

**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**

**Baker, Elsie M.,** dec'd.

Late of Lancaster.  
Executrix: Charlene A. Stoudt,  
P.O. Box 282, Denver, PA  
17517.  
Attorney: None.

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**Ball, Margaret a/k/a Margaret M.**

**Ball,** dec'd.  
Late of Ephrata Borough.  
Executor: Kenneth J. Bachich  
c/o Aevitas Law, PLLC, 1755  
Oregon Pike, Suite 201, Lan-  
caster, PA 17601.  
Attorneys: Robert G. Minnich,  
Esquire; Aevitas Law, PLLC.

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**Bardaxe, Elva M.,** dec'd.

Late of Lancaster City.  
Executor: Robert E. Bardaxe  
c/o Michael S. Grab, Esquire,  
327 Locust Street, Columbia,  
PA 17512.  
Attorneys: Michael S. Grab,  
Esquire; Nikolaus & Hohe-  
nadel, LLP.

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**Bauman, Violet E.,** dec'd.

Late of the City of Lancaster.  
Executor: David D. Bauman  
c/o Douglas A. Smith, Attor-  
ney, P.O. Box 5349, Lancas-  
ter, PA 17606.  
Attorneys: Gibbel Kraybill &  
Hess LLP.

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**Beyer, Leon H. a/k/a Leon Henry  
Beyer,** dec'd.

Late of Caernarvon Township.  
Executrix: Diane J. Beyer c/o  
Appel & Yost LLP, 33 N. Duke  
Street, Lancaster, PA 17602.  
Attorney: Nichole M. Baer.

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**Bierly, Donald L., Jr.,** dec'd.

Late of Columbia.  
Executrix: Susan Schaller c/o  
Law Office of Shawn Pierson,  
105 East Oregon Rd., Lititz,  
PA 17543.  
Attorney: Shawn M. Pierson,  
Esquire.

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**Bosold, Catherine E.,** dec'd.

Late of 433 S. Kinzer Avenue,  
New Holland.  
Executor: Richard C. Bosold,  
978 Blackwells Wharf Road,  
Burgess, VA 22432.  
Attorneys: Robert R. Kreitz,  
Esquire; Roland Rick Stock.

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**Brubaker, Dorothy K.,** dec'd.

Late of East Hempfield Town-  
ship.  
Executrix: Mary L. Toews c/o  
Kluxen, Newcomer & Dreis-  
bach, Attorneys-at-Law, 339  
North Duke Street, P.O. Box  
539, Lancaster, PA 17608-  
0539.  
Attorney: Melvin E. Newcom-  
er, Esquire.

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**Diffenderfer, Kathryn H. a/k/a  
Kathryn Helman Diffenderfer,**  
dec'd.

Late of Lititz Borough.

Executors: Mark H. Diffenderfer and Elaine D. Stolp c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess LLP.

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**Franek, Melvin Dale a/k/a Melvin D. Franek**, dec'd.

Late of Keystone Villa, 100 N. State St., Ephrata.  
Executor: Gayle L. Cote c/o Dennis J. Ward, Esquire, 300 West Chestnut St., Suite 203, Ephrata, PA 17522.  
Attorneys: Dennis J. Ward, Esquire; Zimmerman, Pfannebecker, Nuffort & Albert, LLP.

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**Groff, Esther B.**, dec'd.

Late of West Donegal Township.  
Executrix: Judy A. Musser c/o Law Office of Gretchen M. Curran, LLC, 18 East Penn Grant Road, Willow Street, PA 17584.  
Attorney: Gretchen M. Curran.

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**Higgs, William A. a/k/a William Anton Higgs**, dec'd.

Late of East Hempfield Township.  
Co-Executrices: Sally Ann Hooper and Judy Lynn Jones c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.  
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

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**High, Maggie H.**, dec'd.

Late of West Earl Township.

Executrix: Esther M. Sensenig c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess LLP.

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**Hillard, Marliene N.**, dec'd.

Late of Salisbury Township.  
Executrix: Bobbie Lynn Hillard Patterson c/o James N. Clymer, 408 West Chestnut Street, Lancaster, PA 17603.  
Attorneys: Clymer Musser & Sarno, P.C.

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**Hoffmeier, Carol L. a/k/a Carol Lee Hoffmeier**, dec'd.

Late of Mountville.  
Executor: Robert Loffredo c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.  
Attorney: Barbara Reist Dillon, Esquire.

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**Howard, Florine A. a/k/a Florine S. Howard**, dec'd.

Late of Manheim Twp.  
Executors: Barbara A. Howard and Kenneth R. Howard c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess LLP.

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**Iiff, Shirley H. a/k/a Shirley H. Aument Iiff**, dec'd.

Late of East Hempfield Township.  
Executors: Terry L. Aument and Beth A. Lorah c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.  
Attorneys: Blakinger Thomas, PC.

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**Kling, Sandra L.**, dec'd.

Late of Mount Joy Borough.

Executor: Benjamin T. Kling  
c/o Scott E. Albert, Esquire,  
50 East Main Street, Mount  
Joy, PA 17552.  
Attorney: Scott E. Albert, Es-  
quire.

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**Lucas, Normalee,** dec'd.  
Late of West Donegal Twp.  
Executor: Stephen Lucas c/o  
Douglas A. Smith, Attorney,  
P.O. Box 5349, Lancaster, PA  
17606.  
Attorneys: Gibbel Kraybill &  
Hess LLP.

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**Miller, Joan L. a/k/a Joan Louise  
Miller,** dec'd.  
Late of Ephrata.  
Executrix: Linda J. Schmitt,  
129 E. Main Street, Ephrata,  
PA 17522.  
Attorney: None.

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**Rhoades, Charles Richard,** dec'd.  
Late of Quarryville Borough.  
Executors: Charles R.  
Rhoades, Jr. and Robert L.  
Rhoades c/o Nikolaus & Ho-  
henadel, LLP, 303 W. 4th  
Street, Quarryville, PA 17566.  
Attorney: Jeffrey S. Shank,  
Esquire.

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**Schultz, David C.,** dec'd.  
Late of Little Britain Twp.  
Executrix: Bettie J. Schultz  
c/o Anita M. D'Amico, Es-  
quire, 65 S. Third St., Oxford,  
PA 19363.  
Attorneys: Anita M. D'Amico;  
D'Amico Law PC.

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**Weaver, Samuel Joseph a/k/a S.  
Joseph Weaver a/k/a Samuel  
J. Weaver a/k/a Samuel Joe  
Weaver,** dec'd.  
Late of Lancaster.  
Executrix: Sarah A. Teklinsky,  
728 Redwood Dr., Southamp-  
ton, PA 18966.  
Attorney: None.

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**Willenbrock, Robert M.,** dec'd.  
Late of East Earl Township.  
Executor: R. Mark Willen-  
brock c/o Russell, Krafft &  
Gruber, LLP, 930 Red Rose  
Court, Suite 300, Lancaster,  
PA 17601.  
Attorney: Lindsay M. Schoene-  
berger.

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**Zook, Susie B.,** dec'd.  
Late of Leacock Township.  
Executor: Jacob Zook c/o  
Kling and Deibler, LLP, 131 W.  
Main Street, New Holland, PA  
17557.  
Attorneys: Linda Kling, Es-  
quire; Kling & Deibler, LLP.

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#### SECOND PUBLICATION

**Artz, Rebecca C.,** dec'd.  
Late of the Township of West  
Lampeter.  
Executors: Patricia L. Artz and  
Theodore A. Artz c/o D. Scott  
Eaby, Esquire, Jansen M.  
Honberger Law, P.C., 29 South  
State Street, Ephrata, PA  
17522.  
Attorney: D. Scott Eaby.

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**Barnett, Donald C.,** dec'd.  
Late of the Township of West  
Cocalico.  
Executor: Martin E. Gerhart,  
II c/o Jansen M. Honberger  
Law P.C., 29 South State  
Street, Ephrata, PA 17522.  
Attorney: Jansen M. Hon-  
berger.

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**Delp, Ronald W.,** dec'd.  
Late of Providence Township.  
Executrix: Cathleen A. Bas-  
setti c/o Russell, Krafft &  
Gruber, LLP, 930 Red Rose  
Court, Suite 300, Lancaster,  
PA 17601.  
Attorney: Kim Carter Pater-  
son.

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**Eby, Peggy G.,** dec'd.

Late of Mount Joy Borough.  
Executrix: Cynthia G. Shelly  
c/o Nikolaus & Hohenadel,  
LLP, 222 S. Market Street,  
Suite 201, Elizabethtown, PA  
17022.  
Attorney: Kevin D. Dolan, Es-  
quire.

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**Eshelman, Janet K. a/k/a Janet  
A. Eshelman,** dec'd.

Late of East Drumore Twp.  
Executors: Rory M. Eshelman  
and Scott H. Eshelman c/o  
Appel & Yost LLP, 33 North  
Duke Street, Lancaster, PA  
17602.  
Attorney: Jeffrey P. Ouellet.

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**Fischer, Martha A. a/k/a Marti  
Fischer,** dec'd.

Late of Elizabethtown.  
Executor: Steven L. Morganti,  
110 Sunrise Avenue, Lan-  
caster, PA 17601.  
Attorneys: Brian J. Hinkle;  
Mette, Evans & Woodside.

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**Gochnauer, Jeanne M. a/k/a  
Jean M. Gochnauer a/k/a  
Jeanne Gochnauer,** dec'd.

Late of Quarryville Borough.  
Executrix: Barbara E. Herr  
c/o Kluxen, Newcomer &  
Dreisbach, Attorneys-at-Law,  
339 North Duke Street, P.O.  
Box 539, Lancaster, PA  
17608-0539.  
Attorney: Melvin E. Newcom-  
er, Esquire.

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**Gonzalez, Carmen,** dec'd.

Late of Lancaster City.  
Executor: Alfredo Gonzalez,  
Jr. c/o Scott Alan Mitchell,  
Esquire, Saxton & Stump,  
LLC, 280 Granite Run Dr.,  
Ste. 300, Lancaster, PA 17601.  
Attorneys: Saxton & Stump,  
LLC.

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**Herr, Janice F.,** dec'd.

Late of West Hempfield Town-  
ship.  
Executor: Stephen P. Herr c/o  
Scott Alan Mitchell, Esquire,  
Saxton & Stump, LLC, 280  
Granite Run Dr., Ste. 300,  
Lancaster, PA 17601.  
Attorneys: Saxton & Stump,  
LLC.

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**Herr, Mary A.,** dec'd.

Late of Manheim Township.  
Co-Executrices: Carolyn J.  
Bauer and Lucinda S. Shel-  
lenberger c/o Ann L. Martin,  
Attorney, P.O. Box 5349, Lan-  
caster, PA 17606.  
Attorneys: Gibbel Kraybill &  
Hess LLP.

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**Hershey, Nancy H.,** dec'd.

