

**IN THE COURT OF COMMON PLEAS OF LANCASTER COUNTY  
ORPHANS' COURT DIVISION**

IN RE: STORAGE OF RECORDS : No: 0975 of 2023  
OUTSIDE OF LANCASTER :  
COUNTY :

**ADMINISTRATIVE ORDER**

AND NOW, this 17<sup>th</sup> day of April, 2023, IT IS HEREBY ORDERED that, effective May 1, 2023, public records of the Register of Wills' Office and the Clerk of the Orphans' Court Office may be stored outside of Lancaster County so long as the records are made accessible to the general public in Lancaster County by any electronic means or facility which will permit the retrieval of the records or exact copies thereof within five business days.

The Lancaster County District Court Administrator shall post notice of this Order on the Lancaster County Court of Common Pleas' website as soon as reasonably possible.

The Lancaster County Register of Wills and Clerk of the Orphans' Court shall also post notice of this Order on its official website.

BY THE COURT:

DAVID L. ASHWORTH,  
PRESIDENT JUDGE

**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**

**Albin, Betty L.,** dec'd.

Late of East Hempfield Township.  
Personal Representative: Kay L. Smith c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.  
Attorneys: Metzger and Spencer, LLP.

**Armstrong, Joseph F.,** dec'd.

Late of Columbia Borough.  
Co-Executors: Paul F. Armstrong and Neal Joseph Armstrong c/o Barbara Reist Dillon, Esquire, 212 North Queen Street, Lancaster, PA 17603.  
Attorney: Nikolaus & Hohe-nadel, LLP.

**Bachman, Michael Steve,** dec'd.

Late of Upper Leacock Township.  
Personal Representative: Michelle L. Bachman c/o John

W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.  
Attorneys: Metzger and Spencer, LLP.

**Batzer, Barbara J.,** dec'd.

Late of Elizabethtown.  
Co-Executors: John Batzer, 1819 Ridgeview Drive, Carlisle, PA 17013; Jessica Schaber, 101 Sunrise Blvd., Elizabethtown, PA 17022.  
Attorney: None.

**Dobb, Phillip R.,** dec'd.

Late of Brecknock Township.  
Executrix: Kimberly R. Wilson c/o Nichole M. Baer, Russell, Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.  
Attorney: Nichole M. Baer.

**Duke, Evelyn S.,** dec'd.

Late of Mount Joy Borough.  
Executor: Jeffrey M. Duke c/o George H. Eager, Esquire, 1347 Fruitville Pike, Lancaster, PA 17601.  
Attorneys: Eager, Stengel, Quinn, Sofilka & Babic.

**Eitnier, Barry G. a/k/a Barry Glen Eitnier,** dec'd.

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

**Esh, Esther Z.,** dec'd.

Late of West Earl Township.  
Executor: Richard D. Esh c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.

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

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**Friant, Helen D.**, dec'd.

Late of West Donegal Township. Co-Executors: Douglas J. Friant, Elizabeth A. Martzall. Helen D. Friant Trust Agreement dtd. 11/24/1999 as Amended and Restated 02/06/2006. Co-Trustees: Douglas J. Friant and Elizabeth A. Martzall 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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**Greenly, John R.** dec'd.

Late of East Hempfield Township. Personal Representative: Scott Greenly, David F. Greenly, Jr. c/o Eric Schelin Rothermel, Esquire, 49 North Duke Street, Lancaster, PA 17602. Attorney: May, Herr & Grosh, LLP.

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**Greenwood, W. Kenneth a/k/a Wilmer Kenneth Greenwood**, dec'd.

Late of West Lampeter Township. Executrix: Linda Huber c/o Frank R. Demmerly, Jr., Esq., 1025 Laurel Oak Rd., Voorhees, NJ 08043. Attorney: Frank R. Demmerly, Jr., Esquire., Archer & Greiner, P.C., 1025 Laurel Oak Rd., Voorhees, NJ 08043.

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**Haug, Marilyn J. a/k/a Marilyn Jean Haug**, dec'd.

Late of Paradise Township. Administrator: Paul D. Haug c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Hol-

land, PA 17557.

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

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**Hopkins, Evelyn D.**, dec'd.

Late of Lancaster County. Executrix: Debra Grimm, 1 Riverpoint Plz., No. 406, Jeffersonville, IN 47130. Attorney: None.

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**Lee, Suzanne.**,dec'd.

