; Oberholtzer

LEON RIVERA, ANGEL L.; Suburban Lancaster Sewer Authority; 01104; Mincarelli

MCCARTHY, DELORES P.; Rafael Montes-Callazo; 01038; Getson MCDERMOTT, MICHAEL E.; Wanda Ortiz-Rivera; 01036; Cody MILLER, PATSY L.; New Cumberland Federal Credit Union; 01043; Howell

MURR, JESSICA L., SPOON-HOUR JR., CURTIS A.; Suburban Lancaster Sewer Authority; 01089; Mincarelli

NIEVES JR., ELIAS, NIEVES, NICKSA D.; Suburban Lancaster Sewer Authority; 01085; Mincarelli NOLT, CARL, NOLT, JOYCE, NOLT, CARL D., NOLT, JOYCE M., AIRBNB INC; Lynne Ivory; 00936; Simon

PENA, GABRIELLE, NEW YORK LIFE INSURANCE AND ANNUITY CORPORATION, NEW YORK LIFE INSURANCE COMPANY; Regal Realm LLC; 00987; Jensen

PHELPS, ERIC JON; 01023

POETZL, JON D.; Suburban Lancaster Sewer Authority; 01088; Mincarelli

REDCAY, VERNON L., RUTH W REDCAY, ESTATE OF; Corporate Venture Group; 00964; Hayes

RETREAT AT LANCASTER COUNTY, RETREAT AT LANCASTER COUNTY PA LLC, NR PENNSYLVANIA ASSOCIATES LLC, RETREAT BEHAVIORAL HEALTH; Adrian Marks; 01064; Baldino, Jr.

ROHRER, DUDLEY G.; Tyasia Striver; 00981; Hagelgans

SANCHEZ, CEASAR; Merrick Bank; 00928; Tsarouhis

SOTO, DOMENIC, SOTO, MELVIN, WIGGINS, DOUGLAS; Edward Ashburn; 01061; Greenfield

TS, METROPOLITAN LIFE INSURANCE COMPANY, METLIFE TOWER RESOURCES GROUP INC.; Swinglyne LLC; 00953; Jensen

VAZQUEZ, TAVON, VASQUEZ,
KARLEE; Westminster American
Insurance Company; 00961; Hen-
nessey



LET'S TALK
ABOUT MENTAL
HEALTH

**Depressed?
Stressed?
Anxious?
Overwhelmed?**

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NOTICE



**SHERIFF SALE OF VALUABLE
Real Estate**

**Wednesday, March 29, 2023 @
10:00 a.m. Prevailing Time**

Pursuant to writs of Execution directed to me by the Court of Common Pleas of Lancaster County, Pa., I will expose the following Real Estate to public sale at 10:00 a.m. on the above date in the Lancaster County Government Center, Room 102/104, 150 North Queen Street, in the City of Lancaster, PA.

**Audio and Video Devices Are
Prohibited in Court Facilities**

Beginning January 1, 2017, the taking or recording of pictures, photographs, videos, or audio recordings; and the use or possession of audio or video broadcast or recording equipment, or any other device capable of capturing or transmitting sound or images (including, without limitation, cameras and cell phones); in a courtroom, hearing room, or their respective environs during the progress of or in connection with any action, whether or not court is actually in session, is prohibited

in compliance with L.C.R. Crim.P. No. 112.

CONDITIONS OF SALE

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

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

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

to the Sheriff's Office regardless of what you later find out about the title. You must know what you are bidding on before you bid and NOT after. All sales are FINAL after the property has been struck off to you as the highest bidder, and no adjustments will be made thereafter.

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

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

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

Each buyer shall file a properly completed and signed Pennsylvania Realty Transfer Tax Statement of Value in duplicate with

the Sheriff's Office within 15 days after the sale date. All applicable realty transfer taxes will be fully paid from the sale proceeds by the Sheriff's Office. If the proceeds are insufficient to pay all the sale costs, realty transfer taxes, and priority liens, then the buyer shall pay the balance of such amounts to the Sheriff's Office within 30 days after the sale date.