Late of Manor Township.  
Personal Representative:  
George B. Hershey, III c/o  
John W. Metzger, Esquire,  
901 Rohrerstown Road, Lan-  
caster, PA 17601.  
Attorneys: Metzger and Spen-  
cer, LLP.

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**Jones, E. Minetta a/k/a Emma  
Minetta Jones,** dec'd.

Late of Denver Borough.  
Executor: Roger L. Martzall  
c/o A. Anthony Kilkuskie,  
117A West Main Street, Eph-  
rata, PA 17522.  
Attorney: A. Anthony Kilkus-  
kie.

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**Keene, Jane E.,** dec'd.

Late of Earl Township.  
Executrix: Nancy F. Clark c/o  
Russell, Krafft & Gruber, LLP,  
930 Red Rose Court, Suite  
300, Lancaster, PA 17601.  
Attorney: Kim Carter Pater-  
son.

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**Keene, Jane E.,** dec'd.

Late of Earl Township.

The Jane E. Keene Revocable Living Trust Agreement.  
Trustee: Nancy F. Clark c/o Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601.  
Attorney: Kim Carter Pater-son.

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**Kurtz, Elisabeth Ann**, dec'd.  
Late of Ephrata Township.  
Co-Executors: Richard D. Kurtz and John R. Kurtz c/o E. Richard Young, Jr., Esquire, 1248 West Main Street, Ephrata, PA 17522.  
Attorney: E. Richard Young, Jr., Esquire.

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**Landes, Paul L. a/k/a Paul Linford Landes**, dec'd.  
Late of Salisbury Township.  
Executrix: Karen L. Stoltzfus, 510 Blossom Drive, Narvon, PA 17555.  
Attorneys: R. Wayne Clemens, Esquire; Clemens, Nulty and Gifford.

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**Saner, Betty H. a/k/a Elizabeth Hopkins Saner**, dec'd.  
Late of West Lampeter Town-ship.  
Co-Executors: Philip L. Saner and James E. Saner c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lan-caster, PA 17601.  
Attorneys: McNees Wallace & Nurick LLC.

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**Smoker, Arlene Jane a/k/a Arlene J. Smoker**, dec'd.  
Late of New Holland Borough.  
Administratrix C.T.A.: Beverly Brubaker c/o Nicholas T. Gard, Esquire, 912 West Main Street, Suite 402, New Hol-land, PA 17557.

Attorneys: Smoker Gard As-sociates LLP.

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**Spahr, Vincent E.**, dec'd.  
Late of Penn Township.  
Executor: David J. Nolt c/o Young and Young, 44 S. Main Street, P.O. Box 126, Man-heim, PA 17545.  
Attorneys: Young and Young.

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**Speicher, Donald E.**, dec'd.  
Late of Upper Leacock Town-ship.  
Executor: Scott E. Espensen c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.  
Attorneys: Blakinger Thomas, PC.

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**Stoltzfus, Barbara S.**, dec'd.  
Late of Upper Leacock Town-ship.  
Executor: Menno F. Stoltzfus c/o H. Charles Benner, At-torney, 200 East Main Street, Leola, PA 17540.  
Attorney: H. Charles Benner.

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**Trow, Donald B.**, dec'd.  
Late of East Hempfield Town-ship.  
Executor: Stephen C. Trow c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.  
Attorneys: Blakinger Thomas, PC.

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**Weit, Dorothy L.**, dec'd.  
Late of Lititz Borough.  
Personal Representative: Roy A. Weit c/o Eric Schelin Roth-ermel, Esquire, 49 North Duke Street, Lancaster, PA 17602.  
Attorneys: May, May and Zim-merman, LLP.

**THIRD PUBLICATION**

**Barto, M. Virginia a/k/a Miriam Virginia Barto**, dec'd.

Late of Manheim Township.  
Executor: PNC Bank N A c/o Appel & Yost LLP, 33 North Duke Street, Lancaster, PA 17602.  
Attorney: Jeffrey P. Ouellet.

**Beaston, Geraldine R.**, dec'd.

Late of Columbia Borough.  
Executors: Maxine L. Swingler and Carl H. Swingler c/o John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.  
Attorneys: John F. Markel; Nikolaus & Hohenadel, LLP.

**Brubaker, Suzanne**, dec'd.

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

**Charles, Clifford S., Jr.**, dec'd.

Late of Manheim Township.  
Clifford S. Charles, Jr. Trust dated October 8, 2004 as amended.  
Trustee: Jesse S. Ascroft, Sr., V.P., Bryn Mawr Trust Company, One East Chocolate Avenue, Hershey, PA 17033.  
Attorneys: Jean D. Seibert, Esquire; Caldwell & Kearns.

**Coldren, Evelyn E.**, dec'd.

Late of 108 New Street, East Earl Township.  
Co-Executors: Dale H. Coldren and Larry L. Coldren c/o Brian F. Boland, Esquire,

Kozloff Stoudt, 2640 Westview Drive, Wyomissing, PA 19610.  
Attorneys: Brian F. Boland, Esquire; Kozloff Stoudt.

**Cuczella, Anthony J. a/k/a Anthony Joseph Cucuzella a/k/a Anthony ("Tony") Joseph Cucuzella**, dec'd.

Late of Lancaster Township.  
Executrix: Angeline C. Dorsey c/o Mongiovi Law, LLC, 235 North Lime Street, Lancaster, PA 17602.  
Attorney: Michael J. Mongiovi.

**Edwards, June Hunter**, dec'd.

Late of Mount Joy Borough.  
Executor: Thomas W. Edwards, II c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.  
Attorney: John M. Smith, Esquire.

**Horne, Laurent Novikoff a/k/a Laurent N. Horne a/k/a Laurent Horne a/k/a Lawrence Horne a/k/a Lauren Novikoff Horne**, dec'd.

Late of West Lampeter Twp.  
Executrix: Mary Burton c/o Appel & Yost LLP, 33 North Duke Street, Lancaster, PA 17602.  
Attorney: Jeffrey P. Ouellet.

**Kring, Rodney L.**, dec'd.

Late of Brecknock Township.  
Administrators: Zachary R. Kring and Morgan L. Kring c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.  
Attorneys: Linda Kling, Esquire; Kling & Deibler, LLP.

**Long, Shirley A.**, dec'd.

Late of East Donegal Township.

Co-Executors: Sharon A. Claytor and Jay R. Long c/o Scott E. Albert, Esquire, 50 East Main Street, Mount Joy, PA 17552.

Attorney: Scott E. Albert, Esquire.

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**Munden, Verna M.,** dec'd.

Late of Ephrata Borough.  
Co-Administratrices: Linda M. Althouse and Janet L. Craley c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

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**Nolt, Edwin M.,** dec'd.

Late of the Township of West Earl.

Executor: Wells Fargo Bank, N.A. c/o Justin J. Bollinger, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

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**Roux, Henry J.,** dec'd.

Late of West Lampeter Township.

Personal Representative: Greta R. Roux c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.

Attorneys: Metzger and Spencer, LLP.

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**Sensenig, Harry M. a/k/a Harry M. Sensenig, Jr.,** dec'd.

Late of Warwick Township.  
Executor: Clifford D. Sensenig c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.  
Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

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**Toms, Jennie E.,** dec'd.

Late of West Lampeter Township.

Executrices: Barbara E. Fee-man and Shirley A. Bortzfield c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.  
Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

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**Wienhold, Jason J.,** dec'd.

Late of Lancaster.

Executor: Ryan Wienhold, 780 Knoll Drive, Mount Joy, PA 17552.

Attorney: Deborah L. Packer, Esquire.

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**Wynans, Thomas H.,** dec'd.

Late of East Cocalico Township.

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

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

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**Young, Fred T., Jr.,** dec'd.

Late of the Township of East Lampeter.

Executors: Deborah Ann Denlinger and Fred T. Young, III c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

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**ORPHANS' COURT DIVISION  
AUDITING NOTICES**

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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

September 3, 2019

at 9 o'clock a.m. in Courtroom No. 1 on the third floor of the Courthouse, 50 North Duke Street, Lancaster, PA

1. GARNER, JACK E., dec'd., trust, 2019-1485. First and Final Acct. Tina M. Tanner, Trustee. Jon M. Gruber, Atty.

2. GIBSON, SCOTT A., dec'd., 2016-1210. First and Final Acct. Barbara A. Van Aulen, Extrx. Edward J. Coyle, Atty.

3. MORRIS, GLENN E., dec'd., 2017-0793. First and Final Acct. Karen A. Bricker, Extrx. David H. Stone, Atty.

4. MORRIS, JANET M., dec'd., 2017-0792. First and Final Acct. Karen A. Bricker, Extrx. David H. Stone, Atty.

5. PATTON, EDITH DYKES, dec'd., 2014-0267. First and Final Acct. Gayle Conrow, Extrx. Matthew Menges, Atty.

Anne L. Cooper

Clerk of the

Orphans' Court Division

of the Court of Common Pleas

Au-23, 30

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**NOTICE OF ADMINISTRATIVE  
SUSPENSION**

NOTICE IS HEREBY GIVEN that the following Lancaster County attorneys have been Administratively Suspended by Order of the Supreme Court of Pennsylvania dated July 17, 2019, pursuant to Rule 111(b), Pa. R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education

Board. The Order became effective August 16, 2019 for Compliance Group 3.

Hughes, Lon VanDusen

Taylor, Meredith Ann

Suzanne E. Price

Attorney Registrar

The Disciplinary Board of the

Supreme Court of Pennsylvania

Au-30

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**CHANGE OF NAME NOTICES**

NOTICE IS HEREBY GIVEN, that the Petition of Monique Hall has filed with the Court of Common Pleas of Lancaster County, Pennsylvania, requesting to change the names of Noelle Francoise Pollock to Noelle Francoise Hall, Lyla Rose Pollock to Lyla Suzanne Hall, Ilyse Caroline Pollock to Ilyse Angele Hall, Grant Daniel Harry Pollock to Grant Christian William Hall, Sophie Jacqueline Rhoda Pollock to Sophie Jacqueline Hall, Aveline Faith Pollock to Aveline Faith Monique Hall, and Pierce Martin Pollock to Pierce James Auguste Hall. A hearing will be held on said petition on Thursday, October 17, 2019 at 1:30 p.m. in Courtroom #TBA of the Lancaster County Courthouse, Lancaster, Pennsylvania at which time interested persons may attend and show cause, if any, why the request of Petitioner to change the names of Noelle Francoise Pollock to Noelle Francoise Hall, Lyla Rose Pollock to Lyla Suzanne Hall, Ilyse Caroline Pollock to Ilyse Angele Hall, Grant Daniel Harry Pollock to Grant Christian William Hall, Sophie Jacqueline Rhoda Pollock to Sophie Jacqueline Hall, Aveline Faith Pollock to Aveline Faith Monique Hall, and Pierce Martin Pollock to Pierce James Auguste Hall should not be granted.

