

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

Datesman, David W., dec'd.

Late of Lancaster County.
Executrix: Jessica Wagner c/o Thomas W. Fleckenstein, Esquire, 553 Locust Street, Columbia, PA 17512.
Attorneys: Mountz, Kreiser & Fleckenstein, 553 Locust Street, Columbia, PA 17512.

Edwards, Sharon U. a/k/a Sharon Louise Edwards, dec'd.

Late of West Donegal Township.
Executrix: Diane B. Givler, 305 Lake Park Blvd. S., Unit 106, Carolina Beach, NC 28428.
Attorney: Elizabeth B. Place, Mette, 3401 N. Front St., P.O. Box 5950, Harrisburg, PA 17110-0950.

Frey, Connie L., dec'd.

Late of Lancaster County.
Executrix: Christopher L.

Geltmacher c/o Thomas W. Fleckenstein, Esquire, 553 Locust Street, Columbia, PA 17512.

Attorneys: Mountz, Kreiser & Fleckenstein, 553 Locust Street, Columbia, PA 17512.

Hess, Janet L., dec'd.

Late of East Drumore Township.
Executrix: Mary Ann Sullenberger c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.
Attorney: Jeffrey S. Shank, Esquire.

Huber, Helen A., dec'd.

Late of West Lampeter Township.
Co-Executors: Barry N. Huber, Carol L. Ragland and Wendy D. Markey c/o 29 Mainland Road, Suite 1, Harleysville, PA 19438.
Attorney: Charice D. Chait.

Lando, Gerald G., dec'd.

Late of Caernarvon Township.
Executrix: Susan M. Lando, 1940 N. 16th St., Reading, PA 19604.
Attorney: Misty A. Toothman, Twin Valley Law, PLLC, P.O. Box 235, Elverson, PA 19520-0235.

Magbag, Kathleen A. a/k/a Kathleen A. Frantz a/k/a Kathleen A. Ciu a/k/a Kathleen A. Lepore a/k/a Kathleen Ann Magbag, dec'd.

Late of Manheim Township.
Executors: Linda Conahan and R. Michael Lepore, 540 E. Or-

LANCASTER LAW REVIEW

ange St., Lancaster, PA 17602.
Attorney: None.

McNiff, William L., dec'd.

Late of Elizabethtown.
Executor: William C. McNiff,
510 West Market St., Marietta,
PA 17547.
Attorney: None.

Phillips, Elmer J., dec'd.

Late of East Hempfield Township.
Executor: Gloria J. Phillips c/o
James Clark Associates, 277
Millwood Road, Lancaster, PA
17603.
Attorney: Neil R. Vestermark.

Prickett, Todd D. a/k/a Todd

David Prickett, dec'd.

Late of Strasburg Borough.
Executors: Debra S. Prickett
c/o Donna J. Weingiel, Esq.,
Stuckert and Yates, P.O. Box
70, Newtown, PA 18940 and
The First National Bank and
Trust Co. of Newtown, 34 S.
State St., Newtown, PA 18940.
Attorney: Donna J. Weingiel,
Esq.

Reinhard, Jane L., dec'd.

Late of Lancaster.
Personal Representative: Mark
L. Russell, 439 Speedwell Forge
Road, Lititz, PA 17543.
Attorney: Jeffrey J. Crossland,
Esq., 129 Market Street, P.O.
Box 352, Lewisburg, PA 17837.

Ruble, Shirley A., dec'd.

Late of Manor Township.
Executrix: Jody L. Ruble Eisen-
bise c/o David P. Carson, 2013

State Street, Suite 203, East
Petersburg, PA 17520.
Attorney: David P. Carson.

Smith, Joanne M., dec'd.

Late of Mount Joy Township.
Executor: Kevin L. Smith, 107
Chestnut Ridge Lane, Cross-
ville, TN, 38558.
Attorney: Neil W. Yahn, Es-
quire, JSDC Law Offices, 11 E.
Chocolate Avenue, Suite 300,
Hershey, PA 17033.

Smith, Regina A., dec'd.

Late of Lancaster County.
Executrix: Stephen W. Hurley
c/o Thomas W. Fleckenstein,
Esquire, 553 Locust Street, Co-
lumbia, PA 17512.
Attorneys: Mountz, Kreiser
& Fleckenstein, 553 Locust
Street, Columbia, PA 17512.

Starner, Grayson D., dec'd.

Late of Lancaster County.
Executrix: Gretchen J. Famous
c/o Thomas W. Fleckenstein,
Esquire, 553 Locust Street, Co-
lumbia, PA 17512.
Attorneys: Mountz, Kreiser
& Fleckenstein, 553 Locust
Street, Columbia, PA 17512.

Ulaky, Elizabeth A., dec'd.

Late of Upper Leacock Town-
ship.
Executor: Thomas J. Ulaky c/o
James Clark Associates, 277
Millwood Road, Lancaster, PA
17603.
Attorney: Neil R. Vestermark.

Wenger, Lester David a/k/a
L. David Wenger a/k/a David

Wenger, dec'd.

Late of Millersville Borough.
Executrix: Marc D. Wenger c/o
Appel Yost LLP, 33 North Duke
Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Es-
quire.

SECOND PUBLICATION

Brown, Lillie W., dec'd.

Late of Fulton Township.
Co-Executors: Ray C. Sensenig
and Kathryn S. Light c/o Ni-
kolaus & Hohenadel, LLP, 303
West Fourth Street, Quar-
ryville, PA 17566.
Attorney: John C. Hohenadel,
Esquire.

Eberly, David A., dec'd.

Late of Elizabeth Township.
Executor: Justin D. Eberly c/o
RICE PARK LAW, LLC, 79 East
Pomfret Street, Carlisle, PA
17013.
Attorney: Abbie C. Trone, Es-
quire, RICE PARK LAW, LLC.

Fichthorn, Eric H., dec'd.

Late of Denver.
Executor: Deborah L. Fichthorn
c/o Saxton & Stump, LLC, 280
Granite Run Dr., Ste. 300, Lan-
caster, PA 17601.
Attorney: Rhonda F. Lord, Esq.

Fornwalt, Robert G., dec'd.

Late of Penn Township.
Executor: Tracy L. Fornwalt c/o
Russell, Krafft & Gruber, LLP,
101 North Pointe Blvd, Suite
202, Lancaster, PA 17601.
Attorney: Aaron K. Zeamer, Es-
quire.

**Hickernell, Brenda J. a/k/a
Brenda Jeanine Hickernell**,
dec'd.

Late of West Donegal Township.
Executrix: Erin N. Swatski c/o
Nikolaus & Hohenadel, LLP,
222 South Market Street, Suite
201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Es-
quire.

