

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 Gail Weilheimer as a United States District Judge. Judge Weilheimer took the oath of office on January 3, 2025.

Judge Weilheimer served on the Court of Common Pleas in Montgomery County since she was first elected in 2013. During her 11 years on the Common Pleas bench she presided over cases in the Criminal, Civil, Family and Orphans' Court divisions and she created the first Competency Court in the state which became an example across the Commonwealth.

In addition to presiding over cases, Judge Weilheimer has worked to serve the legal community at large in a variety of ways. She chaired the statewide judicial committee for competency and civil commitment, was vice-chairperson of the Mental Health Justice Advisory Committee and a member of the Pennsylvania Supreme Court's Behavioral Health Executive Committee. Additionally, Judge Weilheimer has been a trial advocacy instructor, created the Montgomery County Women's Networking Initiative and was responsible for coordinating Montgomery County's judicial education and internship programs.

Judge Weilheimer received her J.D. from Hofstra University School of Law and her B.A. from Hofstra University. She is a Truman Scholar and has committed the majority of her career to public service. Prior to taking the bench Judge Weilheimer enjoyed a diverse and successful legal career as a trial attorney. She began her career as an Assistant District Attorney in Philadelphia and immediately preceding taking the bench she practiced education law at Wisler Pearlstine, LLP.

George Wylesol
Clerk of 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

Agresta, Christine M., dec'd.

Late of East Hempfield Township.

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

Attorney: John F. Markel.

Beck, Mary Jane a/k/a Mary Jane Redcay Beck, dec'd.

Late of Earl Township.

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

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

DePoe, Kenneth C., II a/k/a Kenneth DePoe, dec'd.

Late of West Lampeter Town-

ship.

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

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

Fagan, Cecelia P. a/k/a Cecelia Patricia Fagan, dec'd.

Late of Lancaster Township.

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

Attorneys: Smoker Gard Associates LLP.

Frank, Kenton David, dec'd.

Late of Strasburg Borough.

Administrator: Clinton W. Frank 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.

Freeman, Dorothy M. a/k/a Dorothy Myrna Freeman, dec'd.

Late of West Lampeter Township.

Co-Executors: Darrel W. Freeman, Doyle L. Freeman c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

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

Hershey, JoAnne F., dec'd.

Late of Providence Township.

Executor: Steven M. Hershey c/o James N. Clymer, Esq., 408 West Chestnut Street, Lancaster, PA 17603.

Attorneys: Clymer Musser & Sarno, PC.

Hicks-Courant, John D., dec'd.
Late of Lancaster.
Executrix: Katherine D. Hicks-Courant, 1929 Millersville Pike, Lancaster, PA 17603.
Attorney: None.

Hitchings, Robert, Jr., dec'd.
Late of Manheim Township.
Executrix: Suzanne S. Hitchings c/o Theodore L. Brubaker, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Koons, Mary E. a/k/a Mary Yarnall Koons, dec'd.
Late of East Donegal Township.
Executors: Alan Rollins, Cheryl Doyle c/o Robert E. Sisko, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.
Attorneys: Morgan, Hallgren, Crosswell & Kane, P.C.

Kreider, Eldon W., dec'd.
Late of Rapho Township.
Executrix: Lydia J. Kreider c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.
Attorneys: Smoker Gard Associates LLP.

Lamoureux, Joseph J., dec'd.
Late of Lititz.
Executor: Tamara Lamoureux c/o W. Bryan Byler, Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17601.
Attorney: W. Bryan Byler, Esq.

Martin, Susan P., dec'd.
Late of Earl Township.
Executor: Thomas K. Martin c/o

Good Law Firm, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good Law Firm.

McCracken, Eva a/k/a Eva B. McCracken, dec'd.
Late of Manheim Township.
Executrix: Melanie L. Metzger c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: James K. Noel, IV, Esq.

Meskey, Thomas J., dec'd.
Late of Manheim Township.
Executrix: Ma Lorna Silva Meskey c/o Robert F. Musser, Esq., 408 West Chestnut Street, Lancaster, PA 17603.
Attorneys: Clymer Musser & Sarno, PC.

Muratore, Frank L., dec'd.
Late of Ephrata Borough.
Executor: Brian D. Muratore c/o Lindsay M. Schoeneberger, RKG Law, 108 West Main Street, Ephrata, PA 17522.
Attorney: Lindsay M. Schoeneberger.

Musser, Dorothy M., dec'd.
Late of Manheim Township.
Executor: Fred R. Musser c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess, LLP.

