

**Notice from the Lancaster County Recorder of Deeds**

Please be advised that the Office of the Lancaster County Recorder of Deeds has converted to a new recording system effective Monday, May 13, 2024. All submissions that were submitted after May 7, 2024 will be processed under the new recording system.

The Lancaster County Recorder of Deeds Office will be doing an on-line training for the new recording system on Thursday, May 16, 2024, at 10:00 am and 2:00 pm. The information to join the Teams Training Meeting is as follows:

**Microsoft Teams**

Meeting ID: 283 082 079 115

Passcode: SHtToA

Dial-in by phone

+1 347-352-7305, 574213113# United States, New York City

Phone conference ID: 574 213 113

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**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.

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**FIRST PUBLICATION**

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**Alex, Leonard F.**, dec'd.

Late of Lancaster Township.  
Executor: Melissa Souder, 2901 The Concord Ct., Ellicott City, MD 21042.  
Attorney: None.

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**DeShong, Carol V.**, dec'd.

Late of Elizabethtown.  
Executors: Howard A. DeShong, Jeffrey A. DeShong c/o Nikolaus & Hohenadel, LLP, 222 S. Market St., Suite 201, Elizabethtown, PA 17022.  
Attorney: John M. Smith, Esquire.

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**Enochs, Robert Richard**, dec'd.

Late of Mountville Borough.  
Administrator: Larry R. Enochs c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.

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

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**Fry, Helen Barr**, dec'd.

Late of Borough of Akron.  
Executors: David J. Fry, Edward J. Fry c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorney: Gibbel Kraybill & Hess LLP.

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**Fry, Karen S. a/k/a Karen Louise Fry a/k/a Karen Fry**, dec'd.

Late of Manheim Township.  
Executor: Jonathan D. Fry c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, 2221 Dutch Gold Drive, Dutch Gold Business Center, Lancaster, PA 17601.  
Attorney: Melvin E. Newcomer, Esq.

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**Gerardi, Marie A.**, dec'd.

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

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**Getz, Jessie M.**, dec'd.

Late of West Hempfield Township.  
Executor: Harry Shenberger, Jr. c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.  
Attorney: Mountz, Kreiser & Fleckenstein, 553 Locust Street, Columbia, PA 17512.

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**Good, Shirley S.**, dec'd.

Late of Clay Township.

Co-Executors: Ronald Eugene Good, Deborah J. Keebler c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.  
Attorney: Kurt A. Gardner.

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**Hartman, Joanne a/k/a Joanne A. Hartman**, dec'd.

Late of Earl Township.  
Executor: William E. Hartman c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.  
Attorneys: Barley Snyder LLP.

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**Heilinger, William I., Jr.**, dec'd.

Late of Ephrata Borough.  
Administratrix: Frances A. Heilinger c/o Brandywine Estate and Elder Law, 535 N. Church Street., Suite 170, West Chester, PA 19380.  
Attorney: Brandywine Estate and Elder Law.

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**Jacobs, Tamara Duke**, dec'd.

Late of Caernarvon Township.  
Executor: Daniel M. Jacobs c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.  
Attorneys: Good & Harris, LLP.

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**Kerod, Adrian J. a/k/a Adrian Jaroslaw Kerod**, dec'd.

Late of Rapho Township.  
Executor: Oleksander V. Kerod c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, 2221 Dutch Gold Drive, Dutch Gold Business Center, Lancaster, PA 17601.  
Attorney: Melvin E. Newcomer, Esq.

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**Kolp, Arlene S.**, dec'd.

Late of Warwick Township.  
Executor: Kevin H. Kolp c/o John R. Gibbel, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorney: Gibbel Kraybill & Hess, LLP.

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**Mitrotz, Albert**, dec'd.

Late of East Hempfield Township.  
Executor: Albert J. Mitrotz c/o James N. Clymer, Esq., 408 West Chestnut Street, Lancaster, PA 17603.  
Attorneys: Clymer Musser & Sarno, PC.

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**Paul, Colon R., Jr.**, dec'd.

Late of Warwick Township.  
Administratrix: Kimberly A. Herr c/o John R. Gibbel, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorney: Gibbel Kraybill & Hess, LLP.

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**Rodriguez, Eliena Princess Rose**, dec'd.

Late of Borough of Denver.  
Administratrix: Jessica M. Rodriguez c/o Nikolaus & Hohe-nadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.  
Attorney: Jeffrey S. Shank, Esquire.

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**Shomo, Molly R.**, dec'd.

Late of West Earl Township.  
Executrix: Vicki Lynn Bowman c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.  
Attorney: Kurt A. Gardner.

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**Smith, Margaret A.**, dec'd.

Late of West Lampeter Township.

Executors: John B. Smith, Girard T. Smith, Jr. c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.  
Attorney: James R. Clark.

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**So, Chunwah Aaron**, dec'd.

Late of Manheim Township.  
Executor: Chikan Johnny So c/o Steven R. Blair, Attorney at Law, 650 Delp Road, Lancaster, PA 17601.  
Attorney: Steven R. Blair, Esq.

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**Spece, Thomas Jay**, dec'd.

Late of Manheim Township.  
Administrator: Darian Spece c/o Brandywine Estate and Elder Law, 535 N. Church Street., Suite 170, West Chester, PA 19380.  
Attorney: Brandywine Estate and Elder Law.

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**Vellucci, Josephine R.**, dec'd.

Late of Township of West Hempfield.  
Executor: Ronald D. Vellucci c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.  
Attorney: Jeffrey S. Shank, Esquire.

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**Verghese, Brenda A**, dec'd.

Late of Upper Leacock Township.  
Executor: Samuel A. Verghese c/o John S. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.  
Attorney: May, Herr & Grosh, LLP.

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**Williams, Thomas W., III**, dec'd.

Late of Lititz Borough.  
Executor: Douglas T. Williams c/o Thomas M. Gish, Sr., Attor-

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

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**Woodard, Wendy J. a/k/a Wendy June Woodard**, dec'd.

Late of Township of Rapho.  
Administrator: Thomas Dean Woodard c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.  
Attorney: Maria C. Kissinger, Esq.