**Honert, Eugene E. a/k/a Eu-
gene Edwin Honert**, dec'd.

Late of East Hempfield Town-
ship.
Executor: Kevin E. Honert c/o
Kristen L. Hartman, Esquire,
Barley Snyder LLP, 126 East
King Street, Lancaster, PA
17602.

Attorneys: Barley Snyder LLP.

Horner, Gary L., dec'd.

Late of Denver Borough.
Executor: Scott M. Horner, 26
W. 2nd Street, Boyertown, PA
19512.
Attorney: Scott C. Painter, Es-
quire, 906 Penn Avenue, Suite
1, Wyomissing, PA 19610.

Huyett, Donald L., dec'd.

Late of Earl Township.
Executor: Staci L. Neuber c/o
Glick, Goodley, Deibler & Fan-
ning, LLP, 131 W. Main Street,
New Holland, PA 17557.
Attorney: Patrick A. Deibler,
Esq., Glick, Goodley, Deibler &
Fanning, LLP.

Isdepski, Steven C., dec'd.

Late of Lancaster City.
Executor: Maryann Milne, 107
Carnoustie Ct., Montgomery,

TX 77316.

Attorney: Adam R. Deluca, Esquire, Stone Shekletski & Deluca, P.O. Box E, New Cumberland, PA 17070.

Late of Lancaster City.

Personal Representative: Terry C. McGill c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Jacobs, Albert Wesley, dec'd.

Late of West Hempfield Township.

Executor: Hayden Jacobs c/o Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Attorney: Christopher R. Grab, Esquire.

McKinney, Charles Edwin, dec'd.

Late of Lancaster Township.
Administratrix: Alice Marie McKinney c/o Steven R. Blair, Attorney at Law, 650 Delp Road, Lancaster, PA 17601.

Attorney: Steven R. Blair, Esq.

Kuhn, Beryl M. a/k/a Beryl May Kuhn, dec'd.

Late of Elizabethtown Borough.

Executor: Cathy M. Hoffmaster c/o May Herr & Grosh LLP, 50 East Main Street, Mount Joy, PA 17552.

Attorney: Scott E. Albert, Esq.

Minnich, Kay M., dec'd.

Late of West Donegal Township.
Executor: Scott A. Bricker c/o May Herr & Grosh LLP, 50 East Main Street, Mount Joy, PA 17552.

Attorney: Scott E. Albert, Esq.

Larkin, Deborah a/k/a Deborah S. Larkin, dec'd.

Late of Eden Township.

Administrator: Denise A. Toner c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Murray, Joyce, dec'd.

Late of Manheim Township.
Executor: Carol A. Esch c/o Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601.

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

MacIntire, Judith B., dec'd.

Late of East Hempfield Township.

Executor: Scott J. MacIntire c/o Steven R. Blair, Attorney at Law, 650 Delp Road, Lancaster, PA 17601.

Attorney: Steven R. Blair, Esq.

Neiswender, Larry E. a/k/a Larry Edward Neiswender, dec'd.

Late of East Hempfield Township.

Executor: Chad J. Neiswender c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: John C. Stevens.

McGill, Elizabeth A., dec'd.

Nisula, Rosemarie C. a/k/a

Rosemarie Claire Nisula a/k/a

Rose Marie Nisula, dec'd.

Late of Lancaster.

Executrix: Kathleen Hogan, 12
Manor Oaks Dr., Millersville,
PA 17551.

Attorney: None.

Secrest, Ralph G., dec'd.

Late of Penn Township.

Executors: Alan G. Secrest and
Angel K. Secrest c/o May Herr
& Grosh LLP, 50 East Main
Street, Mount Joy, PA 17552.
Attorney: Scott E. Albert, Esq.

Pedelini, Mildred J. a/k/a Mil-

dred Jennie Pedelini a/k/a Mil-

dred Jenny Pedelini a/k/a Mil-

dred Jane Pedelini, dec'd.

Late of Manheim Township.

Executor: Guy F. Pedelini c/o
Kristen L. Hartman, Esquire,
Barley Snyder LLP, 126 East
King Street, Lancaster, PA
17602.

Attorney: Kristen L. Hartman --
Barley Snyder LLP.

Schaum, Susanna J. a/k/a

Suzi J. Schaum a/k/a Susanna

Jones Schaum, dec'd.

Late of Pequea Township.

Executrix: Susanne W. Schaum
c/o Brian J. Honness, Esquire,
McNees Wallace & Nurick LLC,
570 Lausch Lane, Suite 200,
Lancaster, PA 17601.

Attorneys: McNees Wallace &
Nurick LLC.

Singer, Lee A., dec'd.

Late of West Hempfield Town-
ship.

Executors: Jeffrey L. Singer and
Brian S. Singer c/o 327 Locust
Street, Columbia, PA 17512.
Attorney: Michael S. Grab, Es-
quire, Nikolaus & Hohenadel,
LLP, 327 Locust Street, Colum-
bia, PA 17512.

Straton, Robert H., dec'd.

Late of New Holland Borough.

Executor: Jeff P. Stratton c/o
Steven D.W. Miller, Esquire,
CELA, Miller Law Firm PC, 718
Poplar Street, Suite 1, Lebanon,
PA 17042.

Attorney: Steven D.W. Miller,
Esquire, CELA.

Valeski, Mary Ann a/k/a Mary

Antoinette Valeski, dec'd.

Late of Manheim Township.

Executor: Christine M. Reed
c/o Law Office of Shawn Pierson,
105 East Oregon Road,
Lititz, PA 17543.

Attorney: Shawn M. Pierson,
Esq.

VanAulen, Barbara Ann a/k/a

Barbara A. VanAulen, dec'd.

Late of Manheim Township.

Executor: Robert A. Neff c/o
Thomas M. Gish, Sr., Attorney,
P.O. Box 5349, Lancaster, PA

17606.

Attorneys: Gibbel Kraybill & Hess, LLP.

Wenger, Melvin S., dec'd.

Late of Manheim Township.

Co-Executors: M. Kenneth Wenger and Sheri Wenger c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

THIRD & FINAL PUBLICATION

Byler, Mary S., dec'd.

Late of Eden Township.

Executor: Samuel K. Byler c/o James N. Clymer, Esq., 408 West Chestnut Street, Lancaster, PA 17603.

Attorneys: Clymer Musser & Sarno, PC.

Clinton, Eugenia L., dec'd.

Late of Columbia Borough.

Executor: Olivia Clinton c/o Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Attorney: Christopher R. Grab, Esquire.

Cubbison, Catherine V. a/k/a Catherine Vandenburg Cubbison, dec'd.

