

**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**

**Alleman, Betty E.,** dec'd.

Late of Martic Township.  
Executors: Cheryl Alleman, Merleen Brown and Jeffrey Alleman c/o Herr & Low, P.C., 234 North Duke Street, P.O. Box 1533, Lancaster, PA 17608.  
Attorney: Matthew A. Grosh.

**Ambacher, Joan E.,** dec'd.

Late of Earl Township.  
Executor: Steven C. Ambacher, 408 Cindy Drive, Jones-town, PA 17038.  
Attorneys: Good & Harris, LLP.

**Denlinger, Gladys A.,** dec'd.

Late of Earl Township.  
Co-Executors: Brian E. Denlinger and Gordon R. Denlinger c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

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**Frey, Agnes L. a/k/a Agnes Louise Frey,** dec'd.

Late of West Lampeter Township.

Executor: Richard A. Brennan c/o James K. Noel, IV, Esquire, McNeese Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorneys: McNeese Wallace & Nurick LLC.

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**Henry, Marian K.,** dec'd.

Late of Manor Township.

Executor: Fulton Bank, N.A. c/o Herr & Low, P.C., 234 North Duke Street, P.O. Box 1533, Lancaster, PA 17608.

Attorney: Matthew A. Grosh.

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**Hoar, Catherine M.,** dec'd.

Late of Bart Township.

Personal Representative: John G. Hoar c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.

Attorneys: Metzger and Spencer, LLP.

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**Horning, John H.,** dec'd.

Late of Lititz.

Executors: Carol A. Brenne-man and John L. Horning c/o Cody & Pfursich, 53 North Duke Street, Suite 420, Lancaster, PA 17602.

Attorney: Stephen W. Cody.

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**Mann, Larry M.,** dec'd.

Late of Penn Township.

Executrix: Brittany L. Buterbaugh c/o Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601.

Attorney: Holly S. Filius.

**Mohr, Donald J., Jr.**, dec'd.  
Late of West Hempfield Township.  
Executrix: Janet M. Kirchner  
c/o Jeffrey C. Goss, Esquire,  
480 New Holland Avenue,  
Suite 6205, Lancaster, PA  
17602.  
Attorneys: Brubaker Con-  
naughton Goss & Lucarelli  
LLC.

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**Murphy, Inge K. a/k/a Inge  
Kischkel Murphy**, dec'd.  
Late of East Hempfield Town-  
ship.  
Executor: George F. Murphy  
c/o Appel & Yost, LLP, 33  
North Duke Street, Lancaster,  
PA 17602.  
Attorney: James W. Appel.

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**Myers, June E.**, dec'd.  
Late of Salisbury Township.  
Executrix: Donna M. Sensenig  
c/o Jeffrey C. Goss, Esquire,  
480 New Holland Avenue,  
Suite 6205, Lancaster, PA  
17602.  
Attorneys: Brubaker Con-  
naughton Goss & Lucarelli  
LLC.

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**Northeimer, Phylina B.**, dec'd.  
Late of Caernarvon Township.  
Executrix: Karen L. Kohl, 80  
Whitetail Pass, Morgantown,  
PA 19543.  
Attorneys: Good & Harris,  
LLP.

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**Poole, H. Scott a/k/a Henry Scott  
Poole a/k/a Henry S. Poole  
a/k/a Scott Poole**, dec'd.  
Late of Lancaster Township.  
Executors: H. Herbert Poole,  
Jr. and Joanne M. Poole c/o  
Appel & Yost, LLP, 33 North  
Duke Street, Lancaster, PA  
17602.  
Attorney: James W. Appel.

**Raber, Anna L.**, dec'd.  
Late of the Township of Mount  
Joy.  
Executor: Gregory P. Grogan  
c/o Gingrich, Smith, Klingens-  
smith & Dolan, 222 S. Market  
Street, Suite 201, Elizabeth-  
town, PA 17022.  
Attorney: Kevin D. Dolan, Es-  
quire.

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**Shertzer, Winona M.**, dec'd.  
Late of Manor Twp.  
Executors: Larry E. Findley  
and Margaret E. Findley c/o  
Young and Young, 44 S. Main  
Street, P.O. Box 126, Man-  
heim, PA 17545.  
Attorneys: Young and Young.

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**Standish, John A.**, dec'd.  
Late of Manheim Township.  
Personal Representative:  
Thomas G. Standish c/o John  
W. Metzger, Esquire, 901  
Rohrerstown Road, Lancaster,  
PA 17601.  
Attorneys: Metzger and Spen-  
cer, LLP.

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**Stevens, Nancy W. a/k/a Nancy  
Watson Stevens**, dec'd.  
Late of Lititz Borough.  
Executrix: Judith A. Greaves,  
280 Lapp Road, Malvern, PA  
19355.  
Attorney: Michael J. Sange-  
mino, Esquire.

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**SECOND PUBLICATION**

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**Balmer, Glenn E.**, dec'd.  
Late of Clay Twp.  
Executrix: Debra J. Meckley  
c/o Young and Young, 44 S.  
Main Street, P.O. Box 126,  
Manheim, PA 17545.  
Attorneys: Young and Young.

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**Bolgiano, Elizabeth E. a/k/a  
Elizabeth M. Bolgiano**, dec'd.  
Late of East Hempfield Town-  
ship.

LANCASTER LAW REVIEW

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Executrices: Mary B. Denton and Margaret B. Fischer c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

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**Canias, Shirley G.,** dec'd.

Late of West Lampeter Township.

Executor: John C. Canias c/o William W. Campbell, Attorney At Law, 303 West Fourth Street, Quarryville, PA 17566. Attorney: William W. Campbell.

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

Late of the Township of Manheim.

Executrix: Suzanne K. Enck c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

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**Hall, Audrey E.,** dec'd.

Late of the Borough of Akron. Executors: Casey Eggen-sperger and Stephen R. Gible, Esquire c/o Gible Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.

Attorney: Steven R. Gible.

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**Hubler, Pauline M.,** dec'd.

Late of East Hanover Township.

Executrix: Geraldine Fair c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

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**Johnson, Nina M.,** dec'd.

Late of Little Britain Twp. Executrices: Linda L. McGovern and Alice A. Johnson c/o Janet M. Colliton, Esquire,

790 E. Market St., Ste. 250, West Chester, PA 19382-4806.

Attorneys: Janet M. Colliton; Colliton Law Assoc., P.C.

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**Landis, David E.,** dec'd.

Late of the Township of Manheim.

Administratrix: Stephanie C. Landis c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

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**McElhenny, Jerry L.,** dec'd.

Late of Marietta Borough.

Personal Representative: Larry R. McElhenny c/o Paul S. Zimmerman, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorneys: May, May and Zimmerman, LLP.

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**Miller, Patricia T.,** dec'd.

Late of West Lampeter Township.

Executor: Scott S. Miller c/o Herr & Low, P.C., 234 North Duke Street, P.O. Box 1533, Lancaster, PA 17608.

Attorney: Matthew A. Grosh.

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**Nauman, Gladys M.,** dec'd.

Late of W. Donegal Township. Executor: Todd E. Nauman c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

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**Pollock, Loretta H.,** dec'd.

Late of Manheim Township. Executors: Darcy Fry Pollock and Stephen H. Pollock c/o James K. Noel, IV, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorneys: McNeese Wallace & Nurick LLC.

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**Ranck, Virginia W. a/k/a Virginia Ranck a/k/a Virginia L. Ranck**, dec'd.

Late of Paradise Township.  
Executor: Donald L. Ranck  
c/o H. Charles Benner, Attorney,  
200 East Main Street,  
Leola, PA 17540.  
Attorney: H. Charles Benner.

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**Reid, Joan C.**, dec'd.

Late of Lancaster Twp.  
Executor: Eric E. Hassell c/o  
Stephen T. Elinski, Esquire,  
510 Township Line Rd., Ste.  
150, Blue Bell, PA 19422.  
Attorneys: Stephen T. Elinski;  
Salvo Rogers Elinski & Scullin.

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**Schafer, Doris A. a/k/a Doris L. Schafer**, dec'd.

Late of Manheim Township.  
Executor: James E. Kepner  
c/o Charles F. Blumenstock,  
Jr., 255 Butler Ave., Suite  
102, Lancaster, PA 17601.  
Attorneys: Blumenstock Legal  
Advisors PC.

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**Schlotzhauer, Michael L.**, dec'd.

Late of the Township of W.  
Hempfield.  
Administratrix: Janet L.  
Wacker c/o Gibble Law Of-  
fices, P.C., 126 East Main  
Street, Lititz, PA 17543.  
Attorney: Stephen R. Gibble.

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**Schoellkopf, Sulma H.**, dec'd.

Late of West Lampeter.  
Executor: Thomas E. Parker  
c/o Herr & Low, P.C., 234  
North Duke Street, P.O. Box  
1533, Lancaster, PA 17608.  
Attorney: Matthew A. Grosh.

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**Schreiber, Lisa M.**, dec'd.

Late of East Hempfield Town-  
ship.  
Personal Representative:  
Thomas Schreiber c/o John S.  
May, Esquire, 49 North Duke  
Street, Lancaster, PA 17602.  
Attorneys: May, May and Zim-  
merman, LLP.

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

Late of E. Hempfield Town-  
ship.  
Executrix: Allegra M. Sensenig  
c/o Young and Young, 44 S.  
Main Street, P.O. Box 126,  
Manheim, PA 17545.  
Attorneys: Young and Young.

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**Summerville, Jeanette E.**, dec'd.

Late of West Lampeter Town-  
ship.  
Executrix: Cheryl E. Summer-  
ville c/o Michael L. Bangs,  
Esquire, Bangs Law Office,  
LLC, 429 South 18th Street,  
Camp Hill, PA 17011.  
Attorneys: Michael L. Bangs,  
Esquire; Bangs Law Office,  
LLC.

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**Werner, John H.**, dec'd.

Late of West Lampeter Town-  
ship.  
Executrices: Vanessa L. Moore  
and Lisa W. Beals c/o Pyfer,  
Reese, Straub, Gray & Farhat,  
P.C., 128 N. Lime Street, Lan-  
caster, PA 17602.  
Attorneys: Pyfer, Reese,  
Straub, Gray & Farhat, P.C.

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**White, Margaret H.**, dec'd.

Late of W. Lampeter Twp.  
Executors: James S. White  
and Francis D. Burke, Jr. c/o  
William J. Stein, Esquire, 510  
Township Line Rd., Ste. 150,  
Blue Bell, PA 19422.

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Attorneys: William J. Stein;  
Salvo Rogers Elinski & Scul-  
lin.

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**Witmer, Robert G.,** dec'd.

Late of Terre Hill Borough.  
Executor: Brett C. Witmer c/o  
Kling and Fanning, LLP, 131  
W. Main Street, New Holland,  
PA 17557.  
Attorneys: Linda Kling, Es-  
quire; Kling & Fanning, LLP.

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**THIRD PUBLICATION**

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**Alpaugh, Lois B.,** dec'd.

Late of West Lampeter Town-  
ship.  
Executrix: Janet A. Holt c/o  
Vance E. Antonacci, Esquire,  
McNees Wallace & Nurick  
LLC, 570 Lausch Lane, Suite  
200, Lancaster, PA 17601.  
Attorneys: McNees Wallace &  
Nurick LLC.

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**Belig, William H.,** dec'd.

Late of Mount Joy Township.  
Executrix: Ann E. Mahoney  
c/o Appel & Yost, LLP, 33 N.  
Duke Street, Lancaster, PA  
17602.  
Attorney: Jeffrey P. Ouellet.

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**Bricker, Patricia A.,** dec'd.

Late of Rapho Township.  
Executors: Mark D. Bricker  
and Stephen E. Bricker c/o  
Appel & Yost, LLP, 33 N. Duke  
Street, Lancaster, PA 17602.  
Attorney: Nichole M. Baer.

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**Brocius, Paula J. a/k/a Paula**

**Jean Brocius,** dec'd.  
Late of Lititz Borough.  
Executrix: Jill B. Walmer c/o  
David P. Carson, 2205 Oregon  
Pike, Lancaster, PA 17601.  
Attorney: David P. Carson.

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**Coyle, Lois K.,** dec'd.

Late of Lancaster Township.

Executrix: Linda Eckenrode  
c/o Russell, Krafft & Gruber,  
LLP, 930 Red Rose Court,  
Suite 300, Lancaster, PA  
17601.

Attorney: Julie B. Miller.

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**Davis, Mabel K.,** dec'd.

Late of 300 West Lemon St.,  
Lititz.  
Executrix: Evelyn D. Eckstein,  
605 Willow Green, Lititz, PA  
17543.  
Attorney: None.

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**Dills, Roy L. a/k/a Roy Lee Dills,**  
dec'd.

Late of the City of Lancaster.  
Executor: Joseph D. Dills c/o  
Kluxen, Newcomer & Dreis-  
bach, Attorneys-at-Law, 339  
North Duke Street, P.O. Box  
539, Lancaster, PA 17608-  
0539.  
Attorney: Melvin E. Newcom-  
er, Esquire.

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**Drescher, Helen E.,** dec'd.

Late of 600 Freemason Drive,  
Masonic Village, Elizabeth-  
town.  
Executor: Ronald L. Drescher,  
2405 Sterling Creek Pkwy.,  
Oviedo, FL 32766.  
Attorney: None.

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**Dyott, Audrey S. a/k/a Audrey**  
**Sutcliffe Dyott,** dec'd.

Late of West Lampeter Town-  
ship.  
Executor: Geoffrey C. Dyott  
c/o William W. Campbell, At-  
torney At Law, 303 West  
Fourth Street, Quarryville, PA  
17566.  
Attorney: William W. Camp-  
bell.

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**Eshleman, Joan V. a/k/a Joan V.**  
**Dalmas,** dec'd.

Late of East Lampeter Town-  
ship.

Executor: Lawrence G. Dalmas c/o Appel & Yost LLP, 33 N. Duke Street, Lancaster, PA 17602.

Attorney: Bradley A. Zuke.

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**King, Katie K.,** dec'd.

Late of Paradise Township.  
Executrix: Katie L. Glick, 38 S. Belmont Road, Paradise, PA 17562.

Attorneys: Good & Harris, LLP.

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**Kissinger, Arthur Y., Jr. a/k/a Arthur Y. Kissinger a/k/a Arthur Kissinger,** dec'd.

Late of Manor Township.  
Executrix: Kathleen Kissinger c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, 339 North Duke Street, P.O. Box 539, Lancaster, PA 17608-0539.

Attorney: Melvin E. Newcomer, Esquire.

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**Newman (Beck), Edith M.,** dec'd.

Late of 574 Gehman School Rd., Denver.

Executor: Robin L. Fredrickson, P.O. Box 212, Hopeland, PA 17533.

Attorney: None.

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**Rineer, Betty H.,** dec'd.

Late of Lititz.

Co-Executors: Ted Rineer and Thomas Rineer c/o Law Office of Shawn Pierson, 105 East Oregon Rd., Lititz, PA 17543.

Attorney: Shawn M. Pierson, Esquire.

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**Roeting, Elsie E.,** dec'd.

Late of Penn Township.

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

Attorneys: Young and Young.

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**Rosenfeld, Henry N.,** dec'd.

Late of Manheim Borough.

Executor: H. David Rosenfeld, 1927 Susquehannock Dr., Drumore, PA 17518.

Attorney: Dennis M. Hartranft, Jr.

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**Seitz, Erwin,** dec'd.

Late of Lancaster Township.  
Executrix: Liane G. Beardsley c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, 339 North Duke Street, P.O. Box 539, Lancaster, PA 17608-0539.

Attorney: Melvin E. Newcomer, Esquire.

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**Shunk, Brentwood S. a/k/a Brentwood Samuel Shunk,** dec'd.

Late of Saint John Herr's Estate, 200 Luther Lane, Columbia.

Executors: Brentwood S. Shunk and Brenda S. Stuckey c/o Dennis J. Ward, Esquire, Zimmerman, Pfannebecker, Nuffort & Albert, LLP, 114 East Main St., Ephrata, PA 17522.

Attorneys: Dennis J. Ward, Esquire; Zimmerman, Pfannebecker, Nuffort & Albert, LLP.

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**Spangler, Leon W.,** dec'd.

Late of Upper Leacock Township.

Executors: Steven P. Spangler and David J. Spangler c/o J. Elvin Kraybill, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

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**Thomas, Wendy D. a/k/a Wendy Thomas, dec'd.**

Late of West Lampeter Township.

Executrix: Virginia Zimmerman, 1130 Country Club Drive, Lancaster, PA 17601.

Attorney: None.

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**Volk, Florence T., dec'd.**

Late of Manheim Township.

Executors: Richard S. Waldron and Pamela Rose Gold c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

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**Waeltz, Dolores M., dec'd.**

Late of West Lampeter Township.

Executrix: Lisa A. Schneider c/o J. Elvin Kraybill, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

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**Weaver, Anna Elizabeth a/k/a A.**

**Elizabeth Weaver, dec'd.**

Late of Penn Township.

Executrix: Joyce E. Stoltzfus c/o Mitchell & Young, PLLC, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601.

Attorneys: Gregory L. Latimer, Esquire; Mitchell & Young, PLLC.

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**Weaver, Jean L., dec'd.**

Late of West Lampeter Township.

Executor: James R. Weaver c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, 339 North Duke Street, P.O. Box 539, Lancaster, PA 17608-0539.

Attorney: Melvin E. Newcomer, Esquire.

**White, William H., Jr., dec'd.**

Late of Lancaster County.

Executor: William A. White c/o Ruggiero Law Offices, LLC, 16 Industrial Blvd., Ste. 211, Paoli, PA 19301.

Attorney: James J. Ruggiero, Jr., Esquire.

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**ORPHANS' COURT DIVISION  
AUDITING NOTICES**

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

September 5, 2017

at 9 o'clock a.m. in Courtroom No. 6 on the third floor of the Courthouse, 50 North Duke Street, Lancaster, PA

1. ANDREWS, PAUL R., dec'd., 36-2016-1010. Acct. Velma E. Andrews, Extrx. John M. Smith, Atty.

2. HANKS, ROSE A., Principal, 36-2017-1174. Acct. Rose Ann Jones and Timothy A. Hanks, Agents. James R. Clark, Atty.

3. LINCOLN CEMETERY ASSOCIATION, trust, 36-1985-1004. Eighth and Partial Acct. Branch Banking & Trust Co., formerly Susquehanna Trust & Investment Co., formerly Farmers First Bank, Trustee. Kenelm L. Shirk, III, Atty.

4. LUDWIG, JOAN E. a/k/a Joan E. Nigam a/k/a Joan E. Dunn a/k/a Joan L. Ludwig a/k/a Joan E. McManus a/k/a Joan Nigam a/k/a Joan E. Mogul a/k/a Joan Elizabeth Mogul, dec'd., 36-2013-1403. First & Final Acct. Kristina L. Claiborne, Extrx. John Mongioli, Atty.



5. MASTROMATTEO, MICHAEL A., dec'd., 36-2016-1252. Acct. George Mastromatteo, Exor. Richard G. Greiner, Atty.

6. RANGE, JESSICA MARIE, dec'd., 36-2014-2614. Acct. Tanya Pickel, Extrx. Deryck Henry, Atty.

7. TORBETT, THELMA E., dec'd., 36-2016-1604. Final Acct. Steve A. Shogren, Exor. Donald E. Havens, Atty.

Anne L. Cooper  
Clerk of the  
Orphans' Court Division  
of the Court of Common Pleas  
Au-25; S-1

**CHANGE OF NAME NOTICES**

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 Mahki Amir Rodriquez to Mahki Amir Perry. A hearing on the Petition will be held on September 5, 2017 at 9:40 o'clock a.m. in Courtroom No. 5 at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

S-1

In the Court of Common Pleas  
of Lancaster County, Pennsylvania  
Orphans' Court Division

No. 2017-1368

**NOTICE OF PETITION FOR  
CHANGE OF NAME**

In Re: CHANGE OF NAME OF  
MELISSA ANN STINGLE

NOTICE IS HEREBY GIVEN that a Petition has been filed on behalf of Melissa Ann Stingle of Lancaster, Pennsylvania, in the Court of Common Pleas of Lancaster County, Pennsylvania, requesting the Court

to change her name to Melissa Ann Turnpaugh. A hearing on the Petition will be held Thursday, September 21, 2017 at 9:40 a.m. in Courtroom No. 6 on the 3rd floor of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which time anyone having objections to the Petition may be heard.

SUSAN YOUNG NICHOLAS  
Attorney for Petitioner  
44 South Main Street  
Manheim, PA 17545  
(717) 665-2207

Au-25; S-1

NOTICE IS HEREBY GIVEN, Debra Mae Yeager has filed a petition with the Court of Common Pleas of Lancaster County, Pennsylvania, requesting her name be changed from Debra Mae Yeager to Debra Mae Donahue. A hearing is scheduled on Tuesday, September 19, 2017 at 2:20 p.m. in Courtroom #10 of the Lancaster County Courthouse, Lancaster, Pennsylvania at which time interested persons may attend and show cause, if any, why the request of Debra Mae Yeager to change her name should not be granted.

REBECCA CHEUVRONT, ESQUIRE  
Au-25; S-1

**NOTICE OF TERMINATION OF  
PARENTAL RIGHTS HEARING**

Court of Common Pleas of  
Lancaster County, Pennsylvania  
Orphans' Court Division

NO. 1536 OF 2017  
IN RE: KAIYAH AUBREE CULLEY

**NOTICE**

TO: UNKNOWN FATHER

NOTICE IS HEREBY GIVEN that the Lancaster County Children & Youth Social Service Agency has presented to Orphans' Court Division, Court of Common Pleas of



Lancaster County, PA, a Petition for termination of any rights you have or might have concerning the child known as Kaiyah Aubree Culley (12/10/2015). The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom Number 11, Fourth Floor, at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, PA, on Monday, October 2, 2017 at 8:30 a.m. prevailing time. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

NOTICE REQUIRED BY ACT 101  
OF 2010—23 Pa. C.S. §§2731-2742

You are hereby informed of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact with your child following an adoption.

Lancaster County  
Children & Youth  
Social Service Agency  
150 North Queen Street  
Suite 111  
Lancaster, PA 17603  
(717) 299-7925

Au-25; S-1

**NOTICE OF EJECTMENT**

In the Court of Common Pleas  
Lancaster County  
Civil Action—Law

No. CI-17-03902

Nationstar HECM Acquisition  
Trust 2016-2 Wilmington Savings  
Fund Society FSB not Individually  
but Solely as Trustee,  
Plaintiff

vs.

Joseph D. Keay and Occupants,  
Defendant(s)

To: Joseph D. Keay and Occupants,  
Defendant(s), whose last known  
address is 2945 Lincoln Highway  
East a/k/a 2945 Lincoln High-  
way, Gordonville, PA 17529

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Nationstar HECM Acquisition Trust 2016-2 Wilmington Savings Fund Society FSB not Individually but Solely as Trustee, has filed a Complaint in Ejectment endorsed with a notice to defend against you in the Court of Common Pleas of Lancaster County, PA, wherein Plaintiff seeks possession of the property located, 2945 Lincoln Highway East a/k/a 2945 Lincoln Highway, Gordonville, PA 17529. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be

entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, 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 Assn.  
28 E. Orange St.  
Lancaster, PA 17602  
(717) 393-0737  
MICHAEL T. McKEEVER  
KML LAW GROUP, P.C.  
Attys. for Plaintiff  
701 Market St.  
Ste. 5000  
Philadelphia, PA 19106  
(215) 627-1322

S-1

**ARTICLES OF INCORPORATION  
NOTICE**

NOTICE IS HEREBY GIVEN that:  
ROOTED TO  
THRIVE CORPORATION  
has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

S-1

**FICTITIOUS NAME NOTICES**

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 17, 2017 for:

COZY HOME SERVICES  
at: 713 Royal View Drive, Lancaster, PA 17601. The name and address of the individual interested in the busi-

ness are Brian Longo, 713 Royal View Drive, Lancaster, PA 17601. This was filed in accordance with 54 Pa. C.S. 311.

S-1

Julien Godbarge, 33 Ruby Street, Lancaster, PA 17603 did file in the Office of the Secretary of the Commonwealth of Pennsylvania, on or about July 31, 2017 registration of the name:

**GEM CONSULTING  
SOLUTIONS, LLC**

under which she intends to do business at: 33 Ruby St., Lancaster, PA 17603 pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act."

S-1

Larry S. Ciarrocca, 2 Kress Circle, Lancaster, PA 17602 did file in the office of the Secretary of the Commonwealth of Pennsylvania, on or about August 17, 2017 registration of the name:

**HIPERLUX**

under which he intends to do business at: 2 Kress Circle, Lancaster, PA 17602 pursuant to the provision of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act."

S-1

NOTICE IS HEREBY GIVEN that Cornerstone Pregnancy Care Services, Inc. of 5380 Lincoln Hwy., Gap, Lancaster County, Pennsylvania 17527, intends to file in the office of the Secretary of the Commonwealth of Pennsylvania, the name:

**PREGNANCY RESOURCES  
AT CORNERSTONE**

under which it intends to do business at: 5380 Lincoln Hwy., Gap, Pennsylvania 17527, pursuant to the Act of Assembly of December 16, 1982, as amended, known as the "Fictitious Name Act."

ADRIAN E. YOUNG, ESQUIRE  
MITCHELL & YOUNG, PLLC  
1755 Oregon Pike  
Suite 201  
Lancaster, PA 17601

S-1

Ridge Craft, LLC, 4 Township Drive, Paradise, PA 17562 did file in the office of the Secretary of the Commonwealth of Pennsylvania, on or about August 16, 2017 registration of the name:

ROYAL CROWNE

under which it intends to do business at: 4 Township Drive, Paradise, PA 17562 pursuant to the provision of the Act of Assembly of December 16, 1982, chapter 3, known as the "Fictitious Name Act."

S-1

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**SUITS ENTERED**

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

August 18, 2017

to August 25, 2017

ARNOLD, JOEL; Midland Funding, LLC; 07378; Leonard

ARNOLD, SCOTT; Portfolio Recovery Associates, LLC; 07337; Gerding BAGDWAL, KUNAL SINGH; Derek L. Cummings; 07379

BASKERVILLE, WILLIAM; Elderwood Administrative Services, LLC; 07334; Dougherty

BEIDLER, MELISSA; Judith Hartranft; 07423; Knauss

BEIDLER, MELISSA; Kimberly Schoener; 07421; Knauss

BLANK, EVELYN J.; PPL Electric Utilities Corporation; 07308; Krzywicki

BLEICH, JOSEPH J.; CU Members Mortgage; 07408; Squire

CITY OF LANCASTER, DISTRICT OF ATTORNEY'S OFFICE; Kyle Costello; 07452

COMMONWEALTH OF PENNSYLVANIA, OFFICE OF OPEN RECORDS; City of Lancaster; 07442; Albert

DB HVAC, LLC, BOYD, DAVID E., BOYD, KATHLEEN L.; Thomas W. Whitworth; 07320; Nguyen Bond

FISCHER-YOHN, CARA M.; Wells Fargo Bank, N.A.; 07415; Bennett

FORD MOTOR COMPANY; Kerry Wagener; 07299; Gorberg

GEBHARD, STACEY; Cavalry SPV I, LLC; 07453; Apothaker

GEHMAN, LYNNA K., GEHMAN, DANIEL R.; Lakeview Loan Servicing, LLC; 07362; Solarz

GOOD, CHERYL; Wolf Furniture; 07447; Peipher

GRAHAM, ELIZABETH C.; Richard Becker; 07353; Rankin

GULDEN, WARREN V., GULDEN, SAMANTHA L.; Ditech Financial, LLC; 07302; Wapner

HUNNELL, JASON, HUNNELL, KATRINA; Wells Fargo Bank, N.A.; 07435; Wapner

KEMP, NICOLE; Cavalry SPV I, LLC; 07451; Apothaker

KLINGAMAN, RICHARD; Nancy Klingaman; 07426; Crosby

KRAMER, NICHOLAS H.; Ruth Ann White; 07357; Hohenadel

KROGER COMPANY, THE, DILLON COMPANIES, INC., THE, TURKEY HILL, LP, STILLMEADOW ASSOCIATES, LP; Pamela Smeltzer; 07313; Nahas

LAUREL RIDGE REALESTATE COMPANY, LP; Leroy Schannauer Plumbing & Heating, Inc.; 07462; Monsour

LESPERANCE, J. CATHERINE; Lakeview Loan Servicing, LLC; 07335; Wapner

MARTIN, MARIE BARLOW; Gordon B. Martin; 07494; Hecker

MULHATTEN, TROY; Nathan Delgado; 07454; Justice

PATTEY, ELIZABETH A.; M&T Bank; 07363; Solarz

PEQUEA TOWNSHIP BOARD OF SUPERVISORS; New Financial Associated Trust; 07477; Stivale

PEREZ, CHRISTINA, CALHOUN, LLOYD; Credit Acceptance Corporation; 07431; Flink

PIASCINSKI, MICHAEL, PIASCINSKI, MICHAEL J., GREY LADY, LLC; American Express Bank, F.S.B.; 07407; Cawley

LANCASTER LAW REVIEW

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REY, LINDSEY R.; Ally Bank;  
07305; Eshelman

RICHARDSON, GEORGE W., JR.;  
Wells Fargo Bank, N.A.; 07466; Tsai  
ROSSKOB, WILLIAM F.; Fulton  
Bank, N.A.; 07319; Long

SANCHEZ, OLGA M.; Carisbrook  
Asset Holding Trust; 07332; Wapner

SCHWARTZ, SHARON L.,  
SCHWARTZ, RONALD W., JR.,  
SCHWARTZ, RONALD W.; Manufac-  
turers and Traders Trust Company;  
07396; Irace

SIMMONS, BRIAN W.; Wells Fargo  
Bank, N.A.; 07395; Irace

SNYDER, KELLY J., SNYDER,  
JOHNATHAN W.; Ally Financial, Inc.;  
07484; Flink

SPEAR, ROBERT, SPEAR, CATH-  
ERINE; Paradise Custom Kitchens,  
Inc.; 07342; Albert

WALLACE, WILLIAM J.; Anne B.  
Williams; 07457; Harter

WARD, ANDREW S.; Amerihome  
Mortgage Company; 07394; Solarz

WEAVER, LYDIA A., CHAMP,  
DARRYL L.; National Collegiate Stu-  
dent Loan Trust 2007-2; 07296;  
Ratchford

ZONING HEARING BOARD OF  
LITTLE BRITAIN TOWNSHIP; Robert  
Poole; 07402; Longer

S-1

**NOTICE**



**SHERIFF'S SALE OF VALUABLE  
REAL ESTATE**

**Wednesday, SEPTEMBER 27, 2017  
1:30 p.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 1:30 p.m. on the above date in the Lancaster County Courthouse, Courtroom A, 50 North Duke Street, in the City of Lancaster, PA.

**PUBLIC CAMERAS AND  
CELL PHONES IN COURT  
FACILITIES ARE PROHIBITED  
JANUARY 1, 2017**

Beginning January 1, 2017, the taking of photographs, including video pictures and recording, and the use and possession of audio and video broadcast and audio recording equipment and *any other device including cell phones* capable of capturing or transmitting sound or images, in a courtroom or hearing room or its 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 and all bids. The plaintiff may withdraw or continue any property being bid on up to the property being struck down as sold.

If the conditions of the sale are not adhered to, the property shall be placed back up for auction.

The sheriff reserves the right to adjust or modify these conditions of sale on a case by case basis as a situation presents itself. The sheriff's decision shall be final.

Proper identification is required by the Sheriff's Office, the proper identification that is acceptable to the Sheriff's Office is a picture identification, such as a driver's license.

Real estate is to be sold for lawful money of the United States, or a certified check from a Pennsylvania Bank. We do not accept personal checks or business checks.

The buyer immediately on his being declared the highest bidder, and the property struck off to him, shall pay 20% of the purchase money to the Sheriff's Office. The balance shall be paid by the buyer within 30 days from the date of sale.

The buyer, or his agent, shall file the Realty Transfer Tax Affidavit of Value in duplicate with the Sheriff within fifteen days from the date of sale indicating the amount of Pennsylvania and local transfer taxes to be paid, if any. Said taxes owing, if any, shall be fully paid from the proceeds of the sale by the Sheriff at the time of the recording of the deed, as an expense of distribution. If the proceeds are insufficient to pay for the cost of the sale, including transfer taxes, and priority liens, buyer shall pay the additional amount owing to the Sheriff within thirty days of the sale.

All real estate is sold "as is" with no guarantees or warranties either expressed or implied and may be subject to mortgages and priority liens. The sheriff may not even be able to convey a deed at all. Properties may be sold in any order and not as numerically listed, at the sole discretion of the sheriff.

If no petition has been filed to set aside the sale, the Sheriff shall execute a deed within the appropriate time after the filing of a Schedule of Distribution, conveying all the real estate right, title & interest of the defendant in the property. Distribution will be made in accordance with the schedule of distribution unless exceptions are filed thereto within ten days after the filing of Schedule of Distribution.

The highest bidder shall be declared the buyer, and in case of non-compliance by the person to whom the sale shall be struck off to, he shall be answerable for all loss or damages and advances from a resale of the premises for the benefit of the plaintiff.

When the bidder is declared the buyer (unless buying the property on behalf of the plaintiff for costs only) he shall state his/her name for our record.

He/she shall come forward right away, and give his/her name to the Sheriff's Office personnel at the forward desk.

He/she shall then go to the rear desk where other Sheriff's Office personnel are located and settle the paperwork, the down payment, and his/her proper identification.

Bidders should note that until all the paperwork, identification, and 20% down payment is made, the sale for your purposes is not complete. You may wish to remain until these conditions are met, because if the conditions are not met, the property will be placed back up for sale.

Interruptions or questions of the clerks during the auction is not permitted.

The door to the courtroom will remain open during the auction in order to reduce the noise level of the door opening and closing.

In order to expedite the auction, the Sheriff requests that plaintiff or

plaintiff's counsel announce an "upset" price. This price will be viewed as the least amount, which the plaintiff will accept for the property, or more commonly called the reserve price.

Any bidding above costs for such a property will begin at that stated upset (reserve figure) and no less than \$100.00 increments will be accepted from that point on (above the reserve/upset price).

If plaintiff or plaintiff's counsel desires to withdraw a property from bidding, and/or continue the property to a date certain within the next 130 days, we request that you do so before or during the bidding by orally announcing such, but you will be required to immediately place in writing, your withdrawal and/or continuance, and sign the same. A continuance is allowed two times, within one hundred and thirty days.

Those in attendance are cautioned that you are free to make any statements you wish about any of the properties offered at auction. However, if any statement is made that is intended or perceived as such, that it would tend to cause others not to bid on that property, then that property may be removed from auction at the sheriff's discretion.

An example of such a statement may be that the seller or agent for the seller would announce that if an upset (reserve) price is reached he would remove said property from the auction.

The auctioneer will be the sole judge regarding any such decision and/or other dispute during this auction.

If you are bidding on a property as an agent for another person, you will be required to sign the Conditions of the Sale agreement in your own name and address as the agent for said other person, and also place said other person's name and address on the Conditions of Sale agreement document.

The sheriff's office will hold the agent responsible for the bid, if the principal would decline, unless the agent has a notarized agency agreement and presents the same to the Sheriff's Office at the time of the sale.

Kindly remember that any bidding above costs for a property will begin with that stated upset figure and no less than one hundred dollar increments thereafter. If no upset (reserve) figure is announced, all bidding above costs for such property shall begin in not less than one hundred dollar increments. The Sheriff will not accept a lesser amount.

The Sheriff does not guarantee or warrant, in any way, the real estate upon which you are bidding. He is merely following the request of the plaintiff and selling whatever interest the defendant might have in the property. It is up to you or your attorney to determine what that interest is, before you buy. The defendant might not own the property at all, some other person may own it, or there might be mortgages or liens against the property that you must pay before you obtain a clear title, all these factors are for you alone to determine. The Sheriff will not make these determinations for you. Once you make a bid, which is accepted as the highest bid, you have bought whatever interest the defendant has, if any, and you must pay that sum of money to the Sheriff regardless of what you later find out about the title. You must know what you are bidding on before you bid not after. You should further remember that if for whatever reason you cannot complete the sale under the terms and conditions as set forth here today, you shall forfeit your 20% down money, as liquidated damages to the Sheriff's Office, and shall also be liable for any damages incurred by the plaintiff or the Sheriff for resale.

CHARLES A. HAMILTON  
Acting Sheriff of Lancaster County  
BRADFORD J. HARRIS, ESQUIRE  
Solicitor

No. CI-16-10481

**BANK OF AMERICA, N.A.**

**vs.**

**ANGEL A. ACOSTA**

*Property Address:* 807 Highland Ave.,  
Lancaster, PA 17603

*UPI/Tax Parcel Number:* 337-72495-  
0-0000

*Judgment:* \$93,338.55

*Reputed Owner:* Angel A. Acosta

*Instr. No.:* 5622851

*Municipality:* City of Lancaster

*Area:* N/A

*Improvements:* Residential Dwelling

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No. CI-16-11413

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

**vs.**

**DOUGLAS E. ANDERSON, SR.**  
**a/k/a DOUGLAS ANDERSON,**  
**SONJIA B. ANDERSON**

*Property Address:* 594 North Plum  
St., Lancaster, PA 17602

*UPI/Tax Parcel Number:* 336-67224-  
0-0000

*Judgment:* \$54,025.80

*Reputed Owners:* Douglas E. Ander-  
son, Sr. a/k/a Douglas Anderson  
and Sonjia B. Anderson

*Instr. No.:* 5699568

*Municipality:* Lancaster City

*Area:* 0.03

*Improvements:* Residential Dwelling

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No. CI-16-08869

**DEUTSCHE BANK NATIONAL  
TRUST COMPANY**

**vs.**

**TERRI L. BAKER**

*Property Address:* 851 Longview  
Lane, Gap, PA 17527

*UPI/Tax Parcel Number:* 560-78163-  
0-0000

*Judgment:* \$190,377.10

*Reputed Owner:* Terri L. Baker

*Deed Bk.:* 5611, Page 438 Instrument

No. 998007119



LANCASTER LAW REVIEW

*Municipality:* Salisbury Township  
*Area:* 10,980 Square Feet  
*Improvements:* Single Family Dwelling.

No. CI-17-01188

**LSF8 MASTER  
PARTICIPATION TRUST**

vs.

**GLEND A L. BEACH a/k/a  
GLEND A L. CRAWFORD,  
STEVEN J. BEACH**

*Property Address:* 953 Spruce Street,  
Columbia, PA 17512

*UPI/Tax Parcel Number:* 110-69090-  
0-0000

*Judgment:* \$170,634.66

*Reputed Owners:* Glenda L. Beach  
a/k/a Glenda L. Crawford and  
Steven J. Beach

*Deed Bk.:* 3438, Page 0522

*Municipality:* Columbia Borough

*Area:* N/A

*Improvements:* Residential

No. CI-16-02023

**LSF9 MASTER  
PARTICIPATION TRUST**

vs.

**WILLIAM TERRY BECK, WILLIAM  
R. BECK, CONSTANCE LEE  
MOWRER, UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS UNDER  
WILLIAM R. BECK, DECEASED**

*Property Address:* 1313 Blue Jay  
Drive, Lancaster, PA 17601

*UPI/Tax Parcel Number:* 390-58244-  
1-0039

*Judgment:* \$104,487.81

*Reputed Owners:* William R. Beck, by  
Deed from Stephen Lee Palmer  
and Jeanette Ann Palmer, h/w,  
dated 07/20/1984, recorded  
07/23/1984 in Book S 89, Page  
592

*Instr. No.:* 5740932

*Municipality:* Township of Manheim,  
City of Lancaster

*Area:* N/A

*Improvements:* Residential Dwelling

No. CI-16-09523

**BENEFICIAL CONSUMER  
DISCOUNT COMPANY**

vs.

**TIMOTHY L. BEHMER, JR.,  
KNOWN HEIR OF TIMOTHY L.  
BEHMER a/k/a TIMOTHY  
BEHMER a/k/a TIMOTHY L.  
BEHMER, SR., UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER TIMOTHY L.  
BEHMER a/k/a TIMOTHY  
BEHMER a/k/a TIMOTHY L.  
BEHMER, SR., CLARA V.  
BEHMER a/k/a CLARA BEHMER,  
INDIVIDUALLY, AND AS KNOWN  
HEIR OF TIMOTHY L. BEHMER  
a/k/a TIMOTHY BEHMER a/k/a  
TIMOTHY L. BEHMER, SR.**

*Property Address:* 461 Schoolhouse  
Rd., New Providence, PA 17560

*UPI/Tax Parcel Number:* 520-70124-  
0-0000

*Judgment:* \$341,730.10

*Reputed Owners:* Timothy L. Behmer  
and Clara V. Behmer, Husband  
and Wife

*Deed Bk.:* 66, Page 1151

*Municipality:* Providence

*Area:* 0.42 Acres

*Improvements:* Residential Dwelling

No. CI-16-10201

**PNC BANK, NATIONAL  
ASSOCIATION**

vs.

**ROBERT M. BLEVINS a/k/a  
ROBERT BLEVINS,  
DIANE K. PORTER**

*Property Address:* 74 Covered Bridge  
Road, Pequea, PA 17565

LANCASTER LAW REVIEW

*UPI/ Tax Parcel Number:* 430-03439-0-0000

*Judgment:* \$185,423.87

*Reputed Owners:* Robert M. Blevins  
a/k/a Robert Blevins & Diane K. Porter

*Instr. No.:* 5661514

*Municipality:* Township of Martic

*Area:* 0.33 Acres

*Improvements:* Residential Dwelling

No. CI-16-04513

**JP MORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

**vs.**

**KENT BRINSER**

*Property Address:* 102 East Park St.,  
Elizabethtown, PA 17022

*UPI/ Tax Parcel Number:* 250-08933-0-0000

*Judgment:* \$89,818.30.

*Reputed Owner:* Kent Brinser

*Document ID#:* 5922109

*Municipality:* Borough of Elizabeth-  
town

*Area:* ALL THAT CERTAIN lot or piece  
of land situated in the Borough of  
Elizabethtown, County of Lan-  
caster and State of Pennsylvania,  
on which is erected the Eastern  
half of a two and one-half story  
double frame dwelling house, and  
bounded and described according  
to a survey of W.E. Baker, R.S.,  
made on April 12, 1956, as fol-  
lows, to wit:

*Improvements:* Residential Dwelling

No. CI-17-00690

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

**vs.**

**SARAH J. BROOKS,  
THOMAS P. BROOKS a/k/a  
THOMAS PAUL BROOKS**

*Property Address:* 540 South 9th  
Street, Columbia, PA 17512

*UPI/ Tax Parcel Number:* 110-79055-0-0000

*Judgment:* \$93,429.93

*Reputed Owners:* Thomas P. Brooks  
and Sarah J. Brooks

*Instr. No.:* 5735986

*Municipality:* Borough of Columbia

*Area:* N\A

*Improvements:* Residential Dwelling

No. CI-14-00655

**CITIBANK, N.A.**

**vs.**

**VINCENT E. BURKEY, UNITED  
STATES OF AMERICA, UNITED  
STATES OF AMERICA,  
DEPARTMENT OF THE  
TREASURY—INTERNAL  
REVENUE SERVICE,  
RENEE L. BURKEY**

*Property Address:* 1323 Edgewood  
Dr., East Earl, PA 17517

*UPI/ Tax Parcel Number:* 200-19176-0-0000

*Judgment:* \$208,554.59.

*Reputed Owners:* Vincent E. Burkey  
and Renee L. Burkey and United  
States of America, Department of  
the Treasury—Internal Revenue  
Service

*Instr. No.:* 5549184

*Municipality:* East Earl Township

*Area:* ALL THAT CERTAIN lot or tract  
of land situate on the north side  
of Edgewood Drive, between Cedar  
Avenue and PA Leg. Route 36012,  
in East Earl Township, Lancaster  
County, Pennsylvania, and being  
known as Lot No. 3, Block C, as  
shown on a Plan of Mockingbird  
Hill Estates, prepared by H. P.  
Hugh Engineers, Inc., dated  
March 13, 1970, Drawing No. LA-  
659-4, and being more fully  
bounded and described as follows:

*Improvements:* Residential Dwelling

No. CI-16-02017

**SUN WEST MORTGAGE  
COMPANY, INC.**

**vs.**

**ROSEMARIE S. CHAPPLE,  
GEORGE E.L. CHAPPLE**

*Property Address:* 136 Front Street,  
Lititz, PA 17543  
*UPI/Tax Parcel Number:* 370-10263-  
0-0000  
*Judgment:* \$135,885.27  
*Reputed Owners:* George E. L. Chap-  
ple and Rosemarie S. Chapple  
*Deed Bk.:* 63, Page: 692  
*Municipality:* Borough of Lititz  
*Area:* N/A  
*Improvements:* Residential Dwelling

No. CI-08-04667

**WELLS FARGO BANK**

**vs.**

**Laurie L. Conley**

*Property Address:* 225 Lania Drive,  
Landisville, PA 17538  
*UPI/Tax Parcel Number:* 290-84128-  
0-0000  
*Judgment:* \$80,653.68  
*Reputed Owner:* Laurie L. Conley  
*Deed Bk.:* 5924, Page 298  
*Municipality:* East Hempfield Town-  
ship  
*Area:* 0.2000  
*Improvements:* Residential Dwelling

No. CI-16-01118

**FINANCE REVERSE  
OF AMERICA LLC**

**vs.**

**SHARON CZABAFY, EXECUTRIX  
OF THE ESTATE OF  
YVONNE A. SENSENIG**

*Property Address:* 677 Broad Street,  
Akron, PA 17501  
*UPI/Tax Parcel Number:* 020-83418-  
0-0000  
*Judgment:* \$167,190.78  
*Reputed Owner:* Yvonne Sensenig  
*Deed Bk.:* 57, Page: 627  
*Municipality:* Borough of Akron  
*Area:* N/A  
*Improvements:* Residential Dwelling

No. CI-14-10254

**U.S. BANK TRUST  
NATIONAL ASSOCIATION**

**vs.**

**CHARLES N. DEFFIBAUGH**

*Property Address:* 5 Santa Fe Drive,  
Lititz, PA 17543  
*UPI/Tax Parcel Number:* 600-11545-  
0-0000  
*Judgment:* \$131,618.79  
*Reputed Owner:* Charles N. Def-  
fibaugh  
*Deed Bk.:* 6109, Page 239  
*Municipality:* Warwick Township  
*Area:* 0.24  
*Improvements:* Residential Dwelling

No. CI-16-00581

**SELENE FINANCE, LP**

**vs.**

**JUSTIN M. DIETRICH,  
ADMINISTRATOR OF THE  
ESTATE OF DENNIS L.  
DIETRICH, DECEASED**

*Property Address:* 2009 Cider Press  
Rd., Manheim, PA 17545  
*UPI/Tax Parcel Number:* 540-64547-  
0-0000  
*Judgment:* \$155,685.13  
*Reputed Owner:* Justin M. Dietrich,  
Administrator of the Estate of  
Dennis L. Dietrich, deceased  
*Instr. No.:* 6133716  
*Municipality:* Township of Rapho  
*Area:* N/A  
*Improvements:* Residential Dwelling

No. CI-16-04178

**SOLANCO SCHOOL DISTRICT**

**vs.**

**JOHN M. ESCH**

*Property Address:* 478 Saint Cath-  
erine Drive, Quarryville, PA 17566  
*UPI/Tax Parcel Number:* 180-20750-  
0-0000  
*Judgment:* \$5,662.55

LANCASTER LAW REVIEW

*Reputed Owner:* John M. Esch  
*Instr. No.:* 57125905  
*Municipality:* East Drumore Town-  
ship  
*Area:* 110.455 Acres  
*Improvements:* Farm—Agricultural

No. CI-16-10325

**MIDFIRST BANK**

**vs.**

**DOMINIC A. FABIANI,  
MELANIE C. FABIANI**

*Property Address:* 30 Frederick Ave.,  
Denver, PA 17517  
*UPI/Tax Parcel Number:* 080-33968-  
0-0000  
*Judgment:* \$170,381.80  
*Reputed Owner(s):* Dominic A. Fabi-  
ani and Melanie C. Fabiani  
*Instrument No.:* 5348575  
*Municipality:* East Cocalico Twp.  
*Area:* 90 x 163  
*Improvements:* A Residential Dwelling

No. CI-17-01330

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

**vs.**

**CRAIG W. FENN**

*Property Address:* 313 Sagamore Hill,  
Mount Joy, PA 17552  
*UPI/Tax Parcel Number:* 450-22980-  
1-0075  
*Judgment:* \$157,408.33  
*Reputed Owner:* Craig W. Fenn  
*Instr. No.:* 6180055  
*Municipality:* Mount Joy Borough  
*Area:* 1,600 sq. ft.  
*Improvements:* Residential Dwelling

No. CI-17-00489

**LSF9 MASTER  
PARTICIPATION TRUST**

**vs.**

**MARGARITA F. FLORES**

*Property Address:* 71 Bethany Road,  
Ephrata, PA 17522

*UPI/Tax Parcel Number:* 260-84545-  
0-0000

*Judgment:* \$145,413.95  
*Reputed Owner:* Margarita F. Flores  
*Instr. No.:* 5472040  
*Municipality:* Ephrata Borough  
*Area:* 0.17  
*Improvements:* Residential Dwelling

No. CI-16-07925

**BANK OF AMERICA, N.A.**

**vs.**

**DEBBIE R. FREDERICK**

*Property Address:* 24 Coral St., Lan-  
caster, PA 17603  
*UPI/Tax Parcel Number:* 338-32078-  
0-0000  
*Judgment:* \$59,780.10  
*Reputed Owner:* Debbie R. Frederick  
*Instr. No.:* 5501379  
*Municipality:* City of Lancaster  
*Area:* N/A  
*Improvements:* Residential Dwelling

No. CI-17-01984

**PHH MORTGAGE CORPORATION**

**vs.**

**JEFFREY L. FRITZ**

*Property Address:* 62 South Fulton  
Street, Manheim, PA 17545  
*UPI/Tax Parcel Number:* 400-80376-  
0-0000  
*Judgment:* \$112,639.66  
*Reputed Owner:* Jeffrey L. Fritz  
*Instr. No.:* 5914583  
*Municipality:* Manheim Borough  
*Area:* 0.10  
*Improvements:* Residential Dwelling

No. CI-17-02819

**DITECH FINANCIAL LLC**

**vs.**

**CODY J. FRUSETTA**

*Property Address:* 265 Rock Point  
Rd., Marietta, PA 17547

*UPI/ Tax Parcel Number:* 150-59747-0-0000  
*Judgment:* \$137,262.03  
*Reputed Owner:* Cody Frusetta  
*Instr. No.:* 6099345  
*Municipality:* Township of East Donegal  
*Area:* 0.36 Acres  
*Improvements:* Residential Dwelling

No. CI-13-07767

**DITECH FINANCIAL LLC f/k/a  
GREEN TREE SERVICING LLC**

vs.

**BILLIE JO GAINER,  
CHARLES R. GAINER, JR.**

*Property Address:* 201 Cliff Lane,  
Elizabethtown, PA 17022  
*UPI/ Tax Parcel Number:* 460-68020-0-0000  
*Judgment:* \$193,735.21  
*Reputed Owners:* Billie Jo Gainer,  
and Charles R. Gainer, Jr.  
*Deed Instr. No.:* 5458943  
*Municipality:* Mt. Joy Township  
*Area:* 0.32  
*Improvements:* Residential Dwelling

No. CI-16-09717

**OCWEN LOAN SERVICING, LLC**

vs.

**JOSEPH R. GARTSIDE,  
ROBIN L. PHILLIPS**

*Property Address:* 332 North Bridge  
Street, Christiana, PA 17509-1202  
*UPI/ Tax Parcel Number:* 060-63140-0-0000  
*Judgment:* \$130,906.97  
*Reputed Owners:* Joseph R. Gartside,  
and Robin L. Phillips  
*Instr. No.:* 5791119  
*Municipality:* Christiana Borough  
*Area:* .12 Acres  
*Improvements:* Residential Dwelling

No. CI-17-00093

**NATIONSTAR MORTGAGE LLC**

vs.

**MICHELE L. GLICK**

*Property Address:* 34 West Strawberry  
Street, Lancaster, PA 17603  
*UPI/ Tax Parcel Number:* 338-23046-0-0000  
*Judgment:* \$36,375.07  
*Reputed Owner:* Michele L. Glick  
*Instr. No.:* 5339778  
*Municipality:* 8th Ward of the City of  
Lancaster

*Area:* All that certain lot or piece of  
ground situated on the Southwest  
side of Strawberry Street, between  
Lafayette Street and High Street,  
in the City of Lancaster, County  
of Lancaster, and Commonwealth  
of Pennsylvania, having thereon  
erected a two-story frame dwelling  
house known as No. 34 West  
Strawberry Street, and bounded  
and described as follows, to wit:  
bounded on the Northeast by  
Strawberry Street aforesaid; on  
the Southeast by property now or  
late of Rudolph Suleys; on the  
Southeast by property now or late  
of Frederick Holtmyer, and on the  
Northwest by property now or late  
of Samuel Miller and Mary Miller,  
conveyed or about to be conveyed  
to Thomas H. Jones and Helen M.  
Jones. Containing in front on said  
Strawberry Street seventeen feet  
six inches (17 feet 6 inches) and  
extending in depth of that width  
forty-eight and a half feet (48 1/2  
feet).

*Improvements:* Residential Dwelling

No. CI-16-06928

**NATIONSTAR MORTGAGE LLC**

vs.

**ANITA J. GOSS**

*Property Address:* 303 Essex St.,  
Marietta, PA 17547  
*UPI/ Tax Parcel Number:* 420-77706-0-0000  
*Judgment:* \$133,666.55  
*Reputed Owner:* Anita J. Goss  
*Instr. No.:* 6185085

LANCASTER LAW REVIEW

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*Municipality:* Marietta Borough  
*Area:* 12,197 Square Feet  
*Improvements:* Single Family Dwelling

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No. CI-14-09136

**U.S. BANK NATIONAL  
ASSOCIATION ET AL.**

**vs.**

**ABDALLAH HAMID,  
DEBRA S. HAMID**

*Property Address:* 124 Reese Ave.,  
Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 310-77469-  
0-0000  
*Judgment:* \$375,914.05  
*Reputed Owners:*  
*Deed Bk.:* 3771, Page: 0177  
*Municipality:* East Lampeter  
*Area:* N/A  
*Improvements:* Residential Dwelling

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No. CI-17-02184

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

**vs.**

**DEBBIE M. HAND**

*Property Address:* 212 Magnolia St.  
a/k/a 212 Orchard St. a/k/a 212  
South Magnolia St., Manheim, PA  
17545-2016  
*UPI/Tax Parcel Number:* 400-36993-  
0-0000  
*Judgment:* \$86,749.84  
*Reputed Owner:* Debbie M. Hand  
*Deed Bk.:* 6003, Page 699  
*Municipality:* Manheim Borough  
*Area:* 0.12  
*Improvements:* Residential Dwelling

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No. CI-14-10561

**THE BANK OF  
NEW YORK MELLON**

**vs.**

**RONALD P. HARPER, JR.,  
MELODY F. HARPER**

*Property Address:* 1 Harper Lane,  
Stevens, PA 17578  
*UPI/Tax Parcel Number:* 080-48602-  
0-0000  
*Judgment:* \$374,575.02  
*Reputed Owners:* Ronald Harper, Jr.  
and Melody F. Harper  
*Deed Bk.:* 5061, Page 0128  
*Municipality:* Township of East Co-  
calico  
*Area:* N/A  
*Improvements:* Residential

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No. CI-17-00185

**JP MORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

**vs.**

**AMY E. HAZEL, RYAN M. HAZEL**

*Property Address:* 311 Wild Cherry  
Lane, Marietta, PA 17547  
*UPI/Tax Parcel Number:* 150-09787-  
0-0000  
*Judgment:* \$131,706.42  
*Reputed Owners:* Amy E. Hazel &  
Ryan M. Hazel  
*Instr. No.:* 5905217  
*Municipality:* East Donegal Township  
*Area:* 0.10 Acres  
*Improvements:* Residential Dwelling

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No. CI-16-05489

**FRANKLIN AMERICAN  
MORTGAGE COMPANY**

**vs.**

**MARK D. HAZELL**

*Property Address:* 200 Little Britain  
Church, Peach Bottom, PA 17563  
*UPI/Tax Parcel Number:* 280-48345-  
0-0000  
*Judgment:* \$175,509.35  
*Reputed Owner:* Mark D. Hazell  
*Instr. No.:* 6216642  
*Municipality:* Fulton Township  
*Area:* 0.89 Acres  
*Improvements:* Residential Dwelling

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No. CI-17-02170

**CARRINGTON MORTGAGE  
SERVICES, LLC**

**vs.**

**J. KENNETH HEISEY, SONYA L. HEISEY, MICHAEL L. HEISEY**

*Property Address:* 33 Lititz Run Rd., Lititz, PA 17543  
*UPI/Tax Parcel Number:* 600-84600-0-0000  
*Judgment:* \$369,467.17  
*Reputed Owners:* J. Kenneth Heisey, Michael L. Heisey and Sonya L. Heisey  
*Instr. No.:* 6043638  
*Municipality:* Township of Warwick  
*Area:* N/A  
*Improvements:* Residential Dwelling

No. CI-16-11487

**SANTANDER BANK, N.A.**

**vs.**

**LORNE V. HESS, II**

*Property Address:* 1203 Union Street, Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 338-17736-0-0000  
*Judgment:* \$127,656.05  
*Reputed Owner:* Lorne V. Hess, II  
*Deed Bk.:* 5497, Page 182  
*Municipality:* Lancaster City  
*Area:* 0.09  
*Improvements:* Residential Dwelling

No. CI-16-10747

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

**vs.**

**EDWARD P. HOPES**

*Property Address:* 3635 Horizon Dr., Lancaster, PA 17601  
*UPI/Tax Parcel Number:* 300-75434-0-0000  
*Judgment:* \$164,683.47  
*Reputed Owner:* Edward P. Hopes  
*Instr. No.:* 5856740  
*Municipality:* Township of West Hempfield  
*Area:* N/A  
*Improvements:* Residential Dwelling

No. CI-16-07802

**JP MORGAN CHASE BANK, N.A.**

**vs.**

**JOSEPH M. KENNEDY**

*Property Address:* 5560 Umbletown Rd., Gap, PA 17527  
*UPI/Tax Parcel Number:* 560-62051-0-0000  
*Judgment:* \$123,612.25  
*Reputed Owner:* Joseph M. Kennedy  
*Instr. No.:* 5542380  
*Municipality:* Salisbury Township  
*Area:* 3276 sq. ft.  
*Improvements:* Residential Dwelling

No. CI-15-09376

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

**vs.**

**JOSEPH A. KULAGA**

*Property Address:* 1 Stacey Court, Stevens, PA 17578  
*UPI/Tax Parcel Number:* 080-18914-3-0002  
*Judgment:* \$61,186.09  
*Reputed Owner:* Joseph A. Kulaga  
*Instr. No.:* 5947017  
*Municipality:* East Cocalico  
*Area:* 0.13 Ac.  
*Improvements:* Residential Dwelling

No. CI-15-06976

**NATIONSTAR MORTGAGE LLC**

**vs.**

**MARY LaROCHELLE, ROBERT LaROCHELLE**

*Property Address:* 2326 Fruitville Pike, Lancaster, PA 17601  
*UPI/Tax Parcel Number:* 390-62309-0-0000  
*Judgment:* \$224,926.66.  
*Reputed Owners:* Mary LaRochelle and Robert LaRochelle  
*Instr. No.:* 5643942  
*Municipality:* Manheim Township  
*Area:* ALL THAT CERTAIN lot of ground on which is erected a frame dwelling house and garage, situated on the west side of the Fruitville Pike, known as 2326 Fruitville Pike, in the Township of Manheim, County of Lancaster



and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

*Improvements:* Residential Dwelling

\_\_\_\_\_  
No. CI-16-08223

**NATIONSTAR MORTGAGE LLC**

**vs.**

**MATTHEW T. LEEPER a/k/a  
MATTHEW LEEPER, ASHLEY L.  
SCHELL-LEEPER a/k/a ASHLEY  
SCHELL-LEEPER**

*Property Address:* 380 Alexandria Court, Marietta, PA 17547

*UPI/Tax Parcel Number:* 150-96065-0-0000

*Judgment:* \$126,302.69

*Reputed Owners:* Matthew T. Leeper a/k/a Matthew Leeper & Ashley L. Schell-Leeper a/k/a Ashley Schell-Leeper

*Instr. No.:* 5677254

*Municipality:* East Donegal Township  
*Area:* 0.07 Acres

*Improvements:* Residential Dwelling

\_\_\_\_\_  
No. CI-16-07273

**DITECH FINANCIAL, LLC**

**vs.**

**MARCUS R. LEFEVER,  
KIMBERLY S. LEFEVER**

*Property Address:* 1256 May Post Office Rd., Quarryville, PA 17566

*UPI/Tax Parcel Number:* 230-21397-0-0000

*Judgment:* \$182,855.57

*Reputed Owners:* Marcus R. Lefever and Kimberly S. Lefever

*Instr. No.:* 5422867

*Municipality:* Township of Eden  
*Area:* N/A

*Improvements:* Residential Dwelling

\_\_\_\_\_  
No. CI-16-11449

**MIDFIRST BANK**

**vs.**

**JULIO LUGO, THE SECRETARY  
OF HOUSING AND  
URBAN DEVELOPMENT**

*Property Address:* 22 Greythorne Rd., Lancaster, PA 17603

*UPI/Tax Parcel Number:* 340-68722-0-0000

*Judgment:* \$89,085.27

*Reputed Owner(s):* Julio Lugo

*Deed/Instrument#:* 6527 / 0277

*Municipality:* Township of Lancaster  
*Area:* 0.15 Acres

*Improvements:* A Residential Dwelling

\_\_\_\_\_  
No. CI-16-07146

**LSF9 MASTER  
PARTICIPATION TRUST**

**vs.**

**ALLEN M. MASON,  
LINDA L. MASON**

*Property Address:* 368 Coffee Goss Road, Marietta, PA 17584

*UPI/Tax Parcel Number:* 150-22939-0-0000

*Judgment:* \$174,419.92

*Reputed Owners:* Allen M. Mason and Linda L. Mason, husband and wife

*Deed Bk.:* 5464, Page 0466

*Municipality:* Township of East Donegal

*Area:* N/A

*Improvements:* Residential Dwelling

\_\_\_\_\_  
No. CI-17-00984

**WELLS FARGO BANK, N.A. s/b/m  
WELLS FARGO  
HOME MORTGAGE, INC.**

**vs.**

**DAVID McKILLIPS**

*Property Address:* 224 Wecaf Rd., New Holland, PA 17557

*UPI/Tax Parcel Number:* 480-33907-0-0000

*Judgment:* \$95,447.52

*Reputed Owner:* David McKillips

*Instr. No.:* 5288470

*Municipality:* New Holland Borough  
*Area:* 0.12

*Improvements:* Residential Dwelling

No. CI-15-07409

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

vs.

**ROBERT E. McMONIGAL, JR.  
a/k/a ROBERT E. McMONIGAL,  
TARA M. McMONIGAL**

*Property Address:* 13 Carriage Drive,  
Mountville, PA 17554

*UPI/Tax Parcel Number:* 470-99211-  
0-0000

*Judgment:* \$294,389.86

*Reputed Owners:* Robert E. McMoni-  
gal, Jr. a/k/a Robert E. McMoni-  
gal and Tara M. McMonigal

*Instr. No.:* 5636449

*Municipality:* Mountville Borough  
*Area:* 0.20

*Improvements:* Residential Dwelling

No. CI-16-07775

**SANTANDER BANK, N.A.**

vs.

**LUIS D. MENENDEZ, SR. a/k/a  
LUIS D. MENENDEZ a/k/a LUIS  
D. MENDEZ, OLGA I. MENENDEZ  
a/k/a OLGA I. MENDEZ**

*Property Address:* 2257 Fruitville  
Pike, Lancaster, PA 17601

*UPI/Tax Parcel Number:* 390-35074-  
0-0000

*Judgment:* \$130,451.74

*Reputed Owners:* Luis D. Menendez,  
Sr. a/k/a Luis D. Menendez  
a/k/a Luis D. Mendez, Olga I.  
Menendez a/k/a Olga I. Mendez

*Instr. No.:* 5534352

*Municipality:* Manheim Township  
*Area:* 1080 Sq. Ft.

*Improvements:* Residential Dwelling

No. CI-16-09547

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

vs.

**ROBERT C. MOCK, AS BELIEVED  
HEIR AND/OR ADMINISTRATOR  
TO THE ESTATE OF BERTHA  
MOCK a/k/a BERTHA B. MOCK,**

**STEPHEN W. MOCK, AS  
BELIEVED HEIR AND/OR  
ADMINISTRATOR TO THE  
ESTATE OF BERTHA MOCK  
a/k/a BERTHA B. MOCK,  
DEBORAH RUSSELL, AS  
BELIEVED HEIR AND/OR  
ADMINISTRATOR TO THE  
ESTATE OF BERTHA MOCK  
a/k/a BERTHA B. MOCK,  
RICHARD A. MOCK, AS  
BELIEVED HEIR AND/OR  
ADMINISTRATOR TO THE  
ESTATE OF BERTHA MOCK  
a/k/a BERTHA B. MOCK,  
UNKNOWN HEIRS AND/OR  
ADMINISTRATORS OF THE  
ESTATE OF BERTHA MOCK  
a/k/a BERTHA B. MOCK**

*Property Address:* 247 South Cherry  
Street, Manheim, PA 17545

*UPI/Tax Parcel Number:* 400-05212-  
0-0000

*Judgment:* \$79,667.23

*Reputed Owners:* Richard A. Mock  
and Bertha Mock

*Instr. No.:* 5596310

*Municipality:* Borough of Manheim  
*Area:* N\A

*Improvements:* Residential Dwelling

No. CI-17-00760

**BANK OF AMERICA, N.A.**

vs.

**ANTHONY MONTANEZ,  
MARTINA KITCH**

*Property Address:* 50 South Pearl  
Street, Lancaster, PA 17603

*UPI/Tax Parcel Number:* 338-58129-  
0-0000

*Judgment:* \$99,808.09.

*Reputed Owners:* Anthony Montanez  
and Martina Kitch

*Document ID:* #5561143

*Municipality:* City of Lancaster

*Area:* All that certain lot or piece of  
land, together with the improve-  
ments thereon erected, known as  
No. 50 South Pearl Street, situate  
on the southwest side thereof,

between Lafayette and High Streets, in the City of Lancaster, County of Pennsylvania and Commonwealth of Pennsylvania, bounded and described as follows:  
*Improvements:* Residential Dwelling

No. CI-16-10116

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

**vs.**

**SHERIDAN A. MUFFITT,  
WILLIAM H. SEVAST**

*Property Address:* 3691 River Rd.,  
Conestoga, PA 17516  
*UPI/Tax Parcel Number:* 410-56145-0-0000  
*Judgment:* \$67,838.36  
*Reputed Owners:* Sheridan A. Muffitt  
and William H. Sevast  
*Deed Bk.:* 6891, Page 520 000073630  
*Municipality:* Manor Township  
*Area:* 26,136 Square Feet  
*Improvements:* Single Family Dwelling

No. CI-15-00759

**WELLS FARGO BANK, N.A. s/b/m  
TO WACHOVIA BANK,  
NATIONAL ASSOCIATION**

**vs.**

**MARY ANN ORTIZ a/k/a  
MARYANN ORTIZ, FELIX D.  
ORTIZ, SR. a/k/a FELIX ORTIZ**

*Property Address:* 1029 Clark Street,  
Lancaster, PA 17602  
*UPI/Tax Parcel Number:* 340-46936-0-0000  
*Judgment:* \$99,420.11  
*Reputed Owners:* Mary Ann Ortiz  
a/k/a Maryann Ortiz and Felix D.  
Ortiz, Sr. a/k/a Felix Ortiz  
*Deed Bk.:* 4643, Page 103  
*Municipality:* Lancaster Township  
*Area:* 0.05  
*Improvements:* Residential Dwelling

No. CI-16-11212

**U.S. BANK  
NATIONAL ASSOCIATION**

**vs.**

**HECTOR LUIS ORTIZ ORTIZ**

*Property Address:* 312 N. Broad  
Street, Lancaster, PA 17602  
*UPI/Tax Parcel Number:* 336-65999-0-0000  
*Judgment:* \$78,330.74  
*Reputed Owner:* Hector Luis Ortiz  
Ortiz  
*Instr. No.:* 5923619  
*Municipality:* City of Lancaster  
*Area:* 0.6 Acres  
*Improvements:* Residential Dwelling

No. CI-15-09544

**U.S. BANK  
NATIONAL ASSOCIATION**

**vs.**

**MAYRA ORTIZ,  
CHRISTOPHER ORTIZ**

*Property Address:* 422 Dauphin St.,  
Lancaster, PA 17602  
*UPI/Tax Parcel Number:* 337-75439-0-0000  
*Judgment:* \$40,768.66  
*Reputed Owners:* Mayra Ortiz and  
Christopher Ortiz  
*Instr. No.:* 5734044  
*Municipality:* Lancaster City  
*Area:* 1,742  
*Improvements:* Residential Dwelling

No. CI-16-08511

**BRANCH BANKING AND  
TRUST COMPANY**

**vs.**

**RICHARD J. PARFITT**

*Property Address:* 105 South Poplar  
Street, Elizabethtown, PA 17022  
*UPI/Tax Parcel Number:* 250-24155-0-0000  
*Judgment:* \$111,207.43  
*Reputed Owner:* Richard J. Parfitt  
*Instr. No.:* 5756965  
*Municipality:* Borough of Elizabeth-  
town  
*Area:* N/A  
*Improvements:* Residential Dwelling

No. CI-16-01019

**LAKEVIEW LOAN  
SERVICING, LLC**

**vs.**

**PAMELA M. PEMBERTON,  
CURTISS H. PEMBERTON, SR.**

*Property Address:* 4 Joy Avenue,  
Mount Joy, PA 17552

*UPI/Tax Parcel Number:* 450-28610-  
0-0000

*Judgment:* \$171,987.60

*Reputed Owners:* Pamela M. Pember-  
ton and Curtiss H. Pemberton Sr.

*Instr. No.:* 5891068

*Municipality:* Borough of Mount Joy  
*Area:* N/A

*Improvements:* Residential Dwelling

No. CI-16-07177

**MB FINANCIAL BANK, N.A.**

**vs.**

**ROBERTO GIL QUINTANA, INES  
M. RODRIGUEZ SANCHEZ**

*Property Address:* 2410 Helena Rd.,  
Lancaster, PA 17603

*UPI/Tax Parcel Number:* 290-59999-  
0-0000

*Judgment:* \$156,891.93

*Reputed Owners:* Roberto Gil Quin-  
tana and Ines M. Rodriguez San-  
chez

*Instr. No.:* 6168020

*Municipality:* East Hempfield Town-  
ship

*Area:* 12,800 square feet

*Improvements:* Residential Dwelling

No. CI-14-08596

**U.S. BANK NATIONAL  
ASSOCIATION**

**vs.**

**JOHN P. RADZIK, JR. a/k/a  
JOHN P. RADZIK**

*Property Address:* 1597 Peony Rd.,  
Lancaster, PA 17602

*UPI/Tax Parcel Number:* 320-75626-  
0-0000

*Judgment:* \$279,394.51

*Reputed Owner:* John P. Radzik, Jr.  
a/k/a John P. Radzik

*Instr. No.:* 5554903

*Municipality:* West Lempeter Town-  
ship

*Area:* N/A

*Improvements:* Residential

No. CI-17-00862

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

**vs.**

**JENNIFER M. RAPP**

*Property Address:* 1171 Penn Grant  
Rd., Lancaster, PA 17602

*UPI/Tax Parcel Number:* 580-13216-  
0-0000

*Judgment:* \$248,464.44

*Reputed Owner:* Jennifer M. Rapp

*Instr. No.:* 5878495

*Municipality:* Township of Strasburg  
*Area:* N/A

*Improvements:* Residential Dwelling

No. CI-13-08069

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

**vs.**

**ROBERT K. RIVARD,  
MECHELLE A. RIVARD**

*Property Address:* 1040 Bluestone  
Drive, Lititz, PA 17543

*UPI/Tax Parcel Number:* 390-85551-  
0-0000

*Judgment:* \$1,061,267.24

*Reputed Owners:* Robert K. Rivard  
and Mechelle A. Rivard

*Instr. No.:* 5268372

*Municipality:* Manheim Township  
*Area:* N/A

*Improvements:* Residential Dwelling

No. CI-17-00491

**RUSHMORE LOAN  
MANAGEMENT SERVICES LLC**

**vs.**

**EDWARD C. SAUNDERS, III,  
SHARON C. SAUNDERS**

*Property Address:* 1650 Columbia Ave., Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 410-21493-0-0000  
*Judgment:* \$126,694.58  
*Reputed Owners:* Edward C. Saunders, III and Sharon C. Saunders  
*Instr. No.:* 5147811  
*Municipality:* Manor Township  
*Area:* N/A  
*Improvements:* Residential Dwelling

No. CI-16-10879

**BRANCH BANKING AND  
TRUST COMPANY**

vs.

**SHANNON M. SCHAUER**

*Property Address:* 609 Fourth Street, Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 338-17411-0-0000  
*Judgment:* \$65,705.49  
*Reputed Owner:* Shannon M. Schauer  
*Instr. No.:* 5633334  
*Municipality:* City of Lancaster  
*Area:* N/A  
*Improvements:* Residential Dwelling

No. CI-16-09193

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

vs.

**BRIAN C. SCHLINKMAN,  
AIMEE S. SCHLINKMAN a/k/a  
AIMEE S. HOLLINGER**

*Property Address:* 58 South Manor Street, Mountville, PA 17554  
*UPI/Tax Parcel Number:* 470-68440-0-0000  
*Judgment:* \$98,113.98  
*Reputed Owner:* Aimee S. Schlinkman a/k/a Aimee S. Hollinger  
*Instr. No.:* 6050110  
*Municipality:* Mountville Borough  
*Area:* 0.13  
*Improvements:* Residential Dwelling

No. CI-16-11556

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

vs.

**RONALD W. SCHUTTER**

*Property Address:* 18 Good Rd., New Providence, PA 17560  
*UPI/Tax Parcel Number:* 520-65796-0-0000  
*Judgment:* \$111,116.95  
*Reputed Owner:* Ronald W. Schutter  
*Deed Bk.:* H 65, Page 750  
*Municipality:* Providence Township  
*Area:* 23,522 sq. ft.  
*Improvements:* Residential Dwelling

No. CI-16-10815

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

vs.

**CARRIE A. SHELLENHAMER**

*Property Address:* 463 East Park Street, Elizabethtown, PA 17022  
*UPI/Tax Parcel Number:* 250-65769-0-0000  
*Judgment:* \$216,207.11  
*Reputed Owner:* Carrie A. Shellenhamer  
*Instr. No.:* 5819419  
*Municipality:* Elizabethtown Borough  
*Area:* 0.23  
*Improvements:* Residential Dwelling

No. CI-16-08438

**MIDFIRST BANK**

vs.

**GLADYS M. SOLOMON, THE  
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT**

*Property Address:* 827 Prospect Street, Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 338-61783-0-0000  
*Judgment:* \$80,915.38  
*Reputed Owner(s):* Gladys M. Solomon  
*Deed No.:* 5058, page 299  
*Municipality:* City of Lancaster

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Area: 72 X 105  
Improvements: A Residential Dwelling

No. CI-15-06934

**U.S. BANK NATIONAL  
ASSOCIATION**

vs.

**JOHN L. SOUDERS**

Property Address: 240 Grubbs Corner  
Road & Haines Station Road,  
Peach Bottom, PA 17563

UPI/Tax Parcel Numbers: 280-02042-  
0-0000 / 280-03919-0-0000

Judgment: \$118,323.44

Reputed Owner: John L. Souders

Deed Bk. and Page: 2978/222

Municipality: Fulton Township

Area: 5.70 acres/.48 acre

Improvements: Single Family Resi-  
dence/Vacant Land

No. CI-16-10240

**WILMINGTON TRUST NATIONAL  
ASSOCIATION**

vs.

**SALINA N. SPATOLA a/k/a  
SALINA SPATOLA**

Property Address: 2147 Cloverleaf  
Road, Mount Joy, PA 17552

UPI/Tax Parcel Number: 461-60479-  
0-0000

Judgment: \$165,957.60

Reputed Owner: Salina N. Spatola

Instr. No.: 5480459

Municipality: Township of Mount Joy

Area: N\A

Improvements: Residential Dwelling

No. CI-17-00202

**NATIONSTAR MORTGAGE LLC**

vs.

**TRISTAN J. SPECHT**

Property Address: 224 East Jackson  
St., New Holland, PA 17557

UPI/Tax Parcel Number: 480-62386-  
0-0000

Judgment: \$51,674.73

Reputed Owner: Tristan J. Specht

Instr. No.: 55211363

Municipality: Borough of New Holland

Area: 0.05 Acres

Improvements: Residential Dwelling

No. CI-17-02463

**SANTANDER BANK, N.A.**

vs.

**MATTHEW L. SPIKER,  
CERIDWEN E. SPIKER**

Property Address: 31 Foxfield Lane,  
Elizabethtown, PA 17022

UPI/Tax Parcel Number: 250-35810-  
0-0000

Judgment: \$83,154.97

Reputed Owners: Matthew L. Spiker,  
and Ceridwen E. Spiker

Instr. No.: 5606739

Municipality: Elizabethtown Borough  
Area: 0.2

Improvements: Residential Dwelling

No. CI-16-10939

**WELLS FARGO BANK N.A.**

vs.

**CYNTHIA A. STATES,  
JOHN B. STATES, JR.**

Property Address: 716 Bean Hill  
Road, Lancaster, PA 17603

UPI/Tax Parcel Number: 340-64367-  
0-0000

Judgment: \$156,574.97

Reputed Owners: Cynthia A. States  
and John B. States, Jr.

Deed Bk.: 6748, Page 300

Municipality: Lancaster Township

Area: 0.23

Improvements: Residential Dwelling

No. CI-16-08298

**CHRISTIANA TRUST**

vs.

**VERNON STENNETT,  
TRACEY STENNETT**

*Property Address:* 23 Ruby Street,  
Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 338-91783-  
0-0000  
*Judgment:* \$96,051.95  
*Reputed Owners:* Vernon Stennett  
and Tracey Stennett  
*Instr. No.:* 5677014  
*Municipality:* City of Lancaster  
*Area:* N/A  
*Improvements:* Residential Dwelling

No. CI-16-00528

**PNC BANK, NATIONAL  
ASSOCIATION**

vs.

**COURTNEY STEWART a/k/a  
COURTNEY LYNN STEWART,  
MATTHEW D. STEWART a/k/a  
MATTHEW DAVID STEWART**

*Property Address:* 1654 Santa Bar-  
bara Dr., Lancaster, PA 17601  
*UPI/Tax Parcel Number:* 390-65497-  
0-0000  
*Judgment:* \$216,030.94  
*Reputed Owners:* Matthew D. Stewart  
and Courtney Stewart, Husband  
and Wife, As Tenants by Entirety  
*Instr. No.:* 5527185  
*Municipality:* Manheim Township  
*Area:* 8,712 Sq. Ft.  
*Improvements:* Residential Dwelling

No. CI-16-07435

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

vs.

**TAWANA A. STEWART-WINDER  
a/k/a TAWANA STEWART-  
WINDER, INDIVIDUALLY AND IN  
HER CAPACITY AS  
ADMINISTRATRIX OF THE  
ESTATE AND HEIR OF THE  
ESTATE OF ALPHONSO WINDER  
a/k/a ALPHONSO R. WINDER,  
KEARIA NAYLOR, IN HER  
CAPACITY AS HEIR OF THE  
ESTATE OF ALPHONSO WINDER  
a/k/a ALPHONSO R. WINDER,**

**UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER  
ALPHONSO WINDER a/k/a  
ALPHONSO R.  
WINDER, DECEASED**

*Property Address:* 906 Union Street,  
Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 338-28517-  
0-0000  
*Judgment:* \$45,260.25  
*Reputed Owner:* Tawana A. Stewart-  
Winder a/k/a Tawana Stewart-  
Winder  
*Instr. No.:* 5104290  
*Municipality:* Lancaster City  
*Area:* 30 X 14  
*Improvements:* Residential Dwelling

No. CI-17-01123

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

vs.

**ADAM D. STICK**

*Property Address:* 641 Main Street,  
Akron, PA 17501  
*UPI/Tax Parcel Number:* 020-32552-  
0-0000  
*Judgment:* \$113,627.76  
*Reputed Owner:* Adam D. Stick  
*Instr. No.:* 5928015  
*Municipality:* Akron Borough  
*Area:* 0.18  
*Improvements:* Residential Dwelling

No. CI-17-00369

**NATIONSTAR MORTGAGE LLC**

vs.

**TRAVIS A. STUTTTLER,  
KELLY S. STUTTTLER**

*Property Address:* 491 Meadowlark  
Lane, Manheim, PA 17545  
*UPI/Tax Parcel Number:* 500-33454-  
0-0000  
*Judgment:* \$149,274.76  
*Reputed Owners:* Travis A. Stuttler &  
Kelly S. Stuttler



*Instr. No.:* 5827687  
*Municipality:* Township of Penn  
*Area:* .07 Acres  
*Improvements:* Residential Dwelling

No. CI-16-09060

**NATIONSTAR MORTGAGE LLC**

vs.

**THE UNKNOWN HEIRS OF  
GRANT T. WILLIAMS, DECEASED,  
JEFFREY G. WILLIAMS SOLELY  
IN HIS CAPACITY AS HEIR OF  
GRANT T. WILLIAMS, DECEASED,  
WENDY WILLIAMS, SOLELY IN  
HER CAPACITY AS HEIR OF  
GRANT T. WILLIAMS, DECEASED,  
DEREK WILLIAMS, SOLELY IN  
HIS CAPACITY AS HEIR OF  
GRANT T. WILLIAMS, DECEASED**

*Property Address:* 407 Chowning  
Place, Lancaster, PA 17601  
*UPI/Tax Parcel Number:* 390-80404-  
0-0000

*Judgment:* \$311,548.69

*Reputed Owners:* The Unknown Heirs  
of Grant T. Williams, Deceased,  
Derek Williams Solely in His Ca-  
pacity as Heir of Grant T. Wil-  
liams, Deceased, Wendy Williams  
Solely in Her Capacity as Heir of  
Grant T. Williams, Deceased &  
Jeffrey G. Williams Solely in His  
Capacity as Heir of Grant T. Wil-  
liams, Deceased

*Instr. No.:* 3025039

*Municipality:* Township of Manheim  
*Area:* 0.53 Acres  
*Improvements:* Residential Dwelling

No. CI-16-03089

**PROF-2013-S3 LEGAL TITLE  
TRUST II, BY U.S. BANK  
NATIONAL ASSOCIATION, AS  
LEGAL TITLE TRUSTEE**

vs.

**UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS**

**CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER LEE  
S. BINKLEY, DECEASED  
MORTGAGOR AND REAL OWNER**

*Property Address:* 112 New Dorwart  
Street, Lancaster, PA 17603

*UPI/Tax Parcel Number:* 338-63587-  
0-0000

*Judgment:* \$57,232.49

*Reputed Owners:* Unknown heirs,  
successors, assigns and all per-  
sons, firms or associations claim-  
ing right, title or interest from or  
under Lee S. Binkley, Deceased  
Mortgagor and Real Owner

*Deed Bk.:* 4104 Page 210

*Municipality:* City of Lancaster

*Area:* N/A

*Improvements:* Residential Dwelling

No. CI-16-09922

**DEUTSCHE BANK NATIONAL  
TRUST COMPANY**

vs.

**ROBERT G. VERGANTINO,  
CHERI L. VERGANTINO**

*Property Address:* 1006 Cloverton  
Dr., Columbia, PA 17512

*UPI/Tax Parcel Number:* 110-18779-  
0-0000

*Judgment:* \$89,674.86

*Reputed Owners:* Cheri L. Vergantino  
and Robert G. Vergantino

*Deed Bk. No.:* 4467 and page 108

*Municipality:* Borough of Columbia

*Area:* N/A

*Improvements:* Residential Real Es-  
tate

No. CI-13-03540

**LSF9 MASTER  
PARTICIPATION TRUST**

vs.

**MELISSA S. WATSON**

*Property Address:* 324 Arch Street,  
Ephrata, PA 17522

*UPI/Tax Parcel Number:* 260-04552-  
0-0000

*Judgment:* \$218,042.66  
*Reputed Owner:* Melissa S. Watson  
*Instr. No.:* 5635919  
*Municipality:* Ephrata Borough  
*Area:* 0.16  
*Improvements:* Residential Dwelling

No. CI-17-00250

**BANK OF AMERICA, N.A.**

**vs.**

**MATTHEW D. WEGLARZ**

*Property Address:* 1007 Signal Hill Lane, Lancaster, PA 17601  
*UPI/Tax Parcel Number:* 290-24169-0-0000  
*Judgment:* \$247,430.11  
*Reputed Owner:* Matthew D. Weglarz  
*Instr. No.:* 5957049  
*Municipality:* Township of East Hempfield  
*Area:* N/A  
*Improvements:* Residential Dwelling

No. CI-16-08377

**THE BANK OF NEW YORK  
MELLON TRUST COMPANY**

**vs.**

**TIMOTHY RAY WHITE a/k/a  
TIMOTHY R. WHITE,  
DAWN M. WHITE**

*Property Address:* 604 Donegal Springs Road, Mount Joy, PA 17552  
*UPI/Tax Parcel Number:* 450-59850-0-0000  
*Judgment:* \$80,520.30  
*Reputed Owners:* Timothy Ray White a/k/a Timothy R. White and Dawn M. White  
*Deed Bk.:* 5515, Page 346  
*Municipality:* Mount Joy Borough  
*Area:* .18 Acres  
*Improvements:* Residential Dwelling

No. CI-17-01233

**NATIONSTAR MORTGAGE LLC**

**vs.**

**THOMAS DEAN WOODARD,  
WENDY JUNE WOODARD**

*Property Address:* 139 Donegal Drive, Elizabethtown, PA 17022  
*UPI/Tax Parcel Number:* 160-06806-0-0000

*Judgment:* \$158,315.22  
*Reputed Owners:* Thomas Dean Woodard & Wendy June Woodard  
*Deed Bk.:* 7260

*Municipality:* Township of West Donegal  
*Area:* 0.23 Acres  
*Improvements:* Residential Dwelling

No. CI-14-08713

**U.S. BANK  
NATIONAL ASSOCIATION**

**vs.**

**JARED A. YODER, RACHEL E.  
YODER, D. JENS YODER a/k/a  
DEMETRIUS JENS YODER**

*Property Address:* 542 Chester Street, Lancaster, PA 17602  
*UPI/Tax Parcel Number:* 337-81208-0-0000

*Judgment:* \$73,966.11  
*Reputed Owners:* Jared Yoder, Rachel E. Yoder and D. Jens Yoder a/k/a Demetrius Jens Yoder

*Deed Bk. or Instr No:*  
*Municipality:* 5339919  
*Area:* N/A

*Improvements:* Residential

No. CI-17-02454

**THE BANK OF NEW YORK  
MELLON TRUST COMPANY**

**vs.**

**AMY L. YOUNG a/k/a  
AMY L. SNYDER**

*Property Address:* 117 Norlawn Circle, Lancaster, PA 17601  
*UPI/Tax Parcel Number:* 290-13501-0-0000

*Judgment:* \$23,784.30  
*Reputed Owner:* Amy L. Young  
*Instr. No.:* 5287103

LANCASTER LAW REVIEW

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*Municipality:* East Hempfield  
*Area:* 4,356 Sq. Ft.  
*Improvements:* Residential Dwelling

No. CI-17-02569

**FINANCE OF AMERICA  
MORTGAGE, LLC**

**vs.**

**ANDREA M. YOUNG,  
JASON M. YOUNG**

*Property Address:* 243 North Oak  
Street, Lititz, PA 17543  
*UPI/Tax Parcel Number:* 370-94865-  
0-0000

*Judgment:* \$261,424.11

*Reputed Owners:* Andrea M. Young  
and Jason M. Young

*Instr. No.:* 6026187

*Municipality:* Lititz Borough

*Area:* N/A

*Improvements:* Residential Real Es-  
tate

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