

**THE UNITED STATES DISTRICT COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

**NOTICE**

The United States District Court for the Eastern District of Pennsylvania is pleased to welcome the Honorable Mia Roberts Perez as a United States District Judge. Judge Perez took the oath of office on December 19, 2022. Judge Perez previously served on the Philadelphia Court of Common Pleas since 2016. From 2011 through 2016, Judge Perez was a solo practitioner at Perez Law. She was previously associated with the Philadelphia law firm of Friedman Schuman and worked as an assistance public defender for the Defender Association of Philadelphia.

George Wylesol  
Clerk of the Court

**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****Albright, Wayne Edward a/k/a Wayne E. Albright**, dec'd.

Late of East Hempfield Township.

Executrix: Kim M. Reinfried c/o George H. Eager, Esquire, 1347 Fruitville Pike, Lancaster, PA 17601.

Attorneys: Eager, Stengel, Quinn, Solfilka & Babic.

**Auker, Ralph L.**, dec'd.

Late of West Earl Township.

Executor: Trudy D. Weaver c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good & Harris, LLP.

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

Late of East Petersburg.

Executrix: Catharine E. Shirk.

Attorney: Lindsay Casadei, Esq., Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA

17601.

**Ball, Dorothy A.**, dec'd.

Late of Elizabethtown Borough.  
Executor: Robert Ball, 6110 Alleo Lane, Harrisburg, PA 17111.  
Attorney: None.

**Beesley, Wilma S. a/k/a Wilma Sherrill Beesley**, dec'd.

Late of West Lampeter Township.

Wilma S. Beesley Revocable Living Trust dtd. 11/01/1989.

RESTATED REVOCABLE TRUST OF WILMA S. BEESLEY U/D of May 26, 2015.

Trustee: Wendy S. Lindsey c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.

Attorneys: Metzger and Spencer, LLP.

**Borelli, Joseph E. a/k/a Joseph E. Borelli, Sr.**, dec'd.

Late of Mount Joy.

Executor: Lori B. Borelli c/o Belomo & Associates, LLC, 3198 East Market Street, York, PA 17402.

Attorney: Daniel D. Hill, Esquire.

**Cain, Mary E.**, dec'd.

Late of City of Lancaster.

Executor: David M. Cain c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.

Attorneys: Smoker Gard Associates LLP.

**Deshong, Theodore G.**, dec'd.

Late of Earl Township.

Executor: Rhonda J. Messner c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Patrick A. Deibler, Esq., Kling, Deibler & Glick, LLP.

es, P.C., 126 East Main Street, Lititz, PA 17543.

Attorney: Stephen R. Gibble.

---

**Dissinger, George W.**, dec'd.

Late of Township of Earl.

Executors: Mark A. Dissinger, Mitchell D. Dissinger c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorney: Gibbel Kraybill & Hess LLP.

---

**Hanna, Diane S.**, dec'd.

Late of Caernarvon Township.

Administrator: Amber N. Spencer c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Ashley A. Glick, Esq., Kling, Deibler & Glick, LLP.

---

**Fries, Ruth C.**, dec'd.

Late of West Lampeter Township.

Executrix: Lesley F. Franconi c/o Vance E. Antonacci, Esquire, McNeese Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorney: McNeese Wallace & Nurick LLC.

---

**Heiser, Ralph R., Sr.**, dec'd.

Late of Warwick Township.

Executrix: Julie A. Marderness c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.

Attorney: E. Richard Young, Esq.

---

**Grimm, Emma K. a/k/a Emma Kathryn Grimm**, dec'd.

Late of East Drumore Township.

Executrix: Becky S. Vickers-Gross c/o Nancy Mayer Hughes, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorneys: Barley Snyder LLP.

---

**Jackson, Allen T.**, dec'd.

Late of Colerain Township.

Executor: Jennifer L. Hart, 46 North Church Street, Quarryville, PA 17566.

Attorney: Samuel A. Goodley, III, Esq., Sam Goodley Law LLC.

---

**Groff, Warren J.**, dec'd.

Late of West Hempfield Township.

Executor: John F. Groff c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esq.

---

**Knight-Balbi, Bernice E.**, dec'd.

Late of Washington Borough.

Executor: Victor R. Knight, Jr. c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.

Attorney: Neal A. Rice, Esq.

---

**Guion, Edward W.**, dec'd.

Late of the Township of Penn.

Executor and Executrix: Stephen W. Guion and Stephanie Greiner c/o Gibble Law Office,

**Koller, Wilson W.**, dec'd.

Late of West Hempfield.

Co-Executors: Robert J. Koller, Barbara J. Miller c/o Robert F. Musser, Esq., 408 West Chestnut Street, Lancaster, PA 17603.

Attorney: Clymer Musser & Sarano, PC.

---

**Lieber, Carol M.**, dec'd.

Late of East Drumore Township.

Administrator: James S. Fogarty c/o James N. Clymer, Esq., , 408 West Chestnut Street, Lancaster, PA 17603.

Attorney: Clymer Musser & Sarno, PC.

---

**Martin, Edna Mae a/k/a Edna Mae Martin a/k/a Edna Martin a/k/a Edna Mae Oberholtzer,** dec'd.

Late of East Lampeter Township.

Executor: Thomas Oberholtzer c/o Law office of Leo T. White, 1220 Valley Forge Road, Suite 37B, Phoenixville, PA 19460.

Attorney: Leo T. White, 1220 Valley Forge Road, Suite 37B, Phoenixville, PA 19460.

---

**Matera, Regina M.,** dec'd.

Late of the City of Brooklyn.

Executrix: Margaret E. Sosnowski c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.

Attorney: Nichole M. Baer.

---

**Meck, David C.,** dec'd.

Late of West Lampeter Township.

Executor: Cheryl E. Meck c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.

Attorney: Bradley A. Zuke.

---

**Overly, E. Ruth a/k/a Ruth Greenly,** dec'd.

Late of Penn Township.

Executors: Gary Lee Greenly, Troy Allen Greenly c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorney: Young and Young.

---

**Perez, Benny Mark,** dec'd.

Late of Township of Manheim.

Executrix: Leonor P. Perez c/o Hopkins & Hopkins, 114 N. Main Street, Doylestown, PA 18901.

Attorney: Eric W. Hopkins, Esquire, Hopkins & Hopkins, 114 N. Main Street, Doylestown, PA 18901.

---

**Rieker, David F.,** dec'd.

Late of Lancaster City.

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

Attorney: Bradley A. Zuke.

---

**Rieker, Jacob Frederick,** dec'd.

Late of Lancaster City.

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

Attorney: Bradley A. Zuke.

---

**Riester, Clara H. a/k/a Clara Hermine Riester,** dec'd.

Late of West Lampeter Township.

Executor: Hubert A. Riester c/o O'Day Law Associates, 158 East Chestnut Street, Lancaster, PA 17602.

Attorney: O'Day Law Associates.

---

**Roth, Shirley J. a/k/a Shirley June Roth,** dec'd.

Late of Earl Township.

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

Attorneys: Smoker Gard Associates LLP.

---

**Rumberger, Lisa A.,** dec'd.

Late of Rapho Township.

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

---

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

Late of West Earl Township.  
Co-Executors: Janice L. Stoner, Daryl G. Sensenig, Dale L. Sensenig c/o Thomas M. Gish, Attorney, P.O. Box 5394, Lancaster, PA 17606.  
Attorney: Gibbel Kraybill & Hess, LLP.

---

**Simmons, Monique E.**, dec'd.

Late of Clay Township.  
Executrix: Roberta L. Maurer c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.  
Attorney: E. Richard Young, Esq.

---

**Smoker, Jean I.**, dec'd.

Late of Manheim Township.  
Co-Executrices: Brooke E. Graybill, Kim C. Brown c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.  
Attorney: Holly S. Filius.

---

**Snyder, Julia T.**, dec'd.

Late of Elizabethtown Borough.  
Co-Executrix and Executor: Sheri L. Snyder, 348 Whiskey Springs Road, Dillsburg, PA 17019., Todd L. Snyder, 141 Deerfield Road, Camp Hill, PA 17011.  
Attorney: Richard W. Stewart, Esq., Johnson, Duffie, Stewart & Weidner, P.C., 301 Market Street, P.O. Box 109, Lemoyne, PA 17043.

---

**Steller, June L.**, dec'd.

---

Late of East Hempfield Township.

Executor: Michael F. Steller c/o Scott Allen Mitchell, Esq., Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601.

Attorney: Saxton & Stump, LLC.

---

**Stoltzfus, Leroy S.**, dec'd.

Late of Providence Township.  
Executors: Daniel L. Stoltzfus, 330 Cinder Road, New Providence, PA 17560, David L. Stoltzfus, 5130 Mine Road, Paradise, PA 17562.

Attorney: Samuel A. Goodley, III, Esq., Sam Goodley Law LLC.

---

**Stoudt, Kenneth G.**, dec'd.

Late of East Lampeter.  
Executor: Susan H. Stoudt, 754 Willow Road, Lancaster, PA 17601.

Attorney: Paul T. Fabiano, J.D., LL.M., 6943 Sunflower Lane, Macungie, PA 17062.

---

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

Late of Lititz.  
Co-Executors: Ann S. McMichael, Timothy E. Strube c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorney: May, Herr & Grosh, LLP.

---

**Suter, Jean M.**, dec'd.

Late of Akron Borough.  
Executor: Jeffrey C. Goss c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

---

**Tannehill, Inta M.**, dec'd.

---

Late of West Lampeter Township.

Executor: Michael P. O'Day, Esq. c/o O'Day Law Associates, 158 East Chestnut Street, Lancaster, PA 17602.

Attorney: O'Day Law Associates.

---

**VanLandeghem, Nancy J.**, dec'd.

Late of Lancaster County.

Co-Executors: Dawn Newswanger, David VanLandeghem c/o Yergey.Daylor.Allebach. Scheffey.Picardi, 11269 E. High Street, P.O. Box 776, Pottstown, PA 19464.

Attorney: Jamie V.Ottaviano, Esq., Yergey.Daylor.Allebach. Scheffey.Picardi, 11269 E. High Street, P.O. Box 776, Pottstown, PA 19464.

---

**Zangl, Anthony David**, dec'd.

Late of Providence Township.

Administratrix: Stephanie M. Colburn c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: John C. Stevens.

---

**SECOND PUBLICATION**

---

**Anderson, Ray Allen**, dec'd.

Late of Martic Township.

Administrator: Megan H. Herr c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.

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

---

**Antrim, Helen L.**, dec'd.

Late of Lititz Borough.

Executrices: Anda L. Johnson, Erin A. Maurer c/o Nichole M. Baer, Russell, Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.

Attorney: Nichole M. Baer.

---

**Atkins, Gerald L.**, dec'd.

Late of Manor Township.

Co-Executors: Jarred S. Atkins, Jordan Lamar Atkins c/o Jennifer A. Galloway, Esq., Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601.

Attorney: Saxton & Stump, LLC.

---

**Bowman, Patricia**, dec'd.

Late of Mount Joy Township.

Executors: Ashly Faulkner c/o 327 Locust Street, Columbia, PA 17512.

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

---

**Brandt, Kelvin E. a/k/a Kelvin Eugene Brandt**, dec'd.

Late of the Borough of Elizabethtown.

Executrix: Stacie C. Brandt c/o Randall K. Miller, Esquire, 659 E. Willow Street, Elizabethtown, PA 17022.

Attorney: Law Office of Attorney Randall K. Miller.

---

**Dancause, Carolyn J.**, dec'd.

Late of Columbia Borough.

Executor: James M. Dancause, c/o 327 Locust Street, Columbia, PA 17512.

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

---

**Dyer, Vernon H.**, dec'd.

Late of Manheim Township.

Executor: Suzanne Rehm c/o 327 Locust Street, Columbia, PA 17512.

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

---

**Hess, Irene B.**, dec'd.

Late of Upper Leacock Township.

Co-Executors: Kenneth B. Hess, John Marlin Hess, Carol Lorraine Hess c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

---

**Kistler, Jenni L.**, dec'd.

Late of Lancaster Township.

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

Attorney: Young and Young.

---

**Kreider, Mervin M.**, dec'd.

Late of Manor Township.

Administrator CTA: Christopher C. Straub c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.

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

---

**Reitz, Ruth A.**, dec'd.

Late of the Township of East Hempfield.

Executor: Fulton Bank, N.A.

Attorney: William C. Haynes, Esq., 2173 Embassy Drive, Suite 274, Lancaster, PA 17603.

---

**Theodore A. Saulnier III a/k/a Theodore Alexander Saulnier III**, dec'd.

Late of Manheim Township.

Executor: Mary Lee Saulnier-Ebert c/o Lucy F. Dowd,

Lucy Dowd Law LLC, 342 N. Queen Street Rear, Lancaster, PA 17603.

Attorney: Lucy F. Dowd.

---

**Saunders, Adelaide May a/k/a Adelaide M. Saunders**, dec'd.

Late of West Lampeter Township.

Executor: Robert Stephen Saunders c/o Barbara Reist Dillon, Esquire, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Nikolaus & Hohenadel, LLP.

---

**Stehman, Evelyn B.**, dec'd.

Late of Manor Township.

Co-Executors: Stephen L. Stehman, Philip R. Stehman c/o John S. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorney: May, Herr & Grosh, LLP.

---

**Swavely, Irene S.**, dec'd.

Late of the Borough of Lititz.

Administrator: Andrew Swavely c/o Peters, Moritz, Peischl, Zulich, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064.

Attorney: Peters, Moritz, Peischl, Zulich, Landes & Brienza, LLP

---

**Warfield, Audrey Walker**, dec'd.

Late of West Lampeter Township.

Co-Executors: Ronald L. Miller, Richard P. Nuffort c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorney: May, Herr & Grosh, LLP.

---

**Weaver, Patricia Ann a/k/a Patricia A. Weaver**, dec'd.

---

Late of West Earl Township.  
Executor: Rose Burkhart c/o  
Kling, Deibler & Glick, LLP, 131  
W. Main Street, New Holland, PA  
17557.  
Attorney: Patrick A. Deibler,  
Esq., Kling, Deibler & Glick,  
LLP.

---

**Wright, Marsha G.**, dec'd.

Late of Paradise Township.  
Executors: Vernon D. Wright,  
Lois Ann Wright c/o Aevitas  
Law, PLLC, 1755 Oregon Pike,  
Suite 201, Lancaster, PA 17601.  
Attorneys: Santo G. Spataro,  
Esquire, Aevitas Law, PLLC.

---

**THIRD PUBLICATION**

**Allen, Robert J. a/k/a Robert  
John Allen**, dec'd.

Late of Manheim Township.  
Executrix: Wendy J. Allshouse  
c/o J. Elvin Kraybill, Attorney,  
P.O. Box 5349, Lancaster, PA  
17606.  
Attorney: Gibbel Kraybill & Hess  
LLP.

---

**Brosey, Kenneth R.**, dec'd.

Late of Penn Township.  
Executrix: Esther S. Brosey  
c/o Jeffrey C. Goss, Esquire,  
480 New Holland Avenue, Suite  
6205, Lancaster, PA 17602.  
Attorneys: Brubaker Connaugh-  
ton Goss & Lucarelli LLC.

---

**Brubaker, Sharon Marie**, dec'd.

Late of Ephrata Borough.  
Administrators: Fred R. Bru-  
baker, Gregory C. Brubaker c/o  
Kling, Deibler & Glick, LLP, 131  
W. Main Street, New Holland, PA  
17557.  
Attorney: Linda Kling, Esq.,

Kling, Deibler & Glick, LLP.

---

**Brugger, C. Ann**, dec'd.

Late of Manheim Township.  
Executor: John W. Lorah c/o  
Gardner and Stevens, P.C., 109  
West Main Street, Ephrata, PA  
17522.  
Attorney: Kurt A. Gardner.

---

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

Late of West Lampeter Town-  
ship.  
Executor: Sandra M. Schmal-  
hofer c/o Cody & Pfursich, 53  
North Duke Street, Suite 420,  
Lancaster, PA 17602.  
Attorney: Stephen W. Cody.

---

**Dauber, Katherine M.**, dec'd.

Late of West Lampeter Town-  
ship.  
Executor: Fred C. Shupp c/o  
Randy R. Moyer, Esquire, Bar-  
ley Snyder LLP, 126 East King  
Street, Lancaster, PA 17602.  
Attorney: Barley Snyder LLP.

---

**Dixon, Martha I.**, dec'd.

Late of Elizabethtown Borough.  
Executrix: Valerie J. Oldham  
c/o Clymer Musser & Sarno, PC,  
408 West Chestnut Street, Lan-  
caster, PA 17603.  
Attorney: James N. Clymer, Esq.

---

**Ecenrode, David M.**, dec'd.

Late of West Lampeter Town-  
ship.  
Co-Executors: Taylor R. Ecen-  
rod, Jenny L. Ecenrode c/o  
Theodore L. Brubaker, Esquire,  
480 New Holland Avenue, Suite  
6205, Lancaster, PA 17602.  
Attorneys: Brubaker Connaugh-  
ton Goss & Lucarelli LLC.

---

**Elslager, Frederick E.**, dec'd.



Late of Columbia Borough.  
 Executor: Alice Best, c/o 327  
 Locust Street, Columbia, PA  
 17512.  
 Attorney: Michael S. Grab, Es-  
 quire, Nikolaus & Hohenadel,  
 LLP, 327 Locust Street, Colum-  
 bia, PA 17512.

---

**Enck, Phyllis J.**, dec'd.

Late of West Cocalico Township.  
 Executor: Bradley S. Wolf c/o  
 Gardner and Stevens, P.C., 109  
 West Main Street, Ephrata, PA  
 17522.  
 Attorney: John C. Stevens.

---

**Fisher, Emma H.**, dec'd.

Late of Paradise Township.  
 Executor: Elizabeth A. Fisher  
 c/o Kling, Deibler & Glick, LLP,  
 131 W. Main Street, New Hol-  
 land, PA 17557.  
 Attorney: Ashley A. Glick, Esq.,  
 Kling, Deibler & Glick, LLP.

---

**Garber, Harriet E.**, dec'd.

Late of Ephrata Township.  
 Executrices: Cynthia Ann Kauff-  
 man, Christine L. Hess c/o Rus-  
 sell, Krafft & Gruber, LLP, 101  
 North Pointe Blvd, Suite 202,  
 Lancaster, PA 17601.  
 Attorney: Lindsay M. Schoene-  
 berger, Esquire.

---

**Gardner, Sheila S.**, dec'd.

Late of Lititz.  
 Co-Executors: David M. Gard-  
 ner, Mary Ann Johnston c/o  
 Nancy Mayer Hughes, Esquire,  
 Barley Snyder LLP, 126 East  
 King Street, Lancaster, PA  
 17602.  
 Attorneys: Barley Snyder LLP.

---

**Gifford-Upsher, Karen L. a/k/a  
 Karen Louise Gifford a/k/a Kar-**

**en Louise Gifford-Upsher**, dec'd.  
 Late of Lancaster City.  
 Executor: Carol J. Gifford c/o  
 Kling, Deibler & Glick, LLP, 131  
 W. Main Street, New Holland, PA  
 17557.  
 Attorney: Patrick A. Deibler,  
 Esq., Kling, Deibler & Glick,  
 LLP.

---

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

Late of Manheim Township.  
 Executrices: Linda D. Mutzel,  
 Melissa L. Hammer c/o Gard-  
 ner and Stevens, P.C., 109 West  
 Main Street, Ephrata, PA 17522.  
 Attorney: Kurt A. Gardner.

---

**Good, Loretta J.**, dec'd.

Late of Ephrata Township.  
 Co-Executors: Kimberly A.  
 Schware, Michael A. Good c/o  
 E. Richard Young, Jr., Esq.,  
 1248 W. Main St., Ephrata, PA  
 17522.  
 Attorney: E. Richard Young,  
 Esq.

---

**Green, Richard E.**, dec'd.

Late of Leola.  
 Executrix: Rita L. Riker c/o  
 Good & Harris, LLP, 132 West  
 Main Street, New Holland, PA  
 17557.  
 Attorneys: Good & Harris, LLP.

---

**Greybill, Robert Alan a/k/a Rob-  
 ert. A. Greybill**, dec'd.

Late of West Lampeter Town-  
 ship.  
 Executrix: Lisa Maude Greybill  
 c/o Karl Kreiser, Esquire, 553  
 Locust Street, Columbia, PA  
 17512.  
 Attorney: Mountz & Kreiser, 553  
 Locust Street, Columbia, PA  
 17512.

---

**Hoffman, Paul**, dec'd.

Late of Upper Allen Township.  
 Executor: Charles Palenz c/o  
 May Herr & Grosh, LLP, 234  
 North Duke Street, Lancaster,  
 PA 17602.  
 Attorney: Matthew A. Grosh.

---

**Kelly, Robert G., Jr.**, dec'd.

Late of West Lampeter Town-  
 ship.  
 Executor: Susan B. Kelly c/o  
 May Herr & Grosh, LLP, 234  
 North Duke Street, Lancaster,  
 PA 17602.  
 Attorney: Matthew A. Grosh.

---

**Knippenberg, Elizabeth Ellen  
 Eshleman a/k/a Elizabeth E.  
 Knippenberg**, dec'd.

Late of the Township of Manor.  
 Executrices: Beth A. Lloyd, De-  
 borah E. Rose c/o Nikolaus & Ho-  
 henadel, LLP, 222 South Market  
 Street, Suite 201, Elizabeth-  
 town, PA 17022.  
 Attorney: Jeffrey S. Shank, Es-  
 quire.

---

**Lantz, Emma S.**, dec'd.

Late of Ronks.  
 Executor: Paul E. Lantz c/o  
 Legacy Law, PLLC., 147 W. Air-  
 port Road, Suite 300, Lititz, PA  
 17543.  
 Attorney: Neal A. Rice, Esq.

---

**Roman, Eliseo a/k/a Eliseo N.  
 Roman**, dec'd.

Late of East Lampeter Township.  
 Executor: Miriam Roman Car-  
 vajal c/o Cody & Pfursich, 53  
 North Duke Street, Suite 420,  
 Lancaster, PA 17602.  
 Attorney: Stephen W. Cody.

---

**Roy, David B. a/k/a David Bruce**

**Roy**, dec'd.

Late of East Hempfield Town-  
 ship.  
 Executors: Julie Roy McMurt-  
 rie, Dana Roy Myers c/o Pyfer,  
 Reese, Straub, Gray & Farhat,  
 P.C., 128 N. Lime Street, Lan-  
 caster, PA 17602.  
 Attorney: Pyfer, Reese, Straub,  
 Gray & Farhat, P.C.

---

**Schock, Jacob Eugene**, dec'd.

Late of Lancaster.  
 Executor: Richard L. Schock c/o  
 Legacy Law, PLLC., 147 W. Air-  
 port Road, Suite 300, Lititz, PA  
 17543.  
 Attorney: Timothy E. Shawaryn,  
 Esq.

---

**Sexton, Lore E.**, dec'd.

Late of Manheim Township.  
 Executrix: Regina G. Sexton c/o  
 Russell, Krafft & Gruber, LLP,  
 101 North Pointe Blvd, Suite  
 202, Lancaster, PA 17601.  
 Attorney: Lindsay M. Schoene-  
 berger, Esquire.

---

**Shappell, Gerald M.**, dec'd.

Late of City of Borough of Eliza-  
 bethtown.  
 Executor: Brett Shappell, 483 N.  
 Market Street, Elizabethtown,  
 PA 17022.  
 Attorney: Shelby G. Hostetter,  
 Esquire, 75 Memorial Drive,  
 Schuylkill Haven, PA 17972.

---

**Sweigart, Scott E.**, dec'd.

Late of Lancaster City.  
 Executor: Galen R. Sweigart  
 c/o Appel Yost & Zee LLP, 33  
 North Duke Street, Lancaster,  
 PA 17602.  
 Attorney: Matthew C. Samley.

**NOTICE OF DISSOLUTION TO  
CREDITORS OF AND CLAIM-  
ANTS AGAINST  
SUNNY DAY GOODS INC.**

Notice is hereby given that Sunny Day Goods Inc., a Pennsylvania corporation, with an address at 1821 Colonial Village Drive, Lancaster, PA 17601, is being dissolved and is now engaged in winding up proceedings so that its corporate existence shall be ended pursuant to Section 1975(b) of the Pennsylvania Business Corporation Law of 1988, as amended.

Charles F. Blumenstock, Jr.  
BLUMENSTOCK LEGAL ADVI-  
SORS PC  
255 Butler Avenue, Suite 102  
Lancaster, PA 17601

D-30

**ARTICLES OF INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of incorporating the below named domestic business corporation pursuant to the provisions of the Business Corporation Law of 1988, as amended. The name of the corporation is:

**Cardinal Rubber Company**

Dean H. Dusinberre, Esq.  
Stevens & Lee  
17 N. 2nd Street, 16th Floor  
Harrisburg, PA 17101

D-30

Notice is hereby given that **Joy Christian Fellowship, Inc.**, 124 E. Farmersville Road, Ephrata, Pennsylvania 17522, has been incorporated under the provisions of the Nonprofit Corporation Law

of 1988 by filing of Articles of Incorporation with the Pennsylvania Department of State on October 13, 2022.

KLING, DEIBLER & GLICK, LLP  
D-30

NOTICE is hereby given that Articles of Incorporation of **Keystone Concert Band, Inc.** were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 7th day of December, 2022, for the purpose of obtaining a Certificate of Incorporation of a nonprofit corporation which was organized under the PA Nonprofit Corporation Law of 1988 to do all things and exercise all powers, rights and privileges which a non-profit corporation may now or hereafter be organized or authorized to do under the Pennsylvania Non-Profit Corporation Law.

D-30

NOTICE IS HEREBY GIVEN that a nonprofit corporation known as **WEPA! FOR JESUS** was incorporated on December 20, 2022 with the Pennsylvania Department of State under the provisions of the Nonprofit Corporation Law of 1988, as amended.

BARLEY SNYDER LLP  
Attorneys

D-30

NOTICE IS HEREBY GIVEN that a nonprofit corporation known as **NATIONAL WRESTLING HALL OF FAME, EAST COAST MUSEUM** was incorporated on December 20, 2022 with the Pennsylvania Department of State under the provisions of the Nonprofit Corpo-

ration Law of 1988, as amended.  
BARLEY SNYDER LLP  
Attorneys

D-30

**CHANGE OF NAME NOTICES**

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas in Lancaster County, Pennsylvania seeking to change the name of **Deborah Ann Shapiro** to Deborah Hanael Shapiro. A hearing on the Petition will be held on March 27, 2023 at 2:30pm in Courtroom No. 4 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

Lucy F. Dowd  
Lucy Dowd Law LLC  
342 N. Queen Street, Rear  
Lancaster, PA 17603  
717-435-8271

D-30

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 **Zachary Brandon Klein** to Zachary Brandon Ford. A hearing on the Petition will be held on February 27, 2023 at 2:40 pm in Courtroom No. 4 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, PA at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

D-30

**CORPORATE NOTICE**

LIMITED LIABILITY COMPANY NOTICE IS HEREBY GIVEN that on October 11, 2022, a Certificate of Organization Domestic Limited Liability Company was filed with the Pennsylvania Department of State for Immel Investments, LLC in accordance with the provisions of the Limited Liability Act of 1994.

Owner:  
Brian D. Immel  
Attorney:  
Bruce W. Laverty, Esquire  
LAVERTY, ABELE & RUSSELL,  
LLC  
1398 Wilmington Pike, Suite B  
West Chester, PA 19382

D-30

**FOREIGN REGISTRATION  
NOTICE**

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about December 9, 2022, for a foreign nonprofit corporation with a registered address in the state of Pennsylvania as follows:

**Engaging Disability With The Gospel Inc**

1987 State Street, Suite 203  
East Petersburg, PA 17520

This corporation is incorporated under the laws of Mississippi. The address of its principal office is: 102 Crestview Drive, Brandon, MS 39047. The corporation has been qualified in Pennsylvania under the provisions of the Non-profit Corporation Law of 1988, as amended.

D-30

**NOTICE OF CONFIRMATION NISI**

**NOTICE REGARDING PROPERTIES SOLD OR EXPOSED TO SALE AT THE LANCASTER COUNTY TAX CLAIM BUREAU JUDICIAL TAX SALES ON NOVEMBER 14, 2022 TO COLLECT DELINQUENT REAL ESTATE TAXES:**

Notice is hereby given that on December 22, 2022, the Lancaster County Tax Claim Bureau presented to the Lancaster County Court of Common Pleas Petitions for Confirmation Nisi of the judicial tax sales held on November 14, 2022 in accordance with the Pennsylvania Real Estate Tax Sale Law, 72 P.S. 5860.607 of the following properties:

5311 Lincoln Highway; Salisbury Township

Owner: Lakeland West Capital VI, LLC

Tax Parcel No. 560-61308-0-0000  
Docket No. CI-22-02172

**THE COURT ENTERED A CONFIRMATION NISI ON DECEMBER 22, 2022 OF THE JUDICIAL TAX SALE IN EACH OF THE ABOVE REFERENCED CASE. OBJECTIONS OR EXCEPTIONS TO THE CONFIRMATION NISI OF THE JUDICIAL TAX SALE MAY BE FILED BY ANY OWNER OR LIEN CREDITOR WITHIN THIRTY (30) DAYS AFTER THE DATE OF THE DECEMBER 22, 2022 CONFIRMATION NISI. IF NO OBJECTIONS OR EXCEPTIONS ARE FILED, THE SALES WILL BE CONFIRMED ABSOLUTELY. IF YOU HAVE ANY QUESTIONS, PLEASE CALL YOUR ATTORNEY OR THE COUNTY LAWYER REFERRAL SERVICE AT 717-**

**393- 0737 OR MID-PENN LEGAL SERVICES AT 717-299-0971.**

By: Lancaster County Tax Claim Bureau

D-30

**NOTICE OF SHERIFF'S SALE**

IN THE COURT OF COMMON PLEAS  
LANCASTER COUNTY,  
PENNSYLVANIA

U.S. Bank National Association  
Plaintiff,

vs.

Derek J. Schultz  
Defendant. CIVIL DIVISION

**Docket No.: CI-22-01388**

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT  
TO  
PENNSYLVANIA RULE OF CIVIL  
PROCEDURE 3129

**TO: Derek J. Schultz**

136 Foxbury Drive Elizabethtown,  
PA 1 7022

TAKE NOTICE:

That the Sheriffs Sale of Real Property (Real Estate) will be held at the Lancaster County Sheriffs Office, at the Lancaster County Government Center, Rooms 102/104, 150 N Queen Street, Lancaster, PA 17602 on March 29, 2023 at 10:00AM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land. (SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"). The LOCATION of your property to be sold is:

136 Foxbury Drive,  
Elizabethtown, PA 1 7022

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. CI-22-01388

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Derek J. Schultz

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/ or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Lancaster County, at the Lancaster County Government Center, Rooms 102/104, 150 N Queen Street, Lancaster, PA 17602.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.

GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Lancaster County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriffs Sale, you may file a petition with the Court of Common Pleas of Lancaster County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriffs Deed is delivered.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Lancaster County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Lancaster County Courthouse, 50 North Duke Street, P.O. Box

83480, Lancaster, PA 17608-  
\_\_ , before presentation of the  
petition to the Court.

Dated: 10.14.22

Meredith H. Wooters, Esquire  
(307207)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-220-5611

Fax: 614-220-5613

Email: mhwooters@manleydeas.  
com

Attorney for Plaintiff

D-30

**NOTICE OF SPECIAL MEETING**

**ANNUAL MEETING**

The Annual Meeting of the Mem-  
bers of the Donegal Mutual In-  
surance Company will be held by  
means of remote communication  
on

**THURSDAY,**

**FEBRUARY 16, 2023**

commencing at 9:30 A.M. for the  
purpose of electing directors and  
the transaction of such other busi-  
ness as shall properly come before  
the said meeting or any adjourn-  
ment thereof. Members may regis-  
ter to attend by sending an email  
to DMICAnnualMeeting@Donegal-  
Group.com, on or before February  
15, 2023.

KEVIN G. BURKE, PRESIDENT

ATTEST: SHERI O. SMITH, SEC-  
RETARY

D-31, J-6, 13

**ORPHANS' COURT NOTICE**

Orphans' Court Division

Auditing Notices

To All Claimants, Beneficiaries,

Heirs and Next of Kin, and oth-  
er persons interested: NOTICE IS  
GIVEN that the following accounts  
in decedents', incapacitated per-  
sons, minors', and trust estates  
have been filed in the office of the  
Clerk of the Orphans' Court divi-  
sion of the Court of Common Pleas  
of Lancaster County and will be  
presented to said Orphans' Court  
Division for Audit and confirma-  
tion therein to the parties legally  
entitled thereto on

January 3, 2023

at 9 o'clock a.m. in Courtroom No.  
11 on the fourth floor of the Court-  
house, 50 North Duke Street, Lan-  
caster, PA

1. DETWEILER, F. ROBERT, Tes-  
tamentary Trust, 2013-2430.  
First & Final Acct., John E.  
Muir, Trustee, J. William Wid-  
ing, III, Atty.

Anne L. Cooper

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

D-23, 30

**SUITS ENTERED**

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

December 15, 2022  
to December 21, 2022

ABSOLUTE TOWING LLC; Toy-  
ota Motor Credit Corporation;  
07947; Price

AMERICAN DENTAL MANAGE-  
MENT, P.C.; Mark Swierczewski  
DDS; 07878; Schuchman

AMTRAK, NATIONAL RAILROAD  
PASSENGER CORPORATION;

- Glenn Musselman; 07811; Floyd BEASTON, THOMAS M, BEASTON, MICHAEL E; Jonestown Bank and Trust Company; 07992; Bametzreider
- BENSINGER, FRANCES R, BENSINGER, DONALD L; AmeriCredit Financial Services Inc; 07991; Scian
- BOORNAZIAN, EDWARD; Anthony Lacorte; 07965; Rothermel
- BROOKS, BRANDI; AmeriCredit Financial Services Inc; 07970; Scian
- CITY OF LANCASTER ZONING HEARING BOARD, GROSSMAN & GROSSMAN INC; City of Lancaster; 07951; Albert
- COLON, LISETTE; AmeriCredit Financial Services Inc; 07979; Scian
- DOUGHTERY, WILLIAM, MATEJICKA, COLLEEN; Virginia J Landry; 07944; Landry
- DUKE, JEREMY; OneMain Financial Group LLC; 07997; Borer
- FANNIN LOGISTICS LLC, SUNWAY CARRIERS INC; Alexander, Winton & Associates Inc; 07872; Wendolowski
- FESSENBECKER, RACHEL M; AmeriCredit Financial Services Inc; 07995; Scian
- GONZALEZ, CHRISTINA, OSUNA, CYNTHIA; Progressive Advanced Insurance Company; 07830; McElhaney
- HABECKER, KRISTYN; AmeriCredit Financial Services Inc; 07973; Scian
- HEIRS SUCCESSORS OR ASSIGNS ET AL OF SHIRLEY A RINEER; Solanco School District; 07914; Bryant
- HOME365 PROPERTY MANAGEMENT, NICHOLS, ANDRE; William Ballew; 07904; Sarno
- HOUSING AUTHORITY OF THE CITY OF LANCASTER, LANCASTER CITY HOUSING AUTHORITY, LANCASTER HOUSING AUTHORITY; Richard Jackson; 07877; Justice
- IRIZARRY, KATHY; AmeriCredit Financial Services Inc; 07990; Scian
- JONES, BRYCE N, JONES SR, RANDY L; OneMain Financial Group LLC; 07999; Borer
- KUHN, JONATHAN; AmeriCredit Financial Services Inc; 07968; Scian
- LANCASTER COUNTY CONVENTION CENTER AUTHORITY, LANCASTER MARRIOTT AT PENN SQUARE, PENN SQUARE CONDOMINIUM ASSOCIATION, MARRIOTT INTERNATIONAL INC; Renee H. Gammache; 07915; Ciccotta
- LARA GROCERY STORE LLC, LARA GERONIMO, JOSE GREGORIO; Itria Ventures LLC; 07831; Bender
- LEHOE, JANELLE; AmeriCredit Financial Services Inc; 07993; Scian
- LETTERHOUSE, SAMUEL, LETTERHOUSE, LATICIA; AmeriCredit Financial Services Inc; 07976; Scian
- LEVISKY, JOHN; AmeriCredit; 07988; Scian
- LOREMAN, ASHLEY; PCA Acquisitions V LLC; 07969; Scian
- MARSICO, JASON A; Bank of America, N.A.; 07833; Denardo
- MCKAIN, JAMES; OneMain Financial Group LLC; 07994; Borer
- MURPHY, JAMIE, MURPHY, MICHAEL P; AmeriCredit Financial Services Inc; 07983; Scian
- MYERS, DEBORAH S; AmeriCredit Financial Services Inc; 07980; Scian
- PATTERSON, DANA; AmeriCredit Financial Services Inc; 07986; Scian
- PIERRE-BELLEGARDE, SMATH



A; AmeriCredit Financial Services Inc; 07950; Scian VILLAGE OF OLDE HICKORY, VILLAGE OF OLDE HICKORY LP, BOYD WILSON LLC; Stanley Fasnacht; 07907; Justice

POUCHAN, CAITLIN; AmeriCredit Financial Services Inc; 07971; Scian

RANDLER, SOL, SERRANO, SAMUEL; AmeriCredit Financial Services Inc; 07985; Scian

SHANNON, BRENDA, SHANNON, STEVE; AmeriCredit Financial Services; 07964; Scian

SHEAFFER, SAMANTHA L; OneMain Financial Group LLC; 08000; Borer

SHINDLE, GREGORY, SANTORIELLO, CHEYERINE; Hauenstein Agency Inc; 07875

SHOCKLEY, DENNIS; OneMain Financial Group LLC; 07998; Borer

SMOKER, BARRY L; AmeriCredit Financial Services; 07966; Scian

STONESIFER, KELLY, STONESIFER, AMANDA; AmeriCredit Financial Services Inc; 07967; Scian

THOMAS, LAMONT; AmeriCredit Financial Services Inc; 07978; Scian

THOMPSON, TOBYE J, VOGEL, FRED C; AmeriCredit Financial Services Inc; 07982, Scian

TRINITY LUTHERAN CHURCH, TRINITY EVANGELICAL LUTHERAN CHURCH, MONGER WEINHOLD LLC, JOHN DOE 2, JOHN DOE 3, HICKS, CRAIG, DISSINGER, MITCHELL, DISSINGER, MITCHELL, DISSINGER, GINA, DISSINGER, GINA, JOHN DOE 1, MONGER WEINHOLD LLC, NATIONAL HOLLAND AREA HISTORICAL SOCIETY, HICKS CLOCK SHOPPE AND REPAIR, HICKS CLOCK SHOPPE, LICKITY SPLIT, LICKITY SPIT; Laurie Carrington; 07962; Braker

VALDEZ, ROSELYNE; AmeriCredit Financial Services Inc; 07996; Scian

**NOTICE**



**SHERIFF SALE OF VALUABLE  
REAL ESTATE**

—————  
**Wednesday, January 25, 2023**  
**@ 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 in the Lancaster County Government Center, Room 102/104, 150 North Queen Street, in the City of Lancaster, PA.

**Audio and Video Devices Are  
Prohibited in Court Facilities**

Beginning January 1, 2017, the taking or recording of pictures, photographs, videos, or audio recordings; and the use or possession of audio or video broadcast or recording equipment, or any other device capable of capturing or transmitting sound or images (including, without limitation, cameras and cell phones); in a courtroom, hearing room, or their respective environs during the progress of or in connection with any action, whether or not court is actually in session, is prohibited

in compliance with L.C.R. Crim.P. No. 112.

**CONDITIONS OF SALE**

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

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

All properties are sold "AS IS", with NO expressed or implied warranties or guarantees whatsoever. In other words, the Sheriff's Office does not guarantee or warrant, in any way, the real estate upon which you are bidding. The Sheriff's Office is merely following the requests of the plaintiffs and selling whatever interests the defendants may have in the properties. It is up to you or your attorney to determine what those interests are, before you buy. The defendants might not own the properties at all, other persons may own the properties, or there might be mortgages or other liens against the properties that you may have to pay before you obtain clear title to a property. All of these factors are for you alone to determine. The Sheriff's Office will not make these determinations for you. Once you make a bid, which is accepted as the highest bid, you have bought whatever interests the defendants have, if any, in that property and you must pay that sum of money

to the Sheriff's Office regardless of what you later find out about the title. You must know what you are bidding on before you bid and NOT after. All sales are FINAL after the property has been struck off to you as the highest bidder, and no adjustments will be made thereafter.

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

In order to expedite the sale, the Sheriff's Office encourages, but does not require, plaintiffs to announce an "upset" price, which is the least amount the plaintiff will accept for a property. Any bidding above the plaintiff's opening costs bid for such property will begin at that stated upset price. Subsequent bids shall be in no less than \$1000 increments. Plaintiffs may withdraw a property from sale any time before the property is struck off as sold to the highest bidder.

Immediately upon a property being struck off to the highest bidder, the buyer must state the buyer's name (unless buying the property on behalf of the plaintiff for costs only) and come forward to settle with the clerks. The buyer must present a legal picture identification acceptable to the Sheriff's Office, such as a driver's license, and immediately pay 20% of their bid as a down payment to the Sheriff's Office. The buyer must subsequently pay the balance of their bid within 30 days after the sale date.

Each buyer shall file a properly completed and signed Pennsylvania Realty Transfer Tax Statement of Value in duplicate with

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

If no petition has been filed to set aside a property sale, the Sheriff will execute and record a deed 20 days or more after filing a proposed Schedule of Distribution with the Prothonotary's Office, conveying all the real estate rights, title, & interests of the defendants in the property. Distribution of the sale proceeds will be made per the proposed Schedule of Distribution 11 or more days after the filing of such Schedule, provided no exceptions are filed regarding the proposed distribution.

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

If a buyer breaches or otherwise fails to comply with these Conditions of Sale, the buyer shall forfeit their down payment to the Sheriff's Office in its entirety as liquidated damages, and the buyer also shall be liable to the Sheriff's Office for all costs, expenses, losses, and damages (including, without limitation, attorney fees) suffered or incurred by the Sheriff's Office (1) to resell the property or (2) above and beyond such down payment amount, or both of the foregoing.

The Sheriff's Office reserves the

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

Christopher Leppler,  
*Sheriff of Lancaster County*  
Michael D Hess, Esquire,  
*Solicitor*

---

**CI-22-05352**  
**FULTON BANK, N.A.**

**vs**

**AKRON ESTATES, LLC**

PROPERTY ADDRESS: 333 S. 7th St., Akron, PA 17501

UPI / TAX PARCEL NUMBER: 020-83505-0-0000

JUDGMENT: \$2,223,671.49

REPUTED OWNERS: Akron Estates, LLC

DEED BK. or INSTR. NO.: 6244033

MUNICIPALITY: Akron Borough

AREA: 4.63 acres

IMPROVEMENTS: Commercial office building

---

**CI-22-00687**

**PENNSYLVANIA HOUSING FINANCE AGENCY**

**vs**

**CLINTON D ALEXANDER, UNITED STATES OF AMERICA**

PROPERTY ADDRESS: 422 NORTH ACADEMY DRIVE, EPHRATA, PA 17522

UPI / TAX PARCEL NUMBER: 260-07956-0-0000

JUDGMENT: \$174,552.51

REPUTED OWNER(S): CLINTON D. ALEXANDER

DEED or INSTRUMENT NO: 5654959

MUNICIPALITY: BOROUGH OF EPHRATA

AREA: 15,246 SQUARE FEET

IMPROVEMENTS: A RESIDENTIAL DWELLING

---

**CI-22-00314**

**BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST**

**vs**

**TODD ALLEN, KNOWN SURVIVING HEIR OF DOROTHY M ALLEN, AMANDA REED, KNOWN SURVIVING HEIR OF DOROTHY M ALLEN, UNKNOWN SURVIVING HEIR OF DOROTHY M ALLEN**

PROPERTY ADDRESS: 388 FARMVIEW LANE, MOUNT JOY, PA 17552

UPI / TAX PARCEL NUMBER: 450-49368-0-0000

JUDGMENT: \$159,543.69

REPUTED OWNERS: Todd Allen, Known Surviving Heir of Dorothy M Allen, Amanda Reed, Known Surviving Heir of Dorothy M Allen, and Unknown Surviving Heir of Dorothy M Allen

DEED BK. or INSTR. NO.: 5775121

MUNICIPALITY: Mount Joy Borough

AREA: 1,556 SQFT

IMPROVEMENTS: Residential Dwelling

---

**CI-22-00312**

**M&T BANK**

**vs**

**EDWARD J. ARBOLEDA TORRES**

PROPERTY ADDRESS: 230 JACKSON STREET, LANCASTER, PA 17603

UPI / TAX PARCEL NUMBER: 390-80417-0-0000

JUDGMENT: \$116,062.13

REPUTED OWNERS: EDWARD J. ARBOLEDA TORRES  
DEED BK. or INSTR. NO.:6222663  
MUNICIPALITY: MANHEIM TOWNSHIP  
AREA:960.00 Sq.Ft.  
IMPROVEMENTS: A RESIDENTIAL DWELLING

---

**CI-19-08207**  
**M&T BANK**

**vs**

**CHERYL L BARBER**

PROPERTY ADDRESS: 229 LOCUST STREET, NEW HOLLAND, PA 17557  
UPI / TAX PARCEL NUMBER: 480-01151-0-0000  
JUDGMENT: \$62,082.24  
REPUTED OWNERS: CHERYL L. BARBER  
DEED BK. or INSTR. NO.: 001052376  
MUNICIPALITY: BOROUGH OF NEW HOLLAND  
AREA: 1064.00 Sq. Ft.  
IMPROVEMENTS: A RESIDENTIAL DWELLING

---

**CI-21-00389**  
**SOLANCO SCHOOL DISTRICT**  
**vs**  
**SAMUEL Y. BLANK, RACHEL F. BLANK**

PROPERTY ADDRESS: 186 PENNSY ROAD, NEW PROVIDENCE, PA 17560  
UPI / TAX PARCEL NUMBER: 520-20092-0-0000  
JUDGMENT: \$4,474.32  
REPUTED OWNERS: Samuel Y. Blank and Rachel F. Blank  
DEED BK. and PAGE or INSTR. NO.: 6457908  
MUNICIPALITY: Providence Township  
AREA: 5.6 acres

IMPROVEMENTS: RESIDENTIAL

---

**CI-16-09419**  
**WELLS FARGO BANK, NA**

**vs**

**TIMOTHY J. BREEN (DECEASED), UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF TIMOTHY J. BREEN**

PROPERTY ADDRESS: 1780 TEMPLE AVENUE, LANCASTER, PA 17603  
UPI / TAX PARCEL NUMBER: 410-53475-0-0000  
JUDGMENT: \$134,367.81  
REPUTED OWNERS: Timothy J. Breen (deceased)  
DEED BK. or INSTR. NO.:6045578  
MUNICIPALITY: Township of Manor  
AREA: N\A  
IMPROVEMENTS: Residential Dwelling