Peregrin, Sheila T., dec'd.
Late of Lititz Borough.
Executor: Robert J. Peregrin c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.
Attorney: Barbara Reist Dillon.

Redcay, Gladys A. a/k/a Gladys Adele Redcay, dec'd.

Late of Manheim Township.
Executrix: Rebecca R. Myers c/o Good Law Firm, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good Law Firm.

TRUST NOTICE

Ruoss, Dorothy M., dec'd.

Late of Upper Leacock Township.

Dorothy M. Ruoss Living Trust Agreement dtd. April 14, 1997.

Trustees: Richard D. Ruoss, James R. Ruoss, Kathryn M. Martin c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.

Attorney: James R. Clark.

TRUST NOTICE

Ruoss, Richard R., dec'd.

Late of Ephrata.

Richard R. Ruoss Living Trust Agreement dtd. April 14, 1997.

Trustees: Richard D. Ruoss, James R. Ruoss, Kathryn M. Martin c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.

Attorney: James R. Clark.

Stoltzfus, Jerry S., dec'd.

Late of Paradise Township.

Executrix: Susanna Stoltzfus c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.

Attorneys: Smoker Gard Associates LLP.

Stover, Mary M. a/k/a Mary Margaret Stover, dec'd.

Late of East Lampeter Township.

Executors: Anthony F. Wickless,

Jennifer L. Gerwig-Dively c/o Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601.

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

Washington, Ramilee, dec'd.

Late of Lancaster Township.

Executor: Armenta L. Washington c/o Lucy F. Dowd, Lucy Dowd Law LLC, 342 N. Queen Street Rear, Lancaster, PA 17603.

Attorney: Lucy F. Dowd.

Weeks, Catherine M., dec'd.

Late of Leacock Township.

Administrator: Robert E. Weeks, Jr. c/o Cynthia Boyer Blakeslee, 352 East Main Street, Suite 220, Leola, PA 17540.

Attorney: Cynthia Boyer Blakeslee.

SECOND PUBLICATION

Allison, Thomas E. a/k/a Tom E. Allison, dec'd.

Late of Lancaster Township.

Executor: John C. Hohenadel c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.

Attorney: Jeffrey S. Shank, Esquire.

Drey, Ronald L., dec'd.

Late of Lancaster City.

Executor: Jeffrey M. Drey c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorneys: May, Herr & Grosh, LLP.

Griffith, Bonnie L., dec'd.

Late of Upper Leacock Town-

ship.

Administrator: Melissa K. Weymer 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.

Henry, Nina R., dec'd.

Late of Martic Township.
Executrix: Brenda J. Pabon c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Jeffrey S. Shank, Esquire.

Hoover, Verna L., dec'd.

Late of Ephrata Borough.
Executrix: Janae L. Martin c/o Keith D. Wagner, P.O. Box 323, Palmyra, PA 17078.
Attorney: Keith D. Wagner.

Miller, Helen W., dec'd.

Late of Manheim Township.
Executor: Robert F. Musser c/o Robert F. Musser, Esq., 408 West Chestnut Street, Lancaster, PA 17603.
Attorneys: Clymer Musser & Sarno, PC.

Neil, Ellsworth J., dec'd.

Late of Warwick Township.
Executor: John C. Neil c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Reitz, Bonnie Lorraine a/k/a Bonnie Reitz, dec'd.

Late of Marietta Borough.
Executrix: Sandra Lee Barton Kauffman c/o Steven R. Blair, Attorney at Law, 650 Delp Road,

Lancaster, PA 17601.

Attorney: Steven R. Blair, Esq.

Schopf, William W., Sr., dec'd.

Late of Salisbury Township.
Executor: Beverlie A. Potter c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
Attorney: Bradley A. Zuke.

Spearing, Lois Y. a/k/a Lois B. Spearing, dec'd.

Late of Strasburg Township.
Executor: Richard Spearing, 488 Clearfield Road, Holtwood, PA 17532.
Attorney: None.

Steen, Sandra a/k/a Sandra Lee Steen, dec'd.

Late of Providence Township.
Executor: Ray L. Steen, Jr. c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.
Attorney: John C. Hohenadel, Esquire.

Sterner, Michael A., dec'd.

Late of West Lampeter Township.
Executor: Morgan S. Whiteley, 11714 Amkin Drive, Clifton, VA 20124.
Attorney: Jeffrey L. Rehmeyer II, Esquire, 135 North George Street, York, PA 17401.

Stoltzfus, Norman J., dec'd.

Late of Manheim Township.
Co-Executors: N. Douglas Stoltzfus, Brenda D. Chow c/o Linda Kling, Esquire, 121 E. Main Street, New Holland, PA 17557.
Attorneys: Smoker Gard Associates LLP.

Stoughton, Robert D. a/k/a Robert Douglas Stoughton, dec'd.

Late of West Lampeter Township.

Executrix: Bonnie Lee Stoughton c/o Douglas L. Kaune, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460.

Attorney: Douglas L. Kaune, Esquire, Unruh, Turner, Burke & Frees, P.C.

Tomasetti, Carl M., dec'd.

Late of Warwick Township.

Executor: Jeffrey C. Goss c/o Brubaker Connaughton Goss & Lucarelli LLC, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Trimble, Candance J., dec'd.

Late of Manheim Township.

Administratrix: Alice Trimble c/o Dennis M. Hartranft, Jr., Esquire, P.O. Box 848, Brownstown, PA 17508.

Attorney: Dennis M. Hartranft, Jr., Esq.

Weaver, Michelle J., dec'd.

Late of Manor Township.

Administrator: Linda Weaver c/o Elizabeth A. Bartlow, Esquire, 1913 Wabank Road, Lancaster, PA 17603

Attorney: Elizabeth A. Bartlow, Esquire.

Weiler, William C., Jr., dec'd.

Late of Drummer Township.

Co-Administrators: Elizabeth A. Willis, Michael B. Weiler c/o Nikolaus & Hohenadel, LLP, 303

West Fourth Street, Quarryville, PA 17566.

Attorney: Jeffrey S. Shank, Esquire.

Wilson, James B. a/k/a James Wilson, dec'd.

Late of Manheim Township.

Co-Executors: Kathleen M. Sietsema, Karen D. Gustavel c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

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

Wise, Marilyn J. a/k/a Marilyn June Wise, dec'd.

Late of Lititz Borough.

Executor: Paul A. Wise c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorney: McNees Wallace & Nurick LLC.

THIRD PUBLICATION

Blevins, Martha S., dec'd.

Late of Colerain Township.

Executor: Jeffrey L. Blevins c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.

Attorney: James R. Clark.

Bundy, Linda D. a/k/a Linda Darlene Bundy, dec'd.

Late of East Hempfield Township.

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

Attorneys: Young and Young.

Eyclesheimer, Douglas Stephen,

dec'd.

Late of Lancaster County
Executor: Susan Leslie Eyclesheimer c/o Anthony J. Fitzgibbons, Esquire, 279 North Zinn's Mill Road, Suite D, Lebanon, PA 17042.
Attorney: Anthony J. Fitzgibbons, Esquire.

Figueroa, Marisol, dec'd.

Late of Lancaster City.
Administrator: Jose D. Figueroa, Jr. c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorneys: May, Herr & Grosh, LLP.

Grobengieser, Andrew M., dec'd.

Late of Columbia Borough.
Executor: William J. Patrick c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Holly S. Filius, Esquire.

Harting, Faye L., dec'd.

Late of East Hempfield Township.
Executrix: Bonnie L. Showalter c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.
Attorney: E. Richard Young, Jr., Esq.

Hines, Charles E., III, dec'd.

Late of Millersville Borough.
Executrix: Stacie A. Molnar-Main c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Holly S. Filius, Esquire.

Hoffmaster, Linda Lee, dec'd.

Late of East Lampeter Town-

ship.

Administratrix: Jennifer L. Carlson c/o Erin Saulino, Esq., 600 W. Germantown Pike, #400, Plymouth Mtg., PA 19462.
Attorney: Erin Saulino, Esq., Saulino Law LLC, 600 W. Germantown Pike, #400, Plymouth Mtg., PA 19462.

Knouff, Gilbert L., dec'd.

Late of East Petersburg.
Personal Representatives: Ricky L. Knouff, Sharon Baxter c/o Eric Schelin Rothermel, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorneys: May, Herr & Grosh, LLP.

Kreiser, Janet L., dec'd.

Late of Elizabethtown Borough.
Executor: Daniel C. Kreiser c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Jeffrey S. Shank, Esquire.

Lawrie, Cora E. a/k/a Cora Elizabeth Lawrie, dec'd.

Late of Christiana Borough.
Executor: James R. Barker, Jr. c/o Joseph A. Bellinghieri, Esq., 17 W. Miner St., West Chester, PA 19382.
Attorney: Joseph A. Bellinghieri, Esq., MacElree Harvey, Ltd., 17 W. Miner St., West Chester, PA 19382.

Lynch, Martha F., dec'd.

Late of Manheim Township.
Administrator CTA: Patricia Swinehart, Anne Galler, Ellen E. Neilson c/o Attorneys Patrick J. Schaeffer, Esquire and Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Building 2,

York, PA 17408.
Attorneys: Patrick J. Schaeffer,
Esquire and Laura E. Bayer,
Esquire.

Ober, Myra Jane, dec'd.

Late of Warwick Township.
Executor: James T. Gebhardt
c/o Gardner and Stevens, P.C.,
109 West Main Street, Ephrata,
PA 17522.
Attorney: John C. Stevens.

Parker, Marcia Ann, dec'd.

Late of Lititz Borough.
Executor: Robin Bucher c/o
Richard P. Nuffort, Esquire, 49
North Duke Street, Lancaster,
PA 17602.
Attorneys: May, Herr & Grosh,
LLP.

**Pernel, Paul J. a/k/a Paul John
Pernel**, dec'd.

Late of Manheim Township.
Executrix: Christie L. Pernel
c/o Gardner and Stevens, P.C.,
109 West Main Street, Ephrata,
PA 17522.
Attorney: John C. Stevens.

**Russell, Ralston W. a/k/a
Ralston William Russell, Jr.**,
dec'd.

Late of East Lampeter Town-
ship.
Co-Executrices: Elizabeth Rus-
sell Boe, Sarah Hadley Russell
c/o Vance E. Antonacci, Es-
quire, McNees Wallace & Nurick
LLC, 570 Lausch Lane, Suite
200, Lancaster, PA 17601.
Attorney: McNees Wallace &
Nurick LLC.

Smith, James W., dec'd.

Late of East Lampeter Town-
ship.
Adminstrator: Jennifer L. Smith

c/o Aevitas Law, PLLC, 275
Hess Blvd., Suite 101, Lancast-
er, PA 17601.

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

Wise, Peter N., Sr., dec'd.

Late of Lancaster.
Executor: Tracy A. Wise c/o W.
Bryan Byler, Byler & Winkle,
P.C., 363 West Roseville Road,
Lancaster, PA 17601.
Attorney: W. Bryan Byler, Esq.

Wood, Nancy J., dec'd.

Late of Mount Joy.
Executor: Michael Wood, 2124
Sheri Ln., Mount Joy, PA 17552.
Attorney: None.

Zook, Sylvia S., dec'd.

Late of Ronks.
Executors: Ivan Z. Fisher, Ste-
ven Z. Fisher c/o W. Bryan By-
ler, Byler & Winkle, P.C., 363
West Roseville Road, Lancaster,
PA 17601.
Attorney: W. Bryan Byler, Esq.

CORPORATE NOTICES

Notice is hereby given that a
nonprofit corporation known as
Inspiring Brushstrokes has been
incorporated under the provisions
of the Nonprofit Corporation Law
of 1988, as amended, exclusively
for charitable, religious, and mu-
sical purposes as defined in Sec-
tion 501(c)(3) of the Internal Re-
venue Code on June 13, 2023.

LEGACY LAW PLLC
147 West Airport Road, Suite 300
Lititz, PA 17543

J-10

NOTICE IS HEREBY GIVEN
that a certificate of authority for
NBO Pharma, Inc., incorporated

under the laws of DE, has been filed on December 20, 2024 under the provisions of the Business Corporation Law of 1988. The address of its principal office under the laws of the jurisdiction in which it is incorporated is 850 New Burton Road, Suite 201, Dover, DE 19904. The address of its proposed registered office the Commonwealth is 2051 Waterford Drive, Lancaster, PA, 17601.

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FICTITIOUS NAME NOTICES

Pleasant Valley Trading, LLC of 419 East Church Street, Stevens Pennsylvania 17578, did file in the office of the Secretary of the Commonwealth of Pennsylvania, on December 30, 2024, registration of the name:

Cocalico Tables

Under which they intend to do business at 1800 Texter Mountain Road, Reinholds Pennsylvania 17569, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act."

GLICK, GOODLEY, DEIBLER & FANNING, LLP

Attorneys

J-10

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name TNT Sanitation for the conduct of business in Lancaster County, Pennsylvania, with the principal place of business being 275 E. Liberty St., Lancaster, PA 17602, was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 2nd day of January 2025, pursuant to

54 Pa.C.S. §311. The name and address of the entity owning or interested in the said business is **ESC Management Services, LLC**, 275 E. Liberty St., Lancaster, PA 17602.

McNEES WALLACE & NURICK LLC

Attorneys at Law

100 Pine Street

Harrisburg, PA 17101

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NOTICE OF ANNUAL MEETING

ANNUAL MEETING

The Annual Meeting of the Members of the Donegal Mutual Insurance Company will be held by means of remote communication on

THURSDAY,

FEBRUARY 20, 2025

commencing at 9:30 A.M. for the purpose of electing directors and the transaction of such other business as shall properly come before the said meeting or any adjournment thereof. Members may register to attend by sending an email to DMICAnnualMeeting@DonegalGroup.com, on or before February 19, 2025.

KEVIN G. BURKE, PRESIDENT

ATTEST: SHERI O. SMITH,

SECRETARY

J-3, 10, 17

REAL PROPERTY ACTION

**NOTICE OF ACTION
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS**

CIVIL ACTION-LAW

Valleybrook Estates Condominium Association v. Guy Leroy and Matthew Stanisic, Trustees of

XLVII Investment Trust
(CI-24-05459)

NOTICE

To: Matthew Stanisic

YOU HAVE BEEN SUED IN COURT. You are hereby notified that on August 5, 2024, Plaintiff, Valleybrook Estates Condominium Association, filed against you a Mortgage Foreclosure Complaint and endorsed with a Notice to Defend in the Court of Common Pleas, Lancaster County, Pennsylvania, docketed to No. CI-24-05459. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend against the claims set forth in Complaint, you must enter a written appearance personally or by attorney and file in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed or for any other claim or relief requested. You may lose money or property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU

WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lancaster Bar Association
28 East Orange Street
Lancaster, PA 17602
Telephone: (717) 393-0737

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SUITS ENTERED

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

December 20, 2024
to December 30, 2024

ALLEN, SAVION; Dakiera Woodall; 09208; Von Bargaen

COMMONWEALTH OF PENNSYLVANIA; Gregory James Cashner; 09375

DIMITRIS, BONNIE; Midland Credit Management Inc; 09209; Monje

DULA, GEORGE E; West Cocalico Township; 09256; Cleary

GRAEFF, BRIAN LEE; Estate of Lynn Rohrer; 09242; Sarno

GRAYBILL, DENNIS E; Ford Motor Credit Company LLC; 09321; Klemm

H2 VENTURES LLC, Blackworth Live Fire Grill; LH Investors LLC; 09245; Lovett

HERITAGE HOTEL, HERITAGE HOSPITALITY MANAGEMENT COMPANY, HERITAGE HILLS RECREATION LLC, YORK SHERWOOD ASSOCIATES LP, HERITAGE HILLS ASSOCIATES, XYZ CORPORATIONS 1-10; Maryann

Blumm; 09197; Feldman
 J&K NELSON TRUCKING LLC;
 Pennstro Leasing LLC; 09213; Anthony
 LITITZ REHABILITATION &
 NURSING LLC, KADIMA REHA-
 BILITATION AND NURSING AT
 LITITZ; Prime Time Healthcare;
 09289; Koplove
 McGINTY, MARC; Goodville Mu-
 tual Casualty Company; 09232;
 Sandler
 PIETSCH, MARY LOU; Belco
 Community Credit Union; 09260;
 Miller
 POPOVSKY, COLIN M.; Franklin
 Mint Federal Credit Union; 09171;
 Glackin
 POWER TRAIN CARLISLE LLC,
 POWER TRAIN; 7SC Stonehedge
 Square LLC; 09183; Lesser
 REESE, KENNETH S.; LVNV

Funding LLC; 09360; Morris
 STANDRING, JEFFREY J.,
 STANDRING, ZACHARY S; PPL
 Electric Utilities Corporation;
 09126; Manley
 STOLTZFUS, CHAD M.; Golden
 Gate Investment Company LLC;
 09155; French
 TIRADO III, JEREMIAS; GAR-
 CIA, MARIA; State Farm Mutual
 Automobile Insurance Company;
 09371; McElhaney
 WELCH, REBECCA; Wells Fargo
 Bank N A; 09176; Kaliner
 WORTHINGTON, TANNER,
 ROTH, CHRISTOPHER; Country-
 way Insurance Company; 09329;
 McElhaney
 ZIPKO, BRIAN J.; Ford Mo-
 tor Credit Company LLC; 09320;
 Klemm

2025 HOLIDAYS

Courthouse will be closed on the following holidays in 2025:

NEW YEAR'S DAY	INDEPENDENCE DAY
January 1	July 4
M. L. KING, JR. DAY	LABOR DAY
January 20	September 1
PRESIDENT'S DAY	COLUMBUS DAY
February 17	October 13
GOOD FRIDAY	VETERANS' DAY
April 18	November 11
MEMORIAL DAY	THANKSGIVING
May 26	November 27/28
JUNETEENTH	CHRISTMAS
June 19	December 25



**NOTICE
SHERIFF SALE
OF VALUABLE
Real Estate**

**Wednesday, January 29, 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 Sher-

iff's Office is merely following the requests of the plaintiffs and selling whatever interests the defendants may have in the properties. It is up to you or your attorney to determine what those interests are, before you buy. There may be mortgages or other liens against the properties that you may have to pay before you obtain clear title to a property. All of these factors are for you alone to determine. **NOTE: The RealAuction website provides a "Street View" of the listed properties for reference only! This should not be used as a representation as to the condition, or even existence of, the Property and such views may be out of date.** The Sheriff's Office will not make these determinations for you. Bidders are solely responsible for the conditions of the actual real property and improvements thereon.

Once you make a bid, which is accepted as the highest bid, you have bought whatever interests the defendants have in that property and you must pay that sum of money to the Sheriff's Office regardless of what you later find out about the title or condition of the property. You must know what you are bidding on before you bid and NOT after. All sales are FINAL after the property has been struck off to you as the highest bidder, and no adjustments will be made thereafter.

Payment of a 10% down payment towards the purchase of any property must be made prior to the Sale through the REALAUCTION website. The final 90% of the purchase price for properties must be in the form of lawful money of the United States, a

certified or cashier's check from a bank, or a Lancaster County attorney's check. The Sheriff's Office will NOT accept any other form of payment.

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

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

Each buyer shall file a properly completed and signed Pennsylvania Realty Transfer Tax Statement of Value in duplicate with the Sheriff's Office within 15 days after the sale date. All applicable realty transfer taxes will be fully paid from the sale proceeds by the Sheriff's Office. If the proceeds

are insufficient to pay all the sale costs, realty transfer taxes, and priority liens, then the buyer shall pay the balance of such amounts to the Sheriff's Office within 30 days after the sale date.

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

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

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

The Sheriff's Office reserves the

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

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

DEED BK. OR INSTR. NO.: DEED BOOK 998080390, AND RECORDED IN BOOK 5965, PAGE 124

MUNICIPALITY: CITY OF LANCASTER

AREA: N\A

IMPROVEMENTS: RESIDENTIAL DWELLING

CI-24-01227

**PENNYMAC LOAN SERVICES,
LLC**

VS

**CHRISTOPHER ANDERSON,
AMANDA FUNK**

PROPERTY ADDRESS: 24 MILLER STREET, STRASBURG, PA 17579
UPI/TAX PARCEL NUMBER: 570-42097-0-0000

JUDGMENT: \$252,939.29

REPUTED OWNERS: CHRISTOPHER ANDERSON AND AMANDA FUNK

DEED BK. OR INSTR NO.: 6541915

MUNICIPALITY: BOROUGH OF STRASBURG

AREA: 2120

IMPROVEMENTS: RESIDENTIAL DWELLING

CI-23-01836

**SPECIALIZED LOAN SERVICING
LLC**

VS

**SHANNON BRINSON, CHANON
BRINSON**

PROPERTY ADDRESS: 523 NORTH PLUM STREET, LANCASTER, PA 17602

UPI/TAX PARCEL NUMBER: 336-22441-0-0000

JUDGMENT: \$57,169.07

REPUTED OWNERS: CHANON BRINSON AND SHANNON BRINSON, HUSBAND AND WIFE

CI-24-01064

**LAKEVIEW LOAN SERVICING,
LLC**

VS

**RAFAEL GILLOT-PEREZ, JESSICA
PADILLA-RAMOS**

PROPERTY ADDRESS: 517 HILTON DRIVE, LANCASTER, PA 17603

UPI/TAX PARCEL NUMBER: 338-47896-0-0000

JUDGMENT: \$158,062.52

REPUTED OWNERS: RAFAEL GILLOT-PEREZ & JESSICA PADILLA-RAMOS

DEED BK. OR INSTR. NO.: 6709496

MUNICIPALITY: CITY OF LANCASTER

AREA: 0.12

IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-24-04317

**PENNSYLVANIA HOUSING FI-
NANCE AGENCY**

VS

GRETCHEN G. KLING

PROPERTY ADDRESS: 1638 EUCLID DRIVE, LANCASTER, PA 17601

UPI/TAX PARCEL NUMBER: 390-18401-0-0000

JUDGMENT: \$129,761.24

REPUTED OWNER(S): GRETCHEN G. KLING

DEED OR INSTRUMENT AREA: 0.25
NO:5859890 IMPROVEMENTS: A RESIDEN-
MUNICIPALITY: MANHEIM TIAL DWELLING
TOWNSHIP
AREA: 0.2800 ACRES
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-23-06450
PENNYMAC LOAN SERVICES,
LLC
VS

JONATHAN W. KNAPP, ALEXIA
J. STANLEY

PROPERTY ADDRESS: 883 N
COLEBROOK ROAD, MANHEIM,
PA 17545
UPI/TAX PARCEL NUMBER: 540-
72331-0-0000
JUDGMENT: \$179,419.90
REPUTED OWNERS: JONATHAN
W. KNAPP AND ALEXIA J. STAN-
LEY

DEED BK. OR INSTR NO.:
6352571
MUNICIPALITY: TOWNSHIP OF
RAPHO
AREA: 248
IMPROVEMENTS: 31,799 SQ. FT.

CI-23-05197
MIDFIRST BANK
VS
JOSEPH S. MINI JR.

PROPERTY ADDRESS: 1605
GLENN ROAD, LANCASTER, PA
17601
UPI/TAX PARCEL NUMBER: 810-
45417-0-0000
JUDGMENT: \$179,734.11
REPUTED OWNERS: JOSEPH S.
MINI JR.
DEED BK. OR INSTR. NO.: DOC-
UMENT ID: 5257046
MUNICIPALITY: CITY OF LAN-
CASTER

CI-22-05442
SANTANDER BANK, N.A.
VS

AMY R. MURRAY

PROPERTY ADDRESS: 677 ROCK-
WOOD DR, ELIZABETHTOWN, PA
17022
UPI/TAX PARCEL NUMBER: 460-
43148-0-0000
JUDGMENT: \$58,912.82
REPUTED OWNERS: AMY R.
MURRAY
DEED INSTRUMENT NO.:
999067487
MUNICIPALITY: TOWNSHIP OF
MOUNT JOY
IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-24-03637
PENNYMAC LOAN SERVICES,
LLC
VS

MARION PRESNELL, JONA-
THAN S. PRESNELL

PROPERTY ADDRESS: 61 HIGH-
LAND AVENUE, EPHRATA, PA
17522
UPI/TAX PARCEL NUMBER: 260-
44940-0-0000
JUDGMENT: \$191,831.18
REPUTED OWNERS: MARI-
ON PRESNELL & JONATHAN S.
PRESNELL
DEED BK. OR INSTR. NO.: IN-
STRUMENT #6492372
MUNICIPALITY: EPHRATA BOR-
OUGH
AREA: 0.26
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-24-03019

**MAYTOWN VILLAGE SQUARE
ASSOCIATION INC
VS
TIFFANIE J. SHAUD**

PROPERTY ADDRESS: 307 ALEX-
ANDRIA COURT, MARIETTA, PA
17547
UPI/TAX PARCEL NUMBER: 150-
56618-0-0000
JUDGMENT: FOR MAYTOWN
VILLAGE SQUARE ASSOCIA-
TION, INC. IN THE AMOUNT OF
\$11,959.00
REPUTED OWNERS: TIFFANIE J.
SHAUD
DEED BK. AND PAGE OR INSTR.
NO.: 6115987
MUNICIPALITY: EAST DONEGAL
TOWNSHIP
AREA:
IMPROVEMENTS:

CI-24-01020

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

PROPERTY ADDRESS: 897 LE-
TORT ROAD, WASHINGTON
BORO, PA 17582
UPI/TAX PARCEL NUMBER: 410-
36874-0-0000
JUDGMENT: \$127,229.58
REPUTED OWNERS: JOHN R.
STOKES
DEED BK. OR INSTR. NO.: IN-
STRUMENT #5499327
MUNICIPALITY: TOWNSHIP OF
MANOR
AREA: 1.12
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-24-00945

**ORRSTOWN BANK
VS**

LEON K. STOLTZFUS

PROPERTY ADDRESS: 3532 SCE-
NIC ROAD, GORDONVILLE, PA
17529
UPI/TAX PARCEL NUMBER: 350-
89651-0-0000
JUDGMENT: \$163,576.89
REPUTED OWNERS: LEON K.
STOLTZFUS
DEED BK. AND PAGE OR INSTR.
NO.: BK 5228 PAGE 486
MUNICIPALITY: LEACOCK TOWN-
SHIP
AREA: 2.080 ACRES
IMPROVEMENTS: A RESIDEN-
TIAL HOME

CI-23-08277

**GUILD MORTGAGE COMPANY
VS**

**BENJAMIN E. THOMPSON, AL-
EXANDRA M. WHITLOCK**

PROPERTY ADDRESS: 643
FRANKLIN STREET, COLUMBIA,
PA 17512
UPI/TAX PARCEL NUMBER: 110-
99698-0-0000
JUDGMENT: \$168,137.73
REPUTED OWNERS: BENJAMIN
E. THOMPSON AND ALEXANDRA
M. WHITLOCK
DEED BK. OR INSTR. NO.: IN-
STRUMENT NUMBER 6636415
MUNICIPALITY: BOROUGH OF
COLUMBIA
AREA: N\A
IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-21-08306

REVERSE MORTGAGE FUND-

**ING LLC
VS
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT OR INTEREST FROM OR UNDER BARBARA E. BOWMAN, DECEASED, DEAN BOWMAN, KNOWN HEIR OF BARBARA E. BOWMAN, DECEASED, GARY ALLEMAN, KNOWN HEIR OF BARBARA E. BOWMAN, DECEASED, CINDY FITTER, KNOWN HEIR OF BARBARA E. BOWMAN, DECEASED, LISA CONOVER, KNOWN HEIR OF BARBARA E. BOWMAN,**

DECEASED

PROPERTY ADDRESS: 1227 LEBANON ROAD, MANHEIM, PA 17545

UPI/TAX PARCEL NUMBER: 540-46448-0-0000

JUDGMENT: \$311,542.38.

REPUTED OWNERS: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT OR INTEREST FROM OR UNDER BARBARA E. BOWMAN, DECEASED AND DEAN BOWMAN, KNOWN HEIR OF BARBARA E. BOWMAN, DECEASED AND GARY ALLEMAN, KNOWN HEIR OF BARBARA E. BOWMAN, DECEASED AND CINDY FITTER, KNOWN HEIR OF BARBARA E. BOWMAN, DECEASED AND LISA CONOVER, KNOWN HEIR OF BARBARA E. BOWMAN, DECEASED

DEED BK. AND PAGE OR INSTR. NO.: DOCUMENT ID# 5178737 MUNICIPALITY: TOWNSHIP OF RAPHO

AREA: ALL THAT CERTAIN LOT OF GROUND KNOWN AS RESUL-

TANT LOT NO. 5, BLOCK 'A' AS SHOWN ON THE FINAL SUBDIVISION AND LOT ADD-ON PLAN FOR BARBARA E. BOWMAN PREPARED BY DIEHM & SONS, INC.: (PROJECT NO.: 02063) RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR LANCASTER COUNTY, PENNSYLVANIA IN SUBDIVISION PLAN BOOK J-215, PAGE 149. SAID LOT SITUATE ON THE EAST SIDE OF LEBANON ROAD (PENNSYLVANIA STATE HIGHWAY S.R. 0072) APPROXIMATELY 2,150 FEET SOUTH OF OAK TREE ROAD

IN THE TOWNSHIP OF RAPHO, THE COUNTY OF LANCASTER, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

IMPROVEMENTS: RESIDENTIAL DWELLING

**CI-23-06937
NAVY FEDERAL CREDIT UNION
VS
WAYNE R WILLIAMS, JR.**

PROPERTY ADDRESS: 515 CHESTNUT STREET, COLUMBIA, PA 17512-1231

UPI/TAX PARCEL NUMBER: 110-01389-0-0000

JUDGMENT: \$229, 186.18

REPUTED OWNERS: WAYNE R WILLIAMS, JR.

DEED BK. AND PAGE OR INSTR. NO.: 6449343

MUNICIPALITY: BOROUGH OF COLUMBIA

AREA: 2,294

IMPROVEMENTS: SINGLE FAMILY DWELLING

CI-23-01371

U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-NR3, MORTGAGE-BACKED NOTES, SERIES 2021-NR-3

VS

EARL WOODS A/K/A EARL WOODS SR.

PROPERTY ADDRESS: 471 NEW DORWART STREET, LANCASTER, PA 17603

UPI/TAX PARCEL NUMBER: 338-81658-0-0000

JUDGMENT: \$125,902.95

REPUTED OWNERS: EARL WOODS A/K/A EARL WOODS, SR.

DEED: BOOK VOLUME 4624, PAGE 259, AS INSTRUMENT 995020835

MUNICIPALITY: LANCASTER

AREA: PRIMARY HOMESITE: 2,178 SQ FT, 0.0500 ACRES; RESIDUAL: 436 SQ FT, 0.0100 ACRES

IMPROVEMENTS: SINGLE FAMILY DWELLING