Late of West Donegal Township. Executor: Brian T. Lee. Suzanne Lee Revocable Trust dtd. 04/22/2015 as Amended 01/16/2017. Trustee: Brian T. Lee 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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**Leis, Terri Lee**, dec'd.

Late of New Holland Borough. Administratrix: Kelli L. Eddinger, 715 Greenwich Street, Wyomissing, PA 19610. Attorney: Sarah Rubright McCahon, Esquire, Barley Snyder, 50 North Fifth Street, 2nd Floor, Reading, PA 19603.

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**Lindenmuth, Joseph T. a/k/a Joseph Todd Lindenmuth** dec'd.

Late of Ephrata Township. Administrator: Matthew J. Lindenmuth, 133 Regal Ct. Royersford, PA 19468. Attorney: Dorothy K. Weik-Hange, Esquire, Landis, Hunsberger, Gingrich & Weik, LLP, 114 East Broad Street, P.O. Box 64769, Souderton, Pennsylvania 18964.

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**Lundgren, Donald R. a/k/a Don-**

**ald Robert Lundgren**, dec'd.

Late of Earl Township.  
Executor: Douglas J. Lundgren  
c/o David R. White, Jr., Esq.,  
1801 Market St., #1140, Phila.,  
PA 19103.  
Attorney: David R. White, Jr.,  
Esquire., Fineman, Krekstein &  
Harris, P.C., 1801 Market St.,  
#1140, Phila., PA 19103.

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**Mast, Lydia**, dec'd.

Late of Leacock Township.  
Executor: Amos E. Mast c/o Nev-  
in D. Beiler, Esq., 105 S. Hoover  
Ave, New Holland, PA 17557.  
Attorney: Nevin D. Beiler, Esq.

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**Messina, Sally A. a/k/a Sarah  
A. Messina**, dec'd.

Late of Millersville Borough.  
Executrix: Mary Beth Urban c/o  
Marc S. Miller, Attorney, P.O.  
Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess  
LLP.

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**Morgan, Archer L., Jr.**, dec'd.

Late of Manheim Township.  
Executrix: Helen F. Wiker c/o  
Timothy A. Lanza, 1532 Hillcrest  
Avenue, Lancaster, PA 17601.  
Attorney: Timothy A. Lanza.

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**Murray, Robert M.**, dec'd.

Late of Manheim Borough.  
Executors: Thomas L. Murray,  
Sharon L. Lockwood c/o Young  
and Young, 44 S. Main Street,  
P.O. Box 126, Manheim, PA  
17545.  
Attorney: Young and Young.

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**Pickel, Sidonia N.**, dec'd.

Late of Lancaster City.  
Co-Executors: John Gebhard,  
John Davenport c/o Goodman  
& Kenneff, 246B Manor Ave-  
nue, Millersville, PA 17551.

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Attorney: Joseph J. Kenneff, Es-  
quire.

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

Late of East Hempfield Town-  
ship.  
Executor: Catherine M. Spinelli,  
Robert L. Raugh, Jr. c/o Laucks  
& Laucks, PC, 105 West Broad-  
way, Red Lion, PA 17356.  
Attorney: David M. Laucks, Esq.

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**Reeps, Patricia A. a/k/a Patricia  
A. Reeps**, dec'd.

Late of Ephrata Township.  
Administrator CTA: Jennifer  
Susan Conroy c/o Pyfer, Reese,  
Straub, Gray & Farhat, P.C.,  
128 N. Lime Street, Lancaster,  
PA 17602.  
Attorney: Pyfer, Reese, Straub,  
Gray & Farhat, P.C.

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**Rohrer, Donald G.**, dec'd.

Late of Manheim Township.  
The Donald G. Rohrer Irrevoca-  
ble Trust of 7/06/2006, REV.  
04/27/2016, REV. 12/27/2016,  
REV. 07/17/2020.  
Trustee: Mitchell Martin, CPA  
c/o Gibble Law Offices, P.C  
126 East Main Street Lititz, PA  
17543.  
Attorney: Steven R. Gibble.

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**Seagers, Anna Doriney**, dec'd.

Late of Lancaster City.  
Personal Representative: Da-  
vid Kirk Seagers c/o John  
W. Metzger, Esquire, 901  
Rohrerstown Road, Lancaster,  
PA 17601.  
Attorneys: Metzger and Spencer,  
LLP.