---

**CI-22-05357**  
**FULTON BANK, N.A.**

**vs**

**COAL CAPITAL EPHRATA, LLC**

PROPERTY ADDRESS: 1170 SOUTH STATE STREET AND 7TH STREET, EPHRATA, PA 17522  
UPI / TAX PARCEL NUMBER: 260-98081-0-0000;020-41526-0-0000  
JUDGMENT: \$10,476,543.06  
REPUTED OWNERS: Coal Capital Ephrata, LLC  
DEED BK. or INSTR. NO.:5917844  
MUNICIPALITY: Ephrata Borough and Akron Borough  
AREA: approximately 25.1 acres  
IMPROVEMENTS: Commercial motel/inn/lodge and vacant land

---

**CI-19-09627**  
**USAA FEDERAL SAVINGS BANK**

vs

**MATTHEW DAVID COLLMAN,  
STEPHANIE M. SERGENT-COLL-  
MAN**

PROPERTY ADDRESS: 1795 CAM-  
PUS ROAD, ELIZABETHTOWN, PA  
17022

UPI / TAX PARCEL NUMBER: 460-  
26085-0-0000

JUDGMENT: \$181,120.07

REPUTED OWNERS: Matthew Da-  
vid Collman and Stephanie M. Ser-  
gent-Collman

DEED BK. and PAGE or INSTR.

NO.: Document ID# 5978370

MUNICIPALITY: Township of  
Mount Joy

AREA:2,045 square feet

IMPROVEMENTS: Residential  
Dwelling

**CI-22-01727**

**M&T BANK**

vs

**DW A MINOR SOLELY IN HIS/  
HER CAPACITY AS HEIR OF  
TRAVIS WORK A/K/A TRAVIS  
R. WORK, DECEASED, TW A  
MINOR SOLELY IN HIS/HER  
CAPACITY AS HEIR OF TRA-  
VIS WORK A/K/A TRAVIS R.  
WORK, DECEASED, DOROTHY  
S. WORK AS ADMINISTRATRIX  
OF THE ESTATE OF TRAVIS  
WORK A/K/A TRAVIS R. WORK,  
DECEASED**

PROPERTY ADDRESS: 551 WEST  
VINE STREET, LANCASTER, PA  
17603

UPI / TAX PARCEL NUMBER: 338-  
73074-0-0000

JUDGMENT: \$212,899.70

REPUTED OWNERS: DW A MINOR  
Solely in His/Her Capacity as Heir  
of TRAVIS WORK a/k/a TRAVIS R.  
WORK,

Deceased, TW A MINOR Sole-  
ly in His/Her Capacity as Heir of

TRAVIS WORK a/k/a TRAVIS R.  
WORK, Deceased &

DOROTHY S. WORK as Admin-  
istratrix of the Estate of TRAVIS  
WORK a/k/a TRAVIS R. WORK,  
Deceased

DEED BK. or INSTR. NO.: 6518912  
MUNICIPALITY: CITY OF LAN-  
CASTER

AREA: 1623.00 Sq.Ft.

IMPROVEMENTS: A RESIDENTIAL  
DWELLING

**CI-19-10858**

**PENNYMAC LOAN SERVICES  
LLC**

vs

**ROBERT K. EBY AKA ROB-  
ERT K. EBY, III, THE UNITED  
STATES OF AMERICA**

PROPERTY ADDRESS: 10 WOOD-  
CREST DRIVE, CONESTOGA, PA  
17516

UPI / TAX PARCEL NUMBER: 120-  
65449-0-0000

JUDGMENT: \$221,800.67

REPUTED OWNERS: ROBERT K.  
EBY aka ROBERT K. EBY, III

DEED BK. or INSTR. NO.:6330363

MUNICIPALITY: CONESTOGA TWP

AREA: 1,624 Sq Ft

IMPROVEMENTS: A RESIDENTIAL  
DWELLING

**CI-22-01935**

**ROCKET MORTGAGE, LLC  
F/K/A QUICKEN LOANS, LLC  
F/K/A QUICKEN LOANS INC.**

vs

**CHAD M. ELLIS**

PROPERTY ADDRESS: 116 PEB-  
BLESIDE LANE, LANCASTER, PA  
17602

UPI / TAX PARCEL NUMBER:

320-24266-0-0000

JUDGMENT: \$139,716.41

REPUTED OWNERS: Chad M. Ellis  
DEED BK. and PAGE or INSTR. NO.: 6368547  
MUNICIPALITY: West Lampeter AREA:  
IMPROVEMENTS:

\_\_\_\_\_

**CI-22-00427**  
**CITIZENS BANK, N.A.**

**vs**

**HEATHER R. FACKLER**

PROPERTY ADDRESS: 4 HALL-MARK DRIVE, LITITZ, PA 17543  
UPI / TAX PARCEL NUMBER: 240-28969-0-0000  
JUDGMENT: \$283,166.28  
REPUTED OWNERS: Heather R. Fackler  
INSTR. NO.: 6242621  
MUNICIPALITY: Township of Elizabeth  
AREA:  
IMPROVEMENTS: Residential Dwelling

\_\_\_\_\_

**CI-22-01453**  
**WELLS FARGO BANK, N.A.**

**vs**

**JUSTIN M. GOHN**

PROPERTY ADDRESS: 100 CEDAR STREET, COLUMBIA, PA 17512  
UPI / TAX PARCEL NUMBER: 110-39792-0-0000  
JUDGMENT: \$51,545.11  
REPUTED OWNERS: JUSTIN M. GOHN  
DEED INSTRUMENT NO.: 5331549  
MUNICIPALITY: BOROUGH OF COLUMBIA  
IMPROVEMENTS: RESIDENTIAL DWELLING

\_\_\_\_\_

**CI-21-08935**

**SPECIALIZED LOAN SERVICING LLC**

**vs**

**RICHARD KESSELL**

PROPERTY ADDRESS: 4 ABINGTON COURT, LANCASTER, PA 17603  
UPI / TAX PARCEL NUMBER: 290-22894-0-0000  
JUDGMENT: \$184,026.80  
REPUTED OWNERS: Richard Kessel  
DEED BK. and PAGE or INSTR. NO.: Document ID# 5935229  
MUNICIPALITY: Township of East Hempfield  
AREA: ALL THAT CERTAIN lot or piece of ground, with the one story brick and frame dwelling house, now numbered 4 Abington Court erected thereon, situated in the Township of East Hempfield, County of Lancaster and Commonwealth of Pennsylvania, being Lot no. 4 on the Plan of Lincoln Park, surveyed by J. Haines Shertzer, Registered Engineer, on December 1, 1953, recorded in the Recorder of Deeds Office, Lancaster County, Pennsylvania in Plan Display Rack No. 2 Plate 1, bounded and described according thereto as follows, to wit:  
IMPROVEMENTS: Residential Dwelling

\_\_\_\_\_

**No. CI-20-00838**  
**LOANCARE, LLC**

**vs**

**DUSTEEN A. MAGGS, UNKNOWN SURVIVING HEIRS, SUCCESSORS, INTERESTS OR CLAIMANTS UNDER TITLE RICHARD C. MAGGS, DECEASED**

PROPERTY ADDRESS: 562 GEORGETOWN ROAD, RONKS, PA 17572  
UPI / TAX PARCEL NUMBER: 490-

12270-0-0000  
JUDGMENT: \$208,557.62  
REPUTED OWNERS: Richard C. Maggs  
DEED BK. or INSTR. NO.: 5855422  
MUNICIPALITY: Paradise Township  
AREA: 1,643  
IMPROVEMENTS: Residential Dwelling

26192-0-0000  
Judgment: \$128,280.85  
Reputed Owners: Robert W. Milley, Jr.  
Instrument No. 5888085  
Municipality: Lititz Borough  
Area: N/A  
Improvements: Residential

**CI-22-00081**  
**CITIZENS BANK, N.A.**

**vs**  
**RICHELLE L. MCLASKY, HUNTER A. SHOOP, KNOWN SURVIVING HEIR OF SCOTT A. SHOOP, UNKNOWN SURVIVING HEIRS OF SCOTT A. SHOOP**

PROPERTY ADDRESS: 22 NORTH 6TH STREET, COLUMBIA, PA 17512-1206  
UPI / TAX PARCEL NUMBER: 110-88490-0-0000  
JUDGMENT: \$146,713.38  
REPUTED OWNERS: SCOTT A. SHOOP AND RICHELLE L. MCLASKY  
INSTR. NO.: 6403173  
MUNICIPALITY: COLUMBIA BOROUGH  
AREA: 1,296 SQFT  
IMPROVEMENTS: RESIDENTIAL DWELLING

**CI-21-08430**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I**

**vs**  
**ROBERT W. MILLEY, JR.**  
PROPERTY ADDRESS: 671 SOUTH CEDAR STREET, LITITZ, PA 17543  
UPI / TAX PARCEL NUMBER: 370-

**CI-22-01389**  
**MIDFIRST BANK**

**vs**  
**MARK W. MURRAY, JR., AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MARK W. MURRAY SR., SARAH WAGNER, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MARK W. MURRAY, SR., SAMANTHA MURRAY, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MARK W. MURRAY, SR., UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF MARK W. MURRAY, SR.**

PROPERTY ADDRESS: 30 NORTH SEVENTH STREET, COLUMBIA, PA 17512  
UPI / TAX PARCEL NUMBER: 110-25106-0-0000  
JUDGMENT: \$45,952.98  
REPUTED OWNERS: Mark W. Murray, Sr., and Susan E. Murray, husband and wife  
DEED BK. or INSTR. NO.: Volume 6259, Page 0450  
MUNICIPALITY: Borough of Columbia  
AREA: N\A  
IMPROVEMENTS: Residential Dwelling

**CI-21-08865**  
**CSMC 2017-RPL3 TRUST**  
**vs**



**MARIA T. NICOLAZZO AKA MARIA NICOLAZZO**

PROPERTY ADDRESS: 319 COBLESTONE LANE, LANCASTER, PA 17601  
UPI / TAX PARCEL NUMBER: 390-26417-1-0319  
JUDGMENT: \$84,317.21  
REPUTED OWNERS: MARIA T. NICOLAZZO AKA MARIA NICOLAZZO  
DEED BK. or INSTR. NO.: 5083849  
MUNICIPALITY: TOWNSHIP OF MANHEIM  
AREA: 1120.00 Sq. Ft.  
IMPROVEMENTS: A RESIDENTIAL DWELLING

17569  
UPI / TAX PARCEL NUMBER: 090-33947-0-0000  
JUDGMENT: \$681,463.23  
REPUTED OWNERS: Troy Price and Christine Price, husband and wife  
INSTR. NO.: 5531839  
MUNICIPALITY: Township of West Cocalico  
AREA: N\A  
IMPROVEMENTS: Residential Dwelling

**CI-21-00638**

**SOLANCO SCHOOL DISTRICT**

**vs**

**RICKY S. PHILLIPS**

PROPERTY ADDRESS: 135 QUAKER CHURCH ROAD, CHRISTIANA, PA 17509  
UPI / TAX PARCEL NUMBER: 030-25426-0-0000  
JUDGMENT: \$3,517.65  
REPUTED OWNERS: Ricky S. Phillips  
DEED BK. and PAGE or INSTR. NO.: Book 7057, Page 348  
MUNICIPALITY: Bart Township  
AREA: 2.3 acres  
IMPROVEMENTS: RESIDENTIAL

**CI-19-11447**  
**LOANDEPOT.COM, LLC**  
**vs**  
**CORY SHAUB**  
PROPERTY ADDRESS: 2319 CHESTNUT VIEW DRIVE, LANCASTER, PA 17603-4156  
UPI / TAX PARCEL NUMBER: 290-97244-0-0000  
JUDGMENT: \$175,157.04  
REPUTED OWNERS: Cory Shaub  
DEED BK. or INSTR. NO.: 6440367  
MUNICIPALITY: Township of East Hempfield  
AREA: 1,181 sqft  
IMPROVEMENTS: Residential Dwelling

**CI-17-09794**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ADJUSTABLE RATE MORTGAGES TRUST 2007-2**

**MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2**

**vs**

**TROY PRICE, CHRISTINE PRICE**  
PROPERTY ADDRESS: 170 BLUE LAKE ROAD, REINHOLDS, PA

**CI-22-01902**  
**DEBRA & EARL G CLARK**  
**vs**  
**FRANK TISDALE, WIMONA TISDALE**  
PROPERTY ADDRESS: 646 LEHIGH AVENUE, LANCASTER, PA 17602  
UPI / TAX PARCEL NUMBER: 336-41927-0-0000  
JUDGMENT: \$72,736.24  
REPUTED OWNERS: Robert LaRue  
DEED BK. or INSTR. NO.: 6656993  
MUNICIPALITY: City of Lancaster  
AREA: 0.03 acres

IMPROVEMENTS: N/A

**CI-18-02662**

**M&T BANK S/B/M KEYSTONE  
FINANCIAL BANK, N.A. DOING  
BUSINESS AS KEYSTONE FI-  
NANCIAL MORTGAGE**

**vs**

**ANTONIO VASQUEZ**

PROPERTY ADDRESS: 567 S.  
CHRISTIAN ST, LANCASTER, PA  
17602  
UPI / TAX PARCEL NUMBER: 337-  
72942-0-0000  
JUDGMENT: \$36,727.40  
REPUTED OWNERS: ANTONIO  
VASQUEZ  
DEED BK. or INSTR. NO.: 6312 AT  
PAGE 0433  
MUNICIPALITY: CITY OF LAN-  
CASTER  
AREA: 1479.00 Sq.Ft.  
IMPROVEMENTS: A RESIDENTIAL  
DWELLING

**CI-22-03136**

**LANCASTER REALTY CAPITAL,  
LP**

**vs**

**ZACHARY H.A. WALKER**

PROPERTY ADDRESS: 610 RACE  
AVENUE, LANCASTER, PA 17603  
UPI / TAX PARCEL NUMBER: 339-  
88297-0-0000  
JUDGMENT: \$133,694.79  
REPUTED OWNERS: Zachary H.A.  
Walker  
DEED BK. and PAGE or INSTR.  
NO.: 6413696  
MUNICIPALITY: City of Lancaster  
AREA:  
IMPROVEMENTS:

**vs**

**BRETT W WALLACE**

PROPERTY ADDRESS: 3633 KEEN  
AVE, MOUNTVILLE, PA 17554-  
1138  
UPI / TAX PARCEL NUMBER: 300-  
11987-0-0000  
JUDGMENT: \$145,925.18  
REPUTED OWNERS: Brett W. Wal-  
lace  
DEED BK. or INSTR. NO.: 6401326  
MUNICIPALITY: Township of West  
Hempfield  
AREA: 1,192  
IMPROVEMENTS: Residential  
Dwelling

**CI-21-03635**

**SOLANCO SCHOOL DISTRICT**

**vs**

**DONALD W. WHITAKER, KATHY  
ANN WHITAKER**

PROPERTY ADDRESS: 215  
S. SUMMIT AVENUE, QUAR-  
RYVILLE, PA 17566  
UPI / TAX PARCEL NUMBER:  
530-06307-0-0000  
JUDGMENT: \$3,012.62  
REPUTED OWNERS: Donald W.  
Whitaker and Kathy Ann Whitaker  
DEED BK. and PAGE or INSTR.  
NO.: Book W92, Page 272  
MUNICIPALITY: Quarryville Bor-  
ough  
AREA: .32 acres  
IMPROVEMENTS: RESIDENTIAL

**CI-19-04258**

**TRUIST BANK, SUCCESSOR BY  
MERGER TO SUNTRUST BANK**