

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

Banner, Dorothy S., dec'd.

Late of Lancaster Township.

Executor: Rebecca J. Fuchs
c/o May Herr & Grosh, LLP,
234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A. Grosh.

Brown, Hildegard M. a/k/a Hildegard Marie Brown, dec'd.

Late of West Lampeter Township.

Executrix: Beverly Hess c/o
Clarion Law LLC, 211 N. Walnut St., 1st Floor, West Chester, PA 19380.

Attorney: Courtney A. Wiggins, Esq.

Brubaker, Robert E., dec'd.

Late of Manheim Township.

Executor: Richard T. Brubaker c/o Young and Young, 44 S. Main Street, P.O. Box 126,

Manheim, PA 17545.

Attorneys: Young and Young.

Burkholder, Gary L., dec'd.

Late of Ephrata.

Executrix: Carla J. Burkholder
c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.

Attorney: Katelyn M. Halde-
man, Esq.

Cherry, Donald E., dec'd.

Late of Elizabethtown Borough.

Executor: Linda A. Holland c/o
RKG Law, 101 North Pointe
Blvd, Suite 202, Lancaster, PA
17601.

Attorney: Lindsay M. Schoene-
berger, Esquire.

Chronister, Jean Marie, dec'd.

Late of Columbia Borough.

Executor: Steward Chronister,
Jr., c/o Nikolaus & Hohenadel,
LLP, 327 Locust Street, Colum-
bia, PA 17512.

Attorney: Christopher R. Grab,
Esquire.

Cook, William J., Sr., dec'd.

Late of Lancaster Township.

Executrix: Joan P. Spangler c/o
George W. Porter, Esquire, 909
East Chocolate Avenue, Her-
shey, PA 17033.

Attorney: George W. Porter, Es-
quire.

Dietz, Joyce A., dec'd.

Late of Warwick Township.

Executrix: Teri Sipe c/o At-
torney Patrick J. Schaeffer,
Esquire and Laura E. Bayer,
Esquire, Trinity Law, 1681 Ken-
neth Road, Building 2, York, PA

17408.

Attorneys: Patrick J. Schaeffer,
Esquire and Laura E. Bayer,
Esquire.

Ezard, Arthur E., Jr., dec'd.

Late of East Hempfield Town-
ship.

Executors: Linda A. Gainer &
Keith Hummel, Jr. c/o James
Clark Associates, 277 Millwood
Road, Lancaster, PA 17603.

Attorney: Neil R. Vestermark.

Farrington, Helen E., dec'd.

Late of Elizabeth Township.

Executors: Alison A. Garman
& Steven Garman c/o Justin
J. Bollinger, Attorney, P.O. Box
5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill &
Hess LLP.

Fauser, Paul F., Jr., dec'd.

Late of Manheim Borough.

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

Attorneys: Young and Young.

King, Mary S., dec'd.

Late of East Lampeter Town-
ship.

Executor: Henry Z. King c/o
Beiler Legal Services P.C., 105
S. Hoover Ave., New Holland,
PA 17557.

Attorney: Nevin D. Beiler, Esq.

Leshner, John M., dec'd.

Late of Lancaster Township.

Executor: Michael J. Leshner
c/o Paterson Law LLC, 2819 J
Willow Street Pike N., Willow
Street, PA 17584.

Attorney: Kim Carter Paterson.

Lodansky, Florence M., dec'd.

Late of Brecknock Township.

Executrix: Beth Ann Brinsfield
c/o Anthony P. Schimaneck,
700 North Duke Street, P.O.
Box 4686, Lancaster, PA
17604-4686.

Attorneys: Morgan, Hallgren,
Crosswell & Kane, P.C.

Lutz, Donna L., dec'd.

Late of Columbia Borough.

Executor: Jason P. Lutz c/o
327 Locust Street, Columbia,
PA 17512.

Attorney: Michael S. Grab, Es-
quire, Nikolaus & Hohenadel,
LLP, 327 Locust Street, Colum-
bia, PA 17512.

Lutz, Eric K., dec'd.

Late of Columbia Borough.

Executor: Jason P. Lutz c/o
327 Locust Street, Columbia,
PA 17512.

Attorney: Michael S. Grab, Es-
quire, Nikolaus & Hohenadel,
LLP, 327 Locust Street, Colum-
bia, PA 17512.

**Martin, Esther K. a/k/a Esther
Keener Martin,** dec'd.

Late of Manheim Township.

Executrix: Julia M. Beittel c/o
Thomas M. Gish, Sr., Attorney,
P.O. Box 5349, Lancaster, PA
17606.

Attorneys: Gibbel Kraybill &
Hess, LLP.

Meck, Karen K., dec'd.

Late of Millersville Borough.

Executor: William S. Meck c/o
Robert E. Sisko, Esquire, 700
North Duke Street, P.O. Box

4686, Lancaster, PA 17604-4686.

Attorneys: Morgan, Hallgren, Crosswell & Kane, P.C.

Murry, Mildred I., dec'd.

Late of West Lampeter Township.

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

Attorneys: Young and Young.

Newman, Donald E., dec'd.

Late of Brecknock Township.

Administrator: Donald J. Rhodes, Jr. c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.

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

Oxenrider, G. Leon, dec'd.

Late of Manheim Borough.

Executor: Eileen F. Kreiser c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

Pearson, Joan M., dec'd.

Late of Lancaster Township.

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

Attorneys: Young and Young.

Phipps, James F., Jr., dec'd.

Late of Lancaster City.

Executors: Shawnya Castaneda & Jeffrey C. Goss c/o Jeffrey C. Goss, Esquire, 480 New Hol-

land Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: BCGL, LLC.

Pinkerton, Marilyn K., dec'd.

Late of Lancaster.

Executor: Mark R. Pinkerton, 1918 Lititz Pike, Lancaster, PA 17601.

Attorney: Amanda O'Driscoll, Esquire, Sher & Associates, P.C., 15019 Kutztown Road, Kutztown, PA 19530.

Ranck, Lois B., dec'd.

Late of Lancaster Township.

Executor: Milton Ranck c/o Brian J. Honness, Esquire, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorneys: McNees Wallace & Nurick LLC.

Rhinier, William L., dec'd.

Late of Penn Township.

Executor: Edward W. Rhinier c/o David P. Carson, 2013 State Street, East Petersburg, PA 17520.

Attorney: David P. Carson.

Sauer, Marie A., dec'd.

Late of East Hempfield Township.

Co-Executors: John P. Sauer & Thomas P. Sauer c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

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

Soutner, Marian D., dec'd.

Late of Mount Joy Borough.

Executor: H. Karl Soutner, Jr., 2196 Andrew Avenue, Eliza-

bethtown, PA 17022.

Attorney: Jerrold A. Sulcove, Esq., Family First Estate Services, 1110 Kennebec Drive, Chambersburg, PA 17201.

Steedle, Carolyn C. a/k/a Carolyn Clarice Steedle, dec'd.

Late of Manheim Township.

Executor: Timothy E. Nye, 708 Maryland Ave., Pittsburgh, PA 15232.

Attorney: None.

Stoltzfus, David F., dec'd.

Late of Salisbury Township.

Executors: Samuel R. Stoltzfus & Ira G. Stoltzfus c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.