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**Schwanger, Linda M. a/k/a Lin-  
da Mae Schwanger**, dec'd.

Late of Ephrata Borough.  
Executor: Stephen E. Schwanger

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c/o Alspach and Ryder LLC,  
232 N. Duke St., Lancaster, PA  
17602.  
Attorney: Alspach and Ryder  
LLC.

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**Shirk, Ella B.**, dec'd.

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

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**Shirk, Elvin Martin a/k/a Elvin  
M. Shirk**, dec'd.

Late of Ephrata Township.  
Administrator: Raymond W.  
Shirk c/o Kling, Deibler &  
Glick, LLP, 131 W. Main Street,  
New Holland, PA 17557.  
Attorney: Ashley A. Glick, Esq.,  
Kling, Deibler & Glick, LLP.

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**Smith, Jeffrey E.** dec'd.

Late of Ephrata Borough.  
Executrix: Barbara B. Hasson  
c/o Brian F. Boland, Esq., 2640  
Westview Dr., Wyomissing, PA  
19610.  
Attorney: Brian F. Boland,  
Esq., Kozloff Stoudt, PC, 2640  
Westview Dr., Wyomissing, PA  
19610.

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**Smith, Lenore Y. a/k/a Lenore  
Ruth Young Smith**, dec'd.

Late of East Hempfield Town-  
ship.  
Executors: Richard C. Smith,  
III., William R. Smith c/o Al-  
spach and Ryder LLC, 232 N.  
Duke St., Lancaster, PA 17602.  
Attorney: Alspach and Ryder  
LLC.

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**Troxell, Robert M.**, dec'd.

Late of Manheim Township.

Executors: Robert B. Troxell,  
Merrill K. Troxell c/o Appel  
Yost & Zee LLP, 33 North Duke  
Street, Lancaster, PA 17602.  
Attorney: Samuel M. Mecum,  
Esquire.

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

Late of West Lampeter Town-  
ship.  
Executor: Fort Bryan Wilkerson  
c/o Russell, Krafft & Gruber,  
LLP, 101 North Pointe Blvd,  
Suite 202, Lancaster, PA 17601.  
Attorney: Lindsay M. Schoene-  
berger, Esquire.

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**Wilkerson, Fort H., Jr.**, dec'd.

Late of West Lampeter Town-  
ship.  
Executor: Fort Bryan Wilkerson  
c/o Russell, Krafft & Gruber,  
LLP, 101 North Pointe Blvd,  
Suite 202, Lancaster, PA 17601  
Attorney: Lindsay M. Schoene-  
berger, Esquire.

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**Zwally, Scott P.**, dec'd.

Late of East Cocalico Township  
Executor: Kerry Weaver c/o  
A. Anthony Kilkuskie, 117A  
West Main Street, Ephrata, PA  
17522.  
Attorney: A. Anthony Kilkuskie,  
117A West Main Street, Ephra-  
ta, PA 17522.

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**SECOND PUBLICATION**

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**Beveridge, Gary D.**, dec'd.

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

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**Buckwalter, Grace Miller a/k/a**

**Grace M. Buckwalter**, dec'd.  
Late of Warwick Township.  
Executor: John E. Buckwalter,  
319 East Fulton St., Suite 400,  
Lancaster, PA 17602.  
Attorney: None.

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**Butch, Jeffrey G.**, dec'd.  
Late of East Hempfield Town-  
ship.  
Co-Administrators: Matthew J.  
Butch, Stephanie S. Butch c/o  
Matthew C. Samley, Esq., 33  
North Duke Street, Lancaster,  
PA 17602.  
Attorneys: Appel, Yost & Zee  
LLP.

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**Collins, Harriett H.**, dec'd.  
Late of West Lampeter Town-  
ship.  
Executrix: Janet Collins Lar-  
son c/o Samuel M. Mecum,  
Esquire, 33 North Duke Street,  
Lancaster, PA 17602.  
Attorneys: Appel, Yost & Zee  
LLP.

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**Elliott, Sandra A.**, dec'd.  
Late of Warwick Township.  
Executor: Rebecca J. Gainer c/o  
Young and Young, 44 S. Main  
Street, P.O. Box 126, Manheim,  
PA 17545.  
Attorney: Young and Young.