Late of East Drumore Township.

Executrix: Karen C. Socie c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: James K. Noel, IV, Esq.

Dalton, Stephen H., dec'd.

Late of Strasburg Township.

Executor: Natasha L. Dalton c/o Logan T. Graves, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorneys: May, Herr & Grosh, LLP.

Fisher, Sarah Young a/k/a Sarah P. Young Fisher, dec'd.

Late of Manheim Township.

Co-Executors: Mary Catherine Machingo and Robert J. Fisher c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorney: Randy R. Moyer -- Barley Snyder LLP.

Harnish, Edith S., dec'd.

Late of East Cocalico Township.

Executor: Harold S. Harnish c/o James N. Clymer, Esq., 408 West Chestnut Street, Lancaster, PA 17603.

Attorneys: Clymer Musser & Sarno, PC.

Hetrick, Donald J. a/k/a Donald Joseph Hetrick, dec'd.

Late of Manheim Township.

Executor: Jacquelyn Preperato c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

Hirthler, Joanann J. a/k/a Joan Hirthler, dec'd.

Late of Caernarvon Township. Personal Representatives: Michael and Kathleen Hirthler, 5760 Kingsfield Drive, Narvon, PA 17555.

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Attorney: Gordon W. Good, Esq., Keen Keen & Good, LLC, 3460 Lincoln Highway, Thorndale, PA 19372.

Howe, Guy L., Jr., dec'd.
Late of West Lampeter Township.

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

Attorney: Matthew A. Grosh.

Keener, Harold L., dec'd.
Late of Mount Joy Township.
Co-Executors: Joyce M. Weaver and H. Stephen Keener c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess, LLP.

Kuhn, Josephine G. a/k/a Josephine Kuhn, dec'd.
Late of West Hempfield Township.
Executor: Barbara Allman c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.
Attorney: Barbara Reist Dillon.

Lantz, Henry K. a/k/a Henry King Lantz, dec'd.
Late of East Petersburg Borough.
Executor: Ronald L. Lantz, 29 Meadow Lane, Smoketown, PA 17576.
Attorney: None.

Loewen, Stephen W., dec'd.
Late of New Holland Borough.

Executor: Anita L. Witmer c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Patrick A. Deibler, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Ness, Larry D., dec'd.
Late of Manheim Township.
Executor: Jerome Przystup c/o Eric Schelin Rothermel, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorneys: May, Herr & Grosh, LLP.

Perine, Lester Lee, Sr., dec'd.
Late of Manheim Borough.
Administrator: Tamara L. Perine c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Reno, John S., Jr., dec'd.
Late of East Hempfield Township.
Executor: Thomas D. Reno c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Esquire.

Rice, Anthony F. a/k/a Anthony Frederick Rice, dec'd.
Late of East Cocalico Township.
Executrix: Wendie S. Sauder c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.
Attorney: John C. Stevens.

Sensenig, Betty M., dec'd.

Late of West Earl Township.
Executors: Cynthia G. Brodhecker and Victoria L. Kessler c/o Good Law Firm, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good Law Firm.

Shober, Gary Dean, dec'd.

Late of Ephrata.
Administrator: Larry R. Shober, 525 S. 8th Street, Lebanon, PA 17042.
Attorney: None.

Snader, Shirley A., dec'd.

Late of Warwick Township.
Co-Executors: Jeffrey L. Snader and Scott L. Snader c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Speicher, Norma R., dec'd.

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

Stauffer, Miriam R., dec'd.

Late of West Lampeter Township.
Co-Executors: James D. Stauffer and Jay Donald Stauffer c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess, LLP.

ANNUAL MEETING NOTICE

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

**THURSDAY,
FEBRUARY 19, 2026**

commencing at 9:30 A.M. for the purpose of electing directors and the transaction of such other business as shall properly come before the said meeting or any adjournment thereof. Members may register to attend by sending an email to DMICAnnualMeeting@DonegalGroup.com, on or before February 18, 2026.

KEVIN G. BURKE, PRESIDENT
ATTEST: SHERI O. SMITH, SECRETARY

D-26; J-2,9

ARTICLES OF AMENDMENT

NOTICE IS HEREBY GIVEN THAT, Articles of Inc. were filed with the Dept. of State for **B-Mac Alliance Adventure Inc.**, a non-profit corp. organized under the PA Nonprofit Corp. Law of 1988, exclusively for charitable purposes. NOTICE is further given that Articles of Amendment were filed on 12/23/25 changing the name to **B-Mac Alliance Adventure Crew Inc.** LUBKER OSTIEN LAW, LLC, Solicitors, 390 Waterloo Blvd., #210, Exton, PA 19341.

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**FICTITIOUS NAME
NOTICE**

Notice is hereby given that Nu-Life Furniture LLC, 5064 Diem Road, New Holland PA 17557, did file in the Office of the Secretary of the Commonwealth of Pennsylvania on December 18, 2025, registration of the name:

"NULIFE CABINETRY LLC"

under which it intends to do business at 5064 Diem Road, New Holland PA 17557, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act".

NICHOLAS T. GARD, ESQUIRE
SMOKER GARD ASSOCIATES
LLP

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NOTICE TO PLEAD

IN THE COURT OF COMMON
PLEAS
LANCASTER COUNTY,
PENNSYLVANIA

CIVIL ACTION

DOCKET NO.:
CI-25-06290

CITADEL FEDERAL CREDIT
UNION, Plaintiff,

v.

TYSHON GRAY, Defendant.

NOTICE TO PLEAD

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 complaint 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 claims 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

DELAWARE COUNTY BAR
ASSOCIATION
LAWYERS REFERENCE
SERVICE
335 WEST FRONT STREET
MEDIA, PA 19063
(610) 566-6625

ADVISIO

Usted ha sido demandado en el tribunal. Si desea defenderse de los reclamos establecidos en las páginas siguientes, debe tomar medidas dentro de los veinte (20)

días posteriores a la presentación de esta queja y notificación, ingresando una presentación por escrito personalmente o por un abogado y presentando por escrito ante el tribunal su defensas u objeciones a los reclamos establecidos en su contra. Se le advierte que si no lo hace, el caso puede continuar sin usted y el tribunal puede dictar una sentencia en su contra sin previo aviso por el dinero reclamado en la demanda o por cualquier otro reclamo o reparación solicitada por el demandante. Puede perder dinero o bienes u otros derechos importantes para usted.

USTED DEBE TOMAR ESTE DOCUMENTO A SU ABOGADO DE UNA VEZ. SI NO TIENE UN ABOGADO O NO PUEDE PAGAR UNO, VISITE O TELÉFONO LA OFICINA ESTABLECIDA A CONTINUACIÓN PARA ENCONTRAR DÓNDE PUEDE OBTENER AYUDA LEGAL.

