

Public Notice
Appointment of New Magistrate Judge in the United States
District Court for the Eastern District of Pennsylvania

The Judicial Conference of the United States has authorized the appointment of a full-time United States magistrate judge for the Eastern District of Pennsylvania at Philadelphia. The appointee may be required to preside at court sessions to be held at Reading, Philadelphia, Allentown, and Easton. The essential function of courts is to dispense justice. An important component of this function is the creation and maintenance of diversity in the court system. A community's belief that a court dispenses justice is heightened when the court reflects the community's diversity.

The duties of the position are demanding and wide-ranging, and will include, among others: (1) conduct of most preliminary proceedings in criminal cases; (2) trial and disposition of misdemeanor cases; (3) conduct of various pretrial matters, settlement proceedings, and evidentiary proceedings on delegation from a district judge; and (4) trial and disposition of civil cases upon consent of the litigants. The basic authority of a United States magistrate judge is specified in 28 U.S.C. § 636.

To be qualified for appointment an applicant must:

1. Be, and have been for at least five years, a member in good standing of the bar of the highest court of a state, the District of Columbia, the Commonwealth of Puerto Rico, the Territory of Guam, the Commonwealth of the Northern Mariana Islands, or the Virgin Islands of the United States, and have been engaged in the active practice of law for a period of at least five years;
2. Be competent to perform all the duties of the office; be of good moral character; be emotionally stable and mature; be committed to equal justice under the law; be in good health; be patient and courteous; and be capable of deliberation and decisiveness;
3. Be less than seventy years old; and
4. Not be related to a judge of the district court.

A merit selection panel composed of attorneys and other members of the community will review all applicants and recommend to the district judges in confidence the five persons it considers best qualified. The court will make the appointment following an FBI full-field investigation and an IRS tax check of the applicant selected by the court for

appointment. The individual selected must comply with the financial disclosure requirements pursuant to the Ethics in Government Act of 1978, Pub. L. No. 95-521, 90 Stat. 1824 (1978) (codified at 5 U.S.C. app. 4 §§ 101- 111) as implemented by the Judicial Conference of the United States. An affirmative effort will be made to give due consideration to all qualified applicants without regard to race, color, age (40 and over), gender, religion, national origin, or disability. The current annual salary of the position is \$223,836.00. The term of office is eight (8) years.

The application is available on the court's web site at <https://www.paed.uscourts.gov/> Only applicants may submit applications and applications **must be received by Thursday, November 7, 2024.**

All applications will be kept confidential, unless the applicant consents to disclosure, and all applications will be examined only by members of the merit selection panel and the judges of the district court. The panel's deliberations will remain confidential.

Applications must be submitted by email to Paed Apply@paed.uscourts.gov with the subject line **"Magistrate Judge Application."** An /s/ or e-signature on the application will be accepted.

Please note this vacancy was previously posted on October 25,2023 and filled by Mary Kay Costello. The vacancy has been created again due to the fact that Judge Costello has been commissioned to serve as a United States District Judge. Those persons who previously submitted applications and wish to re-apply *need not* complete a new application. Rather, it is sufficient to send an email to Paed apply@paed.uscourts.gov indicating an intent to be considered for the current opening. Supplemental information may be forwarded to the above email. But only if it is new information that was not previously submitted.

Applications will only be accepted by email. Applications sent by mail will not be considered. Due to the overwhelming number of applications expected, applicants should not contact the court regarding the status of their application.

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

Barto, Rubye M., dec'd.

Late of Penn Township.

Executrices: Linda L. Martin, Cynthia B. Breneman c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

Bucks, Robert H., dec'd.

Late of West Donegal Township.

Executor: Bryan A. Bucks c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

Cunningham, Nancy R., dec'd.

Late of East Petersburg Township.

Executrix: Mary Beth Slay-

baugh c/o The Law Offices of William P. Harrington, Jr., Esq., 945 Hillcrest Drive, Kinzer, PA 17535.

Attorney: William P. Harrington, Jr., Esq.

Cunningham, John Gerard a/k/a John Cunningham, dec'd.

Late of Lancaster City.

Executor: James Cunningham, 136 Monse River Rd., P.O. Box 994, Brewster, WA 98812 c/o Anita M. D'Amico, Atty., D'Amico Law, P.C., 65 S. Third St., Oxford, PA 19363.

Attorney: Anita M. D'Amico.

Deering, Eugene, dec'd.

Late of Ronks.

Executor: Kevin W. Deering, 22 Gloria Drive, Allendale, NJ 07401.

Attorney: Grace C. Nguyen Bond, Blakinger Thomas, 28 Penn Square, PO Box. 1889, Lancaster, PA 17608-1889.

Fink, Michael J., dec'd.

Late of Lancaster Township.

Administrator: Samuel E. Parks, Jr. c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

Hagenberger, Janice M., dec'd.

Late of Upper Leacock Township.

Administrator: Jody L. Ebersole c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.

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

Heagy, Anthony Lee, dec'd.

Late of Lancaster City.
Administratrix: Eleanor Heagy,
2060 Swarr Run Rd., Bldg.
N, Lancaster, PA 17601 c/o
John B. Zonarich, Atty., Mette,
P.O. Box 5950, Harrisburg, PA
17110.
Attorney: John B. Zonarich.

**Heckel, David G. a/k/a David
Garber Heckel, Sr. a/k/a David
G. Heckel, Sr.,** dec'd.

Late of Warwick Township.
Executrices: Sarah H. Summers,
Pamela A. Whallon c/o Appel
Yost & Zee LLP, 33 North Duke
Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Es-
quire.

Heckman, Brad M., dec'd.

Late of Lancaster City.
Executors: Jeremy J. Heckman,
Shaun C. Heckman c/o 327
Locust Street, Columbia, PA
17512.
Attorney: John F. Markel, Niko-
laus & Hohenadel, LLP.

Herr, George B., Jr., dec'd.

Late of East Drumore Township.
Executor: Lorie Lavin c/o James
N. Clymer, Esq., 408 West
Chestnut Street, Lancaster, PA
17603.
Attorneys: Clymer Musser &
Sarno, PC.

Hollingsworth, Linda C., dec'd.

Late of West Donegal Township.
Executrix: Jane B. Geyer c/o
Joseph A. Bellinghieri, Esq., 17
W. Miner St., West Chester, PA
19382.
Attorney: Joseph A. Bellinghieri,
Atty., MacElree Harvey, Ltd.

Hunter, Patti Bruce, dec'd.

Late of East Hempfield Town-
ship.
Executor: Edward W. Hunter,
1106 Sweetbriar Way, Lancast-
er, PA 17601.
Attorney: Kevin Koscil, Esquire,
Barley Snyder, 213 Market
Street, 12th Floor, Harrisburg,
PA 17101.

Jolly, Margaret L., dec'd.

Late of Manheim Township.
Executors: Robert L. Jolly, Deb-
orah J. Hirschhorn c/o A. An-
thony Kilkuskie, 117A West
Main Street, Ephrata, PA 17522.
Attorney: A. Anthony Kilkuskie,
117A West Main Street, Ephra-
ta, PA 17522.

**Kamara, Ahmad Mohammed
a/k/a Ahmad Mohamed Kamara
a/k/a Ahmad Kamara a/k/a Ah-
mad M. Kamara,** dec'd.

Late of Lancaster Township.
Executrix: Alimatu Caulker c/o
Mongiovi Law, LLC, 235 North
Lime Street, Lancaster, PA
17602.
Attorney: Michael J. Mongiovi.

Keller, Anna A., dec'd.

Late of Manheim Township.
Administratrix: Stephanie A.
Risser, 702 Rosemont Drive,
Lititz, PA 17543.
Attorney: Aviv Bliwas, Es-
quire, Johnson, Duffe, Stewart
& Weidner, P.C., 301 Market
Street, P.O. Box 109, Lemoyne,
PA 17043.

**Linn, Kathryn L. a/k/a Lula
Kathryn Linn,** dec'd.

Late of Warwick Township.
Executors: Mark D. Linn, 209
N. Broad St., Lititz, PA 17543;
Martin A. Linn, 2 Eagle Ct.,

Reading, PA 19605 c/o Brian F. Boland, Atty., Kozloff Stoudt, 2640 Westview Dr., Wyomissing, PA 19610.
Attorney: Brian F. Boland.

Long, Dolores F. a/k/a Dolores Faye Long, dec'd.

Late of Elizabethtown.
Executor: Eugene C. Long c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Esq.

Ludwig, Karl D. a/k/a Karl Ludwig, dec'd.

Late of East Cocalico Township.
Executor: Kristina L. Claiborne c/o Mongiovi Law, LLC, 235 North Lime Street, Lancaster, PA 17602.
Attorney: Michael J. Mongiovi.

King, Brenda F., dec'd.

Late of East Cocalico Township.
Executor: Craig A. Stover c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.
Attorney: A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

Kreider, Donna E., dec'd.

Late of Manheim Township.
Executor: Jodi L. Kreider c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
Attorney: Matthew A. Grosh.

Martin, Arlene K., dec'd.

Late of Earl Township.
Executor: Joyce A. Hoover, 114 N. 7th St., PO Box 72, Akron, PA 17501.
Attorney: None.

Martin, John H., Jr., dec'd.

Late of Clay Township.
Administrator: Jennessa C. Mix c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger, Esquire.

Mattocks, Mark D., dec'd.

Late of Brecknock Township.
Administratrix: Christina Mattocks c/o Barley Snyder, LLP, 2755 Century Blvd., Wyomissing, PA 19610.
Attorney: Frederick M. Nice, Esquire – Barley Snyder.

McKnight, Merle R. a/k/a Merle Richard McKnight, dec'd.

Late of Elizabethtown Borough.
Executrix: Patricia L. McKnight, 579 E. Hummelstown Street, Elizabethtown, PA 17022.
Attorney: None.

Meier, Peggy L. a/k/a Peggy Lee Meier, dec'd.

Late of East Donegal Township.
Administrator: Randall K. Miller c/o Randall K. Miller, Esquire, 659 East Willow Street, Elizabethtown, PA 17022.
Attorney: Morgan, Hallgren, Crosswell & Kane, P.C.

Miller, Cheryl B., dec'd.

Late of West Hempfield Township.
Executor: Lance A. Miller c/o Goodman & Kenneff, 460 North George Street, Millersville, PA 17551.
Attorney: Joseph J. Kenneff, Esquire.

Proud, Ralph E. a/k/a Ralph Edward Proud, III, dec'd.

Late of Sadsbury Township.
Executor: Sharon L. Hanna c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Esquire.

Raff, Joseph R., Jr., dec'd.
Late of Columbia Borough.
Executors: Joseph D. Raff, Crystal R. Jensen c/o John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.
Attorney: John F. Markel.

Simonetti, Roy Stephen, dec'd.
Late of Salisbury Township.
Executor: Michael B. Simonetti, 225 Horne Place, Exton, PA 19341.
Attorney: Michaelangelo L. Dipolito, Attorney at Law, Peoples Law Firm, LLC, 712 Kimber-ton Road, Chester Springs, PA 19425.

Trimble, Janice M., dec'd.
Late of Lancaster County.
Executrix: Rebecca J. Pagano, 6361 Mifflin Ave., Harrisburg, PA 17111.
Attorney: None.

Vassil, Doukeni P. a/k/a Doukeni B. Vassil a/k/a Doukeni Baroutsis Vassil a/k/a Doukeni B. Vassilopoulos a/k/a Doukeni P. Vassilopoulos a/k/a Doukeni Vassil, dec'd.
Late of Ephrata Township.
Executors: Louis P. Vassil, Paul E. Vassil, George P. Vassil, Anthi L. Glass c/o Mongiovi Law, LLC, 235 North Lime Street, Lancaster, PA 17602.
Attorney: Michael J. Mongiovi.

TRUST NOTICE

Warfel, Glenn W. and Urbana Mae, dec'd.

Late of Manor Township.
The Glenn W. Warfel and Urbana Mae Warfel Revocable Living Trust.

Trustees: Glenn D. Warfel, Douglas L. Warfel c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger, Esquire.

Zook, Alverda M., dec'd.
Late of East Lampeter Township.
Executor: Carol Ann Andrew c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
Attorney: Matthew A. Grosh.

SECOND PUBLICATION

Adair, Richard J., Sr., dec'd.
Late of Lancaster Township.
Executor: Richard J. Adair, Jr. c/o Gretchen M. Curran, LLC, 1337 Byerland Church Road, P.O. Box 465, Willow Street, PA 17584.
Attorney: Gretchen M. Curran.

Adair, Shirley Ann, dec'd.
Late of Lancaster Township.
Executor: Richard J. Adair, Jr. c/o Gretchen M. Curran, LLC, 1337 Byerland Church Road, P.O. Box 465, Willow Street, PA 17584.
Attorney: Gretchen M. Curran.

Ahlfeld, John R. a/k/a John Roger Ahlfeld, dec'd.
Late of Manor Township.

Executrix: Alice H. Ahlfeld c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Buzzendore, Elizabeth K., dec'd.

Late of Columbia Borough.

Executors: Elizabeth K. Noll, Teresa A. Smith c/o John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Attorney: John F. Markel.

TRUST NOTICE

Cox, Howard A., dec'd.

Late of West Lampeter.

The Howard A. Cox Trust

Trustees: Cynthia Behling, William A. Cox c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A. Grosh.

Davis, Margaret, dec'd.

Late of West Lampeter.

Executor: William B. Davis, III c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A. Grosh.

Fuhrman, Henry, Jr., dec'd.

Late of West Lampeter Township.

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

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

George, Dorothy L., dec'd.

Late of Lancaster.

Personal Representative: Michael D. George, 9004 Stonewall Road, Manassas, VA 20110-2557.

Attorney: None.

Hague, Priscilla Ann, dec'd.

Late of Elizabethtown Borough.

Executor: Michael A. Hague c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esq.

Johnston, Faye E., dec'd.

Late of Lancaster.

Administrator CTA: Leroy Thomas Hultzapfle c/o Susan N. Denaro, Esquire, Plank♦-Frankowski, 4 Park Plaza, Suite 205, Wyomissing, PA 19610.

Attorney: Susan N. Denaro, Esquire.

Jochen, Albert E., Jr., dec'd.

Late of West Donegal Township.

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

Attorneys: Young and Young.

Knauss, Eleanor E., dec'd.

Late of Manheim Township.

Executor: David G. Hackman c/o Robert F. Musser, Esq., 408 West Chestnut Street, Lancaster, PA 17603.

Attorney: Clymer Musser & Sarno, PC.

Kopp, Charles S., Jr., dec'd.

Late of Akron Borough.
Co-Executors: Christopher Kopp, Cynthia Setlock c/o John R. Gibbel, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess, LLP.

Kubic, Michael, dec'd.

Late of East Hempfield Township.
Executor: Nathan Roth c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorneys: May, Herr & Grosh, LLP.

Lilley, James J., dec'd.

Late of Lancaster City.
Executor: James M. Lilley c/o John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.
Attorney: John F. Markel.

McVey, Jill S., dec'd.

Late of West Lampeter Township.
Personal Representative: Jennifer L. Mullen c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.
Attorneys: Metzger and Spencer, LLP.

Omensetter, Michael J., dec'd.

Late of West Earl Township.
Executrix: Faye B. Omensetter c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Con-

naughton Goss & Lucarelli LLC.

Otter, Brian A. a/k/a Brian Andrew Otter, dec'd.

Late of Warwick Township.
Executors: Julie C. Otter, Susan J. Pegan c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Pembleton, LeRoy E., dec'd.

Late of Martic Township.
Executrix: Wendy L. Steen 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.

Rodriguez, Luis M., Jr., dec'd.

Late of East Lampeter Township.
Administratrix: Erica L. Lorah-Rodriguez c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Roth, Kathleen Faye, dec'd.

Late of West Lampeter Township.
Administrator: Scott M. Roth 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.

Stoe, Carol M., dec'd.

Late of Upper Leacock Township.

THIRD PUBLICATION

Executor: Clifford C. Stoe c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Dana C. Panagopoulos.

White, Sara J., dec'd.

Late of Caernarvon Township.

Executor: Thomas Barnes White c/o Brandywine Estate and Elder Law, 535 N. Church Street, Suite 170, West Chester, PA 19380.

Attorney: Brandywine Estate and Elder Law.

White, Thomas E., dec'd.

Late of Caernarvon Township.

Executor: Thomas Barnes White c/o Brandywine Estate and Elder Law, 535 N. Church Street, Suite 170, West Chester, PA 19380.

Attorney: Brandywine Estate and Elder Law.

Wiegand, Vicki L., dec'd.

Late of Columbia Borough.

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

Attorney: John F. Markel.

Zimmerman, John E., dec'd.

Late of Columbia Borough.

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

Attorneys: May, Herr & Grosh, LLP.

Bender, Larry L., dec'd.

Late of East Hempfield Township.

Executrix: L. Elaine Rhen c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, 2221 Dutch Gold Drive, Dutch Gold Business Center, Lancaster, PA 17601.

Attorney: Melvin E. Newcomer, Esquire.

Bill, Eva Carol a/k/a Carol Eva Bill, dec'd.

Late of Lancaster City.

Administrator: Good News Consulting, Inc. c/o Snoko Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402.

Attorney: Amanda Snoko Dubbs.

Bonchek, Rita M., dec'd.

Late of West Lampeter Township.

Executrix: Paige C. Adams c/o Buzgon Davis Law Offices, 525 South Eight Street, Lebanon, PA 17042.

Attorney: Michael Bechtold, Esquire.

Campbell, Donald E., dec'd.

Late of Manheim Township.

Executrix: Carol C. Kelsall c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Heise, Jacqueline M., dec'd.

Late of West Earl Township.
Co-Executors: Jennifer A. Heise,
Roy Pederson c/o Cynthia Boyer
Blakeslee, Attorney at Law, 352
East Main Street, Suite 220, Le-
ola, PA 17540.
Attorney: Cynthia Boyer
Blakeslee.

**Lewis, Brian Quincy a/k/a Brian
Lewis**, dec'd.

Late of Drumore Township.
Administrator: Brooklyn Hav-
en Lewis c/o Paterson Law LLC,
2819 J Willow Street Pike N.,
Willow Street, PA 17584.
Attorney: Kim Carter Paterson.

Long, Harold G., dec'd.

Late of Drumore City.
Executor: Steven E. Long c/o
Law Office of James Clark, 277
Millwood Road, Lancaster, PA
17603.
Attorney: James R. Clark.

**Longenecker, David Samuel
a/k/a David S. Longenecker**,
dec'd.

Late of Manor Township.
Administrator: Lori A. Longe-
necker c/o Kluxen, Newcomer
& Dreisbach, Attorneys-at-Law,
2221 Dutch Gold Drive, Dutch
Gold Business Center, Lancast-
er, PA 17601.
Attorney: Melvin E. Newcomer,
Esquire.

Nolt, Lena M. a/k/a Lena Nolt,
dec'd.

Late of West Earl Township
Co-Executors: Nelson Nolt, Ma-
bel Nolt c/o Jessica L. Fish-

er, Esquire, McQuaide Blasko,
Gateway Centre, 601 Hawthorne
Drive, Suite 2A, Hollidaysburg,
PA 16648.
Attorney: Jessica L. Fisher, Es-
quire.

**Orbin, Joanne S. a/k/a S. Jo-
anne Orbin a/k/a Shirley Jo-
anne Orbin**, dec'd.

Late of Earl Township.
Executrix: Jaime Gould c/o Lin-
da Kling, Esquire, 121 E. Main
Street, New Holland, PA 17557.
Attorneys: Smoker Gard Associ-
ates LLP.

Pierce, Marie M., dec'd.

Late of East Drumore Township.
Executor: Karen Pierce Sand-
hoff c/o Eric Schelin Rothermel,
Esquire, 49 North Duke Street,
Lancaster, PA 17602.
Attorney: May, Herr & Grosh,
LLP.

Ratcliffe, Theresa A., dec'd.

Late of Manor Township.
Executor: Jeffrey W. Ratcliffe,
Lisa M. Brosey c/o John F.
Markel, Nikolaus & Hohenadel,
LLP, 327 Locust Street, Colum-
bia, PA 17512.
Attorney: John F. Markel.

Reedmiller, Betty Ann, dec'd.

Late of Manor Township.
Executor: Donn W. Gehman
c/o Appel Yost & Zee LLP, 33
North Duke Street, Lancaster,
PA 17602.
Attorney: James K. Noel, IV,
Esq.

Reese, Sarah A., dec'd.

Late of Columbia Borough.
Executor: Joseph L. Reese c/o John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.
Attorney: John F. Markel.

Richelderfer, Russell G. a/k/a Russell Richelderfer, dec'd.

Late of West Lampeter Township.
Executor: James Russell Singleton c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.
Attorneys: Blakinger Thomas, PC.

Sarbaugh, Kenneth W., dec'd.

Late of Lititz Borough.
Executor: Christopher C. Lindke c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess, LLP.

Stine, Donald F., Sr., dec'd.

Late of East Hempfield Township.
Executor: Linda M. Winters c/o Sharon E. Myers, Attorney, CGA Law Firm, PC, P.O. Box 606, East Berlin, PA 17316.
Attorney: Sharon E. Myers.

Tarbart, Anna L., dec'd.

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

Weaver, Melvin M., dec'd.

Late of Ephrata Borough.
Co-Executors: Leon R. Weaver, Carl E. Weaver c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.
Attorneys: Smoker Gard Associates LLP.

Weber, Helen A., dec'd.

Late of East Donegal Township.
Executor: Thomas Weber, 1761 Crooked Oak Drive, Lancaster, PA 17601.
Attorney: None.

Wert, James R., dec'd.

Late of Marietta Borough.
Executor: John J. Rye c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Ziedonis, John Anthony, dec'd.

Late of Manheim Township.
Personal Representative: Kristin Ziedonis c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.
Attorneys: Metzger and Spencer, LLP.

Zimmerman, Warren H., dec'd.

Late of Brecknock Township.
Executor: Kevin E. Zimmerman c/o Good Law Firm, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good Law Firm.

ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN THAT the **Board of Directors of Latin American Alliance**, a Pennsylvania nonprofit corporation, with a registered address at 506 Oak Grove Drive, Lancaster, PA 17601, has approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation pursuant to the provisions of Section 5975 of the Pennsylvania Nonprofit Corporation Law.

GIBBEL KRAYBILL & HESS LLP
Attorneys

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NOTICE IS HEREBY GIVEN THAT the Member of **H. P. Brubaker Construction, LLC**, a Pennsylvania Limited Liability Company with a registered office address at 176 B Middle Creek Road, Lititz, PA 17543 and a mailing address at 1110 W. Main Street, Ephrata, PA 17522, has approved a proposal that the Limited Liability Company voluntarily dissolve, and that the Member is now engaged in winding up and settling the affairs of the Limited Liability Company under the provisions of Section 8871 of the Pennsylvania Uniform Limited Liability Company Act, as amended.

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Please be advised that the Incorporation known as **MAJC, Inc.**, doing business at 863 N. Queen Street, Lancaster, PA 17603, has been dissolved by mutual consent of the members as of August 31, 2022.

1. All claims against the assets of the Incorporation company

must be made in writing and include the claim amount, basis and origination date.

2. The deadline for submitting claims is two years after the date of this publication.
3. Any claims that are not received by the Incorporation within two years from the date of this publication will not be recognized.
4. Debtors are requested to pay all outstanding obligations no later than ninety (90) days from the date of this publication. Payment should be made to MAJC, Inc.
5. All claims and payments must be sent to 863 N. Queen Street, Lancaster, PA 17603.

O-25; N-1

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on October 18, 2024, for the purpose of obtaining a Certificate of Incorporation under the provisions of the Nonprofit Corporation Law of 1988. The name of the proposed nonprofit corporation is **Decker's Blueprint**.

It will be organized under Section 501 (c)(3) of the Internal Revenue Code of 1986, as thereafter amended, for the purpose of raising awareness and funds for Duchenne Muscular Dystrophy (DMD), specifically around nonsense mutations and rare exons, with the ultimate goal of finding a cure for the debilitating disease.

McNEES WALLACE & NURICK

LLC
570 Lausch Lane, Suite 200
Lancaster, PA 17601

N-1

Notice is hereby given that a nonprofit corporation known as **STONEBRIDGE AT LONGWOOD COMMUNITY ASSOCIATION**

was incorporated on October 17, 2024, under the provisions of the Nonprofit Corporation Law of 1988, for the purpose to be the Association of Unit Owners organized pursuant to the Pennsylvania Uniform Planned Community Act, Act 180 of 1996, Title 68 Pa. C.S.A. Section 5101 et seq., as amended (the "Act"), with respect to Stonebridge at Longwood, a Planned Community, located in New Garden Township, Chester County, Pennsylvania, and established or to be established pursuant to the provisions of the Act. In furtherance of its purposes, the corporation may exercise all rights, privileges, powers and authority of a corporation organized under the Nonprofit Corporation Law of 1988, as amended, and of an association of unit owners organized under the Act.

BARLEY SNYDER
Attorneys

N-1

Magnolia Pediatric Dentistry, PC was incorporated October 8, 2024 under the provisions of the Pennsylvania Business Corporation Law of 1988.
Charles F. Blumenstock, Esq.
APPEL, YOST & ZEE LLP
Attorneys

N-1

Notice is hereby given that Ar-

ticles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on or about October 7, 2024, for a nonprofit corporation to be known as:

**Ephrata High School
Cheerleading Booster Club**

Formed pursuant to the provisions of the Non-Profit Business Corporation Law Act of 1988, Commonwealth of Pennsylvania, on December 21, 1988, P.L. 1444, No. 177.

The primary purpose of the Corporation is to provide support to varsity and junior varsity cheerleaders at Ephrata High School.
Matthew A. Grosh, Esquire
May Herr & Grosh LLP
234 North Duke Street
Lancaster, PA 17602

N-1

ORPHANS' COURT DIVISION

Orphans' Court Division
Auditing Notices

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

November 5, 2024

at 9 o'clock a.m. in Courtroom No. 11 on the fourth floor of the Court-

house, 50 North Duke Street, Lancaster, PA

1. BURGMAN, DANIEL T. decd., 2023-01369. First and Final Acct., Polly A. Petro, Exec., Kim Carter Paterson, Atty.

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

SUITS ENTERED

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

October 16, 2024
to October 23, 2024

ALSTON, DARION; Velocity Investments LLC; 07579; Tsarouhis
AMAZON.COM INC; Jaily Mckayla Mitchell; 07612

AULESTIA, VICTOR; Doreen Fix; 07674; Fox

BOGNER, MATTHEW; Velocity Investments LLC; 07569; Tsarouhis

BRACERO SR, GILBERT; Jefferson Capital Systems LLC; 07536; Lauer

BRAUNWARTH, MARK; Penn Township; 07530; Leininger

BRICE, HOLLY; State Farm Mutual Automobile Insurance Company; 07653; Allen

BROWN, DARNELL B, BROWN, KIMBERLY A; Credit Acceptance Corporation; 07638; Morris

COMMONWEALTH OF PENNSYLVANIA; Benjamin Matthew

Cleveland; 07677

DANIELS, JENNIFER; Velocity Investments LLC; 07578; Tsarouhis

DELEON, BRANDON; Velocity Investments LLC; 07486; Tsarouhis

DEPARTMENT OF TRANSPORTATION OF THE COMMONWEALTH OF PENNSYLVANIA; Pep Boys - Manny Moe & Jack LLC; 07651; Zakheim, Sebia

DILLER, MICHAEL; Velocity Investments LLC; 07508; Tsarouhis
DRAKE, PATRICIA; Donna Langello; 07590; Navitsky

DURANT, NYKEMA; Velocity Investments LLC; 07369; Tsarouhis
EVES, JAMES; Velocity Investments LLC; 07574; Tsarouhis

FULLER, CHRISTOPHER; Velocity Investments LLC; 07566; Tsarouhis

GARDNER, EIFFIE; Velocity Investments LLC; 07577; Tsarouhis

GAST, MICHELLE, GAST, BRIAN L.; Solanco School District; 07528; Leininger

GELTMACHER, MICHAEL; Velocity Investments LLC; 07626; Tsarouhis

GOMEZ-URDANIVIA, HERALDO; Irene M. Fitzkee; 07572; Hohenadel

JOHN DOE 1-10, BIRD IN HAND MOTOR INN INC; Bird In Hand Motor Inn Inc.; 07511; Feldman

JOHNSON, DIANNA, JOHNSON, EVERETT; Solanco School District; 07502; Leininger

KENNEDY, WILLIE, KENNEDY, TAMMY; Credit Acceptance Corporation; 07638; Morris

KIRCHOFF, JILL MARIE, KIRCHOFF, WAYNE; Solanco School District; 07521; Leininger

LINCOLN NATIONAL LIFE INSURANCE COMPANY; Assured

Management Corporation; 07545; Dugalic
LOPEZ, MARLY; Velocity Investments LLC; 07476; Tsarouhis
LOPEZ, MARLY; Velocity Investments LLC; 07505; Tsarouhis
MONTALVO, GLORIA; Velocity Investments LLC; 07501; Tsarouhis
NOLT, SARAH, MARANATHA CHRISTIAN SCHOOL; Goodville Mutual Casualty Company; 07524; CAMPBELL
PLUSH, CHARLES; Velocity Investments LLC; 07627; Tsarouhis
POWELL, CELESTE N.; Velocity Investments LLC; 07495; Tsarouhis
PROGRESSIVE CASUALTY INSURANCE COMPANY INC, YOWELL, MAC DAVID; Anadine Zalar; 07525; Koelsch
RASOLKO, DMITRY; Enerbank USA; 07583; Bifulco
RODRIGUEZ, SAUL; Velocity Investments LLC; 07469; Tsarouhis
ROOT, DAVID M.; Solanco School District; 07516; Leininger
ROSE, BRETT; Pennsylvania State Employees Credit Union; 07519; Urban
SAADIA DISTRIBUTION LLC; Hartford Fire Insurance Company; 07487; McDevitt
SADAPHAL, DAVID; Velocity Investments LLC; 07471; Tsarouhis
SCHOBER, ZACHARY; Velocity Investments LLC; 07499; Tsarouhis
SCHOBER, ZACHARY; Velocity Investments LLC; 07629; Tsarouhis
SEARS, ERIC; Velocity Investments LLC; 07573; Tsarouhis
STAGGERS, JERICA TYSHAI; Citizens United Reciprocal Exchange; 07649; McElhaney
STAUFFER, TYLAR; Velocity Investments LLC; 07628; Tsarouhis
SZCZOTKOWSKI, ISABELLA; Velocity Investments LLC; 07479; Tsarouhis
TAYLOR, CHANTE; Velocity Investments LLC; 07490; Tsarouhis
TAYLOR, NAIM; Velocity Investments LLC; 07503; Tsarouhis
THOMSEN, CHRISTINA; Velocity Investments LLC; 07485; Tsarouhis
TORRES, CINDY; Akbar Keval; 07517; Setley
TROOP, DALE R.; Enerbank USA; 07581; Bifulco
UNKNOWN; Lancaster County Tax Claim Bureau; 07477; Cronin
VELAZQUEZ, MISRRAIN; Velocity Investments LLC; 07498; Tsarouhis
WENTZEL, CHRISTOPHER; Velocity Investments LLC; 07625; Tsarouhis
WESTNEDGE, THERESA; Velocity Investments LLC; 07492; Tsarouhis



**NOTICE
SHERIFF SALE
OF VALUABLE
Real Estate**

**Wednesday, November 27, 2024
@ 10:00 a.m. Prevailing Time**

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

CONDITIONS OF SALE

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

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

All properties are sold "AS IS", with NO expressed or implied warranties or guarantees whatsoever. In other words, the Sheriff's Office does not guarantee or warrant, in any way, the real estate upon which you are bidding. The Sheriff's Office is merely following the

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

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

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

ditions of sale during or before each sale, or on a case by case basis. The Sheriff's Office decision shall be final regarding all sale issues and disputes.
Christopher Leppler, Sheriff of Lancaster County
Burke & Hess, Solicitor

BALLENTINE
DEED INSTRUMENT NO.:
5393742
MUNICIPALITY: CITY OF LANCASTER
IMPROVEMENTS: RESIDENTIAL DWELLING

CI-24-00005
PENNSYLVANIA HOUSING FINANCE AGENCY

vs

JOSE ACOSTA,
ANA FIGUEROA-SOTO

PROPERTY ADDRESS: 905 PROSPECT STREET, LANCASTER, PA 17603
UPI/TAX PARCEL NUMBER: 338-84837-0-0000
JUDGMENT: \$130,261.71
REPUTED OWNER(S): JOSE ACOSTA AND ANA FIGUEROA-SOTO
INSTRUMENT NO: 6496901
MUNICIPALITY: CITY OF LANCASTER
AREA: 0.06 ACRE
IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-23-07519
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-4

vs

KELLY S. BALLENTINE

PROPERTY ADDRESS: 557 NORTH STREET, LANCASTER, PA 17602
UPI/TAX PARCEL NUMBER: 337-64702-0-0000
JUDGMENT: \$68,228.57
REPUTED OWNERS: KELLY S.

CI-20-06520
REO TRUST 2017-RPL1

vs

JUDITH A. CELESKY, KELLY L CELESKY, KNOWN HEIR OF JACK J. STEWART, DECEASED, UNKNOWN HEIRS, PERSONAL REPRESENTATIVES, AND DEWISEES OF JACK J. STEWART, DECEASED
PROPERTY ADDRESS: 3 SPRING HILL LANE, ELIZABETHTOWN, PA 17022
UPI/TAX PARCEL NUMBER: 130-89149-0-0000
JUDGMENT: \$236,177.89
REPUTED OWNERS: JUDITH A. CELESKY
DEED BK. 5156 AND PAGE 653
MUNICIPALITY: TOWNSHIP OF CONOY
AREA: 0.7 ACRES
IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING

CI-22-07244
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST

vs

ESTATE OF ELISE M. FELICIANO, DECEASED, LAST RECORD OWNER/ MORTGAGOR, LILY FELICIANO, KNOWN HEIR OF ELISE M. FELICIA-

NO, DECEASED, JESSICA FELICIANO-URIBE, KNOWN HEIR OF ELISE M. FELICIANO, DECEASED, DENNIS A/K/A D.W. MANUEL FELICIANO, KNOWN HEIR OF ELISE M. FELICIANO, DECEASED, UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF ELISE M. FELICIANO AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST

PROPERTY ADDRESS: 1674 SPRUCE GROVE ROAD, OXFORD, PA 19363
UPI/TAX PARCEL NUMBER: 380-76714-0-0000
JUDGMENT: \$183,123.89
REPUTED OWNERS: ESTATE OF ELISE M. FELICIANO
DEED BK. AND PAGE OR INSTR. NO.: DEED BK 5209 PAGE 0391
MUNICIPALITY: TOWNSHIP OF LITTLE BRITIAN
AREA: 40,511 SQ. FEET
IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL

**CI-24-01218
GUILD MORTGAGE
COMPANY LLC**

vs

MATTHEW J. FREDERICK

PROPERTY ADDRESS: 220 LAWRENCE STREET, COLUMBIA, PA 17512
UPI/TAX PARCEL NUMBER: 110-81802-0-0000
JUDGMENT: \$141,523.48
REPUTED OWNERS: MATTHEW J. FREDERICK
DEED BK. OR INSTR. NO.: DOCUMENT ID 6647772
MUNICIPALITY: BOROUGH OF COLUMBIA

AREA: N\A
IMPROVEMENTS: RESIDENTIAL DWELLING

**CI-23-08807
PENNYMAC LOAN SERVICES, LLC**

VS

DALE R. HUMMEL

PROPERTY ADDRESS: 425 SPEEDWELL FORGE ROAD, LITITZ, PA 17543
UPI/TAX PARCEL NUMBER: 240-47163-0-0000
JUDGMENT: \$223,622.87
REPUTED OWNERS: DALE R. HUMMEL
DEED BK. OR INSTR. NO.: INSTRUMENT #5609358
MUNICIPALITY: TOWNSHIP OF ELIZABETH
AREA: 1.8900 ACRES
IMPROVEMENTS: A RESIDENTIAL DWELLING

**CI-19-10424
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs

JAMES DOUGLAS HUMMER

PROPERTY ADDRESS: 203 MIDLAND CIRCLE, MOUNT JOY, PA 17552
UPI/TAX PARCEL NUMBER: 461-93164-0-0000
JUDGMENT: \$115,676.56
REPUTED OWNERS: JAMES DOUGLAS HUMMER
DEED BK. AND PAGE OR INSTR. NO.: BOOK 5414, PAGE 0391, DOCUMENT ID# 997042775
MUNICIPALITY: TOWNSHIP OF MOUNT JOY
AREA: ALL THAT CERTAIN LOT OR TRACT OF LAND WITH THE IMPROVEMENTS THEREON

ERECTED BEING SITUATE IN THE TOWNSHIP OF MOUNT JOY, COUNTY OF LANCASTER AND COMMONWEALTH OF PENNSYLVANIA, AND MORE PARTICULARLY SHOWN AS LOT NO. 2 ON A FINAL PLAN PREPARED FOR P&E DEVELOPMENT CO., INC., AND RECORDED IN THE RECORDER OF DEEDS OFFICE IN AND FOR LANCASTER COUNTY, PENNSYLVANIA, ON FEBRUARY 26, 1988, IN SUBDIVISION PLAN BOOK J-158, PAGE 85, AND ALL THE SAME BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:
IMPROVEMENTS: RESIDENTIAL DWELLING

CI-24-00548

**HILLTOP HOMEOWNERS ASSOCIATION, INC
vs**

MELANIE A. IAMURRI

PROPERTY ADDRESS: 211 WINDING HILL DRIVE, LANCASTER, PA 17601-1767
UPI/TAX PARCEL NUMBER: 290-28619-0-0000
JUDGMENT: \$5,884.97
REPUTED OWNERS: MELANIE A. IAMURRI
DEED BK. AND PAGE OR INSTR. NO.: # 05670157
MUNICIPALITY: EAST HEMPFIELD TWP.
AREA: LOT 35 IN BLOCK GG
IMPROVEMENTS: RESIDENTIAL DWELLING-TWO STORY INSIDE UNIT

CI-22-06824

BANKUNITED N.A.

vs

JAMEY KISSINGER

PROPERTY ADDRESS: 240 SANDY HILL ROAD, DENVER, PA 17517
UPI/TAX PARCEL NUMBER: 090-90016-0-0000
JUDGMENT: \$175,618.08
REPUTED OWNERS: JAMEY KISSINGER
DEED BK AND PAGE OR INSTR. NO.: DOCUMENT ID# 5598193
MUNICIPALITY: TOWNSHIP OF WEST COCALICO
AREA: TRACT NO. 1: ALL THAT CERTAIN TRACT OF LAND WITH A ONE AND ONE-HALF STORY DWELLING HOUSE AND OTHER IMPROVEMENTS THEREON ERECTED, SITUATE ON THE WEST SIDE OF AND KNOWN AS 240 SANDY HILL ROAD LEADING NORTHWARD TO COCALICO, IN THE TOWNSHIP OF WEST COCALICO, COUNTY OF LANCASTER AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SURVEY MADE APRIL 21, 1959 BY HOWARD H. RANCK, REGISTERED SURVEYOR, AS FOLLOWS:
TRACT NO. 2: ALL THAT CERTAIN LOT OR TRACT OF GROUND SITUATED WEST OF SANDY HILL ROAD (T-965), IN WEST COCALICO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA, AS SHOWN ON THE FINAL SUBDIVISION/ANNEXATION PLAN FOR WILLIAM AND DOLORES E. HOWE, PREPARED BY CORNERSTONE SURVEYING & DESIGN, INC., RECORDED IN THE RECORDER OF DEEDS OFFICE IN AND FOR LANCASTER COUNTY, PENNSYLVANIA IN SUBDIVISION PLAN BOOK 3-187, PAGE 33, SAID LOT TO BE JOINED IN COMMON WITH EXISTING LOT

NO. HEREIN, FORMERLY OWNED BY RICHARD E. AND MICHELLE L. STILES, HUSBAND AND WIFE, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:
IMPROVEMENTS: RESIDENTIAL DWELLING

**CI-23-06794
WELLS FARGO BANK, N.A.**

vs

**SCOTT A. KITSON,
SHERRY L. KITSON**

PROPERTY ADDRESS: 6080 PARKRIDGE DRIVE, EAST PETERSBURG, PA 17520
UPI/TAX PARCEL NUMBER: 220-65744-0-0000
JUDGMENT: \$184,716.59
REPUTED OWNERS: SCOTT A. KITSON, AND ADULT INDIVIDUAL
DEED BK. OR INSTR. NO.: 6265111
MUNICIPALITY: BOROUGH OF EAST PETERSBURG
AREA: N/A
IMPROVEMENTS: RESIDENTIAL DWELLING

**CI-23-03725
FREEDOM MORTGAGE CORPORATION**

vs

BLAKE XAVIER LOVE

PROPERTY ADDRESS: 3657 KEEN AVE, COLUMBIA, PA 17512
UPI/TAX PARCEL NUMBER: 300-20128-0-0000
JUDGMENT: \$235,721.15
REPUTED OWNERS: BLAKE XAVIER LOVE
DEED INSTRUMENT NO.: 6628173
MUNICIPALITY: WEST HEMP-FIELD TOWNSHIP

IMPROVEMENTS: RESIDENTIAL DWELLING

**CI-24-01870
FIRST COMMONWEALTH BANK, AS SUCCESSOR BY MERGER TO CENTRIC BANK**

vs

MAHADEVA REAL ESTATE HOLDINGS, LLC

PROPERTY ADDRESS: 62 HER-SHEY ROAD, ELIZABETHTOWN, PA 17022
UPI/TAX PARCEL NUMBER: 460-80259-0-0000
JUDGMENT: \$966,291.99
REPUTED OWNERS: MAHADEVA REAL ESTATE HOLDINGS, LLC
DEED BK. AND PAGE OR INSTR. NO.: 6238552
MUNICIPALITY: MOUNT JOY TOWNSHIP
AREA: 0.96 ACRE
IMPROVEMENTS: ONE-STORY COMMERCIAL BUILDING

**CI-23-08346
THE BANK OF NEW YORK MELLON, SUCCESSOR TO THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1**

vs

JENNIFER NORRIS

PROPERTY ADDRESS: 822 GEORGE STREET, LANCASTER, PA 17603
UPI/TAX PARCEL NUMBER: 338-02001-0-0000
JUDGMENT: \$97,098.10
REPUTED OWNERS: JENNIFER NORRIS

DEED BK. AND PAGE OR INSTR.
NO.: #5455576
MUNICIPALITY: CITY OF LAN-
CASTER
AREA:
IMPROVEMENTS:

—————
CI-22-06087

**U.S. BANK TRUST NATION-
AL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUST-
EE FOR VRMTG ASSET TRUST**

vs

ZACHARY H. WALKER

PROPERTY ADDRESS: 35 HENRY
COURT, LANCASTER, PA 17601
UPI/TAX PARCEL NUMBER: 390-
39764-0-0000
JUDGMENT: \$115,872.84
REPUTED OWNERS: ZACHARY H.
WALKER
DEED BK. AND PAGE OR INSTR.
NO.:6174519
MUNICIPALITY: MANHEIM
TOWNSHIP
AREA: PRIMARY 0.2500 ACRES
RESIDUAL 0.0200 ACRES
IMPROVEMENTS: RESIDENTIAL
DWELLING