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

Weaver, E. Eugene a/k/a Earl Eugene Weaver a/k/a Earl E. Weaver, dec'd.

Late of West Cocalico Township.

Executor: Darryl R. Bull c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Barbara Reist Dillon.

Zimmerman, Roberta E., dec'd.

Late of Mount Joy Township.

Executors: Carl Eugene Zimmerman & Michael Scott Zimmerman c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Jeffrey S. Shank, Esquire.

SECOND PUBLICATION

Anderson, Beatrice a/k/a Beatrice Anne Anderson, dec'd.

Late of Rapho Township.

Executrix: Megan Flowers c/o May Herr & Grosh LLP, 50 East Main Street, Mount Joy, PA 17552.

Attorney: Logan T. Graves, Esq.

Baker, Olive A., dec'd.

Late of Manheim Township.

Executor: Nelson W. Baker c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet, Esquire.

Bowman, Philip Larry a/k/a Philip L. Bowman, dec'd.

Late of Martic Township.

Executor: Michael D. Bowman c/o Law Offices of Mark L. Blevins, Esquire, 701 Penn Grant Road, Lancaster, PA 17602.

Attorney: Mark L. Blevins, Esquire.

Chester, William J. a/k/a Bill Chester, dec'd.

Late of Lancaster Township.

Administrator: Brenda Marie Chester, 638 Market St., Aberdeen, MD 21001.

Attorney: None.

DeBonis, William J., dec'd.

Late of East Hempfield Township.

Executor: Thomas J. Ulaky c/o James Clark Associates, 277 Millwood Road, Lancaster, PA 17603.

Attorney: Neil R. Verstermark.

Dula, George a/k/a George E. Dula, dec'd.

Late of West Cocalico.

Administratrix: Sarah R. Daniel
c/o Bellomo & Associates, LLC,
3198 East Market Street, York,
PA 17402.

Attorney: Jeffrey R. Bellomo,
Esquire.

Geesey, C. Jean a/k/a Carolyn Jean Geesey, dec'd.

Late of Manor Township.

Co-Executors: Barbara J. Murphy & Robert E. Geesey c/o
Thomas W. Fleckenstein, Esquire,
553 Locust Street, Columbia, PA 17512.

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

Hostetter, Stephen A., dec'd.

Late of Paradise Township.

Executor: Dolores A. Hostetter
c/o Nikolaus & Hohenadel,
LLP, 303 West Fourth Street,
Quarryville, PA 17566.

Attorney: Jeffrey S. Shank, Esquire.

Houck, Jean Elizabeth, dec'd.

Late of West Hempfield Township.

Executor: Gary Houck, 3872
Pawnee Rd., Columbia, PA
17512.

Attorney: None.

Keating, Rita M., dec'd.

Late of Ephrata Borough.

Executors: Mary Elizabeth Nast
and Barabara Keating-Mabe

c/o Beiler Legal Services P.C.,
105 S. Hoover Ave., New Holland,
PA 17557.

Attorney: Nevin D. Beiler, Esq.

Lewis, Joseph D., Sr., dec'd.

Late of Lancaster City.

Administratrix: Dorothy Lewis
c/o May Herr & Grosh LLP, 50
East Main Street, Mount Joy,
PA 17552.

Attorney: Logan T. Graves, Esq.

McCarty, Faye Marie, dec'd.

Late of Lancaster City.

Executor: Melody A. Miller c/o
Glick, Goodley, Deibler & Fanning,
LLP, 131 W. Main Street,
New Holland, PA 17557.

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

Meckley, Arlene B., dec'd.

Late of Denver Borough.

Executrix: Brenda Sue Miller
c/o Gardner and Stevens, P.C.,
109 West Main Street, Ephrata,
PA 17522.

Attorney: John C. Stevens.

Miller, Jane M., dec'd.

Late of Drumore.

Administrator: Ernest L. Miller
c/o Bellomo & Associates, LLC,
3198 East Market Street, York,
PA 17402.

Attorney: Jeffrey R. Bellomo,
Esquire.

Mowery, Rodney F. a/k/a Rodney Frank Mowery, dec'd.

Late of Lancaster City.

Executors: Glenn S. Landis and
Richard E. Clinton c/o Mongiovi Law, LLC, 235 North Lime

Street, Lancaster, PA 17602.
Attorney: Michael J. Mongiovi.

Murphy, Jeffery J., dec'd.

Late of Manheim.
Executor: Debbie Mead, P.O.
Box 633, Chesapeake Beach,
MD 20732.
Attorney: None.

Oren, Mary Ann, dec'd.

Late of Washington Borough,
Manor Township.
Executor: James J. Oren, 958
Letort Rd., Washington Bor-
ough, PA 17582.
Attorney: None.

**Rohrer, Bryan D. a/k/a Bryan
Dale Rohrer**, dec'd.

Late of East Petersburg Bor-
ough.
Administratrix: Kelly P.
Rohrer c/o Stevens & Lee,
P.C., 51 S. Duke Street,
Lancaster, PA 17602.
Attorney: Andrew S. Rusniak,
Esq.

Schlemm, Sandra L., dec'd.

Late of East Petersburg Bor-
ough.
Executors: Gregory Scott
Schlemm and Tracy Lynn No-
land c/o Appel Yost LLP, 33
North Duke Street, Lancaster,
PA 17602.
Attorney: Jeffrey P. Ouellet,
Esquire.

Schoenberger, Virginia D., dec'd.

Late of East Lampeter Town-
ship.
Executors: Rachel Lucidi and
Michael C. Schoenberger c/o
Nikolaus & Hohenadel, LLP,

327 Locust Street, Columbia,
PA 17512.

Attorney: Christopher R. Grab,
Esquire.

Weibel, Albert E., dec'd.

Late of Lancaster Township.
Executor: Martha S. Thomas
c/o Jessica F. Greene, Esquire,
Walters & Galloway, PLLC, 54
East Main Street, Mechanics-
burg, PA 17055.
Attorney: Jessica F. Greene, Es-
quire.

Welch, Philip P., dec'd.

Late of Manor Township.
Executor: Miguel Welch c/o
May, Herr & Grosh, LLP, 49
North Duke Street, Lancaster,
PA 17602.
Attorneys: Eric S. Rothermel.

**Wenger, Judith L. a/k/a Judy
Lee Wenger**, dec'd.

Late of Manheim Township.
Executor: Jennifer L. Manley
c/o Brian F. Levine, Esquire,
Levine Law, LLC, 22 E. Grant
St., New Castle, PA 16101-
2279.
Attorney: Brian F. Levine, Es-
quire.

**Wolf, Linda a/k/a Linda H. Wolf
a/k/a Linda Horner Wolf a/k/a
Lynda H. Wolf**, dec'd.

Late of Colerain Township.
Executor: H. James Wolf c/o Ni-
kolaus & Hohenadel, LLP, 212
North Queen Street, Lancaster,
PA 17603.
Attorney: Barbara Reist Dillon.

**Woodland, Thomas J. a/k/a
Thomas Jefferson Woodland**,

dec'd.

Late of Manheim Township.
Co-Executors: Wendy W. Stringfellow and Jeffrey W. Woodland c/o Theodore L. Brubaker, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: BCGL LLC.

THIRD & FINAL PUBLICATION

Barney, Joseph G., Jr., dec'd.

Late of Lancaster County.
Executor: Thomas Barney, 308 Jeff Drive, Ephrata, PA 17522.
Attorney: Peggy M. Morcom, Esquire, Morcom Law, LLC, 1028 E. Chocolate Ave., Hershey, PA 17033.

Beard, George L., dec'd.

Late of Manheim Borough.
Administrator: Deborah J. Beard c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Boley, Shelba J., dec'd.

Late of Caernarvon Township.
Executors: J. Anthony Andes & Mandy Lynn Sweigart c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Chilcoat, Catherine G. a/k/a Catherine Gaye Chilcoat, dec'd.

Late of Warwick Township.
Executor: Clinton Anthony

Chilcoat c/o Sarah M. Ford, Esq., 585 Skippack Pike, #100, Blue Bell, PA 19422.

Attorney: Sarah M. Ford, Ford and Buckman, PC, 585 Skippack Pike, #100, Blue Bell, PA 19422.

Foote, Sherman C., dec'd.

Late of Manheim Township.
Executors: Foster Cake & Tanya Cake c/o Matthew C. Samley, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Appel Yost LLP.

Fritz, Mary A., dec'd.

Late of East Cocalico Township.
Executor: Ted A. Fritz c/o RKG Law, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.
Attorney: Nichole M. Baer, Esquire.

Gonzalez, Jonathan Ayala, dec'd.

Late of Millersville Borough.
Administrators: Jesus Medina & Jessica M. Gonzalez c/o Eric S. Rothermel, Esquire, 234 North Duke Street, Lancaster, PA 17602.
Attorneys: May, Herr & Grosh, LLP.

TRUST NOTICE

Good, Sadie S., dec'd.

Late of East Earl Township.
Sadie S. Good 2021 Trust dtd. 12/10/2021.
Co-Trustees: Beverly Ann Good, Wanda Gale Good & Larry George Good c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster,

PA 17601.

Attorneys: Metzger and Spencer, LLP.

Horst, Mervin S. a/k/a Mervin Sensenig Horst, dec'd.

Late of Earl Township.

Executor: David J. Horst c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.

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

Ingham, Roberta J., dec'd.

Late of West Earl Township.

Executor: Megan Siegl c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

Attorneys: Morgan, Hallgren, Crosswell & Kane, P.C.

Klinestever, J. Elaine a/k/a Jean Elaine Klinestever, dec'd.

Late of East Donegal Township. Executor: Anne L. Campbell c/o 327 Locust Street, Columbia, PA 17512.

Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

McElrath, Jennie M., dec'd.

Late of Manheim Township.

Executor: Debbie Ann Hartman c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

Meck, Ruth L., dec'd.

Late of Earl Township.

Executors: Jay Robert Meck & John D. Meck c/o Good Law Firm, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good Law Firm.

Muir, Gilbert T., dec'd.

Late of Landisville.

Executor: Bruce Thompson Muir, 2296 Stratton Drive, Rockville, MD 20854.

Attorney: None.

Myers, Emily H., dec'd.

Late of Manheim Township.

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

Attorneys: Metzger and Spencer, LLP.

Ottohofer, Jean S., dec'd.

Late of East Hempfield Township.

Executor: David K. Ottohofer c/o Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601.

Attorneys: Neil R. Vestermark, Esquire.

Pluck, Glenda L., dec'd.

Late of West Donegal Township.

Co-Executors: Wanda D. Freeman & Christina L. Geib c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esquire.

Reist, Diana S., dec'd.

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

Shirk, Harold G. a/k/a Harold Glenn, dec'd.

Late of Leacock Township.
Executor: Jeffrey A. Gehman c/o Good Law Firm, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good Law Firm.

Sofillas, George C., dec'd.

Late of Lancaster City.
Executrix: Valentina A. Sofillas c/o Golin & Bacher, 53 N. Duke St., Suite 309, Lancaster, PA 17602.
Attorney: Robert Bacher, Esquire.

Stefan, Joan L., dec'd.

Late of Ephrata Borough.
Executor: Barry J. Harsch c/o Stacey W. Betts, Esq., 955 West Main Street, Mount Joy, PA 17552.
Attorney: Stacey W. Betts, Esq.

Sweeney, Daniel Joseph, dec'd.

Late of Leacock Township.
Administrators: Lynne Huntington-Sweeney c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Ashley A. Glick, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Trauger, Beverly J., dec'd.

Late of East Hempfield Township.
Executor: Courtney L. Barry c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
Attorney: Bradley A. Zuke.

Wolf, Linda Shaub, dec'd.

Late of East Petersburg Borough.
Executor: Matthew A. Wolf c/o James N. Clymer, Esq., 408 West Chestnut Street, Lancaster, PA 17603.
Attorneys: Clymer Musser & Sarno, PC.

Young, Joan E. a/k/a Joan Elizabeth Young, dec'd.

Late of Caernarvon Township.
Executor: Everence Trust Company c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess, LLP.

ARTICLES OF INCORPORATION

AgapeEarth Ministries, Inc. has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

S-4

NOTICE IS HEREBY GIVEN that a nonprofit corporation known as **CORNERSTONE GLOBAL METHODIST CHURCH** was incorporated on August 25, 2026 with the Pennsylvania Department of State under the provisions of the Nonprofit Corporation Law of 1988, as amended.

S-4

Heart of the Matter Wellness

has been incorporated under the provisions of the Nonprofit Corporation Law of 1988 with the Department of State of the Commonwealth of Pennsylvania. Heart of the Matter Wellness was organized for the purpose of empowering resilient and thriving communities by removing financial barriers and improving access to specialized therapeutic and community resources. To accomplish this mission, Heart of the Matter Wellness intends to provide need-based financial assistance for specialized therapeutic services, deliver and support therapeutic services, conduct community education and outreach, and solicit and receive contributions and grants.

S-4

Notice is hereby given that **LY-NEAS Creative Voices** has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

S-4

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 15, 2026, for the purpose of obtaining a Charter of a Nonprofit Corporation organized under the Nonprofit Corporation Law of 1988. The name of the corporation is **Miriam's Home Inc.**

S-4

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on August 4, 2026 for the purpose of incorporating a nonprofit corporation under the Nonprofit Corporation Law of 1988, 15 Pa. C.S. Section 5306; et seq., known as:

MOMS CONNECT MINISTRIES

The corporation is organized as a church for religious, educational, scientific, and charitable purposes as defined in Section 501 (c)(3) of the Internal Revenue Code, including, but not limited to, any such activity which may be permitted by corporations formed under and pursuant to the Pennsylvania Nonprofit Corporation Law of 1988.

NICHOLAS T. GARD, ESQUIRE
SMOKER GARD ASSOCIATES
LLP

S-4

NOTICE IS HEREBY GIVEN that Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on August 21, 2026, 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 **Tec Centro Chester**.

It will be organized under Section 501(c)(3) of the Internal Revenue Code of 1986, as thereafter amended, for the

exclusive purpose of providing employment readiness and occupational training, related counseling and support and workforce development opportunities that improves the socioeconomic status of socially disadvantaged low and moderate income individuals and families by providing increased sustainable employment opportunities within the Corporation's service area that supports community and economic advancements.

McNEES WALLACE & NURICK
LLC
100 Pine Street
Harrisburg, PA 17101

S-4

NOTICE IS HEREBY GIVEN that Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on August 21, 2026, 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 **The 650 Juliette Avenue Foundation.**

It will be organized under Section 501(c)(3) of the Internal Revenue Code of 1986, as thereafter amended, for the exclusive purpose of supporting maintenance, construction, additions, and renovations to the physical campus of Lancaster Catholic High School and such other charitable purposes as set forth in the Articles of Incorporation.

McNEES WALLACE & NURICK
LLC

100 Pine Street
Harrisburg, PA 17101

S-4

Tree Time Tanzania has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

Cheshire Law Group
Clarkson-Watson House
5275 Germantown Ave.
First Floor
Philadelphia, PA 19144

S-4

CHANGE OF NAME NOTICES

A hearing will be held on September 29, 2026 at 3:15 p.m. in Courtroom No. 8, 4th floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the request of Natalie Poplyn Brutout to change their name from **Natalie Poplyn Brutout** to Soren Poplyn Brutout. Any persons with objections may attend and show cause why the request should not be granted.

S-4

NOTICE IS HEREBY GIVEN, a Petition has been filed with the Court of Common Pleas of Lancaster County, Pennsylvania, to change the name of **Dimitri Joseph Dishart** to Dimitri Joseph Black. A hearing is scheduled on September 29, 2026 at 1:45 p.m. in Courtroom 8, Lancaster County Courthouse, at which time interested persons may attend and show cause, if any, why the request should not be granted.

BY: REBECCA CHEUVRONT,

ESQUIRE

S-4,11

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 **Ayden Draig Lamey-Timmons** to Phoenix Innnoxia Draig. A hearing on the Petition will be held on September 9th, 2026 at 3:30 p.m. in Courtroom No. 1 at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

S-4

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 **Rebecca Lauren Niggel** to Rebekah Ivy Lauren. A hearing on the Petition will be held on October 27th, 2026 at 1:45 p.m. in Courtroom No. 1 at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

S-4

DISSOLUTION NOTICES

NOTICE IS HEREBY GIVEN THAT the shareholders and directors of **Sheds Unlimited of Lancaster, Inc.**, a Pennsylvania cor-

poration, with a registered office address of 281 White Horse Road, Gap, PA 17527 and a mailing address of 2025 Valley Road, Morgantown, PA 19543, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

S-4

SMK Enterprises, Inc., a PA corporation ("Corporation"), is now engaged in winding up and settling the affairs of the Corporation so that its existence will end with the filing of Articles of Dissolution with the PA Department of State pursuant to the provision of the Pennsylvania Business Corporation Law of 1988, as amended. Claims or demands against the Corporation shall be presented in writing and received by the Corporation within 60 days after the date of this Notice to: Francis W. Werts, President, SMK Enterprises, Inc., 5 Aspen Drive, Leola, PA 17540.

S-4

FICTITIOUS NAME NOTICE

Notice is hereby given, pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa.C.S. Section 301 et. seq.), that an application for registration of a Fictitious Name was filed with the Department of State of the Com-

monwealth of Pennsylvania, for the conduct of a business under the Fictitious Name of **Lancaster collectibles co**, with its principal office or place of business at 217 Steepbank Rd, Lancaster, PA 17602. The names and addresses of all persons who are parties to the registration are as follows: Christopher Keyes, 217 Steepbank Rd, Lancaster, PA 17602.

S-4

FOREIGN REGISTRATION NOTICE

Notice is hereby given that **AAAG Business Brokers, Inc.**, a foreign business corporation formed under the laws of the State of South Carolina, has registered to do business in the Commonwealth of Pennsylvania under Chapter 4 of the Pennsylvania Associations Code. The address of its principal office is 235 Singleton Ridge Rd., Conway, SC 29526-9136. Its registered office in Pennsylvania is c/o Harbor Compliance LLC, Commercial Registered Office Provider, Lancaster County.

S-4

PUBLIC NOTICE

The City is interested in receiving information from qualified Individuals or firms that wish to provide investigative services to the Ethics Commission.

Under the general direction of the Commission, the Ethics Investigator(s) will perform independent investigations of alleged ethics violations by city officials and employees on a case-by-case

basis. Investigations may include misuse of public office for private gain, improper acceptance of gifts, unauthorized use of confidential information, and other violations of the City's [Ethics Code](#). The Ethics Investigator will gather and review evidence, conduct interviews, maintain confidential case files, prepare investigative reports, and assist in enforcement action(s), related to alleged violations of the City's Ethics Code.

All documents and solicitation details are available online at no cost on PennBid <https://penn-bid.bonfirehub.com>.

S-4

TAX CLAIM SURPLUS NOTICES

ATTENTION: To Estate of Estate of Jay Conway and all known, unknown and potential heirs, assigns and claimants of the Estate of Irma Quigley.

The Court of Common Pleas of Lancaster County, PA: Docket No. CI-26-06514.

IN RE: LANCASTER COUNTY TAX CLAIM BUREAU SURPLUS UPSET TAX SALE PROCEEDS RE: Irma Quigley, 277 Pleasant Valley Road, Brecknock Township, PA, Tax Parcel No. 040-02930-0-0000.

FORTY-FIVE (45) DAY RULE TO SHOW CAUSE PURSUANT TO THE PA REAL ESTATE TAX SALE LAW 72 P.S. §5860.205(e)

AND NOW, this 25th day of Au-

gust, 2026, a Rule to Show Cause is hereby issued on the **Estate of Irma Quigley** [former owner], **PA Department of Human Services** [potential lien holder], **Commonwealth of Pennsylvania Clerk of Courts County of Lancaster** [potential lien holder], and **DZN National Mortgage Holdings, LLC** [tax sale purchaser] why the following proposed distribution of the \$29,810.59 in surplus proceeds from the November 17, 2025 Upset Tax Sale of 227 Pleasant Valley Road, Brecknock Township, Pennsylvania, Parcel No. 040-02930-0-0000, by the Lancaster County Tax Claim Bureau should not be confirmed absolutely:

Estate of Irma Quigley:
\$29,810.59 (minus publication costs)

Total: \$29,810.59

It is further ORDERED and DECREED that the Petitioner/Bureau shall publish this Rule to Show Cause by one (1) insertion in one newspaper of general circulation and one (1) insertion in a legal publication in Lancaster, Pennsylvania.

OBJECTIONS TO THE PROPOSED DISTRIBUTION MUST BE FILED IN WRITING WITH THE COURT WITHIN FORTY-FIVE (45) DAYS FROM THE

DATE OF THIS ORDER AND SERVED ON THE SOLICITOR FOR THE LANCASTER COUNTY TAX CLAIM BUREAU. IF NO OBJECTIONS ARE FILED, THE PROPOSED DISTRIBUTION SHALL BE CONFIRMED ABSOLUTELY. IN ACCORDANCE WITH 72 P.S. §5860.205(e), THE LANCASTER COUNTY TAX CLAIM BUREAU SHALL SERVE THE RULE AND PETITION ON ALL OF THE ABOVE-NAMED PERSONS, ENTITIES OR BUSINESSES BY FIRST CLASS MAIL WITH PROOF OF MAILING.

BY THE COURT, Leonard G. Brown, III
Robert S. Cronin, Jr., Esquire,
Solicitor for the Lancaster County Tax Claim Bureau
212 N. Queen St., Lancaster, PA 17603

S-4

ATTENTION: To Estate of Estate of David W. Vogelpohl and all known, unknown and potential heirs, assigns and claimants of the Estate of David W. Vogelpohl.

The Court of Common Pleas of Lancaster County, PA: Docket No. CI-26-06531.

IN RE: LANCASTER COUNTY TAX CLAIM BUREAU SURPLUS UPSET TAX SALE PROCEEDS RE: David W. Vogelpohl, 540 Manor Street, Columbia Borough, PA, Tax Parcel No. 110-48911-0-0000.

FORTY-FIVE (45) DAY RULE TO SHOW CAUSE PURSUANT TO THE PA REAL ESTATE TAX SALE LAW 72 P.S. §5860.205(e)

AND NOW, this 25th day of August, 2026, a Rule to Show Cause is hereby issued on the **Estate of David W. Vogelpohl** [former owner], **Rebecca Denissen** [potential heir], **Truist Bank f/k/a Branch Banking and Trust Company** [mortgage holder], **Mortgage Electronic Registration Systems, Inc.** as nominee for **Homeside Lending, Inc.** [mortgage holder], **Lancaster Area Sewer Authority** [municipal lien holder], **PA Department of Human Services** [potential lien holder] and **John Baldauff** [tax sale purchaser] why the following proposed distribution of the \$40,239.22 in surplus proceeds from the November 17, 2025 Upset Tax Sale of 540 Manor Street, Columbia Borough, Pennsylvania, Parcel No. 110-48911-0-0000, by the Lancaster County Tax Claim Bureau should not be confirmed absolutely:

Lancaster Area Sewer Authority: \$1,836.21 (minus publication costs)
 Truist Bank f/k/a BB&T Company: \$38,403.01 (minus publication costs)

Total: \$40,239.22

It is further ORDERED and DECREED that the Petitioner/Bureau shall publish this Rule to Show Cause by one (1) insertion in one newspaper of general circulation and one (1) insertion in

a legal publication in Lancaster, Pennsylvania.

OBJECTIONS TO THE PROPOSED DISTRIBUTION MUST BE FILED IN WRITING WITH THE COURT WITHIN FORTY-FIVE (45) DAYS FROM THE DATE OF THIS ORDER AND SERVED ON THE SOLICITOR FOR THE LANCASTER COUNTY TAX CLAIM BUREAU. IF NO OBJECTIONS ARE FILED, THE PROPOSED DISTRIBUTION SHALL BE CONFIRMED ABSOLUTELY. IN ACCORDANCE WITH 72 P.S. §5860.205(e), THE LANCASTER COUNTY TAX CLAIM BUREAU SHALL SERVE THE RULE AND PETITION ON ALL OF THE ABOVE-NAMED PERSONS, ENTITIES OR BUSINESSES BY FIRST CLASS MAIL WITH PROOF OF MAILING.

BY THE COURT, Leonard G. Brown, III
 Robert S. Cronin, Jr., Esquire,
 Solicitor for the Lancaster County Tax Claim Bureau
 212 N. Queen St., Lancaster, PA 17603

S-4

WITHDRAWAL NOTICE

NOTICE IS HEREBY GIVEN that **Wolfson Casing Corp.**, a foreign business corporation incorporated under the laws of the State of New York, received a Certificate of Authority/Foreign Registration in Pennsylvania on 3/22/2007, and has surrendered its Certificate of Authority/Foreign Registration to do business in Pennsylvania. The address of its principal office is 700 S Fulton Avenue, Mount Vernon, NY

10550. Its last registered office in this Commonwealth was located at: c/o Harbor Compliance LLC, and the last registered office shall be deemed for venue and official publication purposes to be located in Lancaster County, Pennsylvania.

S-4

SUITS ENTERED

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

August 18, 2026
to August 24, 2026

AGOSTO, JUAN; Velocity Investments LLC; 06290; Tsarouhis
ALAKAI, JENNIFER; Velocity Investments LLC; 06289; Tsarouhis

ALDERMAN, BRIAN G; First Commonwealth Federal Credit Union; 06309; Nesfeder

BARTRAM, GRETCHEN; Velocity Investments LLC; 06332; Tsarouhis

BUZZENDORE, BETH; Velocity Investments LLC; 06345; Tsarouhis

CAMACHO, JAVIER; Martin, Ingrid P; 06444;

CHEESMAN, ELYSSA; Velocity Investments LLC; 06324; Tsarouhis

CROUSE, HARRY; Velocity Investments LLC; 06344; Tsarouhis

EMRICH, MOLLY D, EAN HOLDNGS LLC; PPL Electric Utilities Corporation; 06337; Manley

ENAIER, JEREMY A; Belco Community Credit Union; 06442; Miller

ESCHBACH, JACQUELINE; Velocity Investments LLC; 06285; Tsarouhis

FASCIGLIONE, RYAN; Velocity Investments LLC; 06343; Tsarouhis

GURUNG, SURJA, GURUNG, SONI M; Harris, Kevi; 06411; Rassias

HECKER, CHRISTOPHER; Velocity Investments LLC; 06281; Tsarouhis

HINES, BRENT, HINES, KRISTIN; Lancaster Country Day School; 06315; Schroer

HONBERGER, PHILIP; Honberger, Rachel E; 06390; Stanziola

HUGHES, GINA; Velocity Investments LLC; 06329; Tsarouhis

JACK, TERRY; Velocity Investments LLC; 06330; Tsarouhis

JOHNDRO, ANTHONY C; Leadman, Tonya; 06453; Rankin

KAMARA, MOHAMED, LOGISTICS SOLUTIONS INC, KEEHNER, SEAN, PSC EHC ACQUISITION LLC, EHC ASSOCIATES; USAA General Insurance Company; 06407; Bianchi

LANDIS HOME RETIREMENT COMMUNITY; American Builders & Contractors Supply Co Inc; 06415; Bernstein

LAZUR, BERNARD; Axiom Acquisition Ventures LLC; 06322; Tsarouhis

LEONARD, SHANNON M; Southern Insurance Company of Virginia; 06312; McElhaney

LIST, COLLEEN; Velocity Investments LLC; 06326; Tsarouhis

MADAR, RONALD G, TOWNSEND, GEORGIA D; Heth, Peter; 06481; Zeamer

MARSCHKA, ALEXANDER D, XYZ CORPORATION/LLC DOE, JOHN JANE DOE; Landes, Jonathan S; 06499; Heztnecker

MASER, AMANDA; Velocity Investments LLC; 06333; Tsarouhis MCGINNIS, CONNOR, MCGINNIS, JEBB, JOHN DOES; Sullivan, Billie; 06419; Miller

MILLERSVILLE APARTMENTS LLC; American Builders & Contractors Supply Co Inc; 06413; Bernstein

MORALES, STERLYNANN; CarMax Business Services LLC; 06242; Ratchford

R COCHRAN TRANSPORT LLC; Berkshire Hathaway Direct Insurance Company; 06310; Keifer III

RIVERA, DARLENE; OneMain Financial Group LLC; 06372; Jones

RONAN, DENISE; Velocity Investments LLC; 06346; Tsarouhis RUDY, JOANNE; Campbell Gible & Gardner PC; 06469; Gardner

SALADA, HAILEY; Velocity Investments LLC; 06288; Tsarouhis

SANCHEZ, JOSE L; CarMax Auto Finance; 06341; Ratchford

SHARP, JESSICA; Velocity Investments LLC; 06336; Tsarouhis

SINGH, JORDAN; Velocity Investments LLC; 06328; Tsarouhis STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY; Wolfe, Deborah; 06308; Lutz

STEWART, MIRANDA N, STEWART JR, MARK A; Vaccaro, Bettina A; 06241; Rankin

STOOPS, ROBIN; Sun East Federal Credit Union; 06318; Larkin

STRAUSER, MITCHELL; Velocity Investments LLC; 06331; Tsarouhis

SUSQUEHANNA REGIONAL POLICE DEPARTMENT; Lisi, Tom; 06317; Burke

SWAN, GEORGE W, BOROUGH OF LITITZ, SWAN, SUSAN O, COMMONWEALTH OF PA DEPT OF TRANSPORTATION, JOHN DOES 1-5, ABC CORPORATION; Fritsch, Sherry; 06371; Edelstein TENNESEN, TANYA; Aberdeen Proving Ground Federal Credit Union; 06283; Nnumolu

THEMA, ADNER; Atlantic States Insurance Company; 06311; McElhaney

TINDALL, RICKY C; Solanco School District; 06376; Rosenthal UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUAN R DIAZ, DECEASED, GONZALES-RODRIGUEZ, LUIS; PNC Bank National Association; 06338; Gelbert

VALENCIA-GONZALEZ, LUZ N, PACHECO-CORREA, TATYANA M; CarMax Business Services LLC; 06280; Ratchford

VLS LANCASTER LLC; Vaught, Mark W; 06278;

WIEST, KARIN; Velocity Investments LLC; 06348; Tsarouhis

WOLF, DEENA; Velocity Investments LLC; 06327; Tsarouhis



**SHERIFF SALE
OF VALUABLE
Real Estate
Wednesday, September 30,
2026 @ 10:00 a.m.
Prevailing Time**

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

Effective January 1, 2026, and pursuant to Pennsylvania Act 48 of 2024, the Lancaster County Sheriff's Office will impose a mandatory fee of \$250.00 on each purchaser for every parcel of real property sold at tax sales and mortgage foreclosure sales. A fee of \$250.00 shall be assessed per parcel of real estate sold, without exception. The Act 48 fee is assessed all winning third-party bidders and plaintiffs who have been awarded the property because of placing a competitive bid. All winning bidders and plaintiff's awarded properties are required to remit payment for the Act 48 fee within 10 business days from the date of sale. Act 48 fee checks must be made pay-

able to "Lancaster County Sheriff's Office" and hand delivered or mailed to the Sheriff's Office at 50 North Duke Street Lancaster, PA 17602, and addressed to Corporal Snively. **No deed or transfer of title shall be executed or delivered until the Act 48 fee has been received in full by the Lancaster County Sheriff's Office. Failure to submit this payment by the required deadline may result in delays, administrative costs, including but not limited to attorney's fees and/or additional administrative action.**

All bidding will be solely through this service and anyone interested in bidding is required to place their bids solely through REALAUCTION. REALAUCTION is the only accepted service for Lancaster County Sheriff Sales.

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 war-

rant, in any way, the real estate upon which you are bidding. The Sheriff's Office is merely following the requests of the plaintiffs and selling whatever interests the defendants may have in the properties. It is up to you or your attorney to determine what those interests are, before you buy. There may be mortgages or other liens against the properties that you may have to pay before you obtain clear title to a property. All of these factors are for you alone to determine.

NOTE: The 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.

Prior to the sale, a 10% down payment towards the purchase of any property must be made pri-

or to the Sale through the REALAUCTION 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. 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 submitted to the Sheriff's Office via e-mail to lcsorealestate@lanastercountypa.gov. The buyer must subsequently pay the balance of their bid within 30 days

after the sale date by a certified check or business check payable to the Lancaster County Sheriff's Office. Checks can be personally delivered or mailed to the Lancaster County Sheriff's Office at 50 North Duke Street Lancaster, PA 17602, addressed to "Real Estate Unit". Failure to pay the balance of your bid in the required amount of time will result in the loss of your deposit. Forfeiture of the deposit does not relieve the obligation to pay the balance due.

Each buyer shall file a properly completed and signed Pennsylvania Realty Transfer Tax Statement of Value with Sheriff's Office within 15 days after the sale date. Two statements are required—each must have an original signature. 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.

Marc Shaffer, Acting Sheriff of Lancaster County
Burke & Hess, Solicitor

CI-26-00381
SUBURBAN LANCASTER SEW-
ER AUTHORITY
vs
TYLER R. BECK, CAITLIN M.
HUMMEL

PROPERTY ADDRESS: 6
BAUMGARDNER ROAD, WIL-

LOW STREET, PA 17584
UPI / TAX PARCEL NUMBER:
510-36607-0-0000
JUDGMENT: \$4,176.64
REPUTED OWNERS: Tyler R.
Beck and Caitlin M. Hummel
DEED BK. or INSTR. NO.:
6634796
MUNICIPALITY: Pequea Town-
ship
AREA: +/- 1.02 acres
IMPROVEMENTS: Single Family
Dwelling

CI-24-08069

**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, NOT
IN ITS INDIVIDUAL CAPACITY
BUT SOLELY IN ITS CAPACITY
AS INDENTURE TRUSTEE OF
CIM TRUST 2023-NR1**

vs

**MELVIN L. BEILER A/K/A
MELVIN BEILER, REBECCA
S. BEILER A/K/A REBECCA
BEILER**

PROPERTY ADDRESS: 683 LIME
QUARRY ROAD, GAP, PA 17527
UPI / TAX PARCEL NUMBER:
560-15365; 560-52123-0-0000
JUDGMENT: \$287,754.63
REPUTED OWNERS: Melvin L.
Beiler a/k/a Melvin Beiler and
Rebecca S. Beiler a/k/a Rebecca
Beiler
DEED BK. and PAGE or INSTR.
NO.: 5339822
MUNICIPALITY:
AREA: 374,616 sq ft
IMPROVEMENTS: Residential
Real Estate

CI-25-09896

**LAKEVIEW LOAN SERVICING,
LLC**

vs

JAMES BEWLEY AKA JAMES

**A. BEWLEY, ASHLEY YOUNG
AKA ASHLEY LASHAUNA
YOUNG**

PROPERTY ADDRESS: 258 W
MAIN ST, REINHOLDS, PA 17569
UPI / TAX PARCEL NUMBER:
090-57247-0-0000
JUDGMENT: \$244,485.05
REPUTED OWNERS: JAMES BE-
WLEY AKA JAMES A. BEWLEY
& ASHLEY YOUNG AKA ASHLEY
LASHAUNA YOUNG
DEED BK. or INSTR. NO.:
6678817
MUNICIPALITY: TOWNSHIP OF
WEST COCALICO
AREA: .61
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-24-09022

CITIZENS BANK, N.A.

vs

TIFFANI C. BOGROFF

PROPERTY ADDRESS: 915
NORTH PRESIDENT AVENUE,
LANCASTER, PA 17603
UPI / TAX PARCEL NUMBER:
390-61314-0-0000
JUDGMENT: \$193,212.24
REPUTED OWNERS: Tiffani C.
Bogroff
INSTR. NO.: 6417803
MUNICIPALITY: TOWNSHIP OF
MANHEIM
IMPROVEMENTS: Residential
Dwelling

CI-24-07526

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUST-
EE FOR RCF 2 ACQUISITION
TRUST**

vs

TRACIE CASCARELLA

PROPERTY ADDRESS: 106 LITTLE HILL, LANCASTER, PA 17602
 UPI / TAX PARCEL NUMBER: 320-83705-0-0000
 JUDGMENT: 161,219.05
 REPUTED OWNERS: TRACIE CASCARELLA
 DEED BK. and PAGE or INSTR. NO.: 5152870
 MUNICIPALITY: TOWNSHIP OF WEST LAMPETER
 AREA: 3,203 SQ. FT.
 IMPROVEMENTS: RESIDENTIAL

CI-24-06283

BANK OF AMERICA, N.A.

vs

EDWARD W. CROPPER, DONNA M CROPPER

PROPERTY ADDRESS: 406 PARK-WYNNE DRIVE, LANCASTER, PA 17601
 UPI / TAX PARCEL NUMBER: 390-00910-0-0000
 JUDGMENT: \$67,783.33
 REPUTED OWNERS: Edward W. Cropper
 DEED BK.: Book: 6261, Page: 0669
 MUNICIPALITY: TOWNSHIP OF MANHEIM
 IMPROVEMENTS: Residential Dwelling

CI-25-05316

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST

vs

ALLISON DICKINSON, SOLELY IN HER CAPACITY AS HEIR OF CARL E. MILLER SR A/K/A CARL E. MILLER DECEASED, BONNIE MAY MILLER, SOLELY

IN HER CAPACITY AS HEIR OF CARL E. MILLER SR A/K/A CARL E. MILLER DECEASED, CARLO E. EASTON A/K/A CARLOS EASTON, SOLELY IN HER CAPACITY AS HEIR OF CARL E. MILLER SR A/K/A CARL E. MILLER DECEASED, DEBORAH ANN BAKER, SOLELY IN HER CAPACITY AS HEIR OF CARL E. MILLER A/K/A CARL E. MILLER SR, DECEASED, JEANNETTE MILLER A/K/A JEANNETTE CARMICHAEL, SOLELY IN HER CAPACITY AS HEIR OF CARL E. MILLER SR A/K/A CARL E. MILLER DECEASED, MARCELLA MILLER A/K/A MARCELLA DIXON, SOLELY IN HER CAPACITY AS HEIR OF CARL E. MILLER SR A/K/A CARL E.

MILLER DECEASED, MARY AUTRY A/K/A MARY J. AUTRY A/K/A MARY JANE AUTRY, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF CARL E. MILLER A/K/A CARL E. MILLER SR., DECEASED, THE UNKNOWN HEIRS OF CARL E. MILLER JR. A/K/A CARL E. MILLER, THE UNKNOWN HEIRS OF CARL E. MILLER A/K/A CARL E. MILLER, SR., DECEASED, ANDREA FLOYD A/K/A ANDREA E. FLOYD, SOLELY IN HER CAPACITY AS HEIR OF CARL E. MILLER SR A/K/A CARL E. MILLER DECEASED

PROPERTY ADDRESS: 559 SOUTH PRINCE STREET, LANCASTER, PA 17602
 UPI / TAX PARCEL NUMBER: 334-99237-0-0000
 JUDGMENT AMOUNT: \$56,041.65
 REPUTED OWNERS: Allison

Dickinson, solely in her capacity as heir of Carl E. Miller SR a/k/a Carl E. Miller deceased and Andrea Floyd a/k/a Andrea E. Floyd, solely in her capacity as heir of Carl E. Miller SR a/k/a Carl E. Miller deceased and Bonnie May Miller, solely in her capacity as heir of Carl E. Miller SR a/k/a Carl E. Miller deceased and Carlo E Easton a/k/a

Carlos Easton, solely in her capacity as heir of Carl E. Miller SR a/k/a Carl E. Miller deceased and Deborah Ann Baker, solely in her capacity as heir of Carl E. Miller a/k/a Carl E. Miller SR, deceased and Jeanette Miller a/k/a Jeanette Carmichael, solely in her capacity as heir of Carl E. Miller SR a/k/a Carl E. Miller deceased and Marcella Miller a/k/a

Marcella Dixon, solely in her capacity as heir of Carl E. Miller SR a/k/a Carl E. Miller deceased and Mary Autry a/k/a Mary J. Autry a/k/a Mary Jane Autry, individually and in her capacity as heir of Carl E. Miller a/k/a Carl E. Miller Sr., deceased and The unknown heirs of Carl E. Miller, Jr. a/k/a Carl E. Miller and Unknown Heirs of of Carl E. Miller a/k/a Carl E. Miller, Sr., deceased

DEED BK. and PAGE or INSTR. NO.: 6570806

MUNICIPALITY: City of Lancaster Township

AREA: 2,178 sq. ft

IMPROVEMENTS: Residential Real Estate

CI-25-08894

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FFMLT TRUST 2005-FF2, MORTGAGE PASS-THROUGH CERTIFICATES,

SERIES 2005-FF2

vs

JOHN E. ECKMAN, SR., SUSAN B. WYSE

PROPERTY ADDRESS: 1424 MANOR STREET, COLUMBIA, PA 17512-1927

UPI / TAX PARCEL NUMBER: 300-59953-0-0000

JUDGMENT: \$159,146.19

REPUTED OWNERS: John E. Eckman, Sr., and Susan B. Wyse
DEED BK. and PAGE or INSTR. NO.: Book 7269, Page 0098, Instrument No. 001052795

MUNICIPALITY: West Hempfield Township

AREA: 0.00

IMPROVEMENTS: Residential Dwelling

CI-25-04536

PNC BANK, NATIONAL ASSOCIATION

vs

RAFAEL GARCIA, JR.

PROPERTY ADDRESS: 428 NORTH STREET, LANCASTER, PA 17602

UPI / TAX PARCEL NUMBER: 337-40033-0-0000

JUDGMENT: \$117,767.21

REPUTED OWNERS: Rafael Garcia, Jr.

DEED BK. or INSTR. NO.: 6050413

MUNICIPALITY: City of Lancaster

AREA: N\A

IMPROVEMENTS: Residential Dwelling

CI-25-09808

WELLS FARGO BANK, N.A.

vs

IAN M. GATES A/K/A IAN MATHEW GATES

PROPERTY ADDRESS: 654
ROCKWOOD DRIVE, ELIZA-
BETH TOWN, PA 17022
UPI / TAX PARCEL NUMBER:
460-18750-0-0000
JUDGMENT: \$108,495.26
REPUTED OWNERS: IAN M.
GATES
DEED INSTRUMENT NO.:
6010735
MUNICIPALITY: MOUNT JOY
TOWNSHIP
IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-25-04360

FULTON BANK, NA

vs

**MARK A. GOOD, MICHELLE R.
GOOD, UNITED STATES
OF AMERICA**

PROPERTY ADDRESS: 241
FIELDCREST LANE, EPHRATA,
PA 17522
UPI / TAX PARCEL NUMBER:
270-10891-1-0083
JUDGMENT: \$159,397.24
REPUTED OWNERS: Mark A.
Good and Michelle R. Good
INSTR. NO.: 5385319
MUNICIPALITY: Township of
Ephrata
IMPROVEMENTS: Residential
Dwelling

CI-25-05544

**NEWREZ LLC D/B/A SHELL-
POINT MORTGAGE SERVICING**

vs

**ALEXANDER A.
HENRIQUEZ-CESPEDES**

PROPERTY ADDRESS: 886
CHURCH STREET, LANDISVILLE,
PA 17538
UPI / TAX PARCEL NUMBER:
290-47809-0-0000

JUDGMENT: \$224,007.34
REPUTED OWNERS: ALEXAN-
DER A. HENRIQUEZ-CESPEDES
DEED BK. and PAGE or INSTR.
NO.: 6431901
MUNICIPALITY: TOWNSHIP OF
EAST HEMPFIELD
AREA: 1,269 SQ. FT.
IMPROVEMENTS: RESIDENTIAL

CI-25-08645

**LAKEVIEW LOAN SERVICING,
LLC**

vs

MICHELE L LENTZ

PROPERTY ADDRESS: 188
STONE HOUSE LANE, COLUM-
BIA, PA 17512
UPI / TAX PARCEL NUMBER:
300-65933-0-0000
JUDGMENT: \$69,649.47
REPUTED OWNERS: WAYNE M.
LENTZ AND MICHELE L. LENTZ
DEED INSTRUMENT NO.:
5149530
MUNICIPALITY: TOWNSHIP OF
WEST HEMPFIELD
IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-24-02943

**MORTGAGE ASSETS
MANAGEMENT, LLC**

vs

**COLLEEN MYERS, SOLELY IN
HER CAPACITY AS KNOWN
HEIR OF JOHN H. MYERS,
DECEASED, JOHN MYERS JR,
SOLELY IN HIS CAPACITY AS
KNOWN HEIR OF JOHN H.
MYERS, DECEASED, TERESA
A KREIDER, SOLELY IN HER
CAPACITY AS KNOWN HEIR OF
JOHN H. MYERS, DECEASED,
THE UNKNOWN HEIRS OF
JOHN H. MYERS**

PROPERTY ADDRESS: 26
SCHOOL HOUSE RD, LANCAST-
ER, PA 17603
UPI / TAX PARCEL NUMBER:
340-06646-0-0000
JUDGMENT: \$263,301.80
REPUTED OWNERS: Colleen
Myers, Solely in her capacity as
known heir of John H. Myers, de-
ceased and John Myers Jr, solely
in his capacity as known heir of
John H. Myers, deceased and Tere-
sa A Kreider, Solely in her capacity
as known heir of John H. Myers,
deceased and The Unknown Heirs
of John H. Myers
DEED BK. and PAGE or INSTR.
NO.: 88, 379
MUNICIPALITY: Lancaster Town-
ship
AREA:
IMPROVEMENTS:

CI-25-04617
TRUIST BANK, FORMERLY
KNOWN AS BRANCH BANKING
AND TRUST COMPANY
vs
RONALD E. PENCE

PROPERTY ADDRESS: 15 WOLF
CIRCLE, EPHRATA, PA 17522-
9424
UPI / TAX PARCEL NUMBER:
210-60373-0-0000
JUDGMENT: \$64,247.14
REPUTED OWNERS: Ronald E.
Pence
DEED BK. or INSTR. NO.: 6433448
MUNICIPALITY: West Earl Town-
ship
IMPROVEMENTS: Residential
Dwelling

CI-26-00933
FULTON BANK, N.A.
vs
BENJAMIN M. PETERSHEIM

PROPERTY ADDRESS: 140 BRIAN
DRIVE, EPHRATA, PA 17522
UPI / TAX PARCEL NUMBER:
210-08997-0-0000
JUDGMENT: 233,359.88
REPUTED OWNERS: Benjamin M.
Petersheim
DEED BK. and PAGE or INSTR.
NO.: 6566792
MUNICIPALITY: West Earl Town-
ship
AREA: 1,031 sq. ft.
IMPROVEMENTS: Single family
dwelling

CI-25-01404
NAVY FEDERAL CREDIT UNION
vs
GERLINDE SLADEK, PATRICK
D SCHMITT

PROPERTY ADDRESS: 225 EA-
GLE PATH, MOUNTVILLE, PA
17554
UPI / TAX PARCEL NUMBER:
410-62677-0-0000
JUDGMENT: \$278,980.44
REPUTED OWNERS: GER-
LINDE SLADEK AND PATRICK D
SCHMITT
DEED BK. and PAGE or INSTR
NO.: 6353195
MUNICIPALITY: TOWNSHIP OF
MANOR IN LANCASTER COUNTY,
PA
AREA: 2604
IMPROVEMENTS: SINGLE FAMI-
LY DWELLING

CI-22-01445
U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE OF
WATERFALL VICTORIA GRANT-
OR TRUST II SERIES G
vs
CHARLEEN L SMELTZER, MI-
CHAEL S. SMELTZER

PROPERTY ADDRESS: 449 MAR-

TIN AVENUE, MOUNT JOY, PA
17552
UPI / TAX PARCEL NUMBER:
450-75440-0-0000
JUDGMENT: \$186,153.02
REPUTED OWNERS: Charleen L
Smeltzer and Michael S. Smeltzer
DEED BK. and PAGE or INSTR.
NO.: 3204, 0370
MUNICIPALITY: Mount Joy Bor-
ough
AREA: 1000 sq ft
IMPROVEMENTS: Residential
Real Estate

CI-25-04129
FREEDOM MORTGAGE CORPO-
RATION
vs
SHAWN E. SMITH, IN HIS
CAPACITY AS HEIR OF SHAN-
NON L. SMITH, DECEASED,
UNKNOWN HEIRS, SUCCE-
SORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSO-
CIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER SHANNON L. SMITH,
DECEASED, LAURA E. SMITH,
IN HER CAPACITY AS HEIR OF
SHANNON L.
SMITH, DECEASED

PROPERTY ADDRESS: 146 E
ROSS STREET, LANCASTER, PA
17602
UPI / TAX PARCEL NUMBER:
336-15693-0-0000
JUDGMENT: \$88,475.93
REPUTED OWNERS: SHANNON
SMITH, ADULT INDIVIDUAL
DEED INSTRUMENT NO.:
6066294
MUNICIPALITY: LANCASTER
CITY
IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-25-09779
CITIZENS BANK, N.A. F/K/A
RBS CITIZENS N.A.
vs
ASHLEY R. TORBERT

PROPERTY ADDRESS: 238 W
COLEBROOK STREET, MAN-
HEIM, PA 17545
UPI / TAX PARCEL NUMBER:
400-63712-0-0000
JUDGMENT: \$160,190.45
REPUTED OWNERS: Ashley R.
Torbert
INSTR. NO.: 6475571
MUNICIPALITY: Borough of Man-
heim
IMPROVEMENTS: Residential
Dwelling