DELAWARE COUNTY BAR
ASSOCIATION
LAWYERS REFERENCE
SERVICE
335 WEST FRONT STREET
MEDIA, PA 19063
(610) 566-6625

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NOTICES OF TERMINATION

Notice is hereby given that **Premier Real Estate Group, LLC**, a Pennsylvania limited liability company with its registered office at 415 North Price Street, Suite 200, Lancaster, PA 17603, is now engaged in the winding up

and settling of the affairs of the company. The company will file a Certificate of Termination with the Department of State of the Commonwealth of Pennsylvania so that its existence shall be ended by the issuance of a Certificate of Termination. Any notices of claims should be mailed to Robert Z. Horst, c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Blakinger Thomas, PC
28 Penn Square
Lancaster, PA 17603

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Notice is hereby given that **Premier Real Estate Group, LLC**, a Pennsylvania limited liability company with its registered office at 415 North Price Street, Suite 200, Lancaster, PA 17603, is now engaged in the winding up and settling of the affairs of the company. The company will file a Certificate of Termination with the Department of State of the Commonwealth of Pennsylvania so that its existence shall be ended by the issuance of a Certificate of Termination. Any notices of claims should be mailed to Robert Z. Horst, c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Blakinger Thomas, PC
28 Penn Square
Lancaster, PA 17603

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SUITS ENTERED

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

December 22, 2025
to December 28, 2025

ALLISON, LAWRENCE; Velocity Investments LLC; 09678; Tsarouhis	Investments LLC; 09666; Tsarouhis
ARROYO, KIANA; Velocity Investments LLC; 09740; Tsarouhis	DRYBURG, THOMAS; Velocity Investments LLC; 09746; Tsarouhis
BECHTOLD, MEGAN; Velocity Investments LLC; 09754; Tsarouhis	ENRIQUEZ-GONZALEZ, NOEL; State Farm Mutual Automobile Insurance Company; 09709; McElhaney
BECK, RUDY; Velocity Investments LLC; 09694; Tsarouhis	FIGUEROA, SAMIL; Velocity Investments LLC; 09671; Tsarouhis
BLACK, JENNIFER; Velocity Investments LLC; 09677; Tsarouhis	FOOTMAN, CORLISS; Velocity Investments LLC; 09770; Tsarouhis
BLACK, JENNIFER; Velocity Investments LLC; 09736; Tsarouhis	FOSTER, LINDSAY; Velocity Investments LLC; 09690; Tsarouhis
BROWN, ANDRE; Velocity Investments LLC; 09676; Tsarouhis	GARCIA, ROSEMBER; Velocity Investments LLC; 09657; Tsarouhis
BRUBAKER, RICKY; Velocity Investments LLC; 09670; Tsarouhis	GASTON, ANGEL; Velocity Investments LLC; 09669; Tsarouhis
CARMAN, JENNIFER; Velocity Investments LLC; 09686; Tsarouhis	GEORGE, RUSSELL; Velocity Investments LLC; 09680; Tsarouhis
CHILD, JONATHAN; Velocity Investments LLC; 09769; Tsarouhis	GEORGE, RUSSELL; Velocity Investments LLC; 09681; Tsarouhis
CONDE, JOSE; Velocity Investments LLC; 09692; Tsarouhis	GOOD, HEATHER; Velocity Investments LLC; 09751; Tsarouhis
COOVER, LAWRENCE; Velocity Investments LLC; 09741; Tsarouhis	GOOD, HEATHER; Velocity Investments LLC; 09752; Tsarouhis
COX, ALLYSSA; Velocity Investments LLC; 09673; Tsarouhis	HELENIAK, RICHARD ASSOCIATES; 09706; Heleniak
CRUZ, ILEANEXSYS; Velocity Investments LLC; 09683; Tsarouhis	HORN, ASHLEY; Velocity Investments LLC; 09767; Tsarouhis
DE JESUS, JOSE; Velocity	JEAN, GHISNERLANDE; Velocity Investments LLC; 09682; Tsarouhis
	JONES, DEANNA; Velocity Investments LLC; 09739; Tsarouhis
	KAUFFMAN, KRISTEN; Velocity Investments LLC; 09650; Tsarouhis
	KEGEL, ROBERT; Velocity Investments LLC; 09764; Tsarouhis
	KOLAKOWSKI, DAWN M; Velocity Investments LLC; 09689; Tsarouhis

Tsarouhis	RAMIREZ,	AIDA;	Velocity
KONOPKA, HOLLY; Velocity	Investments	LLC;	09668;
Investments LLC; 09698;	Tsarouhis		
Tsarouhis	RIVERA, JUAN;	Velocity	
LANCASTER PARKING	Investments	LLC;	09656;
AUTHORITY; Lancaster Public	Tsarouhis		
Library; 09789; Baer	RODRIGUEZ, MARGARITA;		
LASALLE, SUHEIDY; Velocity	Velocity Investments LLC; 09684;		
Investments LLC; 09761;	Tsarouhis		
Tsarouhis	SADAPHAL, DAVID; Velocity		
LEON, HEATHER; Velocity	Investments	LLC;	09768;
Investments LLC; 09753;	Tsarouhis		
Tsarouhis	SCHLAG, MICHAEL P;		
LOPEZ, ANGEL; Velocity	Countryway Insurance Company;		
Investments LLC; 09742;	09707; McElhaney		
Tsarouhis	SNYDER, ANDREW; Velocity		
MACK, CHERYL; Velocity	Investments	LLC;	09674;
Investments LLC; 09756;	Tsarouhis		
Tsarouhis	SOTOMAYOR, ANTHONY;		
MACKLEY, JEAN; Velocity	Velocity Investments LLC; 09738;		
Investments LLC; 09757;	Tsarouhis		
Tsarouhis	SPANGLER, LINDSAY D;		
MACKLEY, JEAN; Velocity	Velocity Investments LLC; 09765;		
Investments LLC; 09760;	Tsarouhis		
Tsarouhis	STALLMAN, BRANDEN;		
MADER JR, JACK; Velocity	Velocity Investments LLC; 09659;		
Investments LLC; 09658;	Tsarouhis		
Tsarouhis	STOOPS, ROBIN; Sun East		
MARTIN, ANDREA, MISTY	Federal Credit Union; 09784;		
MOUNTAIN CABINETRY INC;	Larkin		
Headway Capital LLC; 09726;	STURMAN, BRETT; Velocity		
Penco	Investments	LLC;	09735;
MARTIN, SUSAN; Velocity	Tsarouhis		
Investments LLC; 09748;	SUNDERLIN, HEATHER;		
Tsarouhis	Velocity Investments LLC; 09755;		
MARTINEZ, ALYCIA; Velocity	Tsarouhis		
Investments LLC; 09651;	TAVAREZ, ANYELIS; Velocity		
Tsarouhis	Investments	LLC;	09762;
MAZZEO, JOSEPH, MAZZEO,	Tsarouhis		
JOSEPH HAROLD, MAZZEO,	TOOKES, RASHEEN; Velocity		
HAROLD J, RESTORED	Investments	LLC;	09693;
INVESTMENTS LLC; ODK Capital	Tsarouhis		
LLC; 09718; Penco	TRAIL ST, ROBERT; Velocity		
MCCARDELL, PATRICK	Investments	LLC;	09654;
SHANE, MCCARDELL, JILL	Tsarouhis		
M; 21st Mortgage Corporation;	TRILLA, EDICSON; Velocity		
09704; Kaczinski	Investments	LLC;	09745;
MEYERHOFFER, RANDY;	Tsarouhis		
Jeffrey Good; 09782; McDaniel	TYLER, ANDREW; Velocity		
NESBITT, ANDREA; Velocity	Investments	LLC;	09652;
Investments LLC; 09675;	Tsarouhis		
Tsarouhis	TYSON, CAROL; Velocity		
NEUPANEY, HARI; Velocity	Investments	LLC;	09759;
Investments LLC; 09655;	Tsarouhis		
Tsarouhis	VALDES, IAN; Velocity		
PITTENTURF, SANDRA;	Investments	LLC;	09660;
Velocity Investments LLC; 09703;	Tsarouhis		
Tsarouhis	WEAVER, JENNIFER; Velocity		