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**Eshelman, Rosa Owings**, dec'd.  
Late of West Lampeter Town-  
ship.  
Executrix: Dorsey E. Elliott  
a/k/a S. Dorsey Eshelmen El-  
liott c/o Stock and Leader, 221  
West Philadelphia Street, Suite  
600, York, PA 17401-2991.  
Attorney: Stock and Leader,  
Thomas M. Shorb, Esquire.

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**Fiero, Freddie J. a/k/a Freder-  
ick J. Fiero**, dec'd.

Late of Lancaster County.  
Executrix: Suzanne F. Clayton  
c/o Law Office of Gretchen M.  
Curran, LLC, 1337 Byerland  
Church Road, P.O. Box 465,  
Willow Street, PA 17584.  
Attorney: Grechen M. Curran.

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**Frank, Joanne F. a/k/a Joanne  
Frank**, dec'd.  
Late of the Township of Man-  
heim.  
Administrators: George Leon  
Dowlin, Jr., Linda L. Lockard,  
Larae Y. Derr, Sharon K. Wei-  
ler c/o Gibble Law Offices, P.C.,  
126 East Main Street, Lititz, PA  
17543.  
Attorney: Stephen R. Gibble.

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**Gonzalez, Virtudes**, dec'd.  
Late of Lancaster.  
Administrator: Marta I. Morales  
c/o Wendy Chan, Esq., 24 B.  
Charles Road, Lancaster, PA  
17603.  
Attorney: Wendy Chan, Esq.

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**Googins, Lewis J.**, dec'd.  
Late of West Lampeter Town-  
ship.  
Executor: James D. Googins  
c/o Law Office of Shawn Pier-  
son, 105 East Oregon Road,  
Lititz, PA 17543.  
Attorney: Shawn M. Pierson,  
Esq.

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**Googins, Shirley P.**, dec'd.  
Late of West Lampeter Town-  
ship.  
Executor: James D. Googins  
c/o Law Office of Shawn Pier-  
son, 105 East Oregon Road,  
Lititz, PA 17543.  
Attorney: Shawn M. Pierson,  
Esq.

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**Hartranft, Leon M.**, dec'd.

Late of Brecknock Township.  
Executors: Karen Jiwa, Gerald L. Hartranft c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.  
Attorney: Young and Young.

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**Holland, George T., Jr.**, dec'd.  
Late of the Township of Little Britain.  
Executor: Charles D. Grinestaff c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.  
Attorney: James R. Clark.

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**Landis, Alma R.**, dec'd.  
Late of Manheim Township.  
Executor: Duane A. Landis c/o Law Office of Shawn Pierson, 105 East Oregon Road, Lititz, PA 17543.  
Attorney: Shawn M. Pierson, Esq.

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**Martin, Anna G.**, dec'd.  
Late of East Cocalico Township.  
Executors: Warren H. Martin, Melvin H. Martin c/o Nevin D. Beiler, Esq., 105 S. Hoover Ave., New Holland, PA 17557.  
Attorney: Nevin D. Beiler, Esq.

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**Martin, Irene**, dec'd.  
Late of Akron Borough.  
Executrix: Jessica L. Earhart c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.  
Attorney: Kurt A. Gardner.

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**Meley, Gregory J.**, dec'd.  
Late of Columbia Borough.  
Executor: Kathleen Meley c/o 327 Locust Street, Columbia, PA 17512.  
Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Colum-

bia, PA 17512.

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**Mohler, Elias John**, dec'd.  
Late of West Lampeter Township.  
Executor: Melynda Holmes c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.  
Attorney: Matthew A. Grosh.

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**Wilfert, Mary Herr**, dec'd.  
Late of Caernarvon Township.  
Executor: Thomas J. Herr c/o Matthew L. Guthrie, Esquire, Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331.  
Attorney: Barley Snyder LLP.

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**THIRD PUBLICATION**

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**Aldinger, E. Ray a/k/a Elvin Ray Aldinger**, dec'd.  
Late of Upper Mount Joy Township.  
Executrix: Tina R. Jenkins c/o Randall K. Miller, Esquire, 659 E. Willow Street, Elizabethtown, PA 17022.  
Attorney: Randall K. Miller, Esquire.

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**Andrews, Dennis L.**, dec'd.  
Late of the Borough of Mount Joy.  
Executor: Jesse B. Andrew c/o Richard J. Gromen, Jr., 3121C Mount Joy Road, Mount Joy, PA 17552.  
Attorney: Richard J. Gromen, Jr.

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**Bagnoli, Nancy J. a/k/a Nancy Jane Bagnoli**, dec'd.  
Late of Manheim Township.  
Executor: Gina M. Charles c/o Aevitas Law, PLLC, 1755 Oregon Pike, Suite 201, Lancaster, PA

17601.

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

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**Bonsell, Donna F.**, dec'd.

Late of West Lampeter Town-  
ship.

Executrix: Cheryl A. Hefft c/o  
Edward P. Seeber, Esquire,  
JSDC Law Offices, Suite C-400,  
555 Gettysburg Pike, Mechan-  
icsburg, PA 17055.

Attorney: Edward P. Seeber, Es-  
quire.

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**Bowman, Lawrence G.**, dec'd.

Late of Manheim Township.

Administrator: Ryan Bowman  
c/o David P. Carson, 2547 Lititz  
Pike, Lancaster, PA 17601.

Attorney: David P. Carson.

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**Castleman, Sandra G.**, dec'd.

Late of East Hempfield Town-  
ship.

Executrix: Wendy C. Nolan c/o  
David P. Carson, 2547 Lititz  
Pike, Lancaster, PA 17601.

Attorney: David P. Carson.

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**Coleman, Christopher Duke**,  
dec'd.

Late of Warwick Township.

Administratrix: Lois E. Coleman  
c/o Gardner and Stevens, P.C.,  
109 West Main Street, Ephrata,  
PA 17522.

Attorney: John C. Stevens.

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**Cunningham, Jane F.**, dec'd.

Late of the Township of East Co-  
calico.

Executrix: Darlene F. Koehn c/o  
Lindsay M. Schoeneberger, Rus-  
sell, Krafft & Gruber, LLP, 108  
West Main Street, Ephrata, PA  
17522.

Attorney: Lindsay M. Schoene-

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berger.

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**Eshleman, Leah Fay**, dec'd.

Late of West Hempfield Town-  
ship.

Co-Executors: Timothy J. Es-  
heleman, Darlene K. Sands  
c/o Karl Kreiser, Esquire, 553  
Locust Street, Columbia, PA  
17512.

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

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**Feingold, Sandra G.**, dec'd.

Late of Mount Joy Township.

Executor: Allison Feingold c/o  
Northstar Legal Services, LLC,  
6106 Schoolhouse Road, Eliza-  
bethtown, PA 17022.

Attorney: Thomas L. McGlaugh-  
lin, Esquire, MBA.

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**Finnegan, Brian K.**, dec'd.

Late of Millersville Borough.

Administrator: Brian L Finnegan  
c/o David P. Carson, 2547 Lititz  
Pike, Lancaster, PA 17601.

Attorney: David P. Carson.

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**Forrey, Robert B.**, dec'd.

Late of Manheim Township.

Executor: Margaret Heft c/o  
Appel Yost & Zee LLP, 33 North  
Duke Street, Lancaster, PA  
17602.

Attorney: James K. Noel, IV,  
Esq.

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**Forsha, Regina L. a/k/a Regina  
Louise Forsha**, dec'd.

Late of Manheim Township.

Executor: James D. Forsha c/o  
John R. Gibbel, Attorney, P.O.  
Box 5394, Lancaster, PA 17606.  
Attorney: Gibbel Kraybill &  
Hess, LLP.

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**Hess, Joseph W.**, dec'd.

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Late of Manheim Township.  
Executor: Kathleen Hess, 68  
Valleybrook Drive, Lancaster,  
PA 17601.  
Attorney: None.

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**Hill, Jeannette M. a/k/a Jeannette M. Hill**, dec'd.

Late of Rapho Township.  
Executor: Juddson Hill, Jennifer Frantz c/o Cody & Pfursich, 53 North Duke Street, Suite 420, Lancaster, PA 17602.  
Attorney: Stephen W. Cody.

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**Hostetler, Dorothy S.**, dec'd.

Late of Manheim Township.  
Executor: J. Glen Hostetler c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.  
Attorney: Scott E. Albert, Esq.

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**Kauffman, Freida a/k/a Freida S. Kauffman**, dec'd.

Late of Leacock Township.  
Co-Executors: Laura G. Miller, Timothy L. Kauffman c/o Michele A. Werder, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess LLP.

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**Kauffman, Ida Jane**, dec'd.

Late of Manheim Township.  
Executors: Patsy K. Fichtner, Nancy C. Crandall c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.  
Attorney: Patrick A. Deibler, Esq., Kling, Deibler & Glick, LLP.

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**Lancaster, James A.**, dec'd.

Late of Marietta Borough.  
Executor: David Lancaster c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA

17552.  
Attorney: Scott E. Albert, Esq.

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**Latshaw, Miriam A.**, dec'd.

Trust: Miriam A. Latshaw Life Insurance Trust dtd. 11/05/2018.  
Late of Manheim Township.  
Trustee: Carol A. Peacock c/o J. Elvin Kraybill, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorney: Gibbel Kraybill & Hess LLP.

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**Leed, David B.**, dec'd.

Late of Ephrata Borough.  
Administratrix: Jessica A. Horning c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.  
Attorney: Lindsay M. Schoeneberger, Esquire.

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**Lively, Charlotte S.**, dec'd.

Late of the Township of East Hempfield.  
Executrix: Chantelle R. Spayd c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.  
Attorney: Jeffrey S. Shank, Esquire.

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**Long, Judith Ann**, dec'd.

Late of Manheim Borough.  
Executor: David M. Long c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.  
Attorney: Young and Young.

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**Lyons, Aileen B.**, dec'd.

Late of Lancaster County.  
The Lyons Family Trust Agreement dated May 24, 2002.  
Trustee: Beth Bova, 2010 Eagle ridge Drive, Valencia, PA 16059.  
Attorney: Peter D. Lyle, Mo-

rascyzk & Polochak, 81 Dutilh Road Ste. 200, Cranberry Twp., PA 16066.

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**May, Douglas W.**, dec'd.

Late of Caernarvon Township.  
Executor: Wendell L. May c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.  
Attorneys: Good & Harris, LLP.

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**Meisenhelter, Janet H.**, dec'd.

Late of Elizabethtown.  
Co-Executors: Holly R. Hoover, Karla E. Sarver c/o 110 S. Northern Way, York, PA 17402.  
Attorney: Donald L. Reihart, Esquire.

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**Mellinger, Fannie D.**, dec'd.

Late of Manheim Township.  
Co-Executors: Ronald L. Mellinger, Gerald K. Mellinger, Duane E. Mellinger c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.  
Attorney: May, Herr & Grosh, LLP.

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**Murphy, Dorothy**, dec'd.

Late of Columbia Borough.  
Executor: Kevin Murphy c/o Richard P. Nuffort, Esquire, 49 North Duke Street, Lancaster, PA 17602.  
Attorney: May, Herr & Grosh, LLP.

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

Late of Stevens.  
Executrix: Serena Sanchez c/o Law Office of Elizabeth A. Bartlow, 8 N. Queen Street, Suite 700-H, Lancaster, PA 17603.  
Attorney: Elizabeth A. Bartlow, Esquire.

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**Patriarca, Rachel**, dec'd.

Late of Warwick Township.  
Executrix: Patricia Deck c/o Appel, Yost & Zee LLP, 33 N. Duke St., Lancaster, PA 17602.  
Attorney: Michael J. Rostolsky.

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**Petrosky, Joseph P. a/k/a Joseph Paul Petrosky, Sr. a/k/a Joseph Paul Petrosky**, dec'd.

Late of Mount Joy Township.  
Executrix: Sara Lynn Petrosky c/o Jeffrey R. Bellomo, Esq., Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.  
Attorney: Jeffrey R. Bellomo, Esq.

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**Schload, Walter H.**, dec'd.

Late of Warwick Township.  
Executor: Pamela K. Eckert c/o John R. Gibbel, Attorney, P.O. Box 5394, Lancaster, PA 17606.  
Attorney: Gibbel Kraybill & Hess, LLP.

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**Schneider, Rebecca A.**, dec'd.

Late of Clay Township.  
Administrator: McKenna M. Thompson, 12441 Burnside Ln., Richmond, VA 23233.  
Attorney: None.

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

Late of West Hempfield.  
Executrix: Maureen C. Beiler c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.  
Attorney: Holly S. Filius, Esquire.

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**Smith, Pauline S.**, dec'd.

Late of the Township of Manheim.  
Administrator CTA: Gregory Smith c/o Angelo J. Fiorentino,

Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorney: Gibbel Kraybill & Hess LLP.

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**Stambaugh, George Raymond,** dec'd.

Late of East Hempfield Township.  
Executrix: Gini L. Weaver 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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**Stearn, Jean T.,** dec'd.

Late of West Donegal Township.  
Executrix: Laurie A. Stearn c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.  
Attorney: Connie J. Stevens.

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**Weatherbie, Paul W.,** dec'd.

Late of the Township of Manheim.  
Executor: Robert w. Weatherbie c/o Richard J. Gromen, Jr., 3121C Mount Joy Road, Mount Joy, PA 17552.  
Attorney: Richard J. Gromen, Jr.

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**Witmer, R. Naomi,** dec'd.

The Witmer Family Irrevocable Trust.  
Late of Manheim Township.  
Trustee: Ruth Ann Kulp c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorney: Gibbel Kraybill & Hess LLP.

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**ARTICLES OF DISSOLUTION**

NOTICE OF DISSOLUTION IS

HEREBY GIVEN that **Almost Home Dog Adoption Center**, a Pennsylvania nonprofit corporation, with its registered office at 2229 William Penn Way, Lancaster, PA 17601, is being dissolved and is now engaged in winding up proceedings so that its corporate existence shall be ended in accordance with Section 5975 of the Pennsylvania Nonprofit Corporation Law of 1988, as amended. Brubaker Connaughton Goss & Lucarelli LLC  
480 New Holland Avenue, Suite 6205

Lancaster, Pennsylvania 17602  
Attorneys for Almost Home Dog Adoption Center

A-28

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NOTICE IS HEREBY GIVEN that **MOUNT JOY SQUARE ASSOCIATES**, a Pennsylvania limited partnership (the "Partnership"), has voluntarily dissolved and now is engaged in the process of winding up and settling its affairs under the provisions of Subchapter H (15 Pa.C.S. §§ 8681 et seq.) of the Pennsylvania Uniform Limited Partnership Act of 2016, as amended. As part of that process, under 15 Pa.C.S. §8687, the Partnership now gives notice that any persons having claims against the Partnership present them in a detailed writing to the Partnership, setting forth the amount and exact basis for the claim. The written notice describing the details of the claim shall be mailed to MOUNT JOY SQUARE ASSOCIATES, c/o BCGL, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602. A claim against the Partnership, any general partner or person disassociated as general partner is

barred unless an action to enforce the claim is commenced within two years after publication of this Notice.

Brubaker Connaughton Goss & Lucarelli LLC  
Attorneys for Mount Joy Square Associates

A-28

**ARTICLES OF INCORPORATION**

Notice is hereby given that Articles of Incorporation-Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania, under the Pennsylvania Nonprofit Corporation Law of 1988, on March 04, 2023 for:

**FRIENDS OF BRAIN INJURY**

SAXTON & STUMP, LLC  
280 Granite Run Drive, Suite 300  
Lancaster, PA 17601

A-28

**Manheim Township K-9 Foundation** has been incorporated under the provisions of Article B of the Nonprofit Corporation Law of 1988.

GIBBEL KRAYBILL & HESS LLP  
Attorneys

A-28

Notice is hereby given that Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania in Harrisburg, PA, on April 18, 2023, for the purpose of obtaining Articles of Incorporation pursuant to the provisions of the Business Corporation Law of 1988. The name of the corporation is:

**PARTSCOUNTER, INC.**

BARLEY SNYDER LLP

Attorneys

A-28

**Nonprofit Corporation**

Notice is hereby given that the Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on March 14, 2023, with respect to a nonprofit corporation, **Yinz Run Club, Inc.**, which has been incorporated under the Nonprofit Corporation Law of 1988 for the purpose of recreational fitness.

A-28

**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 **Joshua Michael Kimble** to Joshua Michael Oehme. A hearing on the Petition will be held in Courtroom No. 4 at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, on June 23, 2023, at 2:15 p.m., before the Honorable Margaret C. Miller, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

Patricia D. Williams, Esq.  
Attorney I.D. No. 75567  
APPEL, YOST & ZEE LLP  
33 North Duke Street  
Lancaster, PA 17602  
(717) 394-0521

A-28

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 on his birth certificate from **Skabby Burns** to Cobbie A. Burns. A hear-

ing on the Petition will be held in Courtroom No. 4 at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, on June 23, 2023 at 2:00 p.m. before the Honorable Margaret C. Miller, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

Patricia D. Williams, Esq.  
 Attorney I.D. No. 75567  
 APPEL, YOST & ZEE LLP  
 33 North Duke Street  
 Lancaster, PA 17602  
 (717) 394-0521

A-28

**CORPORATE NOTICES**

Registration of Foreign Nonprofit Corporation: Notice is hereby given that **THE CAMPAIGN LEGAL CENTER, INC.** filed articles of foreign registration on 04/19/2023 under the Pennsylvania Nonprofit Corporation law of 1988. Commercial registered office provider is Harbor Business Compliance Corporation, Lancaster, PA.

A-28

**CNS Occupational Medicine, PC** has been incorporated under the provisions of the Business Corporation Law of 1988.

BLAKINGER THOMAS, PC  
 Attorneys

A-28

**FICTITIOUS NAME NOTICES**

Notice is hereby given that John M. Beiler, 216 Locust Street, Leola PA 17540, did file in the Office of the Secretary of the Commonwealth of Pennsylvania on April 10, 2023, registration of the name:

**BEILER'S PINE FURNITURE**

under which it intends to do business at 216 Locust Street, Leola PA 17540, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act".

NICHOLAS T. GARD, ESQUIRE  
 SMOKER GARD ASSOCIATES LLP  
 A-28

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 February 22, 2023, for **Christopher D Hoover Enterprises** at 366 Blackburn Rd., Quarryville, PA 17566. The name and address of each individual interested in the business is Christopher Hoover at 366 Blackburn Rd., Quarryville, PA 17566 in Lancaster County. This was filed in accordance with 54 Pa.C.S. 311.417.

A-28

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 February 22, 2023, for **Clayton Wayne** at 233 School House Rd, Lancaster, PA 17603. The name and address of each individual interested in the business is Clayton Jacoby at 233 School House Rd, Lancaster, PA 17 603 in Lancaster County. This was filed in accordance with 54 PaC. S. 311.417.

A-28

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 March 8, 2023, for **HOG-N-FEATHER**

**BOOKS** at 226 W. Main Street, Ephrata, PA 17522. The name and address of each individual interested in the business is Carrie Kathleen Keuthan at 226 W. Main Street, Ephrata, PA 17522 in Lancaster County. This was filed in accordance with 54 PaC.S. 311.417.

A-28

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 March 8, 2023, for **Southern Fields Home** at 215 Locust Ln., Quarryville, PA 17566. The name and address of each individual interested in the business is Trinity Shae Hogg at 215 Locust Ln., Quarryville, PA 17566 in Lancaster County. This was filed in accordance with 54 PaC.S. 311.417.

A-28

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 February 9, 2023, for **Yoder's Artful Gardening** at 103 New Texas Terrace, Peach Bottom, PA 17563. The name and address of each individual interested in the business is Erin Elizabeth Yoder at 103 New Texas Terrace, Peach Bottom, PA 17563 in Lancaster County. This was filed in accordance with 54 PaC.S. 311.417.

A-28

### ORPHANS' COURT NOTICE

Orphans' Court Division  
Auditing Notices

To All Claimants, Beneficiaries,

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

May 2, 2023

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

1. CIANCI, ELIZABETH MELVILLE, decd., 2022-00663. Acct., Jean M. Sollenberger, Exec., Adam C. Kish, atty.
2. GITONGA, SELINA N., decd., 2022-00117. First & Final Acct., Patrick G. Mureria, Admin., Lucy F. Dowd, atty.
3. THE DAVID INMAN REVOCABLE TRUST, 2023-00929. First & Final Acct., Mark C. Burgin, Trustee, Scott Alan Mitchell, atty.

Anne L. Cooper  
Clerk of the Orphans' Court  
Division  
of the Court of Common Pleas.

A-21, 28

SUITS ENTERED

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

April 13, 2023  
to April 19, 2023

ADDICOTT, LESLIE H.;  
Jonestown Bank & Trust; 02569;  
Bametzreider

BINDER, TIFFENY; Aplus Staff-  
ing LLC; 02585; Logue

CENTRAL PENN KRAV MAGA  
LLC; Bloomfield Square Partners  
LP; 02469; Druby

COFFEY, JOYCE; Willine Hous-  
ing LLC; 02508

COMMONWEALTH OF PENN-  
SYLVANIA DEPARTMENT OF  
TRANSPORTATION; Coleson  
Knight Weaver; 02505; Dougherty

GROVE, BRANDON K., KITCH  
SAEZ, BRITTANY E.; Jonestown  
Bank & Trust; 02553; Bametz-  
reider

ISHAK, SAMOUL, ROBERTSON,  
CