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*Court of Common Pleas of Lancaster County*  
**Civil Action - Law**

Blossom MedSpa, LLC v. Blume MedSpa, LLC  
Civil Law – Injunction – Contempt – Non-Compete Agreement –  
Non-Disclosure Agreement – Employment Law – Contract  
Interpretation

The Court denied Plaintiff's Motion for Special Injunction, refusing to enforce a non-compete agreement drafted without legal counsel, due to the agreement's specific language and Pennsylvania's disfavor of restrictive covenants. The Court interpreted the non-compete agreement as only prohibiting the defendant from working for a specific competitor, not all competitors within a 10-mile radius. The Court found insufficient evidence to suggest a breach of the non-disclosure agreement or improper client solicitation. The Court granted Plaintiff's Motion for Contempt, finding Defendant Raysor in contempt for operating a competing business during the term of a prior court order, but imposed no further penalty. The Court found that the Plaintiff did not meet the burden required for the Court to enforce the other portions of the Court's prior order.

Opinion. Blossom MedSpa, LLC v. Blume MedSpa, LLC, Rebekah Raysor and Dustin Raysor. No. CI-25-00622

**OPINION**

OPINION BY BROWN, P.J. - February 3, 2025. Before the Court are two matters: Plaintiff Blossom MedSpa, LLC's ("Blossom") Motion for Special Injunction and Blossom's Motion for Contempt filed against Defendants Blume MedSpa, LLC ("Blume"), Rebekah Raysor, and Dustin Raysor.

In its Motion for Special Injunction, Blossom seeks to enforce a non-compete agreement drafted on Rocket Lawyer without the advice of an attorney. Specifically, Blossom seeks an injunction against the Defendants to: (1) restrain Ms. Raysor from violating non-competition and non-disclosure covenants outlined in her Employment Agreement with Blossom; (2) restrain Defendants Rebekah Raysor and Dustin Raysor from breaching their Non-Disclosure Agreement with Blossom; and (3) enjoin Defendant Blume MedSpa, LLC from operating a business within a ten (10) mile radius of Blossom's principal place of business.

Blossom also filed a Motion for Contempt, asserting that the Defendants violated the Court's Order dated January 30, 2025. For the reasons stated below, the requests of Plaintiff are granted in part and denied in part.

**I. FACTUAL BACKGROUND**

Blossom MedSpa, LLC ("Blossom") is owned by Alyssa Licatese and has been operating as a medical spa in Lancaster County since 2013 with a staff of approximately 12 people. Blossom offers a variety of services to customers including Botox injections, beauty aids, fillers, products, and other injectables. The business, which advertises extensively

through social media platforms, has 6,000 followers on Instagram and 5,000 followers on Facebook; all of whom are public. As public sites, anyone visiting the platform can see and contact Blossom's followers. While Blossom's followers are public, the services its customers receive are contained in Blossom's confidential records.

Blossom hired Ms. Raysor, a Nurse Injector/Laser Technician, in June 2021, to perform injections and laser services. As part of her employment, Ms. Raysor was expected to market herself on her own social media platforms, which she did. Employees used both a Blossom iPad and their personal devices to book clients and also to take photos. This information was to be uploaded to Blossom's confidential customer files. By the time of her termination, Ms. Raysor was servicing approximately 600 clients.

In early 2023, Blossom lost a number of employees who left Blossom and started a new medspa named Aesthetix Lounge. To prevent employees from working with Aesthetix, Ms. Licatese decided to create employment agreements for her employees to sign. Rather than engage the services of an attorney, Ms. Licatese used a web-based application called Rocket Lawyer to draft an employee agreement. In June 2023, in exchange for additional compensation, Ms. Raysor signed the employment agreement drafted by Ms. Licatese. The agreement contained restrictive covenants, including non-compete, non-solicitation, and confidentiality clauses.

In April 2024, Defendants pursued the acquisition of Blossom, signing a non-disclosure agreement also drafted by Rocket Lawyer ("NDA") on April 8, 2024, to facilitate access to sensitive proprietary information. However, after months of due diligence, on October 18, 2024, Defendants decided against moving ahead with the purchase. During the half-year time period from April 2024 through October 2024, Ms. Licatese instructed Ms. Raysor to take a management role in the business as she contemplated the purchase. After Ms. Raysor told Ms. Licatese she was not going to purchase Blossom, Ms. Licatese closed Ms. Raysor's access to all confidential information but maintained her as an employee.

Following the failed acquisition, Ms. Licatese testified that Ms. Raysor engaged in activities that contravene her contractual obligations as an employee and the NDA. These activities included: the registration of a competing entity, Blume MedSpa LLC ("Blume"), while employed at Blossom, opening Blume in 2025 within 10 miles of Blossom, the direct solicitation of Blossom MedSpa's clientele, the unauthorized use of Blossom MedSpa's confidential information and proprietary imagery for the promotion of Blume, and the disclosure of confidential business strategies and financial data. Ms. Licatese also testified to activities Ms. Raysor undertook as an employee that Ms. Licatese felt undermined Blossom's business such as attending "unapproved" beauty boost events and initiating give aways for services that Ms. Licatese did not approve. Also, during this time period, Ms. Licatese noticed that Ms. Raysor was booking fewer clients, and by late October, Ms.

Licatese came to believe Ms. Raysor was planning to open her own medspa. Despite these concerns, Ms. Licatese did not terminate Ms. Raysor until December 28, 2024, when Ms. Licatese sent Ms. Raysor a text ending Ms. Raysor's employment.

Ms. Raysor registered Blume on October 23, 2024, while still working as an employee of Blossom. After Ms. Licatese terminated her, Ms. Raysor began advertising for her business, Blume. In late January 2025, Ms. Raysor opened Blume less than three miles from Blossom's location.

Blossom presented evidence that the loss of Ms. Raysor as an employee and her continuing work within a 10-mile radius has resulted in financial harm, including client attrition of approximately 25% and revenue loss. Despite the issuance of cease-and-desist letters, the Defendants have continued to operate Blume.

During testimony, Defendants denied any misappropriation of confidential information, stating that any such information was returned or disclosed to the Plaintiff. Both Defendants testified that in compliance with the Court's January 30, 2025, Order concerning the Plaintiff's Emergency Motion for Special Injunction, they conducted a search for any information deemed "property, trade secrets and confidential or proprietary information belonging to Plaintiff." The information located was subsequently provided to the Plaintiff's counsel via a letter dated February 3, 2025.

Ms. Raysor explained in her testimony that she used a Plaintiff-owned iPad during her employment, which was returned upon her termination. She also testified that she was instructed by Plaintiff to use her personal smartphone for employment-related communications. She conducted a search of her smartphone and disclosed any relevant information to Plaintiff's counsel in a letter dated February 12, 2025. It became evident at the hearing that there was some confusion on the part of Defendants regarding information Blossom believed to be proprietary. In addition to receiving notice to return all proprietary information, Defendants were also instructed to preserve all information. Both Mr. and Ms. Raysor testified that they have preserved photos and email while also providing copies of them to Plaintiff.

Defendants acknowledge the registration of Blume MedSpa, LLC in October 2024 but deny that it constituted a breach of any agreement and deny soliciting clients or engaging in unfair competition. Additionally, the Defendants deny utilizing Blossom's proprietary information.

## **II. PROCEDURAL BACKGROUND**

On January 30, 2025, Plaintiff, Blossom MedSpa, initiated these proceedings by providing notice of the filed Complaint to Defendants through electronic mail, directed to the Defendants' attorneys, with whom prior correspondence had occurred. A copy of the Complaint was attached to the electronic mail notification. Blossom MedSpa alleges breach of contract, misappropriation of confidential information, and unfair competition.

On the same day, Plaintiff notified Defendants via electronic mail of

the scheduled presentation of the Emergency Motion for Special Injunction to the Lancaster County Courthouse. The Court scheduled a conference with counsel that same afternoon. Plaintiff's counsel attended this conference, but Defendants' counsel never appeared.

The Defendants had received written notice and were given the opportunity to be heard. Nevertheless, neither Defendants nor their counsel appeared at the scheduled presentation of the Emergency Motion to the Court. Furthermore, the Defendants did not respond or communicate with Plaintiff's counsel regarding the case before the issuance of the Injunction, nor did they seek to oppose the Emergency Motion. Consequently, the Court conducted the scheduled presentation on the Injunction and the Court issued the Injunction on January 30, 2025, which became immediately binding upon Defendants.

The Injunction stipulated that a hearing on the merits of the Motion would be held within five days of the Order. The Court issued a subsequent Order scheduling a Preliminary Injunction Hearing for February 4, 2025. Plaintiff's counsel provided Defendants with a copy of the Injunction on January 30, 2025, via electronic mail.

Defendants did not respond to correspondence or phone calls from Plaintiff's counsel nor did they file any application to oppose the Emergency Motion or to dissolve or modify the Injunction. On February 3, 2025, Defendants filed a Notice removing the matter to the United States District Court for the Eastern District of Pennsylvania. Defendants attached copies of the Complaint, the Emergency Motion for Special Injunction, and the Injunction to their Notice of Removal.

By letter dated February 3, 2025, Defendants' attorneys confirmed their representation of Defendants and the filing of the Notice of Removal to the United States District Court. In a separate letter dated February 3, 2025, Defendants' counsel acknowledged receipt of Plaintiff's emails dated January 30, 2025, and the Court's Order of the same date, granting Plaintiff's Emergency Motion for Special Injunction.

On February 3, 2025, the Court canceled the scheduled Preliminary Injunction Hearing following the Defendants' Notice of Removal, as the Court no longer had jurisdiction over the matter. On February 5, 2025, the case was transferred to the United States District Court for the Eastern District of Pennsylvania. However, the case was remanded back to this Court on February 13, 2025, after Plaintiff filed an amended complaint removing their federal claim under the Lanham Act.

On February 14, 2025, Plaintiffs filed a Motion for Contempt. On February 18, 2025, the Court scheduled a hearing for February 26, 2025, to address both the issues of the Emergency Motion for Special Injunction and the Motion for Contempt. The Court held the hearing on February 26, 2025, but as the parties were unable to present their evidence within the time allotted, continued the hearing for an additional half-day, on March 21, 2025. Another half-day was not adequate, and the hearing completed in the afternoon.

### **III. STANDARD OF REVIEW**

An injunction is an extraordinary remedy. As observed recently by

the Supreme Court of the United States, “The purpose of a preliminary injunction is merely to preserve the relative positions of the parties until a trial on the merits can be held and to balance the equities as the litigation moves forward.” *Lackey v. Stinnie*, 145 S. Ct. 659, 667 (2025) (citations omitted). A court will grant an injunction only where the rights and equity of the plaintiff are clear and free from doubt, and where the harm sought to be remedied is great and irreparable. *Cannon Bros., Inc. v. D’Agostino*, 514 A.2d 614 (Pa.Super. 1986). This standard exists because a hearing on a request for an injunction occurs before any discovery takes place in the litigation and often before a defendant can file an answer. Court have developed strict prerequisites prior to granting a preliminary injunction based upon this understanding.

In *Shoemaker v. UPMC*, 2022 PA Super 163, 2022 WL 4372772 (2022), the Superior Court recited the six essential prerequisites that a party must establish prior to obtaining preliminary injunctive relief:

- (1) The injunction is necessary to prevent immediate and irreparable harm that cannot be adequately compensated by damages.
- (2) Greater injury would result from refusing an injunction than from granting it, and, concomitantly, issuance of an injunction will not substantially harm other interested parties in the proceedings.
- (3) A preliminary injunction will properly restore the parties to their status immediately prior to the alleged wrongful conduct.
- (4) The activity to be restrained is actionable, the right to relief is clear, and the wrong is manifest, or, in other words, the party seeking the injunction is likely to prevail on the merits.
- (5) The injunction is reasonably suited to abate the offending activity.
- (6) A preliminary injunction will not adversely affect the public interest.

*Shoemaker v. UPMC*, 2022 PA Super 163, 2022 WL 4372772 (2022).

The moving party bears the burden to establish every one of the prerequisites by a preponderance of the evidence. If a moving party fails to establish any one of them, there is no need to address the others. See *Duquesne Light Co. v. Longue Vue Club*, 2013 PA Super 8, 63 A.3d 270 (2013).

Furthermore, when reviewing a request for an injunction to prohibit employment under a non-compete agreement, courts are even more circumspect. “Restrictive covenants are not favored in Pennsylvania and have been historically viewed as a trade restraint that prevents a former employee from earning a living.” *Hess v. Gebhard & Co.*, 157, 808 A.2d 912, 917 (Pa. 2002) (citations and quotation marks omitted).

#### **IV. DISCUSSION**

Blossom MedSpa, LLC initially moved this Court for emergency injunctive relief, seeking to enforce contractual obligations and protect

its business interests. Plaintiff requests that this Court issue a preliminary injunction: (1) to restrain Ms. Raysor from violating the non-competition and non-disclosure covenants outlined in her Employment Agreement with Blossom; (2) to restrain Defendants Rebekah Raysor and Dustin Raysor from breaching their existing Non-Disclosure Agreement with Blossom; (3) to enjoin Defendant Blume MedSpa LLC from operating a business within a ten (10) mile radius of Blossom's principal place of business.

In a subsequent Motion, Blossom seeks to invoke the Court's contempt powers to enforce its Order dated January 30, 2025. Plaintiff asserts that the Order, which granted Plaintiff's Emergency Motion for Special Injunction, enjoined Defendants from engaging in specified competitive conduct, from possessing or using Plaintiff's trade secrets or confidential information, from making disparaging comments about Plaintiff and its associates, and directing Defendants to return any and all property of Blossom within five days. Plaintiff contends that despite the Injunction remaining in effect and binding upon Defendants, Defendants have engaged and continue to engage in conduct that violates the Injunction, thereby defying the Court's authority and the laws of Pennsylvania.

In its Motion, Plaintiff requests that this Court find Defendants in contempt of the Court's Injunction Order dated January 30, 2025, and seeks the imposition of sanctions. The requested sanctions include a full accounting, disgorgement, and payment to Plaintiff of all revenues or proceeds generated or received by Defendants for actions in violation of the Injunction, reimbursement of all costs, including reasonable attorneys' fees, incurred by Plaintiff in seeking enforcement of the Order, and such other relief as this Court deems appropriate under the circumstances. When viewing the case holistically, Plaintiff seeks a total victory in the case at the preliminary stage of litigation.

#### **A. Preliminary Injunction**

The purpose of a preliminary injunction is to preserve the status quo, or said another way, to preserve the relative positions of the parties so that they can litigate their dispute without further injury that cannot be compensated by money damages. The court must first determine what relative position of the parties Plaintiff seeks to preserve. Based upon the testimony at the one and a half day hearing, the status quo is the observation by Defendants of any duties and obligations that bind them under the employment agreement and non-disclosure agreement. Blossom believes the preponderance of the evidence establishes these duties: (1) prevent Ms. Raysor from working within a 10-mile radius of Blossom based upon the Employment Agreement; (2) require Defendants not to disclose or use any information about the business the Defendants discovered during their due diligence period when considering the purchase of Blossom; and (3) prevent Blume from soliciting Blossom's clients.

#### **1. Immediate and Irreparable Harm that cannot be adequately compensated by damages**

Mr. Licatese, who keeps the books for his wife, testified that Blossom can calculate the monetary damages of the termination of Ms. Raysor quite accurately. Plaintiff also presented evidence that during the contemplated sale of Blossom to the Defendants, the parties arrived at a value for good will. This testimony establishes that should a jury find Defendants acted in violation of their contractual duties or in violation of Pennsylvania law causing an erosion of the good will of Blossom, the jury could enter an award of money damages adequately compensating Blossom for its losses.

Blossom also argues that the Defendants are using Blossom's confidential information to run Blume. If true, this is something that cannot be adequately compensated by money damages and may be appropriate for injunctive relief. The question of whether Blume may compete against Blossom within a 10-mile radius is a question of contract interpretation addressed below.

**2. The activity to be restrained is actionable, the right to relief is clear, and the wrong is manifest, or, in other words, the party seeking the injunction is likely to prevail on the merits.**

There are three areas the court must examine to determine whether Plaintiff has a clear right to relief: the Non-Compete Agreement, the Non-Disclosure Agreement, and Plaintiff's allegations of client solicitation.

#### **a. Non-Compete Agreement**

Blossom terminated Ms. Raysor on December 26, 2024, via a text message. The fact that an employee is terminated without cause is a factor that can be considered in determining whether enforcement of a non-compete advances the employer's business interest.

Where an employee is terminated by his employer on the grounds that he has failed to promote the employer's legitimate business interests, it clearly suggests an implicit decision on the part of the employer that its business interests are best promoted without the employee in its service. Such an employer deems the employee worthless. Once such a determination is made by the employer, the need to protect itself from the former employee is diminished by the fact that the employee's worth to the corporation is presumably insignificant.

*Shepherd v. Pittsburgh Glass Works, LLC*, 25 A.3d 1233, 1246 (Pa. Super. 2011) (citations omitted).

Pennsylvania does not favor restrictive covenants and strictly construes them against the employer. While restrictive covenants are enforceable if they are incident to an employment relationship between the parties, the restrictions imposed by the covenant must be reasonably necessary for the protection of the employer and reasonably limited in duration and geography. *Hess v. Gebhard & Co.*, 808 A.2d 912, 917 (Pa. 2002). "Restrictive covenants are not favored in Pennsylvania and have been historically viewed as a trade restraint



that prevents a former employee from earning a living.” *Id.*

In construing a restrictive covenant, “[c]ourts do not assume that a contract’s language was chosen carelessly, nor do they assume that the parties were ignorant of the meaning of the language they employed. When a writing is clear and unequivocal, its meaning must be determined by its contents alone.” *Murphy v. Duquesne Univ. of the Holy Ghost*, 777 A.2d 418, 429 (Pa. 2001) (citations and quotation marks omitted). “[I]t is not the function of this Court to re-write it, or to give it a construction in conflict with ... the accepted and plain meaning of the language used.” *Robert F. Felte, Inc. v. White*, 302 A.2d 347, 351 (1973) (citation omitted). In the absence of an ambiguity, the plain meaning of the agreement will be enforced. The meaning of an unambiguous written instrument presents a question of law for resolution by the court.

Rather than seeking the advice of legal counsel, Ms. Licatese created an employment agreement using Rocket Lawyer. Based upon the input of information to Rocket Lawyer by Ms. Licatese, the program produced a paragraph reading:

**NON-COMPETE AGREEMENT.** Rebekah Raysor recognizes that the various items of Information are special and unique assets of the company and need to be protected from improper disclosure. In consideration of the disclosure of the Information to Rebekah Raysor, Rebekah Raysor agrees and covenants that during his or her employment by Blossom Med Spa LLC and for a period of 1 Year following the termination of Rebekah Raysor’s employment, whether such termination is voluntary or involuntary, Rebekah Raysor will not directly or indirectly engage or do business with the following competitor(s):

- Aesthetix Lounge

Any of the same services performed at Blossom

This covenant shall apply to the geographical area that includes the area within a 10 Miles-mile radius of Blossom Med Spa. Directly or indirectly engaging in any competitive business includes, but is not limited to:

(i) engaging in a business as owner, partner, or agent, (ii) becoming an employee of any third party that is engaged in such business, (iii) becoming interested directly or indirectly in any such business, or (iv) soliciting any customer of Blossom Med Spa LLC for the benefit of a third party that is engaged in such business. Rebekah Raysor agrees that this non-compete provision will not adversely affect Rebekah Raysor’s livelihood.

The parties believe the language above is unambiguous. While the court acknowledges that the Employment Agreement is poorly drafted, it agrees the language is not ambiguous as written.



The court may apply the “last antecedent rule in construing statutes and contracts: [T]he grammatical ‘rule of the last antecedent,’ according to which a limiting clause or phrase ... should ordinarily be read as modifying only the noun or phrase that it immediately follows. *Rendell v. Pa. State Ethics Comm’n*, 983 A.2d 708, 715 (Pa. 2009). The non-compete paragraph clearly states that that Ms. Raysor may not “directly or indirectly engage or do business with Aesthetix Lounge.” The next sentence following the prohibition on doing business with Aesthetix Lounge states, “Any of the same services performed at Blossom.” The logical reading of this next sentence is that it provides further detail of what is specifically prohibited work with Aesthetix Lounge.

The next paragraph of the Non-Compete identifies a 10-mile radius of Blossom. The paragraph then explains what “directly or indirectly engaging” with a competitor means, providing a definition from the first paragraph’s prohibition of “directly or indirectly engage or do business with . . . Aesthetix Lounge.”

This restrictive agreement must be strictly construed against Blossom. Accordingly, the court finds that the Non-Compete Agreement of Ms. Raysor is limited to working for or with Aesthetix Lounge within a 10-mile radius of Blossom.

#### **b. Non-Disclosure Agreement**

Defendants do not contest the fact that they are bound by the Non-Disclosure Agreement. The court is not convinced by the evidence at this stage of the litigation that Plaintiff is likely to prevail on the merits that Defendants breached the NDA. While certain documents remain in the possession of Defendants under a belief, either mistaken or otherwise, that they are required to preserve the documents, there is no evidence that any such information is being used by Ms. Raysor in her current employment.

#### **c. Client Lists and Solicitation**

The court is also not convinced by the evidence that most of Blossom’s clients are confidential. Ms. Licatese testified that all of Blossom’s social media accounts are public. Therefore, anyone can see who the followers of Blossom are and can contact them through social media. Furthermore, no evidence was submitted that Defendants are presently soliciting confidential clients of Blossom. Much of the client contact of which Plaintiff complains occurred during the last quarter of 2024 and January 2025. If anything done by Ms. Raysor is found to be improper by a jury, the wrongs would be compensable through money damages. There is not adequate evidence for the court to find by a preponderance of the evidence that Defendants are using the confidential information of Plaintiff.

In summary on this factor, because the court interprets the Non-Compete Agreement to apply to Aesthetix Lounge, and that Plaintiff lacks a preponderance of evidence Defendants are using Plaintiff’s confidential information or soliciting employees through use of confidentially protected means, Plaintiff’s right to relief for purposes of an injunction is not met and the court will not examine the remaining factors. This is

not to say that after discovery and at a trial on the merits, Plaintiff may be able to prove it suffered monetary damages. However, it has not established existing harm for which an injunction is a remedy.

**B. Contempt**

The court's initial order prohibited Defendants from engaging in specified competitive conduct, from possessing or using Plaintiff's trade secrets or confidential information, from making disparaging comments about Plaintiff and its associates, and directed Defendants to return any and all property of Blossom within five days. Plaintiff contends that despite the Injunction remaining in effect and binding upon Defendants, Defendants have engaged and continue to engage in conduct that violates the Injunction, thereby defying the Court's authority and the laws of Pennsylvania.

In order to establish that a party is in civil contempt, there must be proof by a preponderance of the evidence that the contemnor had notice of the specific order that they are alleged to have disobeyed, that the act that constituted the contemnor's violation was volitional, and that the contemnor acted with wrongful intent. *Cunningham v. Cunningham*, 182 A.3d 464 (Pa. Super. 2018). A party must not only have violated a clear order, but that order must have been definite, clear, and specific, leaving no doubt or uncertainty in the mind of the contemnor of the prohibited conduct. *Sutch v. Roxborough Memorial Hosp.*, 142 A.3d 38 (Pa. Super. 2016).

The court entered an order on January 30, 2025, enjoining Defendants from: (1) contacting and soliciting the customers of Plaintiff; (2) engaging in business operations within 10 miles of Plaintiff; (3) disrupting Plaintiff's business; (4) disclosing confidential information of Plaintiff; (5) making disparaging remarks about Plaintiff; and (6) directing Defendants to turn over property of the Plaintiff within 5 days. The court has found above that Plaintiff has failed to establish numbers (1), (3), and (4) and has offered no evidence of number (5).

While the court has addressed number (2) as inapplicable to the current dispute, the fact remains that Defendants appear to have operated the business during the term of the Court's order. The evidence is also clear that some documents were not returned to Plaintiff within 5 days. The court finds that there is a lack of clarity as explained above with respect to many of the documents and a contempt finding is not warranted. For continuing to operate the business, the court finds Defendant Raysor in contempt but issues no further penalty.