WENDY CHAN, ESQUIRE

CHAN & ASSOCIATES

Au-23, 30

NOTICE IS HEREBY GIVEN that on March 25, 2019, the Petition of



Justin S. Sheaffer was filed in the Court of Common Pleas of Lancaster County, Pennsylvania requesting a Decree to change his name from Justin S. Sheaffer to Justin S. Moliterno.

The Court has scheduled a hearing on the Petition for Tuesday, October 22, 2019 at 10:00 a.m., in Courtroom 10, Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which time and place all persons interested may appear and show cause, if any they have, why the request of the Petition should not be granted.

JEFFREY GONICK  
Attorney for Petitioner

Au-30

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IN RE: CHANGE OF NAME OF  
DEMI JANE WINGER to  
VIVICA CHERIE BLACK

To: ALL PERSONS INTERESTED

NOTICE IS HEREBY GIVEN that on May 22, 2019, petition for change of name was filed in the Lancaster County Court requesting a change of name of Demi Jane Winger to Vivica Cherie Black.

The Court has fixed September 17, 2019 at 9:30 A.M. in Courtroom No. 10 of the Court of Common Pleas of Lancaster County, 50 North Duke Street, Lancaster, PA as the place for a hearing when and where all persons interested may appear and show cause, if any they have, why the Petition should not be granted and said name should not be changed.

Au-30

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**NOTICE OF TERMINATION OF  
PARENTAL RIGHTS HEARING**

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

NO. 1155 OF 2019

IN RE: ERIC JEFFERY GOOD, JR.

NOTICE

TO: MARGIE LEE SNAVELY AND  
THE UNKNOWN FATHER

NOTICE IS HEREBY GIVEN that the Lancaster County Children & Youth Social Service Agency has presented to Orphans' Court Division, Court of Common Pleas of Lancaster County, PA, a Petition for termination of any rights you have or might have concerning the child known as ERIC JEFFERY GOOD, JR., born on March 17, 2018. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 9, Fourth Floor, Lancaster County Courthouse, 50 North Duke Street, Lancaster, PA, on Monday, September 16, 2019 at 8:30 a.m. prevailing time. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

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

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

Lancaster County  
Children & Youth  
Social Service Agency  
150 North Queen Street  
Suite 111  
Lancaster, PA 17603  
(717) 299-7925

Au-30; S-6

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**NOTICE OF CONDEMNATION**

TO: The unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under HARRY R. DICK, deceased (collectively the "Condemnees")

You are hereby notified that:

1. A Declaration of Taking was filed by the Redevelopment Authority of the City of Lancaster ("Authority") against the property located at 639 E. Madison St., Lancaster, PA (the "Property"), in the Court of Common Pleas of Lancaster County, Pennsylvania, on July 23, 2019, which Declaration is indexed to CI-19-06833.

2. The Condemnees are the unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Harry R. Dick, the former owner.

3. The Condemnor is the Authority, a public body, corporate and politic, exercising the public powers of the Commonwealth of Pennsylvania as an agency thereof, organized and existing under the laws of the Commonwealth of Pennsylvania, having its principal office at 120 N. Duke Street, Lancaster, PA 17602.

4. The condemnation is authorized by the Urban Redevelopment Law of Pennsylvania, 35 P.S. §1701 et seq. and the Eminent Domain Code, 26 Pa. C.S.A. §101 et seq., as amended.

5. Resolutions authorizing the condemnation of the Property and authorizing the filing of the Declaration of Taking were duly enacted by the Authority on April 16, 2019 and

May 21, 2019. A record of the proceedings and certified copies of said Resolutions may be examined at the aforementioned office of the Authority.

6. The public purpose of the condemnation is the elimination of blight by residential rehabilitation and related reuse of the Property hereby condemned.

7. The Property condemned by the Authority is identified as Lancaster County Tax Parcel Account No. 336-39514-0-0000.

8. Title to the Property acquired by Condemnor is fee simple absolute.

9. A Property (Tax) Map showing the Property may be examined at the aforementioned office of the Condemnor or at the County Assessment Office, Lancaster County Courthouse, 150 N. Queen St., Lancaster, PA.

10. Just compensation for taking of the Property is secured by a bond in an unspecified amount, without surety, which bond was filed pursuant to Section 303 of the Eminent Domain Code.

11. If the Condemnees wish to challenge the power or the right of the Condemnor to appropriate the Property, the sufficiency of the security, the procedure followed by the Condemnor or the Declaration of Taking, the Condemnees shall file Preliminary Objections within thirty (30) days after publication of this notice.

FRANK P. MINCARELLI, ESQUIRE  
Attorney I.D. #19506  
BLAKINGER THOMAS, PC  
Attorneys for the Redevelopment  
Authority of the City of Lancaster  
28 Penn Square  
Lancaster, PA 17603

Au-30

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**ARTICLES OF DISSOLUTION  
NOTICE**

Allied Appraisal Group, Inc., formerly located at 139 Beddington Lane, Strasburg, PA 17579 has filed

Articles of Dissolution with the State of PA and has wound up its business effective in the 2019 year.

Au-30

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**MISCELLANEOUS LEGAL NOTICE**

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In the Court of Common Pleas of  
Lancaster County  
Civil Division

Case No. 19-01605

The Bank of New York Mellon  
Trust Company, N.A., as  
successor-in-interest to all  
permitted successors and assigns  
of JPMorgan Chase Bank, as  
Trustee, for certificateholders of  
Truman Capital Mortgage Loan  
Trust 2004-1 Asset Backed  
Certificates, Series 2004-1  
Plaintiff

v.

HCI Mortgage  
Defendant

and

Panagiotis Papadopoulos and  
Elvera D. Papadopoulos  
Parties in Interest

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**ORDER OF PUBLICATION**

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To: HCI Mortgage

You are hereby notified that on February 15, 2019, Plaintiff, The Bank of New York Mellon Trust Company, N.A., as successor-in-interest to all permitted successors and assigns of JPMorgan Chase Bank, as Trustee, for certificateholders of Truman Capital Mortgage Loan Trust 2004-1 Asset Backed Certificates, Series 2004-1, filed a Complaint for Declaratory Judgment endorsed with a Notice to Defend, against HCI Mortgage in the Court of Common Pleas of Lancaster County, Pennsylvania, docketed to No. 19-01605, wherein Plaintiff seeks to obtain a declaratory judgment that HCI Mortgage has no further interest in the property, located at 988 Woodbridge Boulevard,

Lancaster, PA 17601, and that Plaintiff has full right, title, and interest in the Mortgage on this property.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

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**NOTICE**

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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 County Bar Association  
Lawyer Referral and  
Information Service  
28 E. Orange Street  
Lancaster, PA 17602  
Telephone (717) 393-0737

Au-30

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**NOTICES OF ACTION IN  
MORTGAGE FORECLOSURE**

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Court of Common Pleas  
Lancaster County, Pennsylvania  
Civil Action—Law

NO. CI-19-04323

LANCASTER LAW REVIEW

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2

Plaintiff

v.

MALLORY PAIGE HALL, IN HER CAPACITY AS HEIR OF KATHIE L. NAGLE a/k/a KATHIE LYNN NAGLE et al.

Defendants

COMPLAINT IN MORTGAGE FORECLOSURE

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KATHIE L. NAGLE a/k/a KATHIE LYNN NAGLE, Defendant(s), 185 NORTHRIDGE DRIVE, LANDISVILLE, PA 17538

You are hereby notified that Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-2, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LANCASTER County, PA docketed to No. CI-19-04323, seeking to foreclose the mortgage secured on your property located, 185 NORTHRIDGE DRIVE, LANDISVILLE, PA 17538.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written ap-

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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE 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 (717) 393-0737

JENINE DAVEY, ESQUIRE ID No. 87077 RAS CITRON, LLC Attorneys for Plaintiff 133 Gaither Drive Suite F Mt. Laurel, NJ 08054 (855) 225-6906

Au-30

In the Court of Common Pleas Lancaster County Civil Action—Law

Term No. CI-19-05853

ACTION OF MORTGAGE FORECLOSURE

MIDFIRST BANK

Plaintiff

vs.

LANCASTER LAW REVIEW

DAVID ARIAS-ALONSO  
Mortgagor and Real Owner  
Defendant

To: DAVID ARIAS-ALONSO, mortgagor and real owner, defendant whose last known address is 514 South Shippen Street, Lancaster, PA 17602

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt.

You are hereby notified that Plaintiff MIDFIRST BANK, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Lancaster County, Pennsylvania, docketed to No. CI-19-05853 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 514 South Shippen Street, Lancaster, PA 17602 whereupon your property will be sold by the Sheriff of Lancaster.

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 the 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 claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, 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.

MICHAEL T. MCKEEVER  
KML LAW GROUP, P.C.  
Attorneys for Plaintiff  
BNY Independence Center  
701 Market Street  
Suite 5000  
Philadelphia, PA 19106-1532  
(215) 627-1322

Au-30

Court of Common Pleas  
Civil Division  
Lancaster County

NO.: CI-19-06233

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust

PLAINTIFF

vs.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Harriet E. Ehrhart, deceased; Bryan Ehrhart, known Heir of Harriet E. Ehrhart, Deceased; Branden Ehrhart, known Heir of Harriet E. Ehrhart, Deceased; Serena Riedel, known Heir of Harriet E. Ehrhart, Deceased; and Valerie Thompson, known Heir of Harriet E. Ehrhart, Deceased

DEFENDANTS

To the Defendants: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Harriet E. Ehrhart, deceased; Bryan Ehrhart, known Heir of Harriet E. Ehrhart, Deceased; Branden Ehrhart, known Heir of Harriet E. Ehrhart, Deceased; Serena Riedel, known Heir

of Harriet E. Ehrhart, Deceased; and Valerie Thompson, known Heir of Harriet E. Ehrhart, Deceased

TAKE NOTICE THAT THE Plaintiff, Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS 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 County  
Bar Association Office  
28 East Orange Street  
Lancaster, PA 17602

CHRISTOPHER A. DeNARDO  
PA I.D. NO. 78447  
KRISTEN D. LITTLE  
PA I.D. NO. 79992  
KEVIN S. FRANKEL  
PA I.D. NO. 318323  
MICHELLE L. McGOWAN  
PA I.D. NO. 62414

LESLIE J. RASE  
PA I.D. NO. 58365  
MORRIS A. SCOTT  
PA I.D. NO. 83587  
ALISON H. TULIO  
PA I.D. NO. 87075  
KATHERINE M. WOLF  
PA I.D. NO. 314307  
SHAPIRO & DeNARDO, LLC  
3600 Horizon Drive  
Suite 150  
King of Prussia, PA 19406  
Telephone: (610) 278-6800

Au-30

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**ARTICLES OF INCORPORATION  
NOTICE**

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Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on or about August 21, 2019, for the purpose of obtaining a Certificate of Incorporation under the provisions of the Nonprofit Corporation Law of 1988. The name of the proposed nonprofit corporation is:

NETCO DANCE COMPANY

The purpose for which it was organized is to bring dance to the underserved youth and aging population to enrich their mental and physical health.