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

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

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

The Sheriff's Office reserves the

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

Christopher Leppler,
Sheriff of Lancaster County
Michael D Hess, Esquire,
Solicitor

CI-20-00031

**LAKEVIEW LOAN SERVICING
LLC**

vs

**CHRISTEN MAE ADOMAKO-KU-
FOUR, YAW ADOMAKO-KUFOUR**

PROPERTY ADDRESS: 414 LAMPETER ROAD, LANCASTER, PA 17602

UPI / TAX PARCEL NUMBER: 320-01523-0-0000

JUDGMENT: \$149,372.75

REPUTED OWNERS: YAW ADOMAKO-KUFOUR & CHRISTEN MAE ADOMAKO-KUFOUR

DEED BK. or INSTR. NO.: 6308205
MUNICIPALITY: TOWNSHIP OF WEST LAMPETER

AREA: 1057.00 Sq.Ft.

IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-22-00405

**WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS TRUSTEE OF
STANWICH MORTGAGE LOAN
TRUST I**

vs

**CURTIS L. APPLER, HEATHER
L. APPLER**

PROPERTY ADDRESS: 406 GROFFDALE ROAD, QUARRVILLE, PA 17566

UPI / TAX PARCEL NUMBER: 520-44542-0-0000

Judgment: \$148,763.41

Reputed Owners: Curtis L. Appler and Heather L. Appler

Deed BK and PAGE or INSTR. NO. 6014018

Municipality: Providence Township
Area: N/A

Improvements: Residential Property

CI-19-09360

CARRINGTON MORTGAGE SERVICES LLC

vs

RICHARD BOOTH A/K/A RICHARD A. BOOTH

PROPERTY ADDRESS: 259 SOUTH 4TH STREET, COLUMBIA, PA 17512

UPI / TAX PARCEL NUMBER: 110-19690-0-0000

JUDGMENT: \$173,157.14.

REPUTED OWNERS: Richard Booth a/k/a Richard A. Booth

DEED BK. and PAGE or INSTR. NO.: Document ID# 5548565
MUNICIPALITY: Borough of Columbia

AREA: All that certain tract of land lying and being situate in the Borough of Columbia, Lancaster County, Commonwealth of Pennsylvania, being identified as Lot No. 1 as shown on a plan of lots known as 259-263 South Fourth Street, Final Subdivision Plan, as prepared by Stahlman and Stahlman, Inc., York, PA, and recorded in January 21, 2004 in the office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Plan Book J-218; Page 143, and being more fully described as follows:

IMPROVEMENTS: Residential Dwelling

CI-18-01907

**JPMORGAN CHASE BANK NA-
TIONAL ASSOCIATION**

vs

**NATHAN W. CARTER, ROSE A.
CARTER, UNITED STATES OF
AMERICA**

PROPERTY ADDRESS: 866 CEN-
TER STREET, MOUNT JOY, PA
17552

UPI / TAX PARCEL NUMBER: 300-
19343-0-0000

JUDGMENT: 158,356.10.

REPUTED OWNERS: Nathan W.
Carter and Rose A. Carter and
United States of America

DEED BK. and PAGE or INSTR.
NO.: Document ID# 5915365

MUNICIPALITY: Township of West
Hempfield

AREA: ALL THAT CERTAIN lot of
land situate on the west side of
Center Street, in the Township of
West Hempfield, County of Lan-
caster and Commonwealth of
Pennsylvania, being known as Lot
No. 23, Block C, section 2 on a
Plan of Lots of Westview, said Plan
being recorded in the Recorder of
deed in and for Lancaster County,
Pennsylvania, in Subdivision Plan
Book J-82, page 14, bounded and
described as follows:

IMPROVEMENTS: Residential
Dwelling

CI-21-05644

**JONESTOWN BANK & TRUST
CO**

vs

**GERHART LAND DEVELOP-
MENT CO, INC.**

PROPERTY ADDRESS: 900-910
BRUNNERSVILLE ROAD, LITITZ,
PA 17543-0405

UPI / TAX PARCEL NUMBER: 600-
52532-0-0000

JUDGMENT: \$70,942.58

REPUTED OWNERS: Gerhart Land

and Development Company, Inc.
DEED BK. and PAGE or INSTR.
NO.: Book D56 Page 227

MUNICIPALITY: Warwick Town-
ship

AREA: 25.52 acres

IMPROVEMENTS: Service repair
garage, retail store, storage ware-
houses, storage shed

CI-20-00506

**WILMINGTON TRUST, NA, SUC-
CESSOR TRUSTEE TO CITI-
BANK, N.A., AS TRUSTEE, FOR
THE BENEFIT OF**

**REGISTERED HOLDERS OF
STRUCTURED ASSET MORT-
GAGE INVESTMENTS II TRUST
2007-AR3, MORTGAGE PASS-
THROUGH CERTIFICATES,
SERIES 2007-AR3**

vs

DAVID J GOLDBERGER, SR

PROPERTY ADDRESS: 1555 RID-
GEVIEW AVE, LANCASTER, PA
17603

UPI / TAX PARCEL NUMBER: 290-
03942-0-0000

JUDGMENT: \$286,127.74

REPUTED OWNERS: David J.
Goldberger and Donna F. Gold-
berger

DEED BK. 95 and PAGE 72 or IN-
STR. NO. 986038290

MUNICIPALITY: East Hempfield
Township

AREA: 0.21 acres

IMPROVEMENTS: Single Family
Residential Dwelling

CI-22-00447

**PENNYMAC LOAN SERVICES,
LLC**

vs

JASON E. LEAMAN

PROPERTY ADDRESS: 304 EAST
FULTON STREET, EPHRATA, PA

17522
UPI / TAX PARCEL NUMBER: 260-97244-0-0000
JUDGMENT: \$59,762.23
REPUTED OWNERS: Jason E. Leaman
DEED BK. 7146, Page 0344 INSTR NO.: 001035401
MUNICIPALITY: Borough of Ephrata
AREA: 1,116
IMPROVEMENTS: Residential Dwelling

CI-22-02992

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST

vs

JODI L. MARKLEY, TIMOTHY D. MARKLEY

PROPERTY ADDRESS: 143 CARRIAGE HOUSE DRIVE, WILLOW STREET, PA 17584
UPI / TAX PARCEL NUMBER: 510-52652-0-0000
JUDGMENT: \$88,686.58
REPUTED OWNERS: JODI L. MARKLEY; TIMOTHY D. MARKLEY
INSTRUMENT NO. 5020203
MUNICIPALITY: TOWNSHIP OF PEQUEA,
AREA: PRIMARY HOMESITE 8,712 SQ FT.
IMPROVEMENTS: RESIDENTIAL

CI-20-06965

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS INDENTURE TRUSTEE, FOR THE NRPL TRUST 2019-3 MORTGAGE-BACKED NOTES, SERIES 2019-3

vs

DIONICIO MENA
PROPERTY ADDRESS: 1986 OLD PHILADELPHIA PIKE, LANCASTER, PA 17602
UPI / TAX PARCEL NUMBER: 310-99238-0-0000
JUDGMENT: \$308,654.84
REPUTED OWNERS: DIONICIO MENA
DEED BK. or INSTR. NO.: 5786087
MUNICIPALITY: EAST LAMPETER TOWNSHIP
AREA: 1867 SQ. FT.
IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-22-01016

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I

vs

MASON MONDO

PROPERTY ADDRESS: 34 NORTH 2ND STREET, DENVER, PA 17517
UPI / TAX PARCEL NUMBER: 140-69170-0-0000
Judgment: \$95,645.20
Reputed Owners: Mason Mondo
Deed BK and Page or INSTR. No. 5813860
Municipality: Denver Borough
Area: N/A
Improvements: Residential Property

CI-21-08154

REVERSE MORTGAGE FUNDING LLC

vs

UNKNOWN SURVIVING HEIRS OF C. RICHARD MUSSER, JR. AKA CHARLES R. MUSSER, JR.
PROPERTY ADDRESS: 315 NOLT AVENUE, WILLOW STREET, PA 17584
UPI / TAX PARCEL NUMBER: 510-

14549-0-0000
JUDGMENT: \$98,471.76
REPUTED OWNERS: Unknown
Surviving Heirs of C. Richard
Musser, Jr. AKA Charles R. Muss-
er, Jr.
INSTR. NO.: 6514447
MUNICIPALITY: Township of
Pequea
AREA: 1,050
IMPROVEMENTS: Residential
Dwelling

CI-19-08550

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

vs

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

PROPERTY ADDRESS: 841 HEREFORD RD, ELIZABETHTOWN, PA 17022
UPI / TAX PARCEL NUMBER: 460-07722-0-0000
JUDGMENT: 118,369.12
REPUTED OWNERS: Ivan A. Perez, Crystal Shank, Stacy Lynn Packard n/k/a Stacy Lynn Perez
DEED BK. and PAGE or INSTR. NO.: Book 5419, Page 636
MUNICIPALITY: Township of Mount Joy
AREA:
IMPROVEMENTS: Single Family Dwelling

CI-18-03386

FMM BUSHNELL, LLC

vs

CHRISTIAN SCIARRINO, LISA L. SCIARRINO

PROPERTY ADDRESS: 414 CHELSEA DRIVE, LANCASTER, PA 17601
UPI / TAX PARCEL NUMBER: 390-06478-0-0000
JUDGMENT: \$432,572.05
REPUTED OWNERS: Christian Sciarrino and Lisa L. Sciarrino
DEED BK. and PAGE or INSTR. NO.: 5786156
MUNICIPALITY: Manheim Township
AREA: .23 acres
IMPROVEMENTS: a Residential Home

CI-22-01388

U.S. BANK NATIONAL ASSOCIATION

vs

DEREK J SCHULTZ

PROPERTY ADDRESS: 136 FOXBURY DRIVE, ELIZABETHTOWN, PA 17022
UPI / TAX PARCEL NUMBER: 250-32048-0-0000
JUDGMENT: \$186,419.85
REPUTED OWNERS: Derek J. Schultz, adult individual, as sole owner
INSTR. NO.: 6034114
MUNICIPALITY: Borough of Elizabethtown
AREA: N\A
IMPROVEMENTS: Residential Dwelling

CI-22-00332

MIDFIRST BANK

vs

MICHAEL P. SHOMODY

PROPERTY ADDRESS: 1027 MANOR STREET, COLUMBIA, PA 17512
UPI / TAX PARCEL NUMBER: 110-82028-0-0000
JUDGMENT: \$123,189.00

REPUTED OWNERS: MICHAEL P. SHOMODY
DEED BK. or INSTR. NO.: 6243052
MUNICIPALITY: BOROUGH OF COLUMBIA
AREA: 728.00 Sq.Ft.
IMPROVEMENTS: A RESIDENTIAL DWELLING

CHRISTIANA
IMPROVEMENTS: RESIDENTIAL DWELLING

CI-22-04547

GREYSTONE ENTERPRISES 401K PLAN, JAMES F. SCHMUCKER, TRUSTEE

vs

WILHELMINE STAHL AKA MINA STAHL

PROPERTY ADDRESS: 639 MANOR STREET, COLUMBIA, PA 17512
UPI / TAX PARCEL NUMBER: 110-93082-0-0000
JUDGMENT: \$90,000.00
REPUTED OWNERS: Mina Stahl
DEED BK. and PAGE or INSTR. NO.: 6613665
MUNICIPALITY: Columbia Borough
AREA:
IMPROVEMENTS:

CI-16-10513

FREEDOM MORTGAGE CORPORATION

vs

EDWARD E. WILLIAMS

PROPERTY ADDRESS: 40 ANN STREET, CHRISTIANA, PA 17509-1702
UPI / TAX PARCEL NUMBER: 060-56280-00000 & 060-61100-0-0000
JUDGMENT: \$149,594.53
REPUTED OWNERS: EDWARD E. WILLIAMS
DEED INSTRUMENT NO.: 6178996
MUNICIPALITY: BOROUGH OF