Investments	LLC;	09679;
Tsarouhis		
WHARTON, ELIZABETH; Carlos		
Almodovar; 09705; Barrist		
Wiest, VAUGHN; Velocity		
Investments	LLC;	09766;
Tsarouhis		
Williams, JILL; Velocity		
Investments	LLC;	09672;
Tsarouhis		
WILLIS, MATTHEW; Velocity		
Investments	LLC;	09763;
Tsarouhis		
WOODRING, JIM; Velocity		
Investments	LLC;	09691;
Tsarouhis		
YOUNG, TINA; Velocity		
Investments	LLC;	09744;
Tsarouhis		

shall collect a fee in the amount of \$250.00 from every purchaser of real property from a mortgage foreclosure sale. The fee of \$250.00 will be collected for each separate parcel of real property sold mortgage foreclosure sales (Sheriff Sale). The Act 48 fee must be received by the Lancaster County Sheriff's Office no later than fourteen (14) days following the date of sale. Payment shall be made by check only and must be made payable to "Lancaster County Sheriff's Office." No deed or transfer of title shall be executed and/or delivered until the Act 48 fee has been paid in full to the Lancaster County Sheriff's Office. Failure to submit timely payment may result in delays, administrative costs, including, but not limited to attorney's fees and/or additional administrative action.



**NOTICE
SHERIFF SALE
OF VALUABLE
Real Estate**

**Wednesday, January 28, 2026
@ 10:00 a.m. Prevailing Time**

Pursuant to writs of Execution directed to me by the Court of Common Pleas of Lancaster County, Pa., I will expose the following Real Estate to public sale at 10:00 a.m. on the above date at <https://lancaster.pa.reaforeclose.com>.

Effective January 1, 2026, pursuant to Pennsylvania Act 48 of 2024 and Lancaster County Ordinance No. 163 of 2025, the Lancaster County Sheriff's Office

NOTE: All bidding will be solely through REALAUCTION. Anyone interested in bidding is required to place their bids solely through REALAUCTION. Any online service other than REALAUCTION is not utilized by the Lancaster County Sheriff's Office.

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. There may be mortgages or other liens against the properties that you may have to pay before you obtain clear title to a property. All of these factors are for you alone to determine.

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

Once you make a bid, which is accepted as the highest bid, you have bought whatever interests the defendants have in that property and you must pay that sum of money to the Sheriff's Office regardless of what you later find out about the title or condition of the property. You must know what you are bidding on before you bid and NOT after. All sales are FINAL after the property has been

struck off to you as the highest bidder, and no adjustments will be made thereafter.

Payment of a 10% down payment towards the purchase of any property must be made prior to the Sale through the REALAUCITION website. The final 90% of the purchase price for properties must be in the form of lawful money of the United States, a certified or cashier's check from a bank, or a Lancaster County attorney's check. The Sheriff's Office will NOT accept any other form of payment.

In order to expedite the sale, the Sheriff's Office encourages, but does not require, plaintiffs to make an opening bid of costs and, if necessary, to thereafter place competitive bids. Any bidding above the plaintiff's opening costs bid for such property will begin at the next increment of One Thousand Dollars over the Costs bid. Subsequent bids shall be in no less than \$1000 increments. Pursuant to Pennsylvania law, Plaintiffs may withdraw a property from sale any time before the property is struck off as sold to the highest bidder.

Immediately upon a property being struck off to the highest bidder, the buyers name will be made public on the REALAUCITION website and the 10% down payment will be deducted from any funds on deposit with REALAUCITION. The Buyer must upload picture ID as part of the registration process. If a Buyer chooses to use a corporate, partnership, or other entity form, Pennsylvania ID

of a responsible individual must be provided to the Sheriff's Office immediately. The buyer shall pay the \$250.00 Act 48 fee within 14 days of the sale. Payment shall be made by check only, and all checks must be made payable to "Lancaster County Sheriff's Office." Be advised the \$250.00 fee will be assessed on each parcel sold for which a competitive bid was placed. The buyer must subsequently pay the balance of their bid within 30 days after the sale date.

Each buyer shall file a properly completed and signed Pennsylvania Realty Transfer Tax Statement of Value in duplicate with the Sheriff's Office within 15 days after the sale date. All applicable realty transfer taxes will be fully paid from the sale proceeds by the Sheriff's Office. If the proceeds are insufficient to pay all the sale costs, realty transfer taxes, and priority liens, then the buyer shall pay the balance of such amounts to the Sheriff's Office within 30 days after the sale date.

If no petition has been filed to set aside a property sale, the Sheriff will execute and record a deed 60 days or more after the Sale Date conveying all the real estate rights, title, & interests of the defendants in the property. In addition, prior to payout of funds on hand from the Sale, the Sheriff shall file a proposed Schedule of Distribution with the Prothonotary's Office. Distribution of the sale proceeds will be made per the proposed Schedule of Distribution 30 or more days after the filing of such Schedule provided no exceptions are filed regarding the proposed distribution.

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

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

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

Christopher Leppler, Sheriff of
Lancaster County
Burke & Hess, Solicitor

CI-25-02854
SHENG DING
vs
BENJAMIN A. BOYER

PROPERTY ADDRESS: 134 EAST
HUMMELSTOWN STREET, ELIZ-

LANCASTER LAW REVIEW

ABETHTOWN, PA 17022
UPI / TAX PARCEL NUMBER:
250-70547-0-0000
JUDGMENT: \$150,734.12
REPUTED OWNERS: Benjamin A.
Boyer
DEED BK. AND PAGE OR INSTR
NO.: 6665415
MUNICIPALITY: Elizabethtown
Borough
AREA:
IMPROVEMENTS:

CI-25-00378
FULTON BANK, N.A.
vs

DENISE M. BRENDEMUEHL

PROPERTY ADDRESS: 81 SIL-
VER MINE ROAD, CONESTOGA,
PA 17516
UPI / TAX PARCEL NUMBER:
510-26356-0-0000
JUDGMENT: 73,867.51
REPUTED OWNERS: Denise M.
Brendemuehl
DEED BK. and PAGE or INSTR.
NO.: 5836615
MUNICIPALITY: Pequea Township
AREA: 1,296 sq. ft.
IMPROVEMENTS: One-Story
Modular

CI-25-02868
PENNYSMAC LOAN SERVICES,
LLC
vs
JASON CRUZ, JENNIFER CRUZ

PROPERTY ADDRESS: 208 HILL-
CREST LANE, ELIZABETHTOWN,
PA 17022-9744
UPI / TAX PARCEL NUMBER:
160-86003; 160-78264
JUDGMENT: \$285,557.53
REPUTED OWNERS: Jason Cruz

and Jennifer Cruz
DEED BK. Or INSTR NO.:
6546498
MUNICIPALITY: West Donegal
Township
AREA: 15,682 Sq. Ft. and
8,712.00 (Vacant Land)
IMPROVEMENTS: Residential
Dwelling

CI-25-01159
NEWREZ LLC D/B/A SHELL-
POINT MORTGAGE SERVICING
vs
TRANG T. DANG, JOHN M.
PATOUNAS

PROPERTY ADDRESS: 347 WEST
KING STREET, LANCASTER, PA
17603
UPI / TAX PARCEL NUMBER:
335-03390-0-0000
JUDGMENT: \$215,184.19
REPUTED OWNERS: TRANG T.
DANG & JOHN M. PATOUNAS
DEED BK. or INSTR. NO.: IN-
STRUMENT #6460567
MUNICIPALITY: CITY OF LAN-
CASTER
AREA: 0.09
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-25-01182
U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION,
AS TRUSTEE, AS SUCCES-
SOR-IN-INTEREST TO U.S.
BANK NATIONAL ASSOCI-
ATION, AS SUCCESSOR IN
INTEREST TO BANK OF
AMERICA NATIONAL ASSOCI-
ATION, SUCCESSOR BY MERG-
ER TO LASALLE BANK NATION-
AL ASSOCIATION, AS TRUSTEE
FOR GSAMPTRUST 2006-HE8,

MORTGAGE PASS-THROUGH
vs
SEAN DEEMER, DOROTHY A.
DEEMER A/K/A DOROTHY
DEEMER

PROPERTY ADDRESS: 527
GOLDEN STREET, LITITZ, PA
17543
UPI / TAX PARCEL NUMBER:
370-96364-0-0000
JUDGMENT: \$72,953.18
REPUTED OWNERS: SEAN
DEEMER; DOROTHY DEEMER
INSTRUMENT NO. 999060393
MUNICIPALITY: LITITZ BOR-
OUGH
AREA: PRIMARY HOMESITE
4,356 SQ FT.
IMPROVEMENTS: RESIDENTIAL

vs
EQUITY HOUSING
CORPORATION

PROPERTY ADDRESS: 204 HER-
RVILLE ROAD, WILLOW STREET,
PA 17584
UPI / TAX PARCEL NUMBER:
520-09385-0-0000
JUDGMENT: \$797,406.53
REPUTED OWNERS: Equity
Housing Corporation
DEED BK. or INSTR. NO.: D-91,
Page 517
MUNICIPALITY: Township of
Providence
AREA: 3.9 Acres
IMPROVEMENTS: Commercial/
Group Care Home/Residence/
Garage

CI-25-01211
PENNYSMAC LOAN SERVICES,
LLC
vs
BRIAN DURAN A/K/A BRIAN E.
DURAN JR.

PROPERTY ADDRESS: 332
NORTH SECOND STREET, BAIN-
BRIDGE, PA 17502
UPI / TAX PARCEL NUMBER:
130-37303-0-0000
JUDGMENT: \$256,601.15
REPUTED OWNERS: Brian Du-
ran a/k/a Brian E. Duran Jr.
DEED BK. Or INSTR. NO.:
6687918
MUNICIPALITY: Conoy Township
AREA: 1,872
IMPROVEMENTS: Residential
Dwelling

CI-23-08770
LAKEVIEW LOAN SERVICING,
LLC
vs
JONATHAN R. FARLEY,
STEPHANIE A. GOWARTY

PROPERTY ADDRESS: 2148
GEORGETOWN DRIVE, LAN-
CASTER, PA 17601
UPI / TAX PARCEL NUMBER:
390-97551-0-0000
JUDGMENT: \$160,857.96
REPUTED OWNERS: JONATHAN
R. FARLEY & STEPHANIE A.
GOWARTY
DEED BK. or INSTR. NO.: IN-
STRUMENT #6281057
MUNICIPALITY: TOWNSHIP OF
MANHEIM
AREA: 0.2500
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-25-02090
THE EPHRATA NATIONAL
BANK

CI-22-00503

LANCASTER LAW REVIEW

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST
vs
JEFFREY FRITZ**

PROPERTY ADDRESS: 62 SOUTH
FULTON STREET, MANHEIM, PA
17545
UPI / TAX PARCEL NUMBER:
400-80376-0-0000
JUDGMENT: \$111,753.79
REPUTED OWNERS: JEFFREY
FRITZ
DEED BK. or INSTR. NO.: Instrument #5914583
MUNICIPALITY: BOROUGH OF
MANHEIM
AREA: 0.10
IMPROVEMENTS: A RESIDENTIAL DWELLING

**CI-25-00852
PENNYMAC LOAN
SERVICES, LLC
vs
SHAMAR M. GOINS**

PROPERTY ADDRESS: 1022
NORTH LIME STREET, LANCASTER, PA 17602
UPI / TAX PARCEL NUMBER:
390-16645-0-0000
JUDGMENT: \$191,643.38
REPUTED OWNERS: SHAMAR M. GOINS
DEED BK. or INSTR. NO.: 6701404
MUNICIPALITY: TOWNSHIP OF
MANHEIM
AREA: 0.02
IMPROVEMENTS: A RESIDENTIAL DWELLING

**CI-25-02600
PAUL R. KOHLER
vs
WILLIAM M. GROFF, DENETTE
L. GROFF, UNITED STATES OF
AMERICA**

PROPERTY ADDRESS: 2055 OLD
PHILADELPHIA PK, LANCASTER,
PA 17602
UPI / TAX PARCEL NUMBER:
310-85958-0-0000
JUDGMENT: \$164,027.86
REPUTED OWNERS: William M. Groff & Denette L. Groff
DEED BK. and PAGE or INSTR.
NO.: 5593542
MUNICIPALITY: East Lampeter Township
AREA: Approximately .518 acres
IMPROVEMENTS: Two-Story single family home with outbuildings

**CI-25-03185
NATIONSTAR MORTGAGE LLC
vs
THOMAS W. HALTON**

PROPERTY ADDRESS: 124 EAST
WALNUT STREET, EPHRATA, PA
17522
UPI / TAX PARCEL NUMBER:
260-46794-0-0000
JUDGMENT: \$244,823.18
REPUTED OWNERS: THOMAS W. HALTON
DEED BK. or INSTR. NO.: 6300620
MUNICIPALITY: EPHRATA BORO
AREA: 0.39
IMPROVEMENTS: A RESIDENTIAL DWELLING

**CI-23-00372
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS**

**INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUST-
EE FOR RCF 2 ACQUISITION
TRUST**

vs
**DANIEL HEISEY, MOHAMMAD
GHAZZOUL**

PROPERTY ADDRESS: 271 -273
PROSPECT RD, MOUNT JOY, PA
17552
UPI / TAX PARCEL NUMBER:
300-64146-0-0000
JUDGMENT: \$61,014.34
REPUTED OWNER: Daniel Heisey
and Mohammad Ghazzouli
DEED BK. and PAGE or INSTR.
NO.: 5421866
MUNICIPALITY: West Hempfield
Township
AREA: n/a
IMPROVEMENTS: n/a

CI-25-02780
**WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY IN ITS CAPACITY AS
OWNER TRUSTEE FOR CAS-
CADE FUNDING MORTGAGE
TRUST AB2**

vs

**GEORGIE ANN LAPP, SOLELY
IN HER CAPACITY A KNOWN
HEIR OF PATRICIA ANN HERR,
DECEASED, SHERRY L CASTRI-
GNO, SOLELY IN HER CAPACI-
TY AS KNOWN HEIR OF PATRI-
CIA ANN HERR, DECEASED,
THE UNKNOWN HEIRS OF
PATRICIA ANN HERR**

PROPERTY ADDRESS: 179 N
WOLF ST, MANHEIM, PA 17545
UPI / TAX PARCEL NUMBER:
400-29110-0-0000
JUDGMENT: \$305,001.78
REPUTED OWNERS: Georgie Ann

Lapp, solely in her capacity as
known heir of Patricia Ann Herr,
deceased and Sherry L Castrigno,
solely in her capacity as known
heir of Patricia Ann Herr, deceased
and The Unknown Heirs of Patri-
cia Ann Herr
DEED BK. and PAGE or INSTR.
NO.: R55, 919
MUNICIPALITY: Manheim Bor-
ough
AREA: 1,312
IMPROVEMENTS:

CI-25-03889
MIDFIRST BANK
vs
JONATHAN M. LIGHTY

PROPERTY ADDRESS: 309 EAST
HIGH STREET, ELIZABETH-
TOWN, PA 17022
UPI / TAX PARCEL NUMBER:
250-55724-0-0000
JUDGMENT: \$91,223.66
REPUTED OWNER(S): JONATHAN
M. LIGHTY
DEED or INSTRUMENT
NO:6278421
MUNICIPALITY: BOROUGH OF
ELIZABEHTOWN
AREA: 0.1100 ACRES
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-19-03209
**VALLEYBROOK ESTATES CON-
DOMINIUM ASSOCIATION**
vs
JULIE C. LOCHOW

PROPERTY ADDRESS: 379 VAL-
LEYBROOK DRIVE, LANCASTER,
PA 17601
UPI / TAX PARCEL NUMBER:
390-23853-1-0379
JUDGMENT: \$34,294.93

LANCASTER LAW REVIEW

REPUTED OWNERS: Julie C. Lo-chow
DEED BK. and PAGE or INSTR. NO.: Book 6465, Page147
MUNICIPALITY: Manheim Township
AREA: Single Family Dwelling
IMPROVEMENTS: n/a

CI-25-03130
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2021-RP5
vs
DAVID W. MOLITORIS, HEATHER L. MOLITORIS

PROPERTY ADDRESS: 301 BIRCHLAND AVENUE, MOUNT JOY, PA 17552
UPI / TAX PARCEL NUMBER: 450-73842-0-0000
JUDGMENT: \$125,309.08
REPUTED OWNERS: David W. Molitoris and Heather L. Molitoris, husband and wife
INSTR. NO. 20085675702
MUNICIPALITY: Borough of Mount Joy
AREA: 0.31 Acres
IMPROVEMENTS: Single Family Residential Dwelling

CI-18-03791
FREEDOM MORTGAGE CORPORATION
vs
LISA PALMER A/K/A LISA J. PALMER, HUMBERTO PALMER, JR

PROPERTY ADDRESS: 213 SKY-LINE DRIVE, WILLOW STREET, PA 17584-9335

UPI / TAX PARCEL NUMBER: 510-09775-0-0000
JUDGMENT: \$369,358.17
REPUTED OWNERS: HUMBERTO PALMER, JR. AND LISA J PALMER
DEED INSTRUMENT NO.: 6244539
MUNICIPALITY: PEQUEA TOWNSHIP
IMPROVEMENTS: RESIDENTIAL DWELLING

CI-23-02208
BOROUGH OF ADAMSTOWN
vs
ANTONIO G. POLVERINI, JUDITH L. POLVERINI

PROPERTY ADDRESS: 84 WEST MAIN ST, ADAMSTOWN, PA 19501
UPI / TAX PARCEL NUMBER: 010-75287-0-0000
JUDGMENT: \$34,362.62
REPUTED OWNERS: Antonio G. Polverini and Judith L. Polverini
DEED BK. or INSTR. NO.: 5239744
MUNICIPALITY: Adamstown Borough
AREA: 3.72 acres, more or less
IMPROVEMENTS: Stone Apartment Building and other stone building

CI-24-08679
THE EPHRATA NATIONAL BANK
vs
IVAN REIFF, SHARON M. REIFF

PROPERTY ADDRESS: 29 ROYAL DRIVE, LITITZ, PA 17543
UPI / TAX PARCEL NUMBER: 600-40226-0-0000
JUDGMENT: \$130,182.37
REPUTED OWNERS: IVAN REIFF

LANCASTER LAW REVIEW

AND SHARON M. REIFF
DEED BK. and PAGE or INSTR.
NO.: Instrument No. 5058323
MUNICIPALITY: Warwick Township
AREA: 15,060 sq., ft.
IMPROVEMENTS: Residential property

IMPROVEMENTS: Residential - Single Family Dwelling

CI-25-00937
AMERIHOME MORTGAGE COMPANY, LLC
vs
DANIEL WAYNE SPOTTS, CRYSTAL C. TYNER

CI-23-00790
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-IGLOO SERIES IV TRUST
vs
ROBERT C. SMITH, JR., INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF ROBERT C. SMITH, SR., DECEASED, WILLIAM G. MCSHERRY A/K/A WILLIAM G. SMITH, AS HEIR OF ROBERT C. SMITH ,SR., DECEASED, THOMAS J. SMITH A/K/A THOMAS J. MCSHERRY, AS HEIR OF ROBERT C. SMITH, SR., DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT C. SMITH, DECEASED

PROPERTY ADDRESS: 3019 PHEASANT DRIVE, LANCASTER, PA 17601
UPI / TAX PARCEL NUMBER: 290-82240-0-0000
JUDGMENT: \$129,039.18
REPUTED OWNERS: DANIEL WAYNE SPOTTS & CRYSTAL C. TYNER
DEED BK. or INSTR. NO.: 6408250
MUNICIPALITY: TOWNSHIP OF EAST HEMPFIELD
AREA: 0.3000
IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-24-04920
SUMMER BREEZE HOMEOWNERS ASSOCIATION, INC.
vs
TREVA STANTON

PROPERTY ADDRESS: 388 EAST FRONT STREET, MARIETTA, PA 17547
UPI / TAX PARCEL NUMBER: 420-89549-0-0000
JUDGMENT: \$207,526.56
REPUTED OWNERS: Robert C. Smith, Sr., Deceased and his son Robert C. Smith, Jr., a single man
DEED BK. and PAGE or INSTR. NO.: Instrument No: 5614005
MUNICIPALITY: Borough of Marietta
AREA: 0.1400 acreage

PROPERTY ADDRESS: 287 STEEPBANK ROAD, LANCASTER, PA 17602
UPI / TAX PARCEL NUMBER: 320-79776-0-0000
JUDGMENT: \$4,091.78
REPUTED OWNERS: Treva Stanton
DEED BK. and PAGE or INSTR. NO.: 6048606
MUNICIPALITY: West Lampeter Township
AREA: Single Family Dwelling
IMPROVEMENTS: n/a

CI-18-10872

**CARRINGTON MORTGAGE
SERVICES, LLC**
vs
**JAMES J. TOOKE, WENDY L.
PEARSON**

PROPERTY ADDRESS: 4045
PARKSIDE COURT, MOUNT JOY,
PA 17552-9370
UPI / TAX PARCEL NUMBER:
300-60701-0-0000
JUDGMENT: \$299,151.54
REPUTED OWNERS: James J.
Toole and Wendy L. Pearson
DEED BK. and PAGE: Book
6617, Page 159, Instrument No.
4326163
MUNICIPALITY: West Hempfield
Township
AREA: 0.00
IMPROVEMENTS: Residential
Dwelling

TIAL DWELLING

CI-25-04668

WELLS FARGO BANK, N.A.
vs
**CHRISTINE A. WELSH A/K/A
CHRISTINE ANN WELSH**

PROPERTY ADDRESS: 15 FAIR-
VIEW AVENUE, LANCASTER, PA
17603
UPI / TAX PARCEL NUMBER:
338-21717-0-0000
JUDGMENT: \$41,942.37
REPUTED OWNERS: CHRISTINE
A. WELSH
DEED INSTRUMENT NO.:
5397486
MUNICIPALITY: EIGHTH WARD
OF THE CITY OF LANCASTER
IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-25-01392

**NEWREZ LLC D/B/A SHELL-
POINT MORTGAGE SERVICING
S/B/M SPECIALIZED LOAN
SERVICING LLC**
vs
KERRILYNN TROOP

PROPERTY ADDRESS: 130 BAN-
YAN CIRCLE DRIVE, LANCAST-
ER, PA 17603
UPI / TAX PARCEL NUMBER:
410-65452-0-0000
JUDGMENT: \$216,853.66
REPUTED OWNERS: KERRILYNN
TROOP
DEED BK. or INSTR. NO.:
6661387
MUNICIPALITY: MANOR TOWN-
SHIP
AREA: 0.0500
IMPROVEMENTS: A RESIDEN-

CI-24-09195

FULTON BANK, NA
vs
KORBYN WICKENHEISER

PROPERTY ADDRESS: 1218
FREMONT STREET, LANCAST-
ER, PA 17603
UPI / TAX PARCEL NUMBER:
338-88306-0-0000
JUDGMENT: \$202,710.25
REPUTED OWNERS: Korbyn
Wickenheiser
INSTR. NO.: 6679036
MUNICIPALITY: City of Lancaster
AREA:
IMPROVEMENTS: Residential
Dwelling

CI-24-07738

**CENTRAL PENN CAPITAL MAN-
AGEMENT, LLC**

vs

**JACQUELINE H. ZIEGLER
A/K/A JACQUELINE ZIEGLAR,
IN HER CAPACITY AS HEIR OF
THE ESTATE OF SOLANGE G.
MCCRABB, DECEASED, UN-
KNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
THE ESTATE OF SOLANGE G.
MCCRABB, DECEASED**

PROPERTY ADDRESS: 673 S CEDAR ST, LITITZ, PA 17543

UPI / TAX PARCEL NUMBER:
370-27453-0-0000

JUDGMENT: \$205,165.18

REPUTED OWNERS: Jacqueline H. Ziegler a/k/a Jacqueline Ziegler, in Her Capacity as Heir of the Estate of Solange G. McCrabb, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under the Estate of Solange G. McCrabb, Deceased

DEED BK. and PAGE or INSTR.

NO.: Book 2212, Page 288

MUNICIPALITY: Lititz Borough

AREA: 0.07 acres

IMPROVEMENTS: Residential property