BARRY A. SOLODKY, ESQUIRE  
NIKOLAUS & HOHENADEL, LLP

Au-30

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**FICTITIOUS NAME NOTICES**

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Lloyd and Mary Ellen Esh, Dutchland Quilt Patch, 2851 Lincoln Hwy. East, Ronks, PA 17572, did file in the Office of the Secretary of the Commonwealth of Pennsylvania, on or about August 1, 2019, registration of the name:

LANCASTER HOME & FABRIC  
under which they intend to do business at: 2851 Lincoln Hwy. East, Ronks, PA 17572, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act."

Au-30

Karen S. Unterberger, 335 Colemanville Church Road, Conestoga, PA 17516 did file in the Office of the Secretary of the Commonwealth of Pennsylvania, on or about August 21, 2019 registration of the name:

RIVER HILLS

BUSINESS SERVICES

under which she intends to do business at: 335 Colemanville Church Road, Conestoga, PA 17516 pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Names Act."

Au-30

An application for registration of the fictitious name:

SUNNY RIDGE KENNEL

1966 Baker Rd., Manheim, PA 17545 has been filed in the Department of State at Harrisburg, PA, file date June 18, 2019 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration are Jonas Stoltzfus, 1966 Baker Rd., Manheim, PA 17545.

Au-30

Jonathan Telesco, 3788 Main St., Conestoga, PA 17516 intends to file in the Office of the Secretary of the Commonwealth of Pennsylvania, on or about August 15, 2019 registration of the name:

TELESCO BUILDING  
& REMODELING

under which he intends to do business at: 3788 Main Street, Conestoga, PA 17516 pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act."

Au-30

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 11, 2019 for:

WAYNE'S PAINTING

at: 15 S. Eastland Drive, Lancaster, PA 17602. The name and address of the individual interested in the business are Seth T. Johnson at 15 S. Eastland Drive, Lancaster, PA 17602. This was filed in accordance with 54 Pa. C.S. 311.

Au-30

**SUITS ENTERED**

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

August 15, 2019

to August 20, 2019

ASTUTO, JOY; Atlantic Fleet Services, Inc.; 07685; Hess

AVISTA AUDIO VIDEO RENTALS, LLC; BB&T Commercial Equipment Capital Corp.; 07862; Farley

BRADY, MICHAEL C.; Discover Bank; 07911; Cawley

BUSHONG, MATTHEW L.; Portfolio Recovery Associates, LLC; 07885; Zion

CALLAHAN, ERIN; Bank of America, N.A.; 07901; Weinberg

COMMONWEALTH OF PENNSYLVANIA; Jere E. Swarr; 07944; Slabinski

DART CONTAINER CORPORATION, J.G. BAKER, INC., BAKER, ANDREW, DART CONTAINER COMPANY, DART CONTAINER CORPORATION OF PENNSYLVANIA; George Trimble; 07791; Hall

DIENNER, LOGAN D.; Ingrid D. Cuevas Roman; 07937; Hohenadel

DIETRICH, ALAN B.; Barclays Bank Delaware; 07870; Weinberg

DIGGS, CHARLES T.; Pennymac Loan Services, LLC; 07724; Bates

ERISMAN, JOHN; Portfolio Recovery Associates, LLC; 07674

EVANS, JERE L.; Discover Bank; 07906; Cawley

FELLOWS, BENJAMIN; American Express National Bank; 07902; Cawley

FRESH FARMS F&M, LLC, D&D ON THE BEACH, LLC; Campus—Lancaster, L.P.; 07904; Byler

LANCASTER LAW REVIEW

- GIAMBANCO, DEBORA, GIAMBANCO, SALVATORE, LEOLA PIZZA; Clark Associates, Inc.; 07688; Worley  
GIANT FOOD STORES #6484; Denise Bower; 07795  
GRANT, LAWRENCE; Selective Insurance Company of the Southeast; 07800; Kluxen  
HAAS, FRANK; Barclays Bank Delaware; 07873; Weinberg  
HALL, ADAM; Credit Corp. Solutions, Inc.; 07861; Morris  
HATFIELD, J. FREELAND, JR., HERSHEY, HOWARD M., JR.; Pennsylvania Housing Finance Agency; 07853; Haller  
HERR, JASON L.; Discover Bank; 07914; Cawley  
LANCASTER AREA SEWER AUTHORITY; Myco Mechanical, Inc.; 07687; Byler  
LANCASTER PARKING AUTHORITY, PARKING AUTHORITY OF THE CITY OF LANCASTER; Tyler S. Harrison; 07943; Paul  
LEIMGRUBER, KRISTIN L.; National Collegiate Student Loan Trust 2004-2; 07868; Morris  
LEIMGRUBER, KRISTIN L.; National Collegiate Student Loan Trust 200604; 07860; Morris  
MCGILL, PHYLLIS M.; Barclays Bank Delaware; 07876; Weinberg  
METZLER HOME BUILDERS, INC., METZLER HOME BUILDERS; Dwayne Brown; 07653; Bright; Nichols  
MILLER, BRADLEY R., MILLER, CARRIE L.; Lakeview Loan Servicing, LLC; 07739; Riga  
MURRAY, TERRANCE W.; Bank of America, N.A.; 07879; Weinberg  
PRIETO, GARCIA, PRIETO, GARCIA A.; American Express National Bank; 07869; Rojiwadia  
RANGE, JUSTIN; Unifund CCR, LLC; 07651; Tsarouhis  
REAM, DAVID, REAM, KAREN; Warren Heistand; 07940; Harter  
REGENNAS, CHARLES F.; Cavalry SPV I, LLC; 07698; Apothaker  
REIBE, CLARA MAE; PHH Mortgage Corporation; 07865; Nixon  
RIST TRANSPORT, LTD., HERTZOG, GARY P.; Alan S. Tuckman; 07863; Crossett  
ROBINSON, SEAN M.; Solanco School District; 07752; Boehret  
ROTHERMEL, MARJORIE; Jeffrey Edelson; 07738; Klayman  
RUSSELL, DAVID L.; Bank of America, N.A.; 07678; Weinberg  
RYMARENKO, VLADIMIR D., BENTLEY, DANIELLE, RYMARENKO, VLADIMIR; Wells Fargo Bank, N.A.; 07842; Wapner  
SERVICE PROFESSIONALS, LLC; Donegal Mutual Insurance Co.; 07768; Lewis  
SHAFFER, MILDRED; Barclays Bank Delaware; 07872; Weinberg  
SHOBER, JONATHAN T., BERRY, COURTNEY N.; Pennsylvania Housing Finance Agency; 07846; Haller  
SLATEHOUSE GROUP; Flory Mill; 07662; Liss & Katz  
STALLWORTH, LENAYA; Portfolio Recovery Associates, LLC; 07918; Babcock  
STEWART, EUGENIA; Nationstar Mortgage, LLC; 07679; Gazzara Doyle  
THOMAS, WILLIAM G.; Barclays Bank Delaware; 07871; Weinberg  
THOMPSON, CHARLES, THOMPSON, CHIP; Cavalry SPV I, LLC; 07828; Apothaker  
THOMPSON, MICHAEL S.; King & Ballow; 07910; Pierce  
TROY, JOHNNIE; Yorktowne Property Shoppe, LLC; 07772  
USMAR, CARL, USMAR, REBECCA; Newport Commons III, LLC; 07656  
WARD, TIMOTHY S., WINTERS, LINDSEY, WARD, LINDSAY; 07735; LaManna  
WERT, AVRI E.; TD Bank USA, N.A.; 07866; Morris  
WHITE, MONICA L.; Pennymac Loan Services, LLC; 07917; Wapner  
WYNN, JENNIFER A.; Cavalry SPV I, LLC; 07701; Apothaker  
YODER, NATHAN L.; Solanco School District; 07755; Boehret



**NOTICE**



**SHERIFF'S SALE of VALUABLE  
REAL ESTATE**

**Wednesday, SEPTEMBER 25, 2019  
1:30 p.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 1:30 p.m. on the above date in the Lancaster County Courthouse, Courtroom A, 50 North Duke 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, and 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 LEPLER  
Sheriff of Lancaster County  
MICHAEL D. HESS, ESQUIRE  
Solicitor

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No. CI-17-10475

**MSCI 2006-HQ10 NORTH  
CHANCERY STREET, LLC c/o  
LNR PARTNERS, LLC**

**vs.**

**2101 BEDFORD REALTY LLC**

*Property Address:* 1127 S. State Street, Ephrata, PA 17522

*UPI/Tax Parcel Number:* 270-60010-0-0000

*Judgment:* \$2,673,637.18, plus interest accruing at the rate of at

11.12% per annum/\$759.24 per diem from and after April 15, 2017, late charges, attorneys' fees and costs, and any other additional charges or expenses accruing under the Loan Documents, until paid in full

*Reputed Owner:* 2101 Bedford Realty LLC

*Instr. No.:* 5530195

*Municipality:* Ephrata

*Area:* 11.5 Acres

*Improvements:* Department/General Store

Sale to include the personal property which is listed as Exhibit B in this execution

No. CI-18-10914

**WELLS FARGO BANK, NA**

**vs.**

**WILLIAM ALLEN**

*Property Address:* 50 North Pine Street—Unit 103 a/k/a 50 North Pine Street Apt 103, Marietta, PA 17547

*UPI/Tax Parcel Number:* 420-33702-1-0103

*Judgment:* \$100,397.15

*Reputed Owner:* William Allen

*Deed Instr. No.:* 5916155

*Municipality:* Marietta Borough

*Area:* 1,287

*Improvements:* Residential Dwelling

No. CI-17-07705

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

**vs.**

**WISDOM AMEDUME, PHILOMENA AMEDUME**

*Property Address:* 2123 Fruitville Pike, Lancaster, PA 17601

*UPI/Tax Parcel Number:* 390-74362-0-0000

*Judgment:* \$252,756.42

*Reputed Owners:* Widsom Amedume and Philomena Amedume

*Instr. No.:* 5501959

*Municipality:* Manheim Township

*Area:* N/A

*Improvements:* Residential Property

No. CI-18-02417

**NEW PENN FINANCIAL LLC d/b/a SHELLPOINT MORTGAGE SERVICING**

**vs.**

**SUSAN BECKER SOLELY IN HER CAPACITY AS HEIR OF KEITH E. USNER, DECEASED, DAVID DEBOLT SOLELY IN HIS CAPACITY AS HEIR OF KEITH E. USNER, DECEASED, THE UNKNOWN HEIRS OF KEITH E. USNER, DECEASED, ELEANOR FLORY SOLELY IN HER CAPACITY AS HEIR OF KEITH E. USNER, DECEASED, DEBORAH HOMSHER SOLELY IN HER CAPACITY AS HEIR OF KEITH E. USNER, DECEASED, PAULA DIFFENERFER SOLELY IN HER CAPACITY AS HEIR OF KEITH E. USNER, DECEASED, VICKI JO HANEY SOLELY IN HER CAPACITY AS HEIR OF KEITH E. USNER, DECEASED, DONNETTE HANEY SOLELY IN HER CAPACITY AS HEIR OF KEITH E. USNER, DECEASED**

*Property Address:* 319 Euclid Ave., Lancaster, PA 17603

*UPI/Tax Parcel Number:* 338-13436-0-0000

*Judgment:* \$48,006.25

*Reputed Owners:* Susan Becker solely in Her Capacity as Heir of Keith E. Usner, Deceased, David Debolt Solely in His Capacity as Heir of Keith E. Usner, Deceased, Paula Diffenerfer Solely in Her Capacity as Heir of Keith E. Usner, Deceased, ELEANOR FLORY Solely in Her Capacity as Heir of KEITH E. USNER, Deceased, Don-

nette Haney Solely in Her Capacity as Heir of Keith E. Usner, Deceased, Vicki JO Haney Solely in Her Capacity as Heir of Keith E. Usner, Deceased, Deborah Homsher Solely in Her Capacity as Heir of Keith E. Usner, Deceased & The Unknown Heirs of Keith E. Usner Deceased

*Deed Bk.:* 4724, 649

*Municipality:* City of Lancaster

*Area:* 0.0500

*Improvements:* A Residential Dwelling

No. CI-13-09864

**WELLS FARGO BANK, N.A**

**vs.**

**DONNA L. ANTOLICK**

*Property Address:* 415 W. Lemon Street, Lancaster, PA 17603-3320  
*UPI/Tax Parcel Number:* 339-43686-0-0000

*Judgment:* \$148,712.89

*Reputed Owner:* Donna L. Antolick, a single woman

*Instr. No.:* 5693847

*Municipality:* City of Lancaster

*Area:* N/A

*Improvements:* Residential Dwelling

No. CI-19-01332

**MIDFIRST BANK**

**vs.**

**JUDITH A. BICKING,  
WAYNE A. BICKING**

*Property Address:* 23 Black Oak Drive and Garage Unit G-8, Lancaster, PA 17602

*UPI/Tax Parcel Numbers:* 310-64093-1-0023 & 310-64093-2-0008

*Judgment:* \$47,644.38

*Reputed Owner(s):* Judith A. Bicking and Wayne A. Bicking

*Deed Bk.:* 5060, Page 368

*Municipality:* East Lampeter Township

*Area:* N/A

*Improvements:* A Residential Dwelling (Condominium) & Garage Unit G-8

No. CI-18-08191

**CITIMORTGAGE, INC**

**vs.**

**KALEB M. BURNS,  
HOLLY A. BURNS**

*Property Address:* 568 East Willow Street, Elizabethtown, PA 17022  
*UPI/Tax Parcel Number:* 250-92163-0-0000

*Judgment:* \$140,993.99

*Reputed Owners:* Kaleb M. Burns and Holly A. Burns

*Instr. No.:* 6101848

*Municipality:* Elizabethtown Borough  
*Area:* 0.22

*Improvements:* Residential Dwelling

No. CI-16-07544

**FREEDOM  
MORTGAGE CORPORATION**

**vs.**

**ASHLEY CLARK, ALL OTHER  
HEIRS OF JOHN EDMUND  
CLARK, DECEASED, KNOWN  
OR UNKNOWN**

*Property Address:* 1134 Union Street, Lancaster, PA 17603

*UPI/Tax Parcel Number:* 338-49560-0-0000

*Judgment:* \$113,183.41

*Reputed Owners:*

*Deed Doc. ID:* 5764010

*Municipality:* Lancaster City

*Area:* .09 Acres

*Improvements:* Residential Dwelling

No. CI-18-02575

**BANK OF AMERICA, N.A.  
SUCCESSOR BY MERGER TO  
BAC HOME LOANS SERVICING,  
LP f/k/a COUNTRYWIDE HOME  
LOANS SERVICING, LP**

**vs.**

**MICHAEL D. BOOTIE, JR.,  
AMY E. BOOTIE**

*Property Address:* 310 Edgehill Dr.,  
Akron, PA 17501  
*UPI/Tax Parcel Number:* 025-51292-  
0-0000  
*Judgment:* \$155,232.70  
*Reputed Owners:* Amy E. Bootie &  
Michael D. Bootie, Jr.  
*Instr. No.:* 5250592  
*Municipality:* Akron Borough  
*Area:* 0.21  
*Improvements:* Residential Dwelling

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No. CI-17-05823

**CONESTOGA VALLEY  
SCHOOL DISTRICT**

**vs.**

**WALTER L. BRALLIER**

*Property Address:* 3 N. Conestoga  
View Drive, Akron, PA 17501  
*UPI/Tax Parcel Number:* 210-00314-  
0-0000  
*Judgment:* CI-17-05823  
*Reputed Owner:* Walter L. Brallier  
*Deed Bk. and Page:* 2181 Page: 0662  
*Municipality:* West Earl Township  
*Area:* N/A  
*Improvements:* N/A

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No. CI-17-09784

**U.S. BANK  
NATIONAL ASSOCIATION**

**vs.**

**JAMES CHRISTIAN,  
CHRISTY CHRISTIAN**

*Property Address:* 2064 Alpha Ct.,  
Manheim, PA 17545-9684  
*UPI/Tax Parcel Number:* 540-95858-  
0-0000  
*Judgment:* \$172,537.26  
*Reputed Owners:* James Christian  
and Christy Christian, Husband  
and Wife  
*Instr. No.:* 5506904  
*Municipality:* Township of Rapho  
*Area:* N/A  
*Improvements:* Residential Dwelling

No. CI-19-01830

**SPECIALIZED LOAN  
SERVICING, LLC**

**vs.**

**R. GAIL BLANN**

*Property Address:* 823 W. Main  
Street, New Holland, PA 17557  
*UPI/Tax Parcel Number:* 190-41727-  
0-0000  
*Judgment:* \$93,019.91  
*Reputed Owner:* R. Gail Biann  
*Deed Bk.:* 3681, Page 60  
*Municipality:* Earl Township  
*Area:* 0.30  
*Improvements:* Residential Dwelling

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No. CI-19-01037

**LAKEVIEW LOAN  
SERVICING, LLC**

**vs.**

**GERALD WILLIAM BRYAN**

*Property Address:* 674-A High Street,  
Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 338-08261-  
0-0000  
*Judgment:* \$89,531.96  
*Reputed Owner:* Gerald William  
Bryan  
*Instr. No.:* 6369617  
*Municipality:* City of Lancaster  
*Area:* N/A  
*Improvements:* Residential Dwelling

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No. CI-18-08009

**BLANK'S QUALITY  
CONSTRUCTION, LLC**

**vs.**

**LYNETTE DIAZ**

*Property Address:* 41 Pennwick Dr.,  
Lititz, PA 17543  
*UPI/Tax Parcel Number:* 370-88977-  
0-0000  
*Judgment:* \$15,940.97  
*Reputed Owner:* Lynette Diaz  
*Instr. No.:* 5102374  
*Municipality:* Lititz Borough  
*Area:* +/- .08 acres

*Improvements:* Single-Family Dwelling

No. CI-15-06295

**US BANK NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
GSMPS MORTGAGE LOAN  
TRUST 2006-RP1**

vs.

**LEE ROY EPPLEY a/k/a  
LEE R. EPPLEY**

*Property Address:* 225 Buttonwood Drive, Elizabethtown, PA 17022

*UPI/Tax Parcel Number:* 160-49875-0-0000

*Judgment:* \$94,199.82

*Reputed Owner:* Lee Roy Eppley a/k/a Lee R. Eppley

*Deed Bk.:* 4556, Page 398

*Municipality:* West Donegal Township  
*Area:* .34 Acres

*Improvements:* Residential Dwelling

No. CI-17-01661

**GOVERNMENT LOAN  
SECURITIZATION TRUST  
2011-FV1 BY US BANK  
NATIONAL ASSOCIATION, AS  
CO-TRUSTEE AND US BANK  
TRUST NATIONAL ASSOCIATION  
AS DELAWARE TRUSTEE**

vs.

**MICHAEL S. ECKMAN**

*Property Address:* 110 Den Mar Drive, Holtwood, PA 17532

*UPI/Tax Parcel Number:* 430-84425-0-0000

*Judgment:* \$105,691.45

*Reputed Owner:* Michael S. Eckman  
*Deed Bk.:* 6157, Page 0535

*Municipality:* Martic Township  
*Area:* 0.62

*Improvements:* Residential Dwelling

No. CI-19-00154

**WELLS FARGO BANK, NA**

vs.

**NATHAN ADAM FORRESTER  
a/k/a NATHAN A. FORRESTER**

*Property Address:* 915 Glorry Lane, Narvon, PA 17555

*UPI/Tax Parcel Number:* 560-20643-0-0000

*Judgment:* \$210,518.17

*Reputed Owner:* Nathan Adam Forrester

*Instr. No.:* 6059839

*Municipality:* Township of Salisbury  
*Area:* N/A

*Improvements:* Residential Dwelling

No. CI-19-01312

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

vs.

**CARLA R. DIMELER,  
LESTER R. DIMELER, JR.**

*Property Address:* 584 West Main Street, Mount Joy, PA 17552

*UPI/Tax Parcel Number:* 450-86168-0-0000

*Judgment:* \$84,984.66

*Reputed Owner(s):* Carla R. Dimeler and Lester R. Dimeler, Jr.

*Deed Bk.:* 6469, Page 152

*Municipality:* Borough of Mount Joy  
*Area:* 0.15 acres

*Improvements:* A Residential Dwelling

No. CI-19-01117

**PACIFIC UNION FINANCIAL, LLC**

vs.

**GREGORY M. DUAIME, JR.**

*Property Address:* 7 Cheery Ln., Denver, PA 17517

*UPI/Tax Parcel Number:* 080-37970-0-0000

*Judgment:* \$128,809.31

*Reputed Owner:* Gregory M. Duaiame, Jr.

*Instr. No.:* 6263132

*Municipality:* Township of East Calico  
*Area:* N/A

*Area:* N/A

*Improvements:* Residential Dwelling

No. CI-17-01330

**US BANK NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS TRUSTEE FOR THE  
RMAC TRUST, SERIES 2016-CTT**

vs.

**CRAIG W. FENN**

*Property Address:* 313 Sagamore Hill,  
Mount Joy, PA 17552

*UPI/Tax Parcel Number:* 450-22980-  
1-0075

*Judgment:* \$157,408.33

*Reputed Owner:* Craig W. Fenn

*Deed Instr. No.:* 6180055

*Municipality:* Mount Joy Borough

*Area:* 1,600

*Improvements:* Residential Dwelling

No. CI-19-02032

**MIDFIRST BANK**

vs.