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**SECOND PUBLICATION**

**Bagshaw, Elizabeth E.**, dec'd.

Late of Lititz.  
Executors: Karen Alderfer, Diane Webster c/o Bregman & Lantz, LLC, 1205 Wyoming Avenue, Forty Fort, PA 18704.  
Attorney: David Z. Lantz.

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**Buckwalter, Sara T.**, dec'd.

Late of East Hempfield Township.  
Co-Executors: Joan B. Krayner, Julie B. Jayne c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.  
Attorneys: Randy R. Moyer – Barley Snyder LLP.

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**Burkey, Esther**, dec'd.

Late of Denver.  
Executor: Jennie Horst c/o Richard A. Katz, Esquire, 2173 Embassy Drive, Lancaster, PA 17603.  
Attorney: Arnold, Beyer & Katz.

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**Burgess-Berner, Viola L.**, dec'd.

Late of West Donegal Township.  
Co-Executors: Valerie L. Gray,

Donald C. Berner c/o Scott Allen Mitchell, Esq., Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601.

Attorney: Saxton & Stump, LLC.

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**Graver, Lorraine E.**, dec'd.

Late of West Hempfield Township.

Executrix: Lawrence M. Graver c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.

Attorney: Lindsay M. Schoeneberger, Esquire.

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**Good, Ellen S. a/k/a Ellen Mae Good**, dec'd.

Late of East Cocalico Township. Administrator: Donald D. Good c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.

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

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**Garreth, Richard L.**, dec'd.

Late of Ephrata Borough.

Executor: Kurt A. Gardner c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: Kurt A. Gardner.

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**Hamme, Gerald E.**, dec'd.

Late of Elizabethtown Borough.

Executrix: Nicole S. Lato, 3704 Swindon Ln., Mechanicsburg, PA 17050 c/o Elizabeth B. Place, Atty., Skarlatos Zonarich LLC, 320 Market St., Ste 600W, Harrisburg, PA 17101.

Attorney: Elizabeth B. Place.

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**Hamme, Gerald E.**, dec'd.

Late of Elizabethtown Borough.

Gerald E. Hamme Family Trust

dtd. 11/29/2005, as amended and restated 09/06/2018.

Trustee: Nicole S. Lato, 3704 Swindon Ln., Mechanicsburg, PA 17050 c/o Elizabeth B. Place, Atty., Skarlatos Zonarich LLC, 320 Market St., Ste 600W, Harrisburg, PA 17101.

Attorney: Elizabeth B. Place.

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**Hull, Betty Lou**, dec'd.

Late of Lititz Borough.

Executor: Bradley J. Hull c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

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**King, Sharon Kay**, dec'd.

Late of Manor Township.

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

Attorneys: Metzger and Spencer, LLP.

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**Kiscaden, Anna S.**, dec'd.

Late of Columbia Borough.

Executors: Frances A. Hoffman c/o 327 Locust Street, Columbia, PA 17512.

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

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**Knoll, Anne S.**, dec'd.

Late of W. Lampeter Township.

Executors: Ralph J. Knoll, 313 Park Ave., LaGrange, GA 30240, John W. Knoll, 124 Blazing Star Dr., Georgetown, TX 78633 c/o Kevin Holleran, Atty., Gawthrop Greenwood, P.C., 17 E. Gay St., #100, West Chester, PA 19380.

Attorney: Kevin Holleran.

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**Kupsch, Susan C.,** dec'd.

Late of Marietta Borough.  
Executor: Laura B. Dissinger  
c/o 327 Locust Street, Columbia, PA 17512.  
Attorney: John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

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**Lascarides, Irene,** dec'd.

Late of Denver Borough.  
Executor: Chris C. Lascarides  
c/o Lucy F. Dowd, Lucy Dowd Law LLC, 342 N. Queen Street Rear, Lancaster, PA 17603.  
Attorney: Lucy F. Dowd.

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**Loughery, Parker James,** dec'd.

Late of Manheim Township.  
Co-Executors: Edward K. Loughery, Jr., Alexa M. Loughery c/o Eric S. Rothermel, Esquire, 49 North Duke Street, Lancaster, PA 17602.  
Attorney: May, Herr & Grosh, LLP.

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**Loshbough, Flora A.,** dec'd.

Late of Lititz Borough.  
Personal Representative: Brian J. Loshbough c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.  
Attorneys: Metzger and Spencer, LLP.

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**MacDurmon, Opal M.,** dec'd.

Late of Township of Columbia.  
Executor: Kathryn J. MacMullen c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.  
Attorney: James R. Clark.

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**Melton, Kim McIntosh,** dec'd.

Late of Lititz.

Executor: Dorenda Lynn Melton  
c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.  
Attorney: Katelyn M. Haldeman, Esq.

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**Minnich, Edith W. a/k/a Edith W. Minnich Foreman,** dec'd.

Late of Brecknock Township.  
Executrix: Heidi Renee Meiskey  
c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.  
Attorney: Morgan, Hallgren, Crosswell & Kane, P.C.

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**Misselhorn, Donald J.,** dec'd.

Late of E. Hempfield Township.  
Executor: Anne Conant c/o 327 Locust Street, Columbia, PA 17512.  
Attorney: John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

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**Mullin, Michael Scott,** dec'd.

Late of Brecknock Township.  
Administratrix: Cara McGettigan c/o Lesley M. Mehalick, Atty., McAndrews, Mehalick, Connolly, Hulse & Ryan P.C., 30 Cassatt Ave., Berwyn, PA 19312.  
Attorney: Lesley M. Mehalick.

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**Mumper, Constance J. Miller a/k/a Constance J. Mumper,** dec'd.

Late of Rapho Township.  
Executors: Robert E. Miller, Jr., 72 Heintzelman St., Manheim, PA, 17545; Darren R. Miller, 114 Coffee Goss Rd., Marietta, PA 17547 c/o Rose Kennedy,

Atty., Curran Estate & Elder Law, PLLC, 1212 Liggett Ave., Reading, PA 19611.  
Attorney: Rose Kennedy.

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**Nguyen, Chieu T. a/k/a Chieu Thi Nguyen**, dec'd.

Late of Lancaster.  
Executor: Tuan Q. Nguyen c/o Buzgon Davis Law Offices, 525 South Eighth Street, Lebanon, PA 17042.  
Attorney: Edward Coyle, Esq.

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**Noble, Leo Joseph**, dec'd.

Late of West Lampeter Township.  
Administratrix: Susie L. King c/o Kristen L. Behrens, Esq., 1500 Market Street, #3500E, Phila., PA 19102.  
Attorney: Kristen L. Behrens, Esq., Dilworth Paxson LLP, 1500 Market Street, #3500E, Phila., PA 19102.

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**Null, Richard C.**, dec'd.

Late of W. Hempfield Township.  
Executors: April M. Null & Deborah Shaffer c/o 327 Locust Street, Columbia, PA 17512.  
Attorney: John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

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**Prange, David Michael a/k/a David M. Prange a/k/a David Prange**, dec'd.

Late of Quarryville Borough.  
Executor: Michael Travis Prange, 1777 Kirkwood Pike, Kirkwood, PA 17536.  
Attorney: None.

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**Rentschler, Kimberly L.**, dec'd.

Late of Manheim Township.  
Administrator DBN/CTA: David

M. Rentschler c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.  
Attorney: May, Herr & Grosh, LLP.

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**Stoner, Mary Lou**, dec'd.

Late of Manheim.  
Executor: Charles E. Stoner III c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.  
Attorney: Katelyn M. Haldeman, Esq.

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**Underhill, Donald Lee**, dec'd.

Late of Warwick Township.  
Executor: Brian J. Underhill c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.  
Attorney: Connie J. Stevens.

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**Watson, Roseanna**, dec'd.

Late of Columbia Borough.  
Executor: Thomas Watson c/o Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.  
Attorney: Christopher R. Grab, Esquire, 327 Locust Street, Columbia, PA 17512.

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**Wentworth, E. Miller, Jr.**, dec'd.

Late of Lancaster City.  
Executor: Christopher Oden c/o 327 Locust Street, Columbia, PA 17512.  
Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

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**Wilkey, William K. a/k/a William Kepperley Wilkey**, dec'd.

Late of West Lampeter Township.  
Executor: Robert W. Wilkey c/o

Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.  
Attorney: Jeffrey P. Ouellet, Esquire.

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**Wilson, Paul J., Jr.**, dec'd.  
Late of East Hempfield Township.  
Executor: Randy L. Wilson 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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**Wright, Dorothy E.**, dec'd.  
Late of Lititz Borough.  
Administrator, c.t.a: Security National Trust Company c/o Emily Watkins Marzock, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.  
Attorney: Emily Watkins Marzock - Barley Snyder LLP.

### THIRD PUBLICATION

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**Alexander, Joyce Weick a/k/a Joyce W. Alexander**, dec'd.  
Late of East Drumore Township.  
Administrator: Cathy Lynch c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.  
Attorney: Scott E. Albert, Esq.

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**Bitner, Richard L. a/k/a Richard Lee Bitner**, dec'd.  
Late of West Cocalico Township.  
Executor: Alexander Doelp c/o Anthony P. Schimaneck, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.  
Attorneys: Morgan, Hallgren,

Crosswell & Kane, P.C.

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**Burkholder, Leonard a/k/a Leonard Good Burkholder**, dec'd.  
Late of Brecknock Township.  
Administrator: Anna Mary Burkholder c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.  
Attorneys: Young and Young.

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**Deleo, Linda**, dec'd.  
Late of West Lampeter Township.  
Executrix: Rose A. Snively c/o Mongiovi Law, LLC, 235 North Lime Street, Lancaster, PA 17602.  
Attorney: Michael J. Mongiovi.

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**Enders, Linda L.**, dec'd.  
Late of Fulton Township.  
Executrix: Marsha M. Peterson c/o James N. Clymer, Esq., 408 West Chestnut Street, Lancaster, PA 17603.  
Attorneys: Clymer Musser & Sarno, PC.

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**Faber, Lenora C.**, dec'd.  
Late of West Lampeter.  
Executor: Kathleen A. Heliger c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.  
Attorney: Matthew A. Grosh.

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**Fox, Willis H.**, dec'd.  
Late of Clay Township.  
Executors: Willis John Fox and Shirl Y. Bergman c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.  
Attorney: James K. Noel, IV, Esq.

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**Hart, Helena J.**, dec'd.  
Late of Salisbury Township.



Executrix: Terri L. Mattson c/o The Law Offices of William P. Harrington, Jr., Esq., 945 Hillcrest Drive, Kinzers, PA 17535. Attorney: William P. Harrington, Jr., Esq., The Law Offices of William P. Harrington, Jr., Esq., 945 Hillcrest Drive, Kinzers, PA 17535.

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**Henny, M. Joyce**, dec'd.

Late of Manheim Township. Executor: Matthew T. Henny, 216 Buckfield Drive, Lititz, PA 17543 c/o Robert R. Kreitz, Esquire, Kreitz|Gallen-Schutt, 1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610. Attorney: Robert R. Kreitz, Esquire.

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**Hess, Marian J.**, dec'd.

Late of Manheim Township. Executor: Steven D. Mitchell c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602. Attorney: Jeffrey P. Ouellet, Esquire.

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**Honeybone, Rebecca**, dec'd.

Late of Lancaster City. Administrator: Steven L. Morganti c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552. Attorney: Scott E. Albert, Esq.

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**Hora, Michael L. a/k/a Michael Lee Hora**, dec'd.

Late of Upper Leacock Township. Administrator: Myron D. Hora c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557. Attorney: Ashley A. Glick, Esq., Glick, Goodley, Deibler & Fan-

ning, LLP.

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**Huff, Sylvia Y.**, dec'd.

Late of Penn Township. Executor: Douglas Huff c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545. Attorneys: Young and Young.

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**Keller, Mary T.**, dec'd.

Late of East Hempfield Township. Executors: Karen S. Keller-Eyer, Richard L. Eyer 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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**Messer, Regina A.**, dec'd.

Late of Lancaster County. Executor: Roxanne Messer, 1850 Santa Barbara Drive, Lancaster, PA 17601. Attorney: Patti Spencer.

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**Miller, Dorothy L.**, dec'd.

Late of Township of Warwick. Executors: Stephen P. Gehr, Suzanne Mowrer c/o Justin J. Bollinger, Attorney, P.O. Box 5349, Lancaster, PA 17606. Attorneys: Gibbel Kraybill & Hess LLP.

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**Myers, Rodney, E.**, dec'd.

Late of Mount Joy Borough. Executor: Toby S. Myers c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552. Attorney: Scott E. Albert, Esq.

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**Oliver, Richard W. a/k/a Richard Wilson Oliver a/k/a Richard W. Oliver Sr.**, dec'd.

Late of Earl Township.  
Co-Executors: Janet O. Smyth,  
Linda O. Nixon, Richard W. Oliver, Jr., 954 Kennett Way, West Chester, PA 19380.  
Attorney: None.

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**Peters, Linda L.**, dec'd.  
Late of Lancaster Township.  
Executrix: Wendy Renee Smith c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.  
Attorneys: Barley Snyder LLP.

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**Scheler, Georgette P. a/k/a Georgette Rose Scheler**, dec'd.  
Late of Manheim Township.  
Co-Executors: Frederick P. Scheler, John A. Scheler c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.  
Attorneys: McNees Wallace & Nurick LLC.

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**Seymour, Sylvia M.**, dec'd.  
Late of Manheim Township.  
Executor: Andrew L. Seymour c/o Brandywine Estate and Elder Law, 535 N. Church St., Suite 170, West Chester, PA 19380.  
Attorney: Brandywine Estate and Elder Law.

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**Slater, David J.**, dec'd.  
Late of Pequea Township.  
Executor: John E. Slater c/o 327 Locust Street, Columbia, PA 17512.  
Attorney: Nathan E. Saxton, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

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**Thomas, John V.**, dec'd.  
Late of Columbia Borough.  
Executor: Julie D. Lassiter c/o 327 Locust Street, Columbia, PA 17512.  
Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

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**Turnowchyk, Rose G.**, dec'd.  
Late of Lancaster Township.  
Executor: Joseph Turnowchyk c/o Law Office of Shawn Pierson, 105 East Oregon Road, Lititz, PA 17543.  
Attorney: Shawn M. Pierson, Esq.

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**Wolf, Paula Y. a/k/a Paula Yvonne Wolf**, dec'd.  
Late of Lancaster Township.  
Executrix: Heather Toro c/o Anthony P. Schimaneck, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.  
Attorney: Morgan, Hallgren, Crosswell & Kane, P.C.

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**Workman, Marvin E.**, dec'd.  
Late of Leacock Township.  
Executrix: Susan R. Reinacher c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.  
Attorneys: Blakinger Thomas, PC.

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#### ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN THAT the Members of **Wolf & Webb, LLC**, a Pennsylvania Limited Liability Company with a registered office address at 5139 Main Street, East Petersburg, PA 17520, have approved a proposal

that the Limited Liability Company voluntarily dissolve, and that the Members are now engaged in winding up and settling the affairs of the Limited Liability Company under the provisions of Section 8871 of the Pennsylvania Uniform Limited Liability Company Act, as amended.

GIBBEL, KRAYBILL & HESS  
Attorneys

M-10

### ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation will be filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which is to be incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **FL Service Team Inc.**

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NOTICE IS HEREBY GIVEN that a nonprofit corporation known as **TRELLISWORKS** was incorporated on April 26, 2024 with the Pennsylvania Department of State under the provisions of the Non-profit Corporation Law of 1988, as amended.

BARLEY SNYDER LLP  
Attorneys

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### CHANGE OF NAME NOTICES

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Lancaster County, Pennsylvania, seeking to change the name of **Brian Kimeli Oteri** to Brian Kim Kimeli A hearing on the Petition

will be held on July 18, 2024, at 2:00 p.m. in Courtroom No. 4 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

ERIC SCHELIN ROTHERMEL,  
ESQUIRE

Counsel for the Petitioner  
May Herr & Grosh LLP  
49 North Duke Street  
Lancaster, PA 17602  
(717)-765-7880

M-10

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Lancaster County, Pennsylvania, seeking to change the name of **Mansi Sanjay Patel** to Yasmine Malik. A hearing on the Petition will be held on July 18, 2024, at 2:15 p.m. in Courtroom No. 4 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

ERIC SCHELIN ROTHERMEL,  
ESQUIRE

Counsel for the Petitioner  
May Herr & Grosh LLP  
49 North Duke Street  
Lancaster, PA 17602  
(717)-765-7880

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### CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of

State of the Commonwealth of Pennsylvania, at Harrisburg, PA on March 29, 2024 for:

**DIRECT DRIVE MANUFACTURING GROUP, LLC**

The said entity has been organized under the provisions of the Pennsylvania Limited Liability Company Law of 1994 of the Commonwealth of Pennsylvania, as amended.

M-10

**FICTITIOUS NAME NOTICES**

Stephen Owens of 268 Creek Rd., Millersville, PA intends to file in the Office of the Secretary of the Commonwealth of Pennsylvania on or about April 30, 2024 registration of the name **Boar's Ridge Drone Services** under which he intends to do business at 268 Creek Rd., Millersville, PA 17551 pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act".

M-10

Notice is hereby given that Upland Timber LLC, 290 Center Road, Quarryville, PA 17566, did file in the Office of the Secretary of the Commonwealth of Pennsylvania on March 26, 2024, registration of the name:

**"UPLAND TREE SERVICE LLC"**

under which it intends to do business at 290 Center Road, Quarryville, PA 17566, 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

**SERVICE BY PUBLICATION**

Nationstar Mortgage LLC  
PLAINTIFF  
VS.

**Peggy Fetter**, known Heir of Benjamin F. Fetter, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Benjamin F. Fetter, deceased  
DEFENDANTS

COURT OF COMMON PLEAS

CIVIL DIVISION

LANCASTER COUNTY

**NO: CI-23-02074**

NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Benjamin F. Fetter, deceased

307 1/2 Coral Street

Lancaster, PA 17603

Your house (real estate) at:

307 1/2 Coral Street, Lancaster, PA 17603

338-36649-0-0000

is scheduled to be sold at Sheriff's Sale at <https://lanaster.pa.realforeclosure.com/> on May 29, 2024 at 10:00 AM to enforce the court judgment of \$50,750.81 obtained by Nationstar Mortgage LLC against you.

NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO PREVENT  
THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to Nationstar Mortgage LLC the amount of the judgment plus costs or the back payments,

late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

**PLEASE NOTE** a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

M-10

### SUITS ENTERED

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

**April 25, 2024  
to May 1, 2024**

AWAKENED PROPERTIES LLC;  
Collette Gorman; 02954; Kelly

BOEHLER, KYLE L.; Glenn  
Guss; 03100; Rogers

COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF  
TRANSPORTATION, BUREAU OF  
DRIVER LICENSING; Giana Marie  
Billiard; 03033

COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF  
TRANSPORTATION, BUREAU OF  
DRIVER LICENSING; Lachlan R.  
Robertson; 03097

EMRICK, JACOB; Accelerated  
Inventory Management LLC;  
02967; Tsarouhis

GOLDEN, ANTHONY, GOLDEN,  
STEFINE; North Pointe Surgery  
Center LP; 03012; Maniloff

GRISALES TRUCKING, LLC,  
TREJOS, KEVIN GRISALES;

Giovanni Rodriguez; 02417; Michels

JOHN DOE; Lancaster Log Cabins LLC; 03051; Gingrich

KELLER, AARON; Bulldog Federal Credit Union; 02932; Blecki, Jr.

MARTIN, CHRISTY M., CASSEL, CORBIN; Angela M. Dunlap; 02968; MacDonald

NURSE, REBECCA; UHG I LLC; 03029; Tsarouhis

PADILLA, OMAR; UHG I LLC; 03021; Tsarouhis

PALADE, MIOARA; UHG I LLC; 03025; Tsarouhis

PATEL, PAVIN M.; Poser Investments Inc.; 02964; Dominczyk

RACZKOWSKI, YEHUDA, JOHN DOE 1-100, JANE DOE 1-100, XYZ COMPANY 1-100; Yannai Barkai; 02963; Maselli

SHAUD, TIFFANIE J.; Maytown Village Square Association Inc.; 03019; Austin

SUMMIT FUELS LLC, SUMMIT STATION, WALLACE, STEPHEN, WALLACE, DAVID, DIGIACOBBE, MIKE, DITONNO, DANIE, BUJAK, DARIOUSZ; Cooper-Booth Wholesale Co. LP; 03000; Landis

TERRERO-FELIZ-FELIX, SANTO; Mariner Finance LLC; 03055; Flink

TROMMLER, CARISSA; Accelerated Inventory Management LLC; 03007; Tsarouhis

WGMC PROPERTIES LLC; Spinnaker Insurance Company; 02960; Sotland

WHITE, ALLISON R.; Pennsylvania State Employees Credit Union; 03052; Urban

YEH, SANYA, NORBU LANCASTER INC.; American Express National Bank; 02975, Armstrong



**NOTICE  
SHERIFF SALE OF VALUABLE  
REAL ESTATE**

**Wednesday, May 29, 2024 @  
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://lanaster.pa.realforeclose.com>.

**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 Sher-

iff'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 RealAuction 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 REALAUC-TION 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 REALAUCTION website and the 10% down payment will be deducted from any funds on deposit with REALAUCTION. 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 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

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**CI-22-00405**

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

**vs**

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

PROPERTY ADDRESS: 406  
GROFFDALE ROAD, QUAR-  
RYVILLE, PA 17566  
UPI / TAX PARCEL NUMBER:  
520-44542-0-0000  
JUDGMENT: \$155,561.56  
REPUTED OWNERS: Curtis L. Ap-  
pler and Heather L. Appler  
DEED BK. and PAGE or INSTR.  
NO.: 6014018  
MUNICIPALITY: Providence Town-  
ship  
AREA: 0.00  
IMPROVEMENTS: Residential  
Dwelling

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**CI-23-01092**

**SUBURBAN LANCASTER SEW-  
ER AUTHORITY**

**vs**

**KRISTIN L. BASFORD**

PROPERTY ADDRESS: 23 MID-  
DLE GREEN, LANCASTER, PA  
17602-1573  
UPI / TAX PARCEL NUMBER:  
320-91599-0-0000  
JUDGMENT: \$4,194.64  
REPUTED OWNERS: KRISTIN L.  
BASFORD  
DEED BK. or INSTR. NO.: 6387864  
MUNICIPALITY: West Lampeter  
Township

AREA: +/- 0.06 acres  
IMPROVEMENTS: Single Family  
Dwelling

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**CI-23-01356**

**FULTON BANK NA**

**vs**

**VINCENT BIFULCO, PHYLLIS  
KAY STUBBS**

PROPERTY ADDRESS: 624  
GEORGETOWN ROAD, RONKS,  
PA 17572  
UPI / TAX PARCEL NUMBER:  
490-79509-0-0000  
JUDGMENT: \$159,090.71  
REPUTED OWNERS: Vincent Bi-  
fulco and Phyllis Kay Stubbs  
DEED BK. or INSTR. NO.: 6195894  
MUNICIPALITY: Township of Par-  
adise  
AREA:  
IMPROVEMENTS: Residential  
Dwelling

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**CI-23-03709**

**SPECIALIZED LOAN SERVICING  
LLC**

**vs**

**ADAM W. BURD, JR, TAMMY L.  
BURD**

PROPERTY ADDRESS: 40 NORTH  
KING STREET, DENVER, PA  
17517  
UPI / TAX PARCEL NUMBER:  
090-07649-0-0000  
JUDGMENT: \$123,000.00  
REPUTED OWNERS: ADAM W.  
BURD, JR; TAMMY L. BURD  
INSTRUMENT NO. 6091502  
MUNICIPALITY: Township of West  
Cocalico  
AREA: PRIMARY HOMESITE  
13,068 SQ FT.  
IMPROVEMENTS: RESIDENTIAL

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**CI-23-03820**



**FULTON BANK, N.A.**

**vs**

**PAUL CULBRETH, TERRE  
TENANT, AND ADMINISTRATOR  
OF THE ESTATE OF VIOLA E.  
CULBRETH, DECEASED  
MORTGAGOR, DOUGQUAN J.  
CULBRETH, TERRE TENANT**

PROPERTY ADDRESS: 726  
SOUTH PLUM STREET, LAN-  
CASTER, PA 17602  
UPI / TAX PARCEL NUMBER:  
337-82133-0-0000  
JUDGMENT: \$16,161.11  
REPUTED OWNERS: Paul Cul-  
breth, Administrator of the Estate  
of Viola E. Culbreth, Deceased  
Mortgagor, and Paul  
Culbreth and Dougquan J. Cul-  
breth, Terre Tenants  
DEED BK. or INSTR. NO.: 6666568  
MUNICIPALITY: City of Lancaster  
AREA:  
IMPROVEMENTS: Residential  
dwelling house

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**CI-20-01855**

**MIDFIRST BANK**

**vs**

**DORIS J. DRESCHER, INDIVID-  
UALLY AND AS BELIEVED HEIR  
AND/OR ADMINISTRATOR TO  
THE ESTATE OF LEON  
E. DRESCHER, UNKNOWN  
HEIRS AND/OR ADMINISTRA-  
TORS OF THE ESTATE OF  
LEON E. DRESCHER**

PROPERTY ADDRESS: 165 MAN-  
HEIM STREET, MOUNT JOY, PA  
17552  
UPI / TAX PARCEL NUMBER:  
450-91290-0-0000  
JUDGMENT: \$65,988.10  
REPUTED OWNERS: Doris J. Dre-  
scher  
DEED BK. or INSTR. NO.: Instru-  
ment Number 6684293  
MUNICIPALITY: Borough of Mount

Joy

AREA: N\A

IMPROVEMENTS: Residential  
Dwelling

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**CI-23-02074**

**NATIONSTAR MORTGAGE LLC**

**vs**

**PEGGY FETTER, KNOWN HEIR  
OF BENJAMIN F. FETTER,  
DECEASED, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER  
BENJAMIN F. FETTER, DE-  
CEASED**

PROPERTY ADDRESS: 307 ½  
CORAL STREET, LANCASTER, PA  
17603  
UPI / TAX PARCEL NUMBER:  
338-36649-0-0000  
JUDGMENT: \$50,750.81.  
REPUTED OWNERS: Peggy Fetter,  
known Heir of Benjamin F. Fet-  
ter, deceased and Unknown Heirs,  
Successors,  
Assigns and All Persons, Firms or  
Associations Claiming Right, Title  
or Interest from or under Benja-  
min F. Fetter, deceased  
DEED BK. and PAGE or INSTR.  
NO.: Document ID #5165197  
MUNICIPALITY: City of Lancaster  
AREA: ALL THAT CERTAIN lot or  
parcel of land situate on the east  
side of Coral Street having thereon  
erected a 2 1/2 story  
brick house and being known  
and numbered as 307 1/2 Coral  
Street, in the City and County of  
Lancaster, Commonwealth  
of Pennsylvania.  
IMPROVEMENTS: Residential  
Dwelling

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**CI-23-05040**  
**NATIONSTAR MORTGAGE LLC**  
**vs**  
**RYAN A HALL**

PROPERTY ADDRESS: 399  
 CROSSWINDS DRIVE, LITITZ, PA  
 17543  
 UPI / TAX PARCEL NUMBER:  
 600-23939-0-0000  
 JUDGMENT: \$155,428.01  
 REPUTED OWNERS: Ryan A. Hall  
 DEED BK. or INSTR. NO.: 6082431  
 MUNICIPALITY: Township of War-  
 wick  
 AREA: N\A  
 IMPROVEMENTS: Residential  
 Dwelling

**CI-23-02991**  
**PENNSYLVANIA HOUSING FI-**  
**NANCE AGENCY**

**vs**  
**SCOTT W. HALL**  
 PROPERTY ADDRESS: 35 PENN  
 STREET, WASHINGTON BORO,  
 PA 17582  
 UPI / TAX PARCEL NUMBER:  
 410-15516-0-0000  
 JUDGMENT: \$114,275.91  
 REPUTED OWNER(S): Scott W.  
 Hall  
 DEED or INSTRUMENT  
 NO:6456787  
 MUNICIPALITY: Manor Township  
 AREA: 0.1100 acres  
 IMPROVEMENTS: A single-family  
 two-story residential dwelling

**CI-22-05913**  
**NATIONSTAR MORTGAGE LLC**  
**vs**  
**THOMAS W. HALTON, AKA**  
**THOMAS HALTON**

PROPERTY ADDRESS: 124 EAST  
 WALNUT STREET, EPHRATA, PA  
 17522  
 UPI / TAX PARCEL NUMBER:

260-46794-0-0000  
 JUDGMENT: \$210,167.50  
 REPUTED OWNERS: Thomas W.  
 Halton, an unmarried man  
 DEED BK. or INSTR. NO.: Docu-  
 ment ID 5660250  
 MUNICIPALITY: Borough of  
 Ephrata  
 AREA: N\A  
 IMPROVEMENTS: Residential  
 Dwelling

**CI-21-08195**  
**MIDFIRST BANK**  
**vs**  
**NATHAN T. HESS**

PROPERTY ADDRESS: 106  
 BEECH STREET, DENVER, PA  
 17517  
 UPI / TAX PARCEL NUMBER:  
 140-06991-0-0000  
 JUDGMENT: \$189,257.93  
 REPUTED OWNERS: Nathan T.  
 Hess  
 DEED BK. or INSTR. NO.:  
 6414770  
 MUNICIPALITY: Borough of Den-  
 ver  
 AREA: N\A  
 IMPROVEMENTS: Residential  
 Dwelling

**CI-23-00373**  
**U.S. BANK NATIONAL ASSOCI-**  
**ATION**  
**vs**  
**GERALD P JUNKER, TONYA**  
**R JUNKER F/K/A TONYA R.**  
**HADLEY**

PROPERTY ADDRESS: 2493  
 RIVER ROAD, BAINBRIDGE, PA  
 17502  
 UPI / TAX PARCEL NUMBER:  
 130-91990-0-0000  
 JUDGMENT: \$117,134.90  
 REPUTED OWNERS: GERALD P.  
 JUNKER AND TONYA R. JUNKER

DEED INSTRUMENT NO.: TIAL DWELLING  
5577363

MUNICIPALITY: CONOY TOWN-  
SHIP  
IMPROVEMENTS: RESIDENTIAL  
DWELLING

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**CI-23-04487**

**FREEDOM MORTGAGE CORPO-  
RATION**

**vs**

**KAREN AREFORD KITCHEN,  
CHARLES K. KITCHEN**

PROPERTY ADDRESS: 1653  
WABANK RD, LANCASTER, PA  
17603-6853

UPI / TAX PARCEL NUMBER:  
340-80603-0-0000

JUDGMENT: \$128,266.35

REPUTED OWNERS: CHARLES K.  
KITCHEN AND KAREN AREFORD  
KITCHEN

DEED INSTRUMENT NO.:  
6383455

MUNICIPALITY: TOWNSHIP OF  
LANCASTER

IMPROVEMENTS: RESIDENTIAL  
DWELLING

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**CI-23-01479**

**M&T BANK**

**vs**

**JESSICA KLEPPING, MARK K.  
KLEPPING**

PROPERTY ADDRESS: 118 EAST  
WASHINGTON STREET, ELIZA-  
BETHTOWN, PA 17022

UPI / TAX PARCEL NUMBER:  
250-49221-0-0000

JUDGMENT: \$32,776.49

REPUTED OWNERS: JESSICA  
KLEPPING & MARK K. KLEPPING  
DEED BK. or INSTR. NO.: 5742966  
MUNICIPALITY: BOROUGH OF  
ELIZABETHTOWN

AREA: 0.10

IMPROVEMENTS: A RESIDEN-

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**CI-23-00285**

**CITIZENS BANK, N.A.**

**vs**

**SCOTT ALLEN KREADY**

PROPERTY ADDRESS: 708 WOOD  
STREET, MOUNT JOY, PA 17552

UPI / TAX PARCEL NUMBER:  
450-79926-0-0000

JUDGMENT: \$151,648.06

REPUTED OWNERS: Scott Allen  
Kready

DEED BK. or INSTR. NO.: 6284571  
MUNICIPALITY: Borough of Mount  
Joy

AREA:

IMPROVEMENTS: Residential  
Dwelling

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**CI-23-03928**

**LOANDEPOT.COM, LLC**

**vs**

**RICHARD MAYER**

PROPERTY ADDRESS: 333 HOL-  
LOW VIEW, MANHEIM, PA 17545

UPI / TAX PARCEL NUMBER:  
500-72131-0-0000

JUDGMENT: \$198,835.68

REPUTED OWNERS: Richard  
Mayer

DEED BK. Or INSTR NO.: 6115255

MUNICIPALITY: Penn Township

AREA: 1700

IMPROVEMENTS: Residential

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**CI-18-10785**

**US BANK TRUST NATIONAL AS-  
SOCIATION, NOT IN ITS INDI-  
VIDUAL CAPACITY BUT SOLELY  
AS OWNER TRUSTEE**

**FOR VRMTG ASSET TRUST**

**vs**

**CORY E. NEUBAUM, CO-ADMIN-  
ISTRATOR C.T.A FOR THE ES-  
TATE OF MARTIN E. NEUBAUM**

**A/K/A MARTIN  
NEUBAUM, DECEASED, MEGAN  
DITZLER, CO-ADMINISTRATOR  
C.T.A FOR THE ESTATE OF  
MARTIN E. NEUBAUM  
A/K/A MARTIN NEUBAUM,  
DECEASED**

PROPERTY ADDRESS: 74 MECHANIC STREET, REINHOLDS, PA 17569

UPI / TAX PARCEL NUMBER: 090-53341-0-0000

JUDGMENT: \$116,001.47 Plus accruing escrow advances; title fees; property valuations fees; property preservation fees; and costs of collection, including reasonable attorney fees, from January 8, 2020 to the date of sheriff's sale, pursuant to the Consent Order for judgment, entered January 22, 2020.

REPUTED OWNERS: Martin E. Neubaum a/k/a Martin Neubaum, Deceased; Cory E. Neubaum, Co-Administrator c.t.a for the Estate of Martin E. Neubaum a/k/a Martin Neubaum, Deceased; Megan Ditzler, Co-Administrator c.t.a for the Estate of Martin E. Neubaum a/k/a Martin Neubaum, Deceased;

DEED BK. or INSTR. NO.: 5646752  
MUNICIPALITY: West Cocalico Township

AREA:

IMPROVEMENTS: Residential Dwelling

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**CI-23-01024  
MTGLQ INVESTORS, L.P.**

**vs  
KIMBERLY A. ORT, LETICIA A.  
ORT**

PROPERTY ADDRESS: 1081 CLOVERTON DRIVE, COLUMBIA, PA 17512

UPI / TAX PARCEL NUMBER:

110-45060-0-0000

JUDGMENT: \$163,723.79

REPUTED OWNERS: Kimberly A. Ort and Leticia A. Ort

DEED BK. and PAGE or INSTR. NO.: 6357630

MUNICIPALITY: Borough of Columbia

AREA: 922 Sq. Ft.

IMPROVEMENTS: A Residential Dwelling

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**CI-23-02770  
CITIZENS BANK, N.A.**

**vs  
JUSTIN R. RAYSOR, HEATHER  
L. RAYSOR A/K/A HEATHER  
LYNN RAYSOR**

PROPERTY ADDRESS: 1329 SHEEP HILL ROAD, EAST EARL, PA 17519-0940

UPI / TAX PARCEL NUMBER: 200-07057-0-0000

JUDGMENT: \$205,682.03

REPUTED OWNERS: Justin R. Raysor and Heather L. Raysor a/k/a Heather Lynn Raysor

DEED BK. or INSTR. NO.: 6339430

MUNICIPALITY: Township of East Earl

AREA:

IMPROVEMENTS: Residential Dwelling

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**CI-22-05822  
PENNYMAC LOAN SERVICES,  
LLC**

**vs  
ANA ESTHEL RIVERA, ANDRES  
RIVERA MALDONADO**

PROPERTY ADDRESS: 1587 NORTH READING ROAD, STEVENS, PA 17578

UPI / TAX PARCEL NUMBER: 080-35892-0-0000

JUDGMENT: \$148,249.40

REPUTED OWNERS: ANA ESTH-

EL RIVERA & ANDRES RIVERA  
MALDONADO  
DEED BK. or INSTR. NO.: 6332299  
MUNICIPALITY: EAST COCALICO  
TOWNSHIP  
AREA: 840 SQ FT  
IMPROVEMENTS: A RESIDEN-  
TIAL DWELLING

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**CI-23-01213**

**CSMC 2021-RPL8 TRUST**

**vs**

**PAMELA H. RUSSELL, SOLELY  
IN HER CAPACITY AS ADMINIS-  
TRATRIX OF THE ESTATE OF  
GLENN B. RUSSELL**

**A/K/A GLENN BRIAN RUS-  
SELL, DECEASED, THE UNITED  
STATES OF AMERICA AND USA**  
PROPERTY ADDRESS: 2227  
ROBERT FULTON HWY, PEACH  
BOTTOM, PA 17563  
UPI / TAX PARCEL NUMBER:  
280-28046-0-0000  
JUDGMENT: \$144,587.94  
REPUTED OWNERS: Pamela H.  
Russell, solely in her capacity as  
Administratrix of the Estate of  
Glenn B. Russell a/k/a  
Glenn Brian Russell, deceased.  
and The United States of America  
and USA  
DEED INSTR. NO.: 5091989  
MUNICIPALITY: Fulton Township  
AREA:  
IMPROVEMENTS:

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**CI-23-01971**

**CARRINGTON MORTGAGE SER-  
VICES LLC**

**vs**

**STEPHANIE SHEARER, KNOWN  
SURVIVING HEIR OF MARY S.  
SHEARER, JENNIFER LUCHKO,  
KNOWN SURVIVING  
HEIR OF MARY S. SHEARER,  
UNKNOWN SURVIVING HEIR OF**

**MARY S. SHEARER**

PROPERTY ADDRESS: 105 HAS-  
KELL DRIVE, LANCASTER, PA  
17601  
UPI / TAX PARCEL NUMBER:  
390-54023-0-0000  
JUDGMENT: \$165,831.90  
REPUTED OWNERS: Mary S.  
Shearer  
DEED BK. or INSTR. NO.: Book:  
K54, Page: 529;  
MUNICIPALITY: Township of  
Manheim  
AREA:  
IMPROVEMENTS: Residential  
Dwelling

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**CI-21-06753**

**HOME LOAN INVESTMENT  
BANK, F.S.B.**

**vs**

**TIMOTHY L. SHULTZ, IN HIS  
CAPACITY AS DEVISEE OF  
CHARLES F. SHULTZ, JR., DE-  
CEASED AND IN HIS  
CAPACITY AS EXECUTOR OF  
THE ESTATE OF CHARLES F.  
SHULTZ, JR., DECEASED, ET  
AL, KIMBERLY L. KOCH,  
IN HER CAPACITY AS DEVISEE  
OF CHARLES F. SHULTZ, JR.,  
DECEASED, BARRY L. SHULTZ,  
IN HIS CAPACITY AS  
DEVISEE OF CHARLES F.  
SHULTZ, JR., DECEASED, DON-  
ALD R. SHULTZ, IN HIS CAPAC-  
ITY AS DEVISEE OF  
CHARLES F. SHULTZ, JR., DE-  
CEASED**

PROPERTY ADDRESS: 740 S  
CUSTER AVE, NEW HOLLAND,  
PA 17557-9318  
UPI / TAX PARCEL NUMBER:  
190-18063-0-0000  
JUDGMENT: \$180,000.00  
REPUTED OWNERS: CHARLES  
F. SHULTZ, JR.  
DEED BK. and PAGE or INSTR.

NO.: Book F48 Page 420  
MUNICIPALITY: Earl Township  
AREA: 3,503 sq. ft.  
IMPROVEMENTS: Residential Dwelling

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**CI-23-04454**  
**FIFTH THIRD BANK, N.A.**

**vs**

**MICHAEL J. STRANGARITY**

PROPERTY ADDRESS: 204  
NORTH 4TH STREET, DENVER,  
PA 17517  
UPI / TAX PARCEL NUMBER:  
140-20762-0-0000  
JUDGMENT: \$96,192.68  
REPUTED OWNERS: MICHAEL J.  
STRANGARITY  
INSTRUMENT NO. 6147543  
MUNICIPALITY: Borough of Den-  
ver  
AREA: PRIMARY HOMESITE  
1,008 SQ FT.  
IMPROVEMENTS: RESIDENTIAL

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**CI-23-02685**  
**SUN WEST MORTGAGE COM-  
PANY, INC.**

**vs**

**UNKNOWN HEIRS, SUCCE-  
SORS, ASSIGNS AND ALL  
PERSONS, FIRMS, OR ASSOCI-  
ATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR  
UNDER GERALD JAY DOCH-  
TERMAN, DECEASED MORT-  
GAGOR AND OWNER**

PROPERTY ADDRESS: 940  
GROFF AVENUE, ELIZABETH-  
TOWN, PA 17022  
UPI / TAX PARCEL NUMBER:  
250-89743-0-0000  
JUDGMENT: \$177,374.31  
REPUTED OWNERS: UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS, OR

ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR IN-  
TEREST FROM OR UNDER GER-  
ALD JAY DOCHTERMAN, DE-  
CEASED MORTGAGOR  
AND OWNER  
DEED BK. and PAGE or INSTR.  
NO.: BOOK: I76 PAGES 379  
MUNICIPALITY: BOROUGH OF  
ELIZABETHTOWN  
AREA: 1384  
IMPROVEMENTS: Residential Dwelling

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**CI-23-01504**  
**U.S.O BANK TRUST NATION-  
AL ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER  
TRUSTEE FOR RCF 2 ACQUI-  
SITION TRUST C/O U.S. BANK  
TRUST NATIONAL ASSOCIA-  
TION**  
**vs**  
**DIANE G. WOLFE, CLARENCE  
WOLFE**

PROPERTY ADDRESS: 117 DON-  
NELLY DRIVE, WILLOW STREET,  
PA 17584  
UPI / TAX PARCEL NUMBER:  
320-36122-0-0000  
JUDGMENT: \$163,047.35  
REPUTED OWNERS: DIANE G.  
WOLFE; CLARENCE WOLFE  
INSTRUMENT NO. 5410154  
MUNICIPALITY: Township of West  
Lampeter  
AREA: PRIMARY HOMESITE  
1,008 SQ FT.  
IMPROVEMENTS: RESIDENTIAL