

## 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

**Betz, Lawrence Peter a/k/a Lawrence P. Betz**, dec'd.

Late of West Donegal Township. Administratrix: Dana R. Betz c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022. Attorney: Kevin D. Dolan, Esquire.

**Bollinger, Esther M.**, dec'd.

Late of West Cocalico Township. Co-Executors: Dale L. Bollinger, Nelson R. Bollinger c/o Justin J. Bollinger, Attorney, P.O. Box 5349, Lancaster, PA 17606. Attorneys: Gibbel Kraybill & Hess LLP.

**Book, Betty Jane**, dec'd.

Late of East Drumore Township. Executrix: Kay Trout c/o Ni-

kolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.

Attorney: Jeffrey S. Shank, Esquire.

**Book, Nancy B.**, dec'd.

Late of Quarryville Borough.

Executor: Gary Nevin Book c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.

Attorney: Jeffrey S. Shank, Esquire.

**Della Vecchia, Alice T. a/k/a Alice T. DellaVecchia**, dec'd.

Late of West Lampeter Township.

Co-Executors: Robert W. O'Brien, Margette O'Brien c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess, LLP.

**Donnelly, Thomas J., Sr.**, dec'd.

Late of East Earl Township.

Executor: Delia Sztukowski, 1242 Millrace Run, Narvon, PA 17555.

Attorney: None.

**Ebersol, Lavina M.**, dec'd.

Late of Leacock Township.

Co-Executors: John S. Ebersol, Lavina S. Ebersol, Katie S. King 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.

**Fisher, Levi S.**, dec'd.

Late of East Hempfield Township.

Executor: Brian K. Fisher c/o James N. Clymer, Esq., 408 West Chestnut Street, Lancaster, PA 17603.  
Attorneys: Clymer Musser & Sarno, PC.

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**Himmele, Loretta M.**, dec'd.

Late of Manheim Township.  
Executor: William J. Himmele c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess LLP.

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**Houseal, Alicia M.**, dec'd.

Late of West Hempfield Township.  
Executrix: Cari Ann Eberly c/o Thomas W. Fleckenstein, Esquire, 553 Locust Street, Columbia, PA 17512.  
Attorneys: Mountz, Kreiser & Fleckenstein, 553 Locust Street, Columbia, PA 17512.

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**Lane, Barbara H.**, dec'd.

Late of Lancaster County.  
Co-Executors: John H. Tall, George W. Tall, 1009 Hoy Circle, Collegeville, PA 19426.  
Attorney: None.

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**Leaman, John David**, dec'd.

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

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**Loeschorn-Butera, Dorisanne**, dec'd.

Late of Ephrata Borough.  
Administrator: Donna J. Spieker c/o Scott Allen Mitchell, Esq., Saxton & Stump, LLC, 280

Granite Run Dr., Ste. 300, Lancaster, PA 17601.  
Attorneys: Saxton & Stump, LLC.

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**Martin, Benjamin S.**, dec'd.

Late of Manheim Township.  
Co-Executors: Mary L. Steffy, Catherine L. Mohler, Eric Steffy c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess LLP.

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**McCullough, Gary L., I.**, dec'd.

Late of Lancaster.  
Executor: Gary L. McCullough, II, 116 ½ S. Walnut St., Philippi, WV 26416.  
Attorney: None.

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**Minnick, Norman D.**, dec'd.

Late of Mount Joy Borough.  
Co-Executors: Scott D. Bulett, 8123 Elizabethtown Road, Elizabethtown, PA 17022, Joseph A. Herneisen, Sr., 252 Race Street, P.O. Box 17502, Bainbridge, PA 17502.  
Attorney: None.

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**Newschwager, Aaron N. a/k/a Aaron Nolt Newschwager**, dec'd.

Late of Earl Township.  
Executor: Alvin S. Newschwager c/o Good Law Firm, 132 West Main Street, New Holland, PA 17557.  
Attorneys: Good Law Firm.

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**O'Connor, Margaret A., a/k/a Margaret Alice O'Connor**, dec'd.

Late of Warwick Township.  
Executor: Christopher P. O'Connor, 26a Royal American Circle, Carlisle, PA 17013.  
Attorney: None.

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**TRUST NOTICE**

**Picioccio, Grace**, dec'd.

Late of Manheim Township.  
The Grace Picioccio Irrev. Trust  
dtd. 03/03/2025.  
Trustee: Michael A. Picioccio  
c/o Gibble Law Offices, P.C.,  
126 East Main Street, Lititz, PA  
17543.  
Attorney: Stephen R. Gibble.

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**Privette, Jo Ann a/k/a Joann Privette**, dec'd.

Late of Manheim Township.  
Executor: Jennifer Fessler c/o  
Law Office of Shawn Pierson,  
105 East Oregon Road, Lititz,  
PA 17543.  
Attorney: Shawn M. Pierson,  
Esq.

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**Ream, Margot**, dec'd.

Late of Elizabethtown.  
Co-Executors: Randall K. Miller,  
Joanne M. Miller c/o Randall  
K. Miller, 659 E. Willow Street,  
Elizabethtown, PA 17022.  
Attorney: Morgan, Hallgren,  
Crosswell & Kane, P.C.

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**Riden, Jack**, dec'd.

Late of Quarryville.  
Administratrix: Leslie Staats,  
82 Willard Dr., North East, MD  
21901.  
Attorney: None.

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**Ryder, Janet E. a/k/a Janet Elizabeth Ryder**, dec'd.

Late of Manheim Township.  
Co-Executors: Bonnie E. Ulrich,  
Sandra L. Booth 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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**Shetrompf, Ronald E.**, dec'd.

Late of Pequea Township.  
Executrix: Loree A. Strickler  
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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**Shindell, Charles L., III a/k/a Charles Arthur Lyninger Shindell III**, dec'd.

Late of Manheim Township.  
Executrix: Marjorie L. Graas c/o  
Gardner and Stevens, P.C., 109  
West Main Street, Ephrata, PA  
17522.  
Attorney: Kurt A. Gardner.

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**Thomas, Kathryn**, dec'd.

Late of Lancaster City.  
Administratrix: Patricia K.  
Spotts, 53 N. Duke Street, Suite  
306, Lancaster, PA 17602.  
Attorney: Patricia K. Spotts.

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**Tropp, Barbara A.**, dec'd.

Late of Strasburg Borough.  
Executor: Michael J. Tropp c/o  
Saxton & Stump, LLC, 4250  
Crums Mill Road, Suite 201,  
Harrisburg, PA 17112.  
Attorney: Wayne M. Pecht, Es-  
quire.

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**Wenger, John Michael**, dec'd.

Late of Brecknock Township.  
Executrix: Josephine W.  
Wenger, 756 Center Church  
Rd., East Earl, PA 17519.  
Attorney: Dorothy K. Weik-  
Hange, Esquire, Landis  
Hunsberger, Gingrich & Weik,  
LLP, 114 East Broad Street, P.O.  
Box 64769, Souderton, Pennsyl-  
vania 18964.

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**Yeager, Patricia Ann a/k/a Pa-**

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**tricia A. Yeager**, dec'd.

Late of Christiana Borough.  
Executor: Larry J. Yeager, 513  
Municipal Dr., Thorndale, PA  
19372-1019.  
Attorney: None.

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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**SECOND PUBLICATION**

**Bare, Ruth M.**, dec'd.

Late of Ephrata.  
Executor: D. Edward Bare, San-  
dra J. Clark c/o Legacy Law,  
PLLC., 147 W. Airport Road,  
Suite 300, Lititz, PA 17543.  
Attorney: Katelyn M. Haldeman,  
Esq.

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**Collmann, Steven Spencer**,  
dec'd.

Late of Lancaster City.

Administrator: Daniel S. Coll-  
mann, 408 N. Manor Rd., Elver-  
son, PA 19520.

Attorney: Misty A. Toothman,  
Atty., Twin Valley Law, PLLC,  
P.O. Box 235, Elverson, PA  
19520.

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**Bath, Phyllis**, dec'd.

Late of East Hempfield Town-  
ship.  
Executrix: Debra Passaro, 368  
Enterprise Drive, Bird in Hand,  
PA 17505.  
Attorney: None.

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**Frehafer, Doris W. a/k/a Doris  
Walmer Frehafer a/k/a Doris  
Frehafer**, dec'd.

Late of West Donegal Township.  
Co-Executors: David K. Fre-  
hafer, Jack A. Frehafer c/o  
Linda J. Olsen, Esq., 2000  
Linglestown Rd., #202, Harris-  
burg, PA 17110.

Attorney: Linda J. Olsen, Hazen  
Law Group, 2000 Linglestown  
Rd., #202, Harrisburg, PA  
17110.

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**Baxter, Caroline E.**, dec'd.

Late of Strasburg.  
Co-Executors: Cindy M. King,  
James A. Baxter c/o 327 Locust  
Street, Columbia, PA 17512.  
Attorney: Nathan E. Saxton, Es-  
quire, Nikolaus & Hohenadel,  
LLP, 327 Locust Street, Colum-  
bia, PA 17512.

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**Gamber, Ruth W.**, dec'd.

Late of Lititz.

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

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

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**Boas, Ora M.**, dec'd.

Late of Ephrata Borough.  
Personal Representative: Louisa  
Northup c/o Eric Schelin Ro-  
thamel, Esquire, 49 North Duke  
Street, Lancaster, PA 17602.  
Attorneys: May, Herr & Grosh,  
LLP.

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**Gibble, Barton L.**, dec'd.

Late of Lititz Borough.

Co-Executors: Lori Ann Sollen-  
berger, Gary Weidman, Jr. c/o  
John R. Gibbel, Attorney, P.O.  
Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill &

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**Boyer, Rita R.**, dec'd.

Late of Lancaster City.  
Executrix: Heather L. Shugars

Hess, LLP.

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**Gustafson, Miriam M.**, dec'd.

Late of West Lampeter Township.

Executor: Jay B. Swieringa c/o Elizabeth M. Bevenour, Esq., 200 Eagle Rd., #106, Wayne, PA 19087-3115.

Attorney: Elizabeth M. Bevenour, Herr, Potts, & Potts, LLC, 200 Eagle Rd., #106, Wayne, PA 19087-3115.

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**Harbold, Patricia E. L. a/k/a Patricia Elizabeth Lesly Harbold**, dec'd.

Late of Penn Township.

Executor: Elizabeth Ann Martin c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.

Attorneys: Metzger and Spencer, LLP.

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

Late of Providence Township.

Executor: Elizabeth Herr et al c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.

Attorney: Jeffrey R. Bellomo, Esquire.

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**Horner, Katherine R.**, dec'd.

Late of East Earl.

Co-Executors: Gale M. Horner, Lisa E. Horner 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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**Hoffman, John F.**, dec'd.

Late of Martic Township.

Executor: Erich Zach c/o

George W. Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033.

Attorney: George W. Porter.

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**Hudson, Louise Emily**, dec'd.

Late of West Lampeter Township.

Personal Representative: Lisa Ann Hasse c/o Eric Schelin Rothermel, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorneys: May, Herr & Grosh, LLP.

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**Ibold, Robert A., Jr.**, dec'd.

Late of Lancaster City.

Executor: Mark D. Ibold c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

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**Jenkins, Lorraine M.**, dec'd.

Late of Lancaster City.

Executor: Susan E. Penwell c/o Law Office of Elizabeth A. Bartlow, 1913 Wabank Road, Lancaster, PA 17603.

Attorney: Elizabeth A. Bartlow, Esquire.

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**Kepner, Elma C.**, dec'd.

Late of West Hempfield Township.

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

Attorney: John F. Markel.

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**Lamley, Robert W.**, dec'd.

Late of Caernarvon Township.

Executrix: Helen C. Lamley, 154 West King Street, #2, Malvern, PA 19355.

Attorney: None.

**Landis, Annette**, dec'd.

Late of Manheim Township.  
Executor: William C. Landis  
c/o Bellomo & Associates, LLC,  
3198 East Market Street, York,  
PA 17402.  
Attorney: Jeffrey R. Bellomo, Es-  
quire.

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**Lutz, Virginia M.**, dec'd.

Late of Clay Township.  
Executrix: Christine Hummer  
c/o A. Anthony Kilkuskie, 117A  
West Main Street, Ephrata, PA  
17522.  
Attorney: A. Anthony Kilkuskie,  
117A West Main Street, Ephra-  
ta, PA 17522.

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**TRUST NOTICE**

**Meyette, Priscilla Ann**, dec'd.

Late of East Hempfield Town-  
ship.  
Priscilla Ann Meyette Living  
Trust.  
Trustee: David C. Dodson c/o  
Angelo J. Fiorentino, Attorney,  
P.O. Box 5349, Lancaster, PA  
17606.  
Attorneys: Gibbel Kraybill &  
Hess LLP.

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**Miller, Geraldine W.**, dec'd.

Late of West Donegal Township.  
Executor: Dixon H. Miller, 820  
Huntington Pl., Lancaster, PA  
17601.  
Attorney: None.

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**Murry, Grace E.**, dec'd.

Late of West Lampeter Town-  
ship.  
Co-Executors: Edna Hackman,  
Audrey Murry c/o John R. Gib-  
bel, Attorney, P.O. Box 5349,  
Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill &  
Hess, LLP.

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**Pyle, Helen A. a/k/a Helen A. Fulton**, dec'd.

Late of Conoy Township.  
Administratrix CTA: Tina Marie  
Hardy, 124 Locust Grove Rd.,  
Bainbridge, PA 17502.  
Attorney: Gladys E. Balcarcel,  
Atty., Mette, 3401 N. Front St.,  
2nd Fl., Harrisburg, PA 17110.

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**Reisinger, Mary H.**, dec'd.

Late of Quarryville.  
Executor: Raymond E. Kopf c/o  
Nikolaus & Hohenadel, LLP, 222  
South Market Street, Suite 201,  
Elizabethtown, PA 17022.  
Attorney: Jeffrey S. Shank, Es-  
quire.

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**Stoesz, Edgar a/k/a Edgar D. Stoesz**, dec'd.

Late of Manheim Township.  
Executor: Susan Gail Stoesz c/o  
Thomas M. Gish, Sr., Attorney,  
P.O. Box 5349, Lancaster, PA  
17606.  
Attorneys: Gibbel Kraybill &  
Hess, LLP.

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**Tracy, Frances Votey**, dec'd.

Late of West Lampeter Town-  
ship.  
Executrix: Carolyn Massey c/o  
Elizabeth J. Killackey, Esq.,  
200 Eagle Rd., #106, Wayne, PA  
19087-3115.  
Attorney: Elizabeth J. Killackey,  
Herr, Potts, & Potts, LLC,  
200 Eagle Rd., #106, Wayne, PA  
19087-3115.

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**Waltman, Kathryn A.**, dec'd.

Late of Christiana Borough.  
Administrator CTA: Joan M. Eby  
c/o Pyfer, Reese, Straub, Gray &  
Farhat, P.C., 128 N. Lime Street,  
Lancaster, PA 17602.

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

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**Willard, Wesley Mills a/k/a Wesley M. Willard**, dec'd.

Late of Manor Township.

Administrators: Austin E. Willard, Mark C. Willard 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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**Woods, Joann M.**, dec'd.

Late of West Hempfield Township.

Co-Executors: Gary P. Schlossman, Eileen G. Stevens c/o Thomas W. Fleckenstein, Esquire, 553 Locust Street, Columbia, PA 17512.

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

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**Zeger, Cathy M. a/k/a Cathy Marie Zeger**, dec'd.

Late of Lancaster City.

Executor: Jonell Walker c/o Law Office of Shawn Pierson, 105 East Oregon Road, Lititz, PA 17543.

Attorney: Shawn M. Pierson, Esq.

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**Ziegler, Barton J.**, dec'd.

Late of Elizabethtown Borough.

Executrix: Kathie J. Ziegler c/o Nikolaus & Hohenadel, LLP, 222 S. Market St., Suite 201, Elizabethtown, PA 17022.

Attorney: John M. Smith, Esquire.

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**THIRD PUBLICATION**

Late of Upper Leacock Township.

Administratrix: Brooke Allridge, 33 Countryside Lane, Leola, PA 17540-1610.

Attorney: Peggy M. Morcom, Esquire, Morcom Law, LLC, 1028 E. Chocolate Ave., Hershey, PA 17033.

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**Aument, Kenneth C.**, dec'd.

Late of West Hempfield Township.

Executor: David M. Aument 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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**Beiler, Benuel S.**, dec'd.

Late of Sadsbury Township.

Co-Executors: Fannie S. Beiler, Savilla S. Beiler c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

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**Cappabianca, Theona A.**, dec'd.

Late of East Hempfield Township.

Executor: John M. Cappabianca c/o Thomas W. Fleckenstein, Esquire, 553 Locust Street, Columbia, PA 17512.

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

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**Doughton, George D.**, dec'd.

Late of Manheim Township.

Executor: Michael G. Doughton c/o Marci S. Miller, Attorney,

P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

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**Froehlich, Kathryn J.**, dec'd.

Late of Manheim Township.

Co-Executors: Laura J. Miller, Kristen A. Albert, Charles O. Froehlich, III c/o Appel Yost LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet, Esquire.

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**Fulton, Patricia N.**, dec'd.

Late of Lititz Borough.

Executrix: Keara P. Fink c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.

Attorney: Lindsay M. Schoeneberger, Esquire.

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**Glick, A. Eleanor a/k/a Anna Eleanor Glick a/k/a Eleanor Glick a/k/a Anna Glick**, dec'd.

Late of West Earl Township.

Executor: Dean M. Glick c/o Good Law Firm, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good Law Firm.

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**Keen, Robert L.**, dec'd.

Late of Lancaster City.

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

Attorneys: Young and Young.

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**Kiehl, Judith A.**, dec'd.

Late of West Earl Township.

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

Attorneys: Young and Young.

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**Kline, Wilbur G.**, dec'd.

Late of Elizabethtown Borough.

Executrix: Susan J. Stoppard c/o VanOrmer & Stephenson, P.C., 344 South Market Street, Suite 101, Elizabethtown, PA 17022.

Attorney: Daniel A. Stephenson, Esquire.

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**Leitner, Nicholas D. a/k/a Nicholas Dick Leitner**, dec'd.

Late of Elizabethtown.

Executor: Howard S. Smith, 870 Sand Hill Road, Hershey, PA 17033.

Attorney: None.

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**Maroney, Ruth B.**, dec'd.

Late of West Lampeter Township.

Co-Executors: Linden B. Adams, Elizabeth Marvel c/o Gible Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.

Attorney: Stephen R. Gible.

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**Martin, Samuel M. a/k/a Samuel M. Martin, Jr.**, dec'd.

Late of West Earl Township.

Co-Executors: Daryl L. Martin, Charlotte A. Wenger c/o Nevin D. Beiler, Esq., 105 S. Hoover Ave., New Holland, PA 17557.

Attorney: Nevin D. Beiler, Esq.

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**McDonald, Kathryn Louise a/k/a Katherine Louise McDonald**, dec'd.

Late of West Lampeter Township.

Administrator: Ian A. McDonald c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: John C. Stevens.



**Meiskey, Ruth Ann a/k/a Ruth-ann Meiskey**, dec'd.

Late of Strasburg Township.  
Executrix: Amy M. Weaver c/o  
Gibble Law Offices, P.C., 126  
East Main Street, Lititz, PA  
17543.

Attorney: Stephen R. Gibble.

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**Nardell, Norma M.**, dec'd.

Late of East Hempfield Town-  
ship.

Executor: John Timothy Nardell  
c/o Appel Yost LLP, 33 North  
Duke Street, Lancaster, PA  
17602.

Attorney: Samuel M. Mecum.

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**Owens, Joyce D. a/k/a Joyce Dorothy Owens**, dec'd.

Late of Manheim Township.  
Co-Executors: Kenneth R. Ow-  
ens, Ann E. Green c/o Douglas  
A. Smith, Attorney, P.O. Box  
5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill &  
Hess LLP.

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**Potter, Natalie Ann**, dec'd.

Late of Manheim Township.  
Administrator: Kenneth A. Pot-  
ter, Jr. 522 Hamlet Drive West,  
Spring Grove, PA 17362.

Attorney: John L. Senft, Es-  
quire, Senft Law Firm LLC, 2643  
Carnegie Road, Suite B, York,  
PA 17402.

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**Potts, Earl W. a/k/a Earl Wil-  
liam Potts**, dec'd.

Late of East Cocalico Township.  
Executrix: Deborah J. Sweigart  
c/o Gardner and Stevens, P.C.,  
109 West Main Street, Ephrata,  
PA 17522.

Attorney: John C. Stevens.

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**Rau, Joshua W.**, dec'd.

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Late of Columbia Borough.

Administrator: Jeremy Rau c/o  
Blakinger Thomas, PC, 28 Penn  
Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas,  
PC.

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**Reilly, Kevin Lee**, dec'd.

Late of Lancaster City.

Administrator: Gregory M. Lane,  
Esq., 2617 N. Second Street,  
Harrisburg, PA 17110.

Attorney: Gregory M. Lane.

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**Rinier, Paul K.**, dec'd.

Late of West Hempfield Town-  
ship.

Administrator: Ella M. Mellott  
c/o May Herr & Grosh LLP, 50  
East Main Street, Mount Joy, PA  
17552.

Attorney: Scott E. Albert, Esq.

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**Sauder, Susie N. a/k/a Susie  
Newswanger Sauder**, dec'd.

Late of Ephrata Borough.

Co-Executors: Marian L. Zeiset,  
Eugene L. Sauder, Susan L.  
Stauffer c/o Nevin D. Beiler,  
Esq., 105 S. Hoover Ave., New  
Holland, PA 17557.

Attorney: Nevin D. Beiler, Esq.

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**Shank, Florence M.**, dec'd.

Late of Columbia Borough.

Executor: Carol A. Nickey c/o  
John F. Markel, Nikolaus & Ho-  
henadel, LLP, 327 Locust Street,  
Columbia, PA 17512.

Attorney: John F. Markel.

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**Smoker, Mark S. a/k/a Mark  
Scott Smoker**, dec'd.

Late of Manor Township.

Co-Administrators: Alison G.  
Smoker, Cynthia B. Smok-  
er-Johnston c/o Appel Yost LLP,  
33 North Duke Street, Lancast-

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er, PA 17602.

Attorney: Dana C. Panagopoulos.

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**Stauffer, Doris S.**, dec'd.

Late of Warwick Township.

Co-Executors: Korina S. Moran, Johann O. Stauffer, Monique D. Rittenhouse 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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**Stoner, Erma H.**, dec'd.

Late of East Hempfield Township.

Co-Executors: Donald E. Stoner, Judy M. Stoner c/o Nevin D. Beiler, Esq., 105 S. Hoover Ave., New Holland, PA 17557.

Attorney: Nevin D. Beiler, Esq.

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**Surey, Robert Paul**, dec'd.

Late of Lititz Borough.

Administrator: Michelle Frey c/o Eric Schelin Rothermel, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorneys: May, Herr & Grosh, LLP.

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**Weaver, Roy A.**, dec'd.

Late of Manheim Township.

Executor: A. Dale Weaver c/o Good Law Firm, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good Law Firm.

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**Willey, Judy E.**, dec'd.

Late of Earl Township.

Co-Executors: Robert J. Willey, Sean J. Willey c/o Good Law Firm, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good Law Firm.

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**Winters, Dale E. a/k/a Dale Eugene Winters**, dec'd.

Late of Mount Joy Borough.

Executrix: Jennifer A. Winters 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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**ARTICLES OF DISSOLUTION**

NOTICE IS HEREBY GIVEN by **JHR 1943 Inc.**, a Pennsylvania business corporation with a registered address of 217 Meadow Lane, Manheim, Pennsylvania 17545 which is now engaged in winding up and settling the affairs of said corporation. The corporation will be filing Articles of Dissolution with the Commonwealth of Pennsylvania so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution by the Department of State under the provisions of the Business Corporation Law of 1988, as amended.

Russell, Krafft & Gruber, LLP,  
Attorneys

Aaron K. Zeamer, Esq.  
101 North Pointe Boulevard  
Suite 202

Lancaster, PA 17601

A-25

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**ARTICLES OF INCORPORATION**

Notice is hereby given that **JUNE AND FRIENDS, INC.** filed articles of incorporation on 03/10/2025 under the Pennsylvania Nonprofit Corporation law of 1988. Commercial registered office provider is Harbor Business Compliance Corporation, Lancaster, PA.

A-25

**CHANGE OF NAME NOTICES**

A hearing will be held on Thursday, June 12, 2025 at 2:30 p.m. in Courtroom No. 4, 3<sup>rd</sup> floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the request of Loice Nyambura Robi Byler to change her name from **Loice Nyambura Robi Byler** to Nyambura Robi Byler. Any person with objections may attend and show cause why the request should not be granted.

A-25

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 **Meghan Elizabeth Kennedy** to Meghan Kennedy Roth. A hearing on the Petition will be held on June 30, 2025 at 3:15 o'clock p.m. in Courtroom No.4 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. Mary Ann Claraval, Esq. 4800 Linglestown Road, Suite 305 Harrisburg, PA 17112 717-233-4763

A-25

**CORPORATE NOTICE**

REGISTRATION OF FOREIGN CORPORATION: NOTICE IS HEREBY GIVEN **W. Glenn Sedam, Inc.** filed Articles of Foreign Registration on 04/03/2025 under the Pennsylvania BCL OF 1988. 3165 State Route 246 Perry, NY 14530. Commercial registered

office provider is Harbor Business Compliance Corporation.

A-25

**FICTITIOUS NAME NOTICES**

Notice is hereby given that Ivan L. Esh, 3734 East Newport Road, Gordonville PA 17529, did file in the Office of the Secretary of the Commonwealth of Pennsylvania on April 10, 2025, registration of the name:

**"ESH'S GROCERY & DELI"**

under which he intends to do business at 103 Carriage Drive, Gordonville PA 17529, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act".

NICHOLAS T. GARD, ESQUIRE  
SMOKER GARD ASSOCIATES  
LLP

A-25

Notice is hereby given that Lancaster County Dairy LLC, 211 N. Harvest Road, Bird-In-Hand, PA 17505, did file in the Office of the Secretary of the Commonwealth of Pennsylvania on April 1, 2025, registration of the name:

**"LANCASTER PRODUCE CO."**

under which it intends to do business at 2465 Bluegrass Lane, Ronks, PA 17572, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act".

NICHOLAS T. GARD, ESQUIRE  
SMOKER GARD ASSOCIATES  
LLP

A-25

**ORPHANS' COURT DIVISION**

Orphans' Court Division  
Auditing Notices

To All Claimants, Beneficiaries, Heirs and Next of Kin, and other persons interested: NOTICE IS GIVEN that the following accounts in decedents', incapacitated persons, minors', and trust estates have been filed in the office of the Clerk of the Orphans' Court division of the Court of Common Pleas of Lancaster County and will be presented to said Orphans' Court Division for Audit and confirmation therein to the parties legally entitled thereto on

MAY 6, 2025

at 9 o'clock a.m. in Courtroom No. 11 on the fourth floor of the Courthouse, 50 North Duke Street, Lancaster, PA

1. BILL, EVA CAROL, decd., 2024-1804. First & Final Acct. Good News Consulting, Inc., Admin. Amanda Snoke Dubbs, Atty.
2. HOFFMASTER, LINDA, decd., 2023-2998. First & Final Acct. Jennifer L. Carlson, Admin. Erin Saulino, Atty.
3. MIHALIAK, TERESA J., 2022-1664. First & Final Acct. Cheryl L. Mihaliak, Exec. Penn B. Glazier, Atty.
4. ROESLER, KEVIN MATTHEW, decd., 2023-2217. First & Final Acct. Charles W. Roesler, Admin. Jeanne M. Millhouse, Atty.

Anne L. Cooper

Clerk of the Orphans' Court  
Division of the  
Court of Common Pleas.

A-25; M-2

SUITS ENTERED

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

April 09, 2025  
to April 15, 2025

ADORNO, DARLING; Velocity Investments LLC; 02734; Tsarouhis

ANGERMAN, LAURA; Velocity Investments LLC; 02727; Tsarouhis

BARBARO, MICHAELA, BARBARO, MARIA CAROL; Osman Ahmed Osman; 02853; Lavin

BARTHOLOMEW IV, KENNETH WILSON, BARTHOLOMEW, KENNETH, BARTHOLOMEW, AMY LYNN; Jane Peterman; 02678

BAXLEY, ANGELA M.; Solanco School District; 02759; Leininger  
BEILER, AMOS S., BEILER, MARY B.; Solanco School District; 02754; Leininger

BETANCOURT, VICTOR; Westlake Services LLC; 02682; Lauer  
BILLS, HARRY, BILLS, ANGELA; Solanco School District; 02698; Lauder

COE, STEVEN C.; Borough of Lititz; 02603; Cook

CRESCENT, MARK DOUGLAS; Commonwealth of Pennsylvania; 02657; Shelton

CRUZ, AMANDA; Solanco School District; 02751; Leininger

DAVIS, CARLEY; Velocity In-

- p>vestments LLC; 02601; Tsarouhis
- 
- DEAROLF, MEGAN; Wells Fargo
- 
- Bank, N.A.; 02702; Greenberg
- 
- DENG, WENYE; Greenfield Es-
- 
- tates; 02765; Mecum
- 
- DOBERT, KEVIN; Velocity In-
- 
- vestments LLC; 02728; Tsarouhis
- 
- DOE, JOHN; Secretary of Hous-
- 
- ing and Urban Development;
- 
- 02629; Dileva
- 
- DOYLE, LISA; Velocity Invest-
- 
- ments LLC; 02726; Tsarouhis
- 
- DUDLEY, JESSICA; Velocity In-
- 
- vestments LLC; 02746; Tsarouhis
- 
- ELLER, JOSEPH A., ELLER, JO-
- 
- SEPH S., ELLER, SALLY; Roger
- 
- Chenault; 02662; McDonald
- 
- ESTATE OF NICHOLAS DEWEY;
- 
- 02674; Suda
- 
- FELOT, CHERY; Christopher P.
- 
- Shenk; 02775; Rankin
- 
- FISHER, SARA; Velocity Invest-
- 
- ments LLC; 02722; Tsarouhis
- 
- GETZ, TENSAE; Velocity Invest-
- 
- ments LLC; 02763; Tsarouhis
- 
- GROFF, DENETTE L., GROFF,
- 
- WILLIAM M., UNITED STATES OF
- 
- AMERICA; Paul R. Kohler; 02600;
- 
- Saxton
- 
- HEMPFIELD UNITED METHOD-
- 
- IST CHURCH, LONGMIRE, JOHN,
- 
- MILLER, JEFF, EZARD, SUSAN,
- 
- ENOCH, JOAN, SCHWARZEN-
- 
- TRAUB, RACHEL, EASTERN
- 
- PENNSYLVANIA CONFERENCE
- 
- OF THE UNITED METHODIST
- 
- CHURCH; Brian Mueller; 02680
- 
- HIDALGO, RODNEY CAR-
- 
- MENATES; Discover Bank; 02669;
- 
- Armstrong
- 
- JOHNSON, JERRY J., DIX-
- 
- ON, BIANCA N.; Conestoga Valley
- 
- School District; 02830; Lauder
- 
- JOYLINE TRANSPORTATION
- 
- LLC, BULLY, JAKLINE, AL-BADA-
- 
- WI, IBRAHIM; Balboa Capital Cor-
- 
- poration; 02605; Bikkani
- 
- KEARNEY, ALAN MICHAEL,
- 
- SMITH ESTATE OF, SCOTT T;
- 
- Ryan Becker; 02653; Schermer-
- 
- horn
- 
- KELLY, ALISA; Discover Bank;
- 
- 02632; Armstrong
- 
- LANCASTER GENERAL HOSPI-
- 
- TAL, AMANULLAH, DR SHAKEEL;
- 
- Estate of Kylee S. Ortiz-Carroll;
- 
- 02623; Hess
- 
- LANCASTER ORTHOPEDIC
- 
- GROUP PC, BERCIK MD, MI-
- 
- CHAEL J.; John Hoffman; 02665;
- 
- Strang-Kutay
- 
- LITTLE STREAM AUTO RENT-
- 
- ALS LLC; BOSKOVICH, STANLEY;
- 
- Jennifer Strouth; 02690; Soska
- 
- LONIE, KARI; Conestoga Valley
- 
- School District; 02828; Lauder
- 
- MARSHALL, JAMES; Velocity
- 
- Investments LLC; 02704; Tsarou-
- 
- his
- 
- MCFETRIDGE, NATHAN M.;
- 
- Credit Acceptance Corporation;
- 
- 02818; Morris
- 
- MILLER, JODY, MILLER, TONY;
- 
- North Pointe Surgery Center LP;
- 
- 02693; Frankel
- 
- MILLER, MARQUAN; Felix Cruz;
- 
- 02692; Floyd
- 
- MODEL MANAGEMENT SER-
- 
- VICES INC.; Geico General In-
- 
- surance Company; 02615; McEl-
- 
- haney
- 
- NAVARRO TRUCKING, RO-
- 
- SA-RIVERA, JOSE ARIEL; Selec-
- 
- tive Auto Insurance Company of
- 
- New Jersey; 02844; Kluxen
- 
- PAIOLETTI, NATHAN J.; Carol
- 
- Anne Wiker; 02703; Britten
- 
- RANGEL-SOTO, JONATHAN;
- 
- Mahmoud Hakim; 02729; Cody
- 
- REEVES, CURTIS; Velocity In-
- 
- vestments LLC; 02747; Tsarouhis
- 
- RICHWINE, MELISSA; Veloci-
- 
- ty Investments LLC; 02743; Tsa-
- 
- rouhis
- 
- SAFFORE, ASIA; Credit Accept-
- 
- ance Corporation; 02842; Morris

SANTOS CANDELARIO, LUIS I; Westlake Services LLC; 02690; Lauer

SCHMITZ, JAMES, COMPASS WINDOW AND DOOR LLC; Jeremy Gammache; 02613; Ward

SENER, TIMOTHY; Velocity Investments LLC; 02598; Tsarouhis

SHEETS, RITA F.; Solanco School District; 02837; Lauder

SIRIS HOSPITALITY LLC; Bezla.com LLC; 02767; Quain

SISON, MANUEL; Credit Acceptance Corporation; 02849; Morris

SLOCUM, RICHARD; Your Estate Service, Inc.; 02717; Crowe

SMUCKER, AMBERLYNN M.;

Solanco School District; 02840; Lauder

SPIRITRUST LUTHERAN; Masonic Villages of the Grand Lodge of Pennsylvania; 02739; Ware

STATE FARM FIRE & CASUALTY COMPANY, STATE FARM, STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY, ALL STATE FIRE AND CASUALTY COMPANY; Isabella Idoeta; 02694; Floyd

TAJMAN, BALDEO, TAJMAN, CHANDRADAT; Eddy Martinez; 02671; Justice

TOMLINSON, KALEIGH M.; State Farm Mutual Automobile Insurance Company; 02622; McElhaney

## 2025 HOLIDAYS

Courthouse will be closed on the following holidays in 2025:

### NEW YEAR'S DAY

January 1

### M. L. KING, JR. DAY

January 20

### PRESIDENT'S DAY

February 17

### GOOD FRIDAY

April 18

### MEMORIAL DAY

May 26

### JUNETEENTH

June 19

### INDEPENDENCE DAY

July 4

### LABOR DAY

September 1

### COLUMBUS DAY

October 13

### VETERANS' DAY

November 11

### THANKSGIVING

November 27/28

### CHRISTMAS

December 25



**NOTICE  
SHERIFF SALE  
OF VALUABLE  
Real Estate**

**Wednesday, May 28th, 2025 @  
10:00 a.m. Prevailing Time**

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

**CONDITIONS OF SALE**

The Sheriff's Office reserves the right to accept or to reject any one or more bids, and to sell the properties in any order or combination, as determined by the Sheriff's Office. The sale of any property may, at the discretion of the Sheriff's Office, be stayed or continued in whole or in part.

If any irregularities, defects, or failures to comply with these Conditions of Sale occur during the sale, properties may be placed back up for sale at any time prior to the conclusion of the sale.

All properties are sold "AS IS", with NO expressed or implied warranties or guarantees whatsoever. In other words, the Sheriff's Office does not guarantee or warrant,

in any way, the real estate upon which you are bidding. The 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.

Payment of a 10% down payment towards the purchase of any property must be made prior to the Sale through the REALAUC-



TION website. The final 90% of the purchase price for properties must be in the form of lawful money of the United States, a certified or cashier's check from a bank, or a Lancaster County attorney's check. The Sheriff's Office will NOT accept any other form of payment.

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

Immediately upon a property being struck off to the highest bidder, the buyers name will be made public on the REALAUCTION website and the 10% down payment will be deducted from any funds on deposit with REALAUCTION. The Buyer must upload picture ID as part of the registration process. If a Buyer chooses to use a corporate, partnership, or other entity form, Pennsylvania ID of a responsible individual must be provided to the Sheriff's Office immediately. The buyer must subsequently pay the balance of their bid within 30 days after the sale date.

Each buyer shall file a properly completed and signed Pennsyl-

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

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

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

If a buyer breaches or otherwise fails to comply with these Conditions of Sale, the buyer shall forfeit their down payment to the Sheriff's Office in its entirety as liquidated damages, and the buy-



er also shall be liable to the Sheriff's Office for all costs, expenses, losses, and damages (including, without limitation, attorney fees) suffered or incurred by the Sheriff's Office (1) to resell the property or (2) above and beyond such down payment amount, or both of the foregoing.

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

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

**CI-24-03335**  
**MID PENN BANK, SUC-**  
**CESSOR BY MARGER TO**  
**RIVERVIEW BANK**

**vs**

**BROOK FARMS DE-**  
**VELOPMENT, LLC**

PROPERTY ADDRESS: 100  
NORTH QUEEN STREET, LAN-  
CASTER, PA 17603  
UPI / TAX PARCEL NUM-  
BER: 331-66436-0-0000  
JUDGMENT: \$7,909,571.05  
REPUTED OWNERS: Brook  
Farms Development, LLC  
DEED BK. or IN-  
STR. NO.: 6127478  
MUNICIPALITY: City of Lancaster  
AREA:  
IMPROVEMENTS: Com-  
mercial-retail

**CI-24-03314**  
**CITIZENS BANK, N.A.**

**vs**

**FRANK M. CARSON, JR, MI-**  
**CHELE T. CARSON A/K/A**  
**MICHELLE T. CARSON**

PROPERTY ADDRESS: 946 HILL-  
CREST DRIVE, KINZERS, PA  
17535-9620  
UPI / TAX PARCEL NUMBER: 560-  
60935-0-0000  
JUDGMENT: \$112,368.91  
REPUTED OWNERS: FRANK M.  
CARSON, JR. AND MICHELE T.  
CARSON  
DEED INSTRUMENT NO.: 5590504  
MUNICIPALITY: SALIS-  
BURY TOWNSHIP  
IMPROVEMENTS: RESI-  
DENTIAL DWELLING

**CI-22-07201**

**U.S. BANK TRUST NATION-**  
**AL ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS OWNER TRUSTEE**  
**FOR RCAF ACQUISITION TRUST**

**vs**

**DANIEL FERNANDO BADIL-**  
**LO, UNKNOWN HEIRS, SUC-**  
**CESSORS, ASSIGNS AND**  
**ALL PERSONS, FIRMS OR**  
**ASSOCIATIONS CLAIM-**  
**ING RIGHT, TITLE OR IN-**  
**TEREST FROM OR UN-**  
**DER RAUL I. BADILLO**

PROPERTY ADDRESS: 1851 LIN-  
WOOD AVENUE, LANCASTER, PA  
17603  
UPI / TAX PARCEL NUMBER: 290-  
98593-0-0000  
JUDGMENT: \$226,736.53.  
REPUTED OWNERS: Unknown  
Heirs, Successors, Assigns and  
All Persons, Firms or Associations  
Claiming Right, Title or Interest  
from or under Raul I. Badillo, de-  
ceased and Daniel Fernando Badillo  
DEED BK. and PAGE or INSTR.

NO.: Document ID# 6559600  
MUNICIPALITY: Township of East Hempfield  
AREA: ALL THAT CERTAIN or lot of piece of land, situate on the North side of Linwood Avenue, between Dartmouth Drive and Tulane Terrace, in the development known as "Wheatland Hills West", in the Township of East Hempfield, County of Lancaster and Commonwealth of Pennsylvania, as laid out on a plan of lots thereof in Subdivision Plan Book J-9, Page 49, as recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania; said lot being designated as Lot No. 59, Block "E" and having thereon erected a one-story and frame ranch-type house, known as 1851 Linwood Avenue, said Lot being more fully bounded and described as follows:  
IMPROVEMENTS: Residential Dwelling

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**CI-24-01438**  
**AMERIHOM MORTGAGE COMPANY, LLC**  
**VS**  
**ANDREW M. GEMMILL**  
PROPERTY ADDRESS: 727 TIMOTHY LANE, EPHRATA, PA 17522  
UPI / TAX PARCEL NUMBER: 260-94268-0-0000  
JUDGMENT: \$ 214,325.01  
REPUTED OWNERS: ANDREW M. GEMMILL  
INSTRUMENT NO. 6506310  
MUNICIPALITY: BOROUGHOUGH OF EPHRATA,  
AREA: PRIMARY HOME-SITE 4,356 SQ FT.  
IMPROVEMENTS: RESIDENTIAL

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**CI-22-00340**  
**MORTGAGE ASSETS MANAGEMENT, LLC**  
**VS**  
**DONALD HESS**  
PROPERTY ADDRESS: 1146 MARTICVILLE ROAD, PEQUEA, PA 17565  
UPI / TAX PARCEL NUMBER: 430-00724-0-0000  
JUDGMENT: \$240,997.71  
REPUTED OWNERS: DONALD HESS  
DEED BK. OR INSTR. NO.: BOOK M VOL 90, PAGE 144  
MUNICIPALITY: TOWNSHIP OF MARTIC  
AREA: 6.8  
IMPROVEMENTS: A RESIDENTIAL DWELLING

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**CI-24-04656**  
**DOHNER FARMS HOMEOWNERS' ASSOCIATION**  
**VS**  
**ELAINE L. KELLER**  
PROPERTY ADDRESS: 355 GREENLAND DRIVE, LANCASTER, PA 17602  
UPI / TAX PARCEL NUMBER: 310-88690-0-0000  
JUDGMENT: \$17,984.05  
REPUTED OWNERS: JEFFREY M. REED AND ELAINE L. KELLER  
DEED BK. AND PAGE OR INSTR. NO.: BOOK 4304 - PAGE 00370  
MUNICIPALITY: EAST LAM-PETER TOWNSHIP  
AREA: SINGLE FAMILY DWELLING  
IMPROVEMENTS: N/A

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**CI-20-02859**  
**PENNSYLVANIA HOUSING FINANCE AGENCY**  
**VS**

**ALISSA J. KURTZ**

PROPERTY ADDRESS: 156 OLD  
HERSHEY ROAD, ELIZABETH-  
TOWN, PA 17022  
UPI / TAX PARCEL NUMBER:  
460-62198-0-0000  
JUDGMENT: \$168,489.99  
REPUTED OWNER(S):  
ALISSA J. KURTZ  
DEED OR INSTRU-  
MENT NO: 6360288  
MUNICIPALITY: TOWN-  
SHIP OF MOUNT JOY  
AREA: 0.05 ACRES  
IMPROVEMENTS: A RES-  
IDENTIAL DWELLING

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**CI-24-04103**

**WELLS FARGO BANK, N.A.  
VS**

**RAYMOND G. LAPP, JR.**

PROPERTY ADDRESS: 2305  
LAWNWOOD COURT, EAST PE-  
TERSBERG, PA 17520  
UPI / TAX PARCEL NUMBER:  
220-03056-0-0000  
JUDGMENT: \$169,208.65  
REPUTED OWNERS: RAY-  
MOND G. LAPP, JR.  
DEED INSTRUMENT  
NO.: 6659346  
MUNICIPALITY: EAST PE-  
TERSBERG BOROUGH  
IMPROVEMENTS: RESI-  
DENTIAL DWELLING

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**CI-24-00129**

**ROSS LAWN SERVICE, LLC  
VS**

**MELANIE-SCHIED, LLC**

PROPERTY ADDRESS: 3211 MAIN  
STREET, CONESTOGA, PA 17516  
UPI / TAX PARCEL NUM-  
BER: 120-21869-0-0000  
JUDGMENT: \$27,645.37  
REPUTED OWNERS: MEL-

**ANIE-SCHIED, LLC**

INSTRUMENT NUMBER: 6704742  
MUNICIPALITY: VILLAGE OF  
CONESTOGA, TOWNSHIP OF  
CONESTOGA, LANCASTER  
COUNTY, PENNSYLVANIA  
AREA: \$65,100 (.69 ACRES OR  
21,780 SQ. FT.)  
IMPROVEMENTS: \$142,400  
(1,832 SQ. FT. WITH DE-  
TACHED STRUCTURE COM-  
PRISING 1,080 SQ. FT.)

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**CI-24-01139**

**FULTON BANK, N.A.**

**VS**

**JAMES P. OAKLEY, IN HIS  
CAPACITY AS HEIR OF THE  
ESTATE OF DIANE M. CHAP-  
MAN, DECEASED, UNKNOWN  
HEIRS, SUCCESSORS, AS-  
SIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UN-  
DER DIANE M. CHAP-  
MAN, DECEASED**

PROPERTY ADDRESS: 337 CAR-  
DINAL LANE, LEOLA, PA 17540  
UPI / TAX PARCEL NUMBER:  
360-79961-0-0000  
JUDGMENT: 110,254.78  
REPUTED OWNERS: JAMES P.  
OAKLEY, IN HIS CAPACITY AS  
HEIR OF THE ESTATE OF DIANE  
M. CHAPMAN, DECEASED AND  
UNKNOWN HEIRS, SUCCE-  
SORS, ASSIGNS, AND ALL PER-  
SONS, FIRMS, OR ASSOCIA-  
TIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER  
DIANE M. CHAPMAN, DECEASED  
DEED BK. AND PAGE OR INSTR.  
NO.: DEED BK. 3997, PAGE 630  
MUNICIPALITY: UPPER  
LEACOCK TOWNSHIP  
AREA: 13,068 SQ. FT.

IMPROVEMENTS: RESIDENTIAL  
SINGLE FAMILY DWELLING

**CI-24-03207**  
**MEMBERS 1ST FEDER-**  
**AL CREDIT UNION**  
**VS**

**JACQULYN A. ORR A/K/A**  
**JACQULYN AMANDA ORR**

PROPERTY ADDRESS: 1067  
RAWLINSVILLE ROAD, WILLOW  
STREET, PA 17584  
UPI / TAX PARCEL NUMBER:  
520-31299-0-0000  
JUDGMENT: \$71,015.31  
REPUTED OWNERS: JACQU-  
LYN A. ORR A/K/A JACQULYN  
AMANDA ORR  
DEED BK. AND PAGE OR INSTR.  
NO.: INSTRUMENT NO. 6303044  
MUNICIPALITY: PROVI-  
DENCE TOWNSHIP  
AREA: N/A  
IMPROVEMENTS: THOSE  
ERECTED THEREON

MUNICIPALITY: CITY  
OF LANCASTER  
AREA: 0.0300  
IMPROVEMENTS: A RES-  
IDENTIAL DWELLING

**CI-24-02470**  
**MILL CREEK HOMEOWN-**  
**ERS ASSOCIATION**  
**VS**

**JOHN PARR, JAYNE PARR**

PROPERTY ADDRESS: 7 THICK-  
ET LANE, LANCASTER, PA 17602  
UPI / TAX PARCEL NUMBER:  
320-99976-0-0000  
JUDGMENT: \$10,816.56  
REPUTED OWNERS: JOHN R.  
PARR AND JAYNE A. PARR  
DEED BK. AND PAGE OR  
INSTR. NO.: 5425361  
MUNICIPALITY: WEST LAM-  
PETER TOWNSHIP  
AREA: SINGLE FAM-  
ILY DWELLING  
IMPROVEMENTS: N/A

**CI-18-02662**  
**M&T BANK S/B/M KEYSTONE**  
**FINANCIAL BANK, N.A. DO-**  
**ING BUSINESS AS KEYSTONE**  
**FINANCIAL MORTGAGE**  
**VS**

**OLGA OSORIO, ADMINIS-**  
**TRATRIX OF THE ESTATE**  
**OF ANTONIO VASQUEZ**

PROPERTY ADDRESS: 567  
SOUTH CHRISTIAN STREET,  
LANCASTER, PA 17602  
UPI / TAX PARCEL NUMBER:  
337-72942-0-0000  
JUDGMENT: \$36,727.40  
REPUTED OWNERS: OLGA OSO-  
RIO, ADMINISTRATRIX OF THE  
ESTATE OF ANTONIO VASQUEZ  
DEED BK. OR INSTR. NO.:  
BOOK 6312, PAGE 0433

**CI-24-00643**  
**SELECT PORTFOLIO**  
**SERVICING, INC.**  
**VS**

**LACEY L. WINDER A/K/A**  
**LACEY WINDER**

PROPERTY ADDRESS: 438 ½ N  
WATER STREET, LANCASTER, PA  
17603  
UPI / TAX PARCEL NUM-  
BER: 339-66063-0-0000  
JUDGMENT: \$140,290.36  
REPUTED OWNERS: LAC-  
EY L. WINDER  
INSTR. NO. 20216629124  
MUNICIPALITY: CITY  
OF LANCASTER  
AREA: 0.010 ACRES  
IMPROVEMENTS: SINGLE FAM-  
ILY RESIDENTIAL DWELLING