**ORDER**

AND NOW, this 28<sup>th</sup> day of March 2025, upon review of Plaintiff's request for injunctive relief and after a one and a half day hearing, it hereby ORDERED that Plaintiff's request for an injunction against the Defendants to: (1) restrain Defendant Rebekah Raysor from violating the non-competition and non-disclosure covenants outlined in her Employment Agreement with Blossom; (2) restrain Defendants Rebekah Raysor and Dustin Raysor from breaching their Non-Disclosure Agreement with Blossom; and (3) enjoin Defendant Blume MedSpa, LLC from operating a business within a ten (10) mile radius of Blossom's principal place of business, is DENIED.<sup>1</sup>

IT IS FURTHER ORDERED that Plaintiff's motion for contempt is GRANTED. Defendant Raysor is found to be in contempt. The court imposes no further penalty.

BY THE COURT:

A handwritten signature in blue ink, appearing to read 'LGB III', is written over a yellow rectangular highlight.

LEONARD G. BROWN III, PRESIDENT JUDGE

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<sup>1</sup> The court notes that while it enters no injunction, the non-disclosure and confidentiality covenants are still in effect.

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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.

**FIRST PUBLICATION**

**Anderson, Laura**, dec'd.

Late of: Leacock Township.

Executors: Sandra F. Rapp, Eva M. Mink 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.

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**Beiler, Fannie Z.**, dec'd.

Late of: Salisbury Township.

Executor: Samuel S. Beiler c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.

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

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**Bjornstad, James A.**, dec'd.

Late of: Landisville.

Executor: Christine L. Henderson c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.

Attorney: Katelyn M. Haldeman, Esq.

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**Blumenshine, Paul A. a/k/a Paul Allen Blumenshine**, dec'd.

Late of: Columbia Borough.

Co-Administrators: Michael S. Kauffman, Mark P. Kauffman, Matthew D. Kauffman c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: James W. Appel, Esquire.

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**Bosch, Deborah Ann**, dec'd.

Late of: Manheim Township.

Executor: John Lloyd Dochterman c/o John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Attorney: John F. Markel.

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**Brodt, James W.**, dec'd.

Late of: Warwick Township.

Administratrix: Jo M. Snavelly c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.

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

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**Brown, Nancy L.**, dec'd.

Late of: Quarryville Borough.

Executor: Donald L. Brown c/o Law Office of Gretchen M. Curran, LLC, 1337 Byerland Church Road, P.O. Box 465, Willow Street, PA 17584.

Attorney: Gretchen M. Curran.

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**Brubaker, Albert P. a/k/a Albert Paul Brubaker**, dec'd.

Late of: Manheim Township.

Executors: John Brubaker, Rachel Brubaker c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess LLP.

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**Connors, Ellen N.,** dec'd.

Late of: West Lampeter Township.  
Executrix: Susan C. Broomell c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.  
Attorney: Randy R. Moyer -- Barley Snyder LLP.

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**Corrado, Eugene J. a/k/a Eugene Corrado,** dec'd.

Late of: Warwick Township.  
Executor: Marc G. Corrado c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.  
Attorneys: Morgan, Hallgren, Crosswell & Kane, P.C.

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**Dellinger, Phyllis A.,** dec'd.

Late of: Denver Borough.  
Executor: Tracy Guldin c/o Jennifer L. Mejia, Mejia Law Group, LLC, 1390 W. Main Street, Ephrata, PA 17522.  
Attorneys: Mejia Law Group, LLC.

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**Dunlap, Helen R.,** dec'd.

Late of: East Lampeter Township.  
Executrix: Kristine L. Bouman c/o Steven R. Blair, Attorney at Law, 650 Delp Road, Lancaster, PA 17601.  
Attorney: Steven R. Blair, Esq.

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**Frankhouser, Harry A., III,** dec'd.

Late of: West Hempfield Township.

Executor: Janis N. Frankhouser c/o James N. Clymer, Esq., 408 West Chestnut Street, Lancaster, PA 17603.

Attorneys: Clymer Musser & Sarno, PC.

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**Franze, Louise T.,** dec'd.

Late of: East Hempfield Township.  
Executor: Bruce Philip Franze c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.  
Attorneys: Metzger and Spencer, LLP.

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**Garber, James M.,** dec'd.

Late of: Mount Joy.  
Co-Executors: Roger C. Garber, Julie A. Hooper c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.  
Attorney: Katelyn M. Haldeman, Esq.

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**Gehman, Bonnie S.,** dec'd.

Late of: East Cocalico Township.  
Executors: Joseph E. Gehman, Jr., Kathy J. Gehman c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.  
Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

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**Glick, Mabel L.,** dec'd.

Late of: Earl Township.  
Executor: Dennis L. Glick c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess LLP.

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

Late of: Brecknock Township.  
Executor: Ephrata National Bank c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.  
Attorney: E. Richard Young, Jr., Esq.

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**Groff, Ralph Timothy a/k/a R. Timothy Groff**, dec'd.

Late of: Lancaster City.  
Administrator: Theodore L. Groff c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, 2221 Dutch Gold Drive, Dutch Gold Business Center, Lancaster, PA 17601.  
Attorney: Melvin E. Newcomer, Esquire.

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**Hill, Virgil L.**, dec'd.

Late of: West Lampeter Township.  
Executor: James Scott Hill, 635 Willow Valley Square, Unit H-504, Lancaster, PA 17602.  
Attorney: None.

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**Kaufman, John F.**, dec'd.

Late of: Strasburg.  
Executrix: Jean A. Kaufman, 505 Bunker Hill Rd., Strasburg, PA 17579.  
Attorney: None.

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**Lapp, Lloyd Melvin a/k/a Lloyd M. Lapp**, dec'd.

Late of: East Hempfield Township.  
Executrix: Anna Mae Lapp 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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**Lawler, Joan B.**, dec'd.

Late of: Lititz Borough.

Executrix: Gretchen M. Curran c/o Law Office of Gretchen M. Curran, LLC, 1337 Byerland Church Road, P.O. Box 465, Willow Street, PA 17584.  
Attorney: Gretchen M. Curran.

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**Leas, Rose M.**, dec'd.

Late of: Maytown.  
Executor: Michael H. Leas, 1560 N. Penryn Rd., Manheim, PA 17545.  
Attorney: None.

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**Leed, Phyllis Anne**, dec'd.

Late of: Strasburg Township.  
Executor: John Robert Leed c/o John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.  
Attorney: John F. Markel.

---

**Ludewig, Ilse Marie a/k/a Ilse Marie Ludewig**, dec'd.

Late of: Manheim Township.  
Co-Executor/Executrix: Robert S. Ludewig, Lynne M. Ludewig c/o Saxton & Stump, LLC, 4250 Crums Mill Road, Suite 201 Harrisburg, PA 17112.  
Attorney: Wayne M. Pecht, Esquire.

---

**Martin, Lucy M.**, dec'd.

Late of: Brecknock Township.  
Executor: Melody R. Good 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.

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**Mellinger, Lloyd D.**, dec'd.

Late of: Strasburg Township.  
Executrix: Lois A. Mellinger c/o Law Office of Gretchen M. Curran, LLC, 1337 Byerland



Church Road, P.O. Box 465,  
Willow Street, PA 17584.  
Attorney: Gretchen M. Curran.

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**Reed, Harold S.,** dec'd.

Late of: Terre Hill Borough.  
Executors: Rondi A. Hoover,  
Linford R. Reed c/o Glick, Good-  
ley, Deibler & Fanning, LLP, 131  
W. Main Street, New Holland,  
PA 17557.  
Attorney: Patrick A. Deibler,  
Esq., Glick, Goodley, Deibler &  
Fanning, LLP.

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**Riggs, Paul R., Sr.,** dec'd.

Late of: Lancaster Township.  
Executor: Perry D. Riggs c/o  
James N. Clymer, Esq., 408  
West Chestnut Street, Lancast-  
er, PA 17603.  
Attorneys: Clymer Musser &  
Sarno, PC.

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**TRUST**

**Rineer, Ruth S.,** dec'd.

Late of: Penn Township.  
The Rineer Family Trust, dtd.  
20<sup>th</sup> day of September, 2017.  
Trustee: Therese L. Brian c/o  
Lindsay M. Schoeneberger, RKG  
Law, 108 West Main Street,  
Ephrata, PA 17522.  
Attorney: Lindsay M. Schoene-  
berger.

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**Rutt, Alberta M.,** dec'd.

Late of: Manheim Township.  
Executrix: Michele S. Trdina c/o  
Blakinger Thomas, PC, 28 Penn  
Square, Lancaster, PA 17603.  
Attorneys: Blakinger Thomas,  
PC.

---

**Scott, Charles W., Jr.,** dec'd.

Late of: Manheim Township.  
Executor: Dean S. Scott c/o  
Aevitas Law, PLLC, 275 Hess

Blvd., Suite 101, Lancaster, PA  
17601.

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

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**Severs, Susan B.,** dec'd.

Late of: New Holland Borough.  
Executor: Steven L. Morganti  
c/o May Herr & Grosh, LLP, 49  
North Duke Street, Lancaster,  
PA 17602.  
Attorney: John H. May.

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**Spiese, Vivian K.,** dec'd.

Late of: Manor Township.  
Executor: Monica D. Spiese c/o  
327 Locust Street, Columbia,  
PA 17512.  
Attorney: Michael S. Grab, Es-  
quire, Nikolaus & Hohenadel,  
LLP, 327 Locust Street, Colum-  
bia, PA 17512.

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**Stoltzfus, John K.,** dec'd.

Late of: Salisbury Township.  
Executor: David L. Stoltzfus c/o  
Glick, Goodley, Deibler & Fan-  
ning, LLP, 131 W. Main Street,  
New Holland, PA 17557.  
Attorney: Thomas A. Fanning,  
Esq., Glick, Goodley, Deibler &  
Fanning, LLP.

---

**Todd, William U., III,** dec'd.

Late of: East Hempfield Town-  
ship.  
Executrix: Mary-Kathleen Todd  
Hartenstein c/o Gibble Law  
Offices, P.C., 126 East Main  
Street, Lititz, PA 17543.  
Attorney: Stephen R. Gibble.

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**Wenger, Ruth Z.,** dec'd.

Late of: Denver Borough.  
Executors: David Z. Wenger,  
Willis Z. Wenger c/o Good Law  
Firm, 132 West Main Street,  
New Holland, PA 17557.

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Attorneys: Good Law Firm.

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**Wiker, Audrey J. a/k/a Audrey Jean Wiker**, dec'd.

Late of: Mountville Borough.

Executrix: Sherry L. Lantz c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess, LLP.

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**Wilson, Ronald S.**, dec'd.

Late of: Lancaster City.

Personal Representative: Amy Weisman c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorneys: May, Herr & Grosh, LLP.

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**Zook, Patricia Womeldorf a/k/a Patricia W. Zook**, dec'd.

Late of: East Hempfield Township.

Executor: Lisa Zook Kuzdro c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.

Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

## SECOND PUBLICATION

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**Coleman, Eleanor Myers**, dec'd.

Late of: Mount Joy Township.

Executor: David W. Myers, Carla J. Fackler c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esquire.

---

**Daugherty, Steven B.**, dec'd.

Late of: Brecknock Township.

Administrator: Ethan Daugherty.

Attorney: Steven C.W. Miller, Esq., CELA, Miller Law PC, 718 Poplar Street., Suite I, Lebanon, PA 17042.

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**DeVerter, George William, Jr. a/k/a George W. DeVerter, Jr.**, dec'd.

Late of: City of Lancaster.

Executor: Cynthia L. Kellish c/o Paterson Law LLC, 2819 J Willow Street Pike N., Willow Street, PA 17584.

Attorney: Kim Carter Paterson.

---

**Driggers, JoAnn A.**, dec'd.

Late of: Lititz Borough.

Executor: Sharon Denise Lauriello c/o Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601.

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

---

**Eshleman, Douglas G.**, dec'd.

Late of: Martic Township.

Executor: Jessica L. Finicle c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.

Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

---

**Evans, Kelle Lynn**, dec'd.

Late of: Columbia Borough.

Executor: Adam J. Evans c/o 327 Locust Street, Columbia, PA 17512.

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

---

**Filler, Ronald K. a/k/a Ronald Keith Filler**, dec'd.

Late of: Lancaster City.

Executor: Karen Lynn Filler c/o David W. Crosson, Esq., Cros-

son & Richetti LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101.  
Attorney: David W. Crosson, Esq.

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**Lawrence, Arlene B. a/k/a Arlene Brubaker Lawrence**, dec'd.

Late of: East Hempfield Township.  
Co-Executrices: Carolyn A. Donovan, Kathleen Kline c/o Saxton & Stump, LLC, 4250 Crums Mill Road, Suite 201 Harrisburg, PA 17112.  
Attorney: Wayne M. Pecht, Esquire

---

**Martin, Dorothy L. a/k/a Dorothy Lucile Martin**, dec'd.

Late of: Elizabethtown.  
Executor: Weldon Terry Fitzwater c/o Randall K. Miller, Esquire, 659 E. Willow Street, Elizabethtown, PA 17022.  
Attorneys: Morgan, Hallgren, Crosswell & Kane, P.C.

---

**Newswanger, Elizabeth S.**, dec'd.

Late of: Ephrata Borough.  
Executor: Lester S. Musser c/o Good Law Firm, 132 West Main Street, New Holland, PA 17557.  
Attorneys: Good Law Firm.

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**Ruhl, Janet L.**, dec'd.

Late of: West Donegal Township.  
Co-Executors: Justin S. Heistand, Wendy M. Bell c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess, LLP.

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**Scholl, Nancy J. a/k/a Nancy Jean Scholl**, dec'd.

Late of: Warwick Township.  
Executrix: Selena L. Caplinger

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

Attorney: John C. Stevens.

---

**Schumacher, David J.**, dec'd.

Late of: East Hempfield Township.

Personal Representative: Deborah Lynn Schumacher Johnson c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.

Attorneys: Metzger and Spencer, LLP.

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**Sensenig, E. Lucille a/k/a Esther Lucille Sensenig**, dec'd.

Late of: Eden Township.

Executor: Carl R. Hess c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.

Attorney: Jeffrey S. Shank, Esquire.

---

**Shenk, Betty J.**, dec'd.

Late of: Manheim Township.

Executrix: Karen J. Steffy c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess, LLP.

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**Snyder, Pamela Sue**, dec'd.

Late of: Elizabethtown.

Executrix: Nicole E. Durborow c/o Randall K. Miller, Esquire, 659 E. Willow Street, Elizabethtown, PA 17022.

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

---

**Tonelli, Charles J. a/k/a Charles John Tonelli**, dec'd.

Late of: East Petersburg Borough.

Executor: Ronald C. Tonelli c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, 2221 Dutch Gold Drive, Dutch Gold Business Center, Lancaster, PA 17601.

Attorney: Melvin E. Newcomer, Esquire.

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**Wege, Miriam P.,** dec'd.

Late of: West Donegal Township.  
Executrix: Roberta M. Wege c/o Edward P. Seeber, Esquire, JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055.

Attorney: Edward P. Seeber, Esquire

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**Weierbach, Idelle C.,** dec'd.

Late of: West Lampeter.

Executors: Susan A. Shute, Kathy A. Shaub c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A. Grosh.

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**Whiteley, Norman L., Jr.,** dec'd.

Late of: East Petersburg Borough.

Executor: Joseph R. Whiteley c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorneys: May, Herr & Grosh, LLP.

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**Zimmerman, Ammon M.,** dec'd.

Late of: Earl Township, PA.

Executors: Edith W. Zimmerman, Rosene W. Zimmerman c/o Nevin D. Beiler, Esq., 105 S. Hoover Ave., New Holland, PA 17557.

Attorney: Nevin D. Beiler, Esq.

---

**Backman, Gwendolyn H.,** dec'd.

Late of Lancaster City.

Co-Executors: Denise L. Bachman, Eric G. Bachman c/o George H. Eager, Esquire, 1576 Lititz Pike, Lancaster, PA 17601.

Attorney: Eager, Stengel, Quinn Babic & Eager.

---

**Barrett, Barbara L.,** dec'd.

Late of Mountville Borough.

Executor: David R. Pittman c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A. Grosh.

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**TRUST NOTICE**

**Bisalski, Dorothy J.,** dec'd.

Late of Manheim Township.

Bisalski Family Trust dtd.  
08/02/2023.

Successor Trustee: Cynthia K. McKinley c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.

Attorney: Jeffrey R. Bellomo, Esquire.

---

**Clayton, George L. a/k/a George L. Clayton, Sr.,** dec'd.

Late of Mount Joy Borough.

Administrators: Crystal C. Clayton, George L. Clayton, Jr. c/o Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601.

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

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**Clayton, Maureen Octavia a/k/a Maureen O. Clayton,** dec'd.

Late of Mount Joy Borough.

Co-Executors: Crystal C. Clayton, George L. Clayton, Jr. c/o Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601.

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

---

**Conner, Arthur W.**, dec'd.

Late of West Lampeter Township.

Executor: Colette A. Conner c/o  
May Herr & Grosh, LLP, 234  
North Duke Street, Lancaster,  
PA 17602.

Attorney: Matthew A. Grosh.

---

**Deck, Norman L.**, dec'd.

Late of Manheim Township.

Administrator: Nicole R. Good,  
405 Limekiln Road, New Cum-  
berland, PA 17070.

Attorney: Wix, Wenger & Weid-  
ner c/o David R. Getz, Esquire,  
2805 Old Post Road – Suite 200,  
Harrisburg, PA 17110.

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**Eckman, Elvin Eugene, Jr.  
a/k/a Elvin E. Eckman, Jr.,  
a/k/a Eugene Eckman a/k/a  
Gene Eckman**, dec'd.

Late of Ephrata Borough.

Administrator: Teresa L. Bak-  
er c/o Aevitas Law, PLLC, 275  
Hess Blvd., Suite 101, Lancast-  
er, PA 17601.

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

---

**Enck, Anna Mae**, dec'd.

Late of Manheim Borough.

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

Attorneys: Young and Young.

---

**Ellsworth, Nancy L. a/k/a Nan-  
cy Louise Ellsworth**, dec'd.

Late of Lancaster County.

Co-Executors: Douglas L. Ells-  
worth, Matthew L. Ellsworth c/o  
Barley Snyder Attorneys at Law,

1601 Cornwall Road, Lebanon,  
PA 17042.

Attorney: Barley Snyder Attor-  
neys at Law, 1601 Cornwall  
Road, Lebanon, PA 17042.

---

**Fellenbaum, David a/k/a David  
C. Fellenbaum**, dec'd.

Late of Rapho Township.

Executor: Charles G. Fellen-  
baum c/o Pyfer, Reese, Straub,  
Gray & Farhat, P.C., 128 N. Lime  
Street, Lancaster, PA 17602.

Attorneys: Pyfer, Reese, Straub,  
Gray & Farhat, P.C.

---

**Franklin, Beverly B.**, dec'd.

Late of East Hempfield Town-  
ship.

Executor: Steven B. Franklin  
c/o RKG Law, 101 North Pointe  
Blvd, Suite 202, Lancaster, PA  
17601.

Attorney: Lindsay M. Schoene-  
berger, Esquire.

---

**Frazee, Paul A. a/k/a Paul Alan  
Frazee**, dec'd.

Late of West Lampeter Town-  
ship.

Executor: The Lodge Life Ser-  
vices, Inc. c/o Appel Yost LLP,  
33 North Duke Street, Lancast-  
er, PA 17602.

Attorney: Dana C. Panagopou-  
los.

---

**Gable, David W. a/k/a David  
William Gable**, dec'd.

Late of Martic Township.

Executrix: Carolyn M. Gable c/o  
Nikolaus & Hohenadel, LLP, 303  
West Fourth Street, Quarryville,  
PA 17566.

Attorney: Jeffrey S. Shank, Es-  
quire.

---

**Gainer, Rebecca J. a/k/a Rebec-**

**ca Jo Gainer, dec'd.**

Late of Lititz.

Executor: Wendell S. Gainer, Jr.  
c/o Legacy Law, PLLC., 147 W.  
Airport Road, Suite 300, Lititz,  
PA 17543.

Attorney: Katelyn M. Haldeman,  
Esq.

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**Gerovasilis, Calliope M. a/k/a  
Kaliope M. Gerovasilis a/k/a  
Calliope Gerovasilis, dec'd.**

Late of Lancaster City.

Co-Executors: Donna Vitko,  
Stella Kambouroglou 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.

---

**Groff, Donald S., dec'd.**

Late of Strasburg Borough.

Executor: C. Douglas Groff,  
James L. Groff c/o Young and  
Young, 44 S. Main Street, P.O.  
Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

---

**Hess, Mark James, dec'd.**

Late of East Drumore Township.

Executor: Virginia H. Hess c/o  
James Clark Associates, 277  
Millwood Road, Lancaster, PA  
17603.

Attorney: Neil R. Vestermark.

---

**Hewes-Mendez, Susan J., dec'd.**

Late of Lancaster City.

Executor: Steven L. Enck c/o  
Jennifer L. Mejia, Mejia Law  
Group, LLC, 1390 W. Main  
Street, Ephrata, PA 17522.

Attorneys: Mejia Law Group,  
LLC.

---

**Houck, Glenn R., dec'd.**

Late of Caernarvon Township.

Executor: Michael S. Shirk c/o  
Glick, Goodley, Deibler & Fan-  
ning, LLP, 131 W. Main Street,  
New Holland, PA 17557.

Attorney: Ashley A. Glick, Esq.,  
Glick, Goodley, Deibler & Fan-  
ning, LLP.

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**Hubert, Robert J. a/k/a Robert  
Hubert, dec'd.**

Late of Lititz Borough.

Executor: Robert J. Hubert, Jr.  
Attorney: Melanie Walz Scar-  
ingi, Esquire, Scaringi & Scar-  
ingi, P.C., 2000 Linglestown  
Road, Suite 106, Harrisburg, PA  
17110.

---

**Hutton, Benjamin R., dec'd.**

Late of Manheim Township.

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

Attorneys: Young and Young.

---

**Kurtz, Mary A. a/k/a Mary Ann  
Kurtz, dec'd.**

Late of Earl Township.

Co-Executors: Beverly A.  
Sensenig, Tina L. Hollinger c/o  
Nicholas T. Gard, Esquire, 121  
E. Main Street, New Holland, PA  
17557.

Attorneys: Smoker Gard Associ-  
ates LLP.

---

**Leshner, Steven Allan, dec'd.**

Late of East Cocalico Township.

Administrator: Shannon  
McVaugh c/o David M. Hollar,  
Esq., 161 Washington Street,  
Suite 400, Conshohocken, PA  
19428.

Attorney: David M. Hollar, PLLC.

---

**Lewis, Charles T., dec'd.**



Late of East Drumore Township.  
Executor: Gregory S. Lewis c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.  
Attorney: Jeffrey P. Ouellet, Esquire.

---

**Mahler, Betty J.,** dec'd.

Late of Lancaster Township.  
Executor: George D. Mahler, Jr. c/o Thomas W. Fleckenstein, Esquire, 553 Locust Street, Columbia, PA 17512.  
Attorneys: Mountz, Kreiser & Fleckenstein, 553 Locust Street, Columbia, PA 17512.

---

**Maris, Barbara English,** dec'd.

Late of Manheim Township.  
Co-Executors: Elizabeth Anne Maris, Catherine Lynn Maris c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.  
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

---

**Martin, Kenneth L. a/k/a Kenneth Lee Martin,** dec'd.

Late of Elizabeth Township.  
Executor: Steven K. Martin c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess LLP.

---

**Oswald, Lewis John,** dec'd.

Late of Lancaster.  
Executor: Eric W. Oswald c/o Angela M. Ward, Esq., AWARD Law, LLC, 2173 Embassy Dr. #576, Lancaster, PA 17603.  
Attorney: Angela M. Ward, Esq.

---

**Politis, John L.,** dec'd.

Late of East Petersburg.  
Co-Executors: Lisa Young, Sha-

ron Miller c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.  
Attorney: Jeffrey R. Bellomo, Esquire.

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**Ranck, J. Ray a/k/a John Ray Ranck,** dec'd.

Late of Paradise Township.  
Executrix: Reba A. Ranck c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess LLP.

---

**Rash, Ruthann a/k/a Ruth Ann Rash,** dec'd.

Late of West Hempfield Township.  
Executor: David B. Himmelreich c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.  
Attorney: Lindsay M. Schoeneberger, Esquire.

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**Rhodes, Ronald G., Jr.,** dec'd.

Late of Conoy Township.  
Administratrix: Deborah K. Rhodes.  
Attorney: Katherine L. McDonald, Esquire, Dethlefs-Pykosh Law Group, LLC, 2132 Market Street, Camp Hill, PA 17011.

---

**Rohrer, Helen E. a/k/a Helen Esbenshade Rohrer** dec'd.

Late of West Lampeter Township.  
Co-Executors: Douglas E. Rohrer, Debra J. Strickler c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess LLP.

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**Schuler, Virginia L.,** dec'd.

Late of West Lampeter Township.

Executor: Susan K. Schuler c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.

Attorney: Lindsay M. Schoenberger, Esquire.

---

**Segro, Mildred L.,** dec'd.

Late of Manheim Township.

Executor: Jon J. Segro c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

---

**Sensenig, Grace M.,** dec'd.

Late of East Hempfield Township.

Co-Executors: Carolyn J. DeVolder, Debra Gabel c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorneys: McNees Wallace & Nurick LLC.

---

**Shade, Evelyn M.,** dec'd.

Late of Lititz Borough.

Executrix: Diane R. Adair c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

---

**Shaw, Barbara Rupp a/k/a Barbara J. Shaw,** dec'd.

Late of Akron Borough.

Executor: Colleen Renee Shaw Walters 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.

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**Sullenberger, James R. a/k/a James Sullenberger,** dec'd.

Late of Christiana.

Executor: Dale Sullenberger c/o Glick, Goodley, Deibler & Fanning, LLP, 434 West 4th Street, Quarryville, PA 17566.

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

---

**Telencio, Sara E.,** dec'd.

Late of Elizabethtown.

Executor: Elizabeth S. Beckley, Esquire, 212 North Third Street, Suite 301, Harrisburg, PA 17101.

Attorney: Beckley & Madden, LLC, 212 North Third Street, Suite 301, Harrisburg, PA 17101.

---

**Weeple, Thomas A.,** dec'd.

Late of West Lampeter Township.

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

Attorney: Kim Carter Paterson.

---

**West, Robert L., Jr. a/k/a Robert L. West a/k/a Robert Lloyd West, Jr.,** dec'd.

Late of Rapho Township.

Executrix: Tonya M. West 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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**Williammee, Richard S. a/k/a Richard S. Williammee, Sr.,**

dec'd.

Late of Penn Township.

Co-Executors: Stewart A. Williammee, Richard S. Williammee, Jr. c/o Buzgon Davis Law Offices, 525 South Eighth Street, Lebanon, PA 17042.

Attorney: Edward Coyle, Esquire, Buzgon Davis Law Offices, 525 South Eighth Street, Lebanon, PA 17042.

**Yost, Harold L.**, dec'd.

Late of Brecknock Township.

Executrix: Linda Y. Tonkinson c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.

Attorneys: Smoker Gard Associates LLP.

#### ARTICLES OF DISSOLUTION

Notice is hereby given that CLF Consulting, Inc., a Pennsylvania corporation, has filed Articles of Dissolution with the Pennsylvania Department of State. All persons with claims against the corporation must present them in writing to **CLF Consulting, Inc.** c/o Matthew C. Samley, Esq. Appel Yost, LLP 33 N. Duke Street, Lancaster, PA 17602.

J-13

#### ARTICLES OF INCORPORATION

Notice is hereby given that a nonprofit corporation known as

#### **BARON RUN MASTER ASSOCIATION**

was incorporated on May 23, 2025, under the provisions of the Nonprofit Corporation Law of 1988, for the purpose of being a master association organized pursuant to the Pennsylvania Uni-

form Planned Community Act, Act 180 of 1996, Title 68, Pa. C.S.A. Section 5101, et seq., as amended, and the Pennsylvania Uniform Condominium Act, Act 82 of 1980, Title 68, Pa. C.S.A. Section 3101, et seq., as amended (collectively, the "**Acts**"), with respect to Baron Run, a development located in Penn Township, Lancaster County, Pennsylvania, and established or to be established pursuant to the provisions of the Acts. In furtherance of its purposes, the corporation may exercise all rights, privileges, powers and authority of a corporation organized under the Nonprofit Corporation Law of 1988, as amended, and of a master association organized under the Acts.

BARLEY SNYDER

Attorneys

J-13

Notice is hereby given that a nonprofit corporation known as

#### **BARON RUN SITE CONDOMINIUM ASSOCIATION**

was incorporated on May 28, 2025, under the provisions of the Nonprofit Corporation Law of 1988, for the purpose to be the Association of Unit Owners organized pursuant to the Pennsylvania Uniform Condominium Act, 68 Pa. C.S.A. §§ 3101, *et seq.*, as amended (the "**Act**"), with respect to Baron Run Site Condominium, located in Penn Township, Lancaster County, Pennsylvania, and established or to be established pursuant to the provisions of the Act. In furtherance of its purposes, the corporation may exercise all rights, privileges, powers and authority of a corporation organized under the Nonprofit Corpo-

ration Law of 1988, as amended, and of an association of unit owners organized under the Act.  
BARLEY SNYDER  
Attorneys

J-13

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.

J-13

Notice is hereby given that a nonprofit corporation known as  
**TOWNHOMES AT BARON RUN  
HOMEOWNERS ASSOCIATION**

was incorporated on May 23, 2025, under the provisions of the Nonprofit Corporation Law of 1988, for the purpose to be the Association of Unit Owners organized pursuant to the Pennsylvania Uniform Planned Community Act, Act 180 of 1996, Title 68 Pa. C.S.A. Section 5101 et seq., as amended (the "Act"), with respect to Townhomes at Baron Run, a Planned Community, located in Penn Township, Lancaster County, Pennsylvania, and established or to be established pursuant to the provisions of the Act. In furtherance of its purposes, the corporation may exercise all rights, privileges, powers and authority of a corporation organized under the Nonprofit Corporation Law of 1988, as amended, and of an association of unit owners organized under the Act.

BARLEY SNYDER  
Attorneys

J-13

#### CERTIFICATE OF ORGANIZATION NOTICES

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 June 2, 2025 for:

**BLACKS BRIDGE FARM, LLC**

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 May 26, 2025 for:

**MILLSTONE PARTNERS, 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.

J-13

#### DISSOLUTION NOTICES

NOTICE IS HEREBY GIVEN that the Members of **C & D RENTAL PROPERTIES, LLC**, a Pennsylvania limited liability company, with an address of 201 Rock Lititz Boulevard, Suite 60, Lititz, Pennsylvania, have approved a proposal that the Company voluntarily dissolve and that the Members are now engaged in winding up and settling the affairs of the Company.

Any claims against the Company are to be initiated within two years after the publication of this Notice of Dissolution and are to be in writing and addressed to the Company in care of the attorneys listed below, and contain the nature of the claim, the amount of the claim, and any other pertinent information.

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

Attorneys  
P. O. Box 4686  
Lancaster, PA 17604-4686

J-13

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NOTICE IS HEREBY GIVEN that the Members of **GOLDSBORO MANOR, LLC**, a Pennsylvania limited liability company, with an address of 201 Rock Lititz Boulevard, Suite 60, Lititz, Pennsylvania, have approved a proposal that the Company voluntarily dissolve and that the Members are now engaged in winding up and settling the affairs of the Company.

Any claims against the Company are to be initiated within two years after the publication of this Notice of Dissolution and are to be in writing and addressed to the Company in care of the attorneys listed below, and contain the nature of the claim, the amount of the claim, and any other pertinent information.

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

Attorneys

P. O. Box 4686

Lancaster, PA 17604-4686

J-13

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NOTICE IS HEREBY GIVEN that the Members of **H H INVESTMENTS, LLC**, a Pennsylvania limited liability company, with an address of 201 Rock Lititz Boulevard, Suite 60, Lititz, Pennsylvania, have approved a proposal that the Company voluntarily dissolve and that the Members are now engaged in winding up and settling the affairs of the Company.

Any claims against the Company are to be initiated within two years after the publication of this Notice of Dissolution and are to

be in writing and addressed to the Company in care of the attorneys listed below, and contain the nature of the claim, the amount of the claim, and any other pertinent information.

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

Attorneys

P. O. Box 4686

Lancaster, PA 17604-4686

J-13

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NOTICE IS HEREBY GIVEN that the Members of **LAKE SIDE RENTALS, LLC**, a Pennsylvania limited liability company, with an address of 201 Rock Lititz Boulevard, Suite 60, Lititz, Pennsylvania, have approved a proposal that the Company voluntarily dissolve and that the Members are now engaged in winding up and settling the affairs of the Company.

Any claims against the Company are to be initiated within two years after the publication of this Notice of Dissolution and are to be in writing and addressed to the Company in care of the attorneys listed below, and contain the nature of the claim, the amount of the claim, and any other pertinent information.

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

Attorneys

P. O. Box 4686

Lancaster, PA 17604-4686

J-13

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Please be advised that **RUFUS K. GEIB, INC.**, a Pennsylvania corporation, at 1514 N. Colebrook Road, Manheim, PA 17545, is in the process of winding up its affairs and dissolving.

Jeffrey P. Ouellet

Appel Yost LLP  
Attorneys

J-13

**FICTITIOUS NAME NOTICE**

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name **ABEL RECON** for the conduct of business in Lancaster County, Pennsylvania, with the principal place of business being 825 Reading RD, Bowmansville, PA 17507, was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 20th day of May 2025, pursuant to 54 Pa.C.S. §311. The name and address of the entity owning or interested in the said business is Brubacher Infrastructure Group, LLC, 825 Reading RD, Bowmansville, PA 17507.  
McNEES WALLACE & NURICK  
LLC

Attorneys at Law  
100 Pine Street  
Harrisburg, PA 17101

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**INCORPORATION NOTICE**

**DILLERVILLE ROAD SITE ASSOCIATION, INC.** has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

Brubaker Connaughton Goss & Lucarelli LLC  
Attorneys

J-13

**MORTGAGE FORECLOSURE NOTICE**

**NOTICE**

In the Court of Common Pleas of  
Civil Action  
Mortgage Foreclosure Action

**No. CI-25-03434**  
BELCO COMMUNITY CREDIT  
UNION, Plaintiff

v.

ESTATE OF BERNICE C. GERLITZKI, DECEASED, AND ANY AND ALL UNKNOWN HEIRS, SUCCESSORS IN INTEREST, AND PARTIES HOLDING INTEREST OR RIGHT TO TITLE IN THE ESTATE OF BERNICE C. GERLITZKI, DECEASED, Defendants

**NOTICE**

TO: ESTATE OF BERNICE C. GERLITZKI, DECEASED, AND ANY AND ALL UNKNOWN HEIRS, SUCCESSORS IN INTEREST, AND PARTIES HOLDING INTEREST OR RIGHT TO TITLE IN THE ESTATE OF BERNICE C. GERLITZKI, DECEASED, Defendants:

You are notified that on May 6, 2025, Plaintiff, BELCO COMMUNITY CREDIT UNION, filed a Complaint in Mortgage Foreclosure and Notice to Defend against you in the Court of Common Pleas of Lancaster County, Pennsylvania, docketed to CI-25-03434, wherein Plaintiff seeks to Foreclose on the real property known as 644 E. Madison Street, Lancaster, Pennsylvania 17602. Plaintiff, BELCO COMMUNITY CREDIT UNION reinstated said Complaint on June 4, 2025.

The Court by Order dated May 15th, 2025, ordered service of this legal action served upon you as provided by Pa.R.Civ.P. 430.

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

**NOTICE**



You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE:

IF YOU DO NOT HAVE A  
LAWYER OR CANNOT AFFORD A  
LAWYER CONTACT:  
LANCASTER COUNTY  
LAWYER REFERRAL SERVICE  
LANCASTER COUNTY BAR  
ASSOCIATION  
28 East Orange Street  
Lancaster, PA 17602  
(717) 393-0737  
David W. Park, Esquire /

Kailey E. Elrod, Esquire  
RICE PARK LAW, LLC  
79 E. Pomfret Street,  
Carlisle, PA 17013  
(717) 205-2215

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**SHERIFF'S SALE OF  
REAL PROPERTY**

**CIVIL ACTION LAW**

COURT OF COMMON PLEAS  
Number 23-08739

Fulton Bank, NA v. Christopher  
D. Reindollar and Stephanie M.  
Reindollar

**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY**

TO: Christopher D. Reindollar and  
Stephanie M. Reindollar

Your house (real estate) at **56 Peacock Drive, Lancaster, Pennsylvania 17601** is scheduled to be sold at Sheriff's Sale on **July 30, 2025** at 10:00AM, at a public on-line auction conducted by RealForeclose, <https://lancaster.pa.realforeclose.com/> to enforce the court judgment of \$18,379.21 obtained by Fulton Bank, NA against the above premises.

**NOTICE OF OWNER'S RIGHTS**  
**YOU MAY BE ABLE TO PRE-  
VENT THIS SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to Fulton Bank, NA the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition ask-

ing the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO  
SAVE YOUR PROPERTY AND  
YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S SALE  
DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full

amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**LAWYER REFERRAL SERVICE**

**ASSOCIATION DE LICENCIADOS**  
**Lancaster Bar Association**  
**Lawyer Referral Service**  
**28 East Orange Street**  
**Lancaster, Pennsylvania 17602**  
**717- 393-0737**

**McCABE, WEISBERG & CON-**  
**WAY, LLC**

Attorneys for Plaintiff  
1401 Walnut St., Suite 1501, Phi-  
la., PA 19102, 215-790-1010

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### SUITS ENTERED

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

May 28, 2025  
to June 2, 2025

04131; Ratchford  
ALVAREZ, HECTOR; Westlake  
Financial Services; 04080; Lauer  
BLEVINS, JENNIFER; Lebanon  
Oral Surgery Group; 04111; Wil-  
son

BROWN, ZACKARY; Philip Ap-  
preku; 04092; Gallagher

CITY OF LANCASTER ZONING  
HEARING BOARD; City of Lancas-  
ter; 04172; Harris

COMMONWEALTH OF PENN-  
SYLVANIA DEPARTMENT OF  
TRANSPORTATION; Matthew Da-  
vid Conklin; 04122

COMMONWEALTH OF PENN-  
SYLVANIA; David Kay; 04148

CRAFT, TRACEY; QUUB INC;  
US Bank National Association;  
04183; Sharif

DEUTSCHLANDER, WILLIAM;  
Solanco School District; 04067;  
Ziff

DUKEMAN, BETTY ANN; Andy  
Irizzary; 04160; Fontecchio  
ECENRODE, TAYLOR; Emma  
Lloyd; 04127

GERZ, VICTORIA IVY, HAR-  
MAN, CHESTER E.; COASTLINE  
CAPITAL LLC; 04189; Sarno  
HILLS, HEATHER; Allstate Fire  
& Casualty Insurance Company;  
04135; Tsarouhis

LAMBERT, RAISA, AESTHET-  
IC EVENTS AND FLORALS; Amer-  
ican Express National Bank;  
04084; Felzer

LANDIS, ABRAM; Gilbert Bailey;  
04075; Harmon

LEHMAN, AMANDA; Pennsylvan-  
ia SPCA; 04096; McGinn

MANGAN, JOHN J, MANGAN IV,  
JOHN J; Mervin Redcay; 04207;  
McIlmail

MULLINS DC, MATT P., CHI-  
ROPRACTIC 1ST; Sara Landau;  
04156; Strang-Kutay

MUMMA, JOHN; Pennsylvania  
SPCA; 04195; McGinn

NERATKO, STEVEN; Crown  
Asset Management LLC; 04205;  
Carfagno

PAZOS-LINARES, YASIEL; Mari-  
bel Lozano; 04056; Meier

PETERSON, TAYLOR; Darryl  
Legette; 04121; Justice

SAWYER, DANIELLE M.; West-  
lake Financial Services; 04081;  
Lauer

SELECTIVE INSURANCE COM-  
PANY OF THE SOUTHEAST; Paul  
Hetrick; 04055; McDaniel

SMITH, LAURA E, SMITH,  
SHAWN E, SMITH, SHANNON L;  
Freedom Mortgage Corporation;  
04129; Schweiger