**TODD L. DOYLE**

*Property Address:* 702 East Market  
Street, Marietta, PA 17547

*UPI/Tax Parcel Number:* 420-59021-  
0-0000

*Judgment:* \$56,747.66

*Reputed Owner:* Todd L. Doyle

*Instr. No.:* 5234611

*Municipality:* Borough of Marietta

*Area:* N/A

*Improvements:* Residential Dwelling

No. CI-19-02033

**DEUTSCHE BANK TRUST  
COMPANY AMERICAS, AS  
TRUSTEE FOR RESIDENTIAL  
ACCREDIT LOANS, INC.,  
MORTGAGE ASSET-BACKED  
PASS-THROUGH CERTIFICATES,  
SERIES 2006-QS3**

vs.

**PATRICIA A. GILMARTIN**

*Property Address:* 11 Pajill Dr.,  
Marietta, PA 17547

*UPI/Tax Parcel Number:* 420-60623-  
0-0000

*Judgment:* \$239,531.29

*Reputed Owner:* Patricia A. Gilmartin

*Deed Bk.:* E60 and Page 353

*Municipality:* Borough of Marietta

*Area:* .73

*Improvements:* Residential Property

No. CI-19-02138

**SUBURBAN LANCASTER  
SEWER AUTHORITY**

vs.

**CHARLES T. DIGGS**

*Property Address:* 111 First Street,  
Willow Street, PA 17584

*UPI/Tax Parcel Number:* 320-38626-  
0-0000

*Judgment:* \$1,956.69

*Reputed Owner:* Charles T. Diggs

*Instr. No.:* 6165101

*Municipality:* West Lampeter Town-  
ship

*Area:* +/-

*Improvements:* Single Family Dwell-  
ing

No. CI-18-08370

**WELLS FARGO BANK, NA**

vs.

**CRAIG GING a/k/a  
CRAIG P. GING, AIMEE GING  
a/k/a AIMEE L. GING**

*Property Address:* 14 Ingham Drive,  
Stevens, PA 17578

*UPI/Tax Parcel Number:* 080-88471-  
0-0000

*Judgment:* \$191,026.62

*Reputed Owners:* Craig Ging and  
Aimee Ging, husband and wife

*Instr. No.:* 5957223

*Municipality:* Township of East Co-  
calico

*Area:* N/A

*Improvements:* Residential Dwelling

No. CI-16-06845

**THE EPHRATA NATIONAL BANK**

vs.

**DENNIS R. GOCKLEY,  
GALE E. GOCKLEY**

*Property Address:* 3 Madison Circle,  
Ephrata, PA 17522  
*UPI/Tax Parcel Number:* 270-39513-  
0-0000  
*Judgment:* \$11,251.34 Per 7/19/18  
Order of Court  
*Reputed Owners:* Dennis R. Gockley  
and Gale E. Gockley  
*Deed Bk.:* 6361, Page 655  
*Municipality:* Ephrata Township  
*Area:* N/A

No. CI-18-02764

**BRANCH BANKING AND  
TRUST COMPANY**

vs.

**JAMES R. GREGG**

*Property Address:* 653 West Orange  
St., Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 335-00262-  
0-0000  
*Judgment:* \$22,281.74  
*Reputed Owner:* James R. Gregg  
*Deed Bk.:* 4527, Page: 0612  
*Municipality:* Lancaster City  
*Area:* N/A  
*Improvements:* Residential Dwelling

No. CI-19-01948

**THE BANK OF NEW YORK  
MELLON f/k/a THE BANK OF  
NEW YORK, SUCCESSOR IN  
INTEREST TO JPMORGAN CHASE  
BANK, NA, AS TRUSTEE FOR  
STRUCTURED ASSET  
MORTGAGE INVESTMENTS II  
INC., BEAR STEARNS ALT-A  
TRUST, MORTGAGE PASS-  
THROUGH CERTIFICATES,  
SERIES 2005-7**

vs.

**TAMARA GROSTEFFON a/k/a  
TAMARA LAUSCH, EXECUTRIX  
OF THE ESTATE OF  
JUDY A. FISHER a/k/a JUDY  
ANN FISHER, DECEASED**

*Property Address:* 268 Sand Court,  
Ephrata, PA 17522

*UPI/Tax Parcel Number:* 260-00002-  
0-0000

*Judgment:* \$127,163.39.

*Reputed Owner:* Tamara Grosteffon  
a/k/a Tamara Lausch, Executrix  
of the Estate of Judy A. Fisher  
a/k/a Judy Ann Fisher, deceased  
*Instr. No.:* 5417860

*Municipality:* Borough of Ephrata  
*Area:* ALL THAT CERTAIN piece,  
parcel or tract of land situate on  
the Northerly side of Sand Court  
in Ephrata Borough, Lancaster  
County, Pennsylvania and being  
known as Lot No. 97, Block B Of  
The Brick Yard, Section 2 as  
shown on a plan known as the  
Final Subdivision and Land De-  
velopment Plan, Section 2 and  
recorded in Plan Book Volume  
J-161, Page 55, as prepared by  
Derek and Edson Associates,  
Drawing No. 8088, F-1 of 12  
dated August 10, 1988 and being  
more fully bounded and described  
as follows:

*Improvements:* Residential Dwelling

No. CI-19-00655

**FINANCE OF AMERICA  
REVERSE LLC**

vs.

**TINA M. GRIER, KNOWN  
SURVIVING HEIR OF PATRICIA  
BONAWITZ, JENNIFER N.  
BONAWITZ, KNOWN SURVIVING  
HEIR OF PATRICIA BONAWITZ,  
UNKNOWN SURVIVING HEIRS OF  
PATRICIA BONAWITZ**

*Property Address:* 506 Oak Ridge Dr.,  
Millersville, PA 17551

*UPI/Tax Parcel Number:* 440-98211-  
0-0000

*Judgment:* \$168,478.82

*Reputed Owner:* Patricia Bonawitz

*Instr. No.:* 5807158.

*Municipality:* Borough of Millersville  
*Area:* N/A

*Improvements:* Residential Dwelling



No. CI-18-08998

**DITECH FINANCIAL LLC**

vs.

**DEBORAH R. GRUEL,  
DAVID M. GRUEL, JR.**

*Property Address:* 654 Hamaker Rd.  
Lot 71 a/k/a 654 Hamaker Rd.,  
Manheim, PA 17545

*UPI/Tax Parcel Number:* 500-69823-  
0-0000

*Judgment:* \$338,810.37

*Reputed Owners:* Deborah R. Gruel  
and David M. Gruel, Jr.

*Instr. No.:* 5591529

*Municipality:* Penn Township

*Area:* 0.23 Acres

*Improvements:* Residential Dwelling

No. CI-18-00891

**OCWEN LOAN SERVICING, LLC**

vs.

**ELMER D. LANTZ**

*Property Address:* 27 Bill Drive, Den-  
ver, PA 17517

*UPI/Tax Parcel Number:* 080-12176-  
0-0000

*Judgment:* \$125,402.36

*Reputed Owner:* Elmer D. Lantz

*Instr. No.:* 5576845

*Municipality:* East Calico Township

*Area:* N/A

*Improvements:* Residential Real Es-  
tate

No. CI-14-02682

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

vs.

**JONATHAN A. KEPERLING,  
DANIELLE L. GROSHONG,  
UNITED STATES OF AMERICA,  
DEPARTMENT OF TREASURY—IRS**

*Property Address:* 746 North Franklin  
Street, Lancaster, PA 17602

*UPI/Tax Parcel Number:* 336-25695-  
0-0000

*Judgment:* \$87,476.98

*Reputed Owners:* Jonathan A. Keper-  
ling and Danielle L. Groshong and  
United States of America, Depart-  
ment of the Treasury—Internal  
Revenue Service

*Deed Bk.:* 6564, Page 663

*Municipality:* City of Lancaster

*Area:* ALL THAT CERTAIN lot or piece  
of land situated on the West side  
of North Franklin Street between  
Hand and Park Avenues in the  
City of Lancaster, County of Lan-  
caster and Commonwealth of  
Pennsylvania, having thereon  
erected a two story brick dwelling  
house known and numbered as  
746 NORTH FRANKLIN STREET,  
Bounded and described as follows  
to wit:

*Improvements:* Residential Dwelling

No. CI-19-00841

**PHH MORTGAGE CORPORATION**

vs.

**JOHN HOCKLEY, II a/k/a JOHN  
L. HOCKLEY, II, KYLA HOCKLEY  
a/k/a KYLA L. HOCKLEY**

*Property Address:* 40 Naomi Ave,  
Landisville, PA 17538

*UPI/Tax Parcel Number:* 290-77422-  
0-0000

*Judgment:* \$179,112.05

*Reputed Owners:* John Hockley, II  
a/k/a John L. Hockley, II and  
Kyla Hockley a/k/a Kyla L. Hock-  
ley

*Instr. No.:* 5713870

*Municipality:* Township of East  
Hempfield

*Area:* N/A

*Improvements:* Residential Real Es-  
tate

No. CI-19-01581

**PENNYMAC LOAN SERVICES, LLC**

vs.

**DUSTAN L. HOFFA,  
NICOLE HOFFA**

LANCASTER LAW REVIEW

*Property Address:* 887 Broad Street,  
East Earl, PA 17519  
*UPI/Tax Parcel Number:* 200-72705-  
0-0000  
*Judgment:* \$143,704.07  
*Reputed Owners:* Dustan L. Hoffa  
and Nicole Hoffa  
*Instr. No.:* 6291902  
*Municipality:* East Earl Township  
*Area:* 0.49  
*Improvements:* Residential Dwelling

No. CI-18-04823

**CONESTOGA VALLEY  
SCHOOL DISTRICT**

vs.

**JACOB K. KING**

*Property Address:* 83 N. Ronks Rd.,  
Ronks, PA 17572  
*UPI/Tax Parcel Number:* 310-49231-  
0-0000  
*Judgment:* \$2,403.41  
*Reputed Owner:* Jacob K. King  
*Instr. No.:* 6366020  
*Municipality:* East Lampeter Town-  
ship  
*Improvements:* Residential

No. CI-18-10665

**U.S. BANK NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS TRUSTEE FOR THE  
RMAC TRUST, SERIES 2016-CTT**

vs.

**MICHELE L. LE'MON, SURVIVING  
HEIR OF WILLIAM H LE'MON,  
DECEASED, WILLIAM HENRY  
LE'MON, JR., SURVIVING HEIR  
OF WILLIAM H LE'MON,  
DECEASED, LORI LE'MON,  
SURVIVING HEIR OF WILLIAM H.  
LE'MON, DECEASED, UNKNOWN  
SURVIVING HEIRS OF WILLIAM  
H. LE'MON, DECEASED**

*Property Address:* 408 Buck Rd.,  
Quarryville, PA 17566

*UPI/Tax Parcel Number:* 180-08587-  
0-0000  
*Judgment:* \$115,637.54  
*Reputed Owners:* William H. Le'mon,  
deceased and Wilma Lee Le'mon,  
deceased  
*Deed Bk.:* 5386 and Page 416 and  
Instrument# 997036830  
*Municipality:* Township of Drumore  
*Area:* 1.8  
*Improvements:* Single Family Resi-  
dential

No. CI-18-03277

**LOANCARE, LLC**

vs.

**VERNON KIEHL a/k/a  
VERNON V. KIEHL**

*Property Address:* 1919 Saint Regis  
Ln., Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 440-25955-  
0-0000  
*Judgment:* \$106,617.24  
*Reputed Owner:* Vernon V. Kiehl  
(a/k/a Vernon Kiehl)  
*Instr. No.:* 5065555  
*Municipality:* Millersville Borough  
*Area:* 0.0  
*Improvements:* Residential Dwelling

No. CI-18-01264

**PINGORA LOAN SERVICING, LLC**

vs.

**SHAWN D. HAINES,  
KAYLA HAINES**

*Property Address:* 7 Edgemore Dr.,  
Stevens, PA 17578  
*UPI/Tax Parcel Number:* 080-08923-  
0-0000  
*Judgment:* \$162,719.49  
*Reputed Owners:* Shawn D. Haines  
and Kala Haines  
*Instr. No.:* 6140530  
*Municipality:* Township of East Co-  
calico  
*Area:* N/A  
*Improvements:* Residential Dwelling

No. CI-19-00511

**DITECH FINANCIAL LLC**

**vs.**

**ROBERT L. MANN**

*Property Address:* 3123 Parker Dr.,  
Lancaster, PA 17601

*UPI/Tax Parcel Number:* 290-49832-  
0-0000

*Judgment:* \$193,236.10

*Reputed Owner:* Robert L. Mann

*Instr. No.:* 6286041

*Municipality:* East Hempfield Twp.

*Area:* 0.3200

*Improvements:* A residential dwelling

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No. CI-18-10733

**LYNWOOD A. HYLE**

**vs.**

**JORGE ORTIZ a/k/a GEORGE  
ORTIZ a/k/a GABRIEL J. ORTIZ**

*Property Address:* 14 N. Locust  
Street, Lititz, PA 17543

*UPI/Tax Parcel Number:* 370-52621-  
0-0000

*Judgment:* \$70,521.38

*Reputed Owners:* Jorge Ortiz a/k/a  
George Ortiz a/k/a Gabriel J.  
Ortiz

*Instr. No.:* 5858061

*Municipality:* Lititz Borough

*Area:* N/A

*Improvements:* Residential Dwelling

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No. CI-18-06760

**FREEDOM  
MORTGAGE CORPORATION**

**vs.**

**TAMMY Y. LORCH,  
ANDREW S. LORCH**

*Property Address:* 2119 Hobson  
Road, Lancaster, PA 17602

*UPI/Tax Parcel Number:* 310-74864-  
0-0000

*Judgment:* \$145,591.28

*Reputed Owners:* Tammy Y. Lorch  
and Andrew S. Lorch

*Deed Bk.:* 4759, Page 317

*Municipality:* East Lampeter Town-  
ship

*Area:* .29 Acres

*Improvements:* Residential Dwelling

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No. CI-18-10212

**FREEDOM  
MORTGAGE CORPORATION**

**vs.**

**CORY MAHORNEY a/k/a  
CORY MAHORNEY, SR.,  
SHANIQUIA MAHORNEY**

*Property Address:* 2544 Valley Dr.,  
Lancaster, PA 17603

*UPI/Tax Parcel Number:* 410-77605-  
0-0000

*Judgment:* \$176,532.41

*Reputed Owners:* Cory Mahorney  
a/k/a Cory Mahorney, Sr. and  
Shaniquia Mahorney

*Deed Instr. No.:* 6369946

*Municipality:* Manor Township

*Area:* 0.34 Acres

*Improvements:* Residential Dwelling

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No. CI-19-00072

**WELLS FARGO BANK, NA**

**vs.**

**ASHIS B. PAL**

*Property Address:* 1525 Oregon Pike,  
Units 1A, 1B, 2B, 3B, Lancaster,  
PA 17601

*UPI/Tax Parcel Numbers:* 390-16165-  
1-001A, 390-16165-1-001B, 390-  
16165-1-003B & 390-16165-1-  
002B

*Judgment:* \$103,385.71

*Reputed Owner:* Ashis B. Pal

*Instr. No.:* 5158535

*Municipality:* Manheim Township

*Area:* N/A

*Improvements:* N/A

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No. CI-19-02125

**CITIZENS BANK, N.A. s/b/m  
TO FRANKLIN AMERICAN  
MORTGAGE COMPANY**

**vs.**

LANCASTER LAW REVIEW

**CHARLES L. MERCER, JR.**

*Property Address:* 23 S. Custer Ave.,  
New Holland, PA 17557

*UPI/Tax Parcel Number:* 480-58923-  
0-0000

*Judgment:* \$134,768.85

*Reputed Owner:* Charles L. Mercer,  
Jr.

*Instr. No.:* 6302194

*Municipality:* Borough of New Holland  
*Area:* 0.1200

*Improvements:* A residential dwelling

No. CI-19-01134

**MIDFIRST BANK**

**vs.**

**ROOSEVELT McFADDEN, JR.**

*Property Address:* 550 North 2nd St.,  
Columbia, PA 17512

*UPI/Tax Parcel Number:* 110-51729-  
0-0000

*Judgment:* \$38,142.43

*Reputed Owner:* Roosevelt McFad-  
den, Jr.

*Deed Bk.:* 5691, Page 350

*Municipality:* Borough of Columbia  
*Area:* N/A

*Improvements:* Residential Dwelling

No. CI-17-06250

**LSF9 MASTER  
PARTICIPATION TRUST**

**vs.**

**ANGEL L. ORTIZ,  
PRISCILLA ORTIZ**

*Property Address:* 700 Stony Battery  
Rd., Landisville, PA 17538

*UPI/Tax Parcel Number:* 300-40586-  
0-0000

*Judgment:* \$326,238.56

*Reputed Owners:* Angel L. Ortiz and  
Priscilla Ortiz

*Instr. No.:* 998021706 and Book 5685,  
Page 0219

*Municipality:* West Hempfield Town-  
ship

*Area:* n/a

*Improvements:* Single Family Dwell-  
ing

No. CI-18-02691

**NATIONSTAR MORTGAGE LLC  
d/b/a MR. COOPER**

**vs.**

**DAVID A. LESHER,  
MICHELLE L. LESHER**

*Property Address:* 207 East Main  
Street, Adamstown, PA 19501

*UPI/Tax Parcel Number:* 010-65092-  
0-0000

*Judgment:* \$23,585.79

*Reputed Owners:* David A. Leshner &  
Michelle L. Leshner

*Deed Bk.:* 6496

*Municipality:* Borough of Adamstown  
*Area:* 0.1400

*Improvements:* A Residential Dwelling

No. CI-18-02477

**SUNTRUST BANK s/b/m  
SUNTRUST MORTGAGE, INC.**

**vs.**

**CHRISTINA M. LONG**

*Property Address:* 152 Peach Alley,  
Bainbridge, PA 17502

*UPI/Tax Parcel Number:* 130-42227-  
0-0000

*Judgment:* \$132,890.69

*Reputed Owner:* Christina M. Long

*Instr. No.:* 6257429

*Municipality:* Conoy Township  
*Area:* 0.08 Acres

*Improvements:* Residential Dwelling

No. CI-18-08939

**WELLS FARGO BANK, NA**

**vs.**

**LOIS J. PIETROPAOLO,  
AMERICO PIETROPAOLO**

*Property Address:* 2876 Lincoln Hwy.  
East, Ronks, PA 17572

*UPI/Tax Parcel Number:* 310-80746-  
0-0000

LANCASTER LAW REVIEW

*Judgment:* \$97,862.41  
*Reputed Owners:* Lois J. Pietropaolo  
and Americo Pietropaolo  
*Deed Bk.:* T55, Page 600  
*Municipality:* East Lampeter Town-  
ship  
*Area:* 0.37  
*Improvements:* Residential Dwelling

No. CI-19-01265

**HSBC BANK USA, NATIONAL  
ASSOCIATION AS TRUSTEE FOR  
WELLS FARGO ASSET-  
SECURITIES CORPORATION,  
MORTGAGE ASSET-BACKED  
PASS-THROUGH CERTIFICATES  
SERIES 2008-1**

vs.

**LISA J. REED, MICHAEL S. REED**  
*Property Address:* 2490 Creek Hill  
Road, Lancaster, PA 17601  
*UPI/Tax Parcel Number:* 360-66831-  
0-0000  
*Judgment:* \$669,109.03  
*Reputed Owners:* Lisa J. Reed and  
Michael S. Reed  
*Instr. No.:* 5554453  
*Municipality:* Upper Leacock Town-  
ship  
*Area:* 1.2 Acres  
*Improvements:* Residential Dwelling

No. CI-19-01646

**JP MORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

vs.

**PAUL L. SCOTT a/k/a PAUL  
SCOTT, TERESA W. SCOTT a/k/a  
TERESA L. WILSON a/k/a  
TERESA SCOTT**  
*Property Address:* 2807 Ironville Pike,  
Columbia, PA 17512  
*UPI/Tax Parcel Number:* 300-84003-  
0-0000  
*Judgment:* \$140,683.28  
*Reputed Owners:* Paul L. Scott a/k/a  
Paul Scott and Teresa W. Scott  
a/k/a Teresa L. Wilson a/k/a  
Teresa Scott  
*Instr. No.:* 5298247

*Municipality:* West Hempfield Town-  
ship  
*Area:* 0.2  
*Improvements:* Residential Dwelling

No. CI-18-10453

**FREEDOM  
MORTGAGE CORPORATION**

vs.

**MICHELLE L. RIVERS,  
BELINDA LOU RIVERS**

*Property Address:* 135 N. Cedar St.,  
Lititz, PA 17543  
*UPI/Tax Parcel Number:* 370-05023-  
0-0000  
*Judgment:* \$99,409.46  
*Reputed Owners:* Michelle L. Rivers  
& Belinda Lou Rivers  
*Instr. No.:* 6288138  
*Municipality:* Borough of Lititz  
*Area:* 0.02  
*Improvements:* A residential dwelling

No. CI-18-06951

**DITECH FINANCIAL LLC**

vs.

**SC A MINOR SOLEY IN HIS  
CAPACITY AS HEIR OF ROBERT  
L. REYNOLDS DECEASED,  
KAREN EIDING SOLEY IN HER  
CAPACITY AS HEIR OF ROBERT  
L. REYNOLDS DECEASED**

*Property Address:* 27 Brookfield Rd.,  
Lititz, PA 17543  
*UPI/Tax Parcel Number:* 600-68803-  
0-0000  
*Judgment:* \$53,159.74  
*Reputed Owners:* SC A MINOR  
Solely in His Capacity as heir of  
Robert L. Reynolds Deceased &  
KAREN EIDING Solely in Her Ca-  
pacity as Heir of Robert L. Reyn-  
olds Deceased  
*Deed Bk.:* 3243  
*Municipality:* Township of Warwick  
*Area:* 0.1100  
*Improvements:* A residential dwelling

No. CI-18-02395

**WELLS FARGO BANK, NA**

**vs.**

**HEATHER M. REISINGER,  
JEREMY M. BLEVINS**

*Property Address:* 443 Haymarket Lane, Lititz, PA 17543

*UPI/Tax Parcel Number:* 390-69881-0-0000

*Judgment:* \$160,057.74

*Reputed Owners:* Jeremy M. Blevins, adult individual and Heather M. Reisinger, adult individual

*Instr. No.:* 5928933

*Municipality:* Township of Manheim  
*Area:* N/A

*Improvements:* Residential Dwelling

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No. CI-19-00687

**M&T BANK**

**vs.**

**HERBERT D. SPIESE**

*Property Address:* 208 Perry St., Columbia, PA 17512

*UPI/Tax Parcel Number:* 110-53698-0-0000

*Judgment:* \$80,838.65

*Reputed Owner:* Herbert D. Spiese  
*Deed Bk.:* 74/270

*Municipality:* Columbia Borough  
*Area:* N/A

*Improvements:* Residential Real Estate

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No. CI-16-09402

**NATIONSTAR MORTGAGE LLC**

**vs.**

**JOHN J. SHIELDS, SR.,  
KIMMARIE DOUGHERTY**

*Property Address:* 117 Glebe Lane, Lancaster, PA 17602

*UPI/Tax Parcel Number:* 320-03810-0-0000

*Judgment:* \$295,963.23

*Reputed Owners:* John J. Shields, Sr. and Kimmarie Dougherty

*Instr. No.:* 6109162

*Municipality:* Township of West Lampeter

*Area:* N/A

*Improvements:* Residential Dwelling

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No. CI-18-11149

**CARRINGTON MORTGAGE SERVICES, LLC**

**vs.**

**TIMOTHY L. SHENENBERGER**

*Property Address:* 234 East Spruce Street, New Holland, PA 17557

*UPI/Tax Parcel Number:* 480-68364-0-0000

*Judgment:* \$178,137.71.

*Reputed Owner:* Timothy L. Shenenberger

*Instr. No.:* 559919

*Municipality:* New Holland Borough  
*Area:* ALL THAT CERTAIN lot of land,

known as Lot Number 9, Block A, on a Plan of land of John B. Martin, a copy of which is recorded in the Recorder of Deeds Office, Lancaster, Pennsylvania, in Plan Book 3-37, Page 12, situate along the south side of Spruce Street, in New Holland Borough, Lancaster County, Pennsylvania, being more commonly known as Number 234 Spruce Street, New Holland, Pennsylvania, bounded and described as follows, to wit:

*Improvements:* Residential Dwelling

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No. CI-19-00216

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

**vs.**

**TREVA STANTON**

*Property Address:* 287 Steepbank Rd., Lancaster, PA 17602

*UPI/Tax Parcel Number:* 320-79776-0-0000

*Judgment:* \$215,089.67.

*Reputed Owner:* Treva Stanton

*Instr. No.:* 6048607

*Municipality:* Township of West Lampeter

*Area:* ALL THAT CERTAIN lot situate on the northwest side of Steepbank Road in West Lampeter Township, Lancaster County, Pennsylvania; being known as Lot 52, as shown on a plan prepared by Robert Gabriel and Associates, Inc. dated March 2, 2004 last revised October 24, 2005, recorded in the office for Recording of Deeds in and for Lancaster County, Pennsylvania in Subdivision Plan Book J-225, page 128, and being more fully bounded and described as follows:

*Improvements:* Residential Dwelling

No. CI-18-10397

**WELLS FARGO BANK, NA**

vs.

**MITCHELL P. SMITH, JESSICA L. SMITH, BRADLEY P. SMITH**

*Property Address:* 312 N. Penryn Rd., Manheim, PA 17545

*UPI/Tax Parcel Number:* 500-52527-0-0000

*Judgment:* \$240,310.45

*Reputed Owners:* Mitchell P. Smith and Jessica L. Smith, husband and wife

*Instr. No.:* 6058810

*Municipality:* Township of Penn

*Area:* N/A

*Improvements:* Residential Dwelling

No. CI-18-10975

**NEWREZ LLC f/k/a NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING**

vs.

**HEATHER STORM a/k/a  
HEATHER PLOURDE a/k/a  
HEATHER N. STORM,  
JESSE A. STORM**

*Property Address:* 1505 Manor Blvd., Lancaster, PA 17603

*UPI/Tax Parcel Number:* 410-69408-0-0000

*Judgment:* \$66,188.69

*Reputed Owners:* Heather Storm a/k/a Heather Plourde a/k/a Heather N. Storm and Jesse A. Storm

*Deed Instr. No.:* 5593957

*Municipality:* Manor Township

*Area:* 0.20

*Improvements:* Residential Dwelling

No. CI-19-02554

**PNC BANK,  
NATIONAL ASSOCIATION**

vs.

**FRED C. THOMAS,  
LISA L. THOMAS**

*Property Address:* 385 Ironstone Ridge Rd., Lancaster, PA 17603

*UPI/Tax Parcel Number:* 410-43224-0-0000

*Judgment:* \$65,442.06

*Reputed Owners:* Fred C. Thomas & Lisa L. Thomas

*Deed Bk.:* 2175

*Municipality:* Township of Manor

*Area:* 3.5000

*Improvements:* A Residential Dwelling

No. CI-18-10997

**CITIZENS BANK, N.A. f/k/a RBS  
CITIZENS N.A. s/b/m TO CCO  
MORTGAGE CORP. f/k/a  
CHARTER ONE  
MORTGAGE CORP.**

vs.

**JAMES C. STOERNELL,  
MARILYN ANN STOERNELL**

*Property Address:* 816 Center Ave., Ephrata, PA 17522

*UPI/Tax Parcel Number:* 260-79453-0-0000

*Judgment:* \$60,617.10

*Reputed Owners:* James C. Stoernell and Marilyn Ann Stoernell

*Deed Bk. and Pg.:* 6206 and 426  
*Municipality:* Borough of Ephrata  
*Area:* N/A  
*Improvements:* Residential Dwelling

No. CI-19-01029

**WELLS FARGO BANK, NA**

vs.

**MICHAEL J. WOLPERT,  
SHANNON M. WOLPERT**

*Property Address:* 107 Westmore  
Way, Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 340-38449-  
0-0000

*Judgment:* \$77,997.61  
*Reputed Owners:* Michael J. Wolpert  
and Shannon M. Wolpert  
*Deed Bk.:* 6730, Page 386  
*Municipality:* Lancaster Township  
*Area:* 0.14 Acres  
*Improvements:* Residential Dwelling

No. CI-16-10513

**FREEDOM  
MORTGAGE CORPORATION**

vs.

**EDWARD E. WILLIAMS**

*Property Address:* 40 Ann Street,  
Christiana, PA 17509  
*UPI/Tax Parcel Numbers:* 060-56280-  
0-0000 & 060-61100-0-0000

*Judgment:* \$132,550.82  
*Reputed Owner:* Edward E. Williams  
*Instr. No.:* 6178996  
*Municipality:* Christiana Borough  
*Area:* 0.48  
*Improvements:* Residential Dwelling

No. CI-16-01248

**PNC BANK, NATIONAL  
ASSOCIATION, SUCCESSOR IN  
INTEREST TO NATIONAL CITY  
REAL ESTATE SERVICES, LLC,  
SUCCESSOR BY MERGER TO  
NATIONAL CITY MORTGAGE,  
INC., FORMERLY KNOWN AS  
NATIONAL CITY MORTGAGE CO.**

vs.

**MICHELE L. YOUNG,  
JEFFREY S. YOUNG**

*Property Address:* 531 Hummingbird  
Dr., Lititz, PA 17543  
*UPI/Tax Parcel Number:* 600-61821-  
0-0000

*Judgment:* \$143,482.23  
*Reputed Owners:* Michele L. Young &  
Jeffrey S. Young  
*Instr. No.:* 5041741  
*Municipality:* Township of Warwick  
*Area:* .2600  
*Improvements:* A residential dwelling

No. CI-18-09258

**CITADEL FEDERAL  
CREDIT UNION**

vs.

**ZENA GOOD-SMITH, IN HER  
CAPACITY AS HEIR OF REBA M.  
GOOD, DECEASED, WILSON T.  
GOOD, JR., IN HIS CAPACITY AS  
HEIR OF REBA M. GOOD,  
DECEASED, CARLTON J. GOOD,  
IN HIS CAPACITY AS HEIR OF  
REBA M. GOOD, DECEASED,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
REBA M. GOOD, DECEASED**

*Property Address:* 6176 Division  
Highway, Narvon, PA 17555  
*UPI/Tax Parcel Number:* 050-12468-  
0-0000

*Judgment:* \$112,595.58  
*Reputed Owners:* Zena Good-Smith,  
Wilson T. Good, Jr. and Carlton  
J. Good, in their capacities as  
Heirs of Reba M. Good, Deceased  
and Unknown Heirs, Successors,  
Assigns and All Persons, Firms or  
Associations Claiming Right, Title  
or Interest From or Under Reba  
M. Good, Deceased

*Instr. No.:* 6221390

*Municipality:* Township of Caernar-  
von  
*Area:* N/A

*Improvements:* A Residential Dwelling



LANCASTER LAW REVIEW

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No. CI-18-06333

No. CI-19-02221

**MTGLQ INVESTORS LP**

**UNION HOME MORTGAGE CORP.**

**vs.**

**vs.**

**MELVIN TORRES-CRUZ**

**TYLER J. YOHE,  
HARLIE E. PARIS**

*Property Address:* 26 Greythorne Rd.,  
Lancaster, PA 17603

*Property Address:* 152 South Eighth  
St., Columbia, PA 17512

*UPI/Tax Parcel Number:* 340-54250-  
0-0000

*UPI/Tax Parcel Number:* 110-20029-  
0-0000

*Judgment:* \$113,155.97

*Judgment:* \$78,332.03

*Reputed Owner:* Melvin Torres Cruz

*Reputed Owners:* Harlie E. Paris &  
Tyler J. Yohe

*Instr No.:* 5982258

*Deed Instr. No.:* 6260575

*Municipality:* Township of Lancaster  
*Area:* 0.09 acres

*Municipality:* Borough of Columbia  
*Area:* 0.0700

*Improvements:* Single Family Resi-  
dential

*Improvements:* A Residential Dwell-  
ings

Au-23, 30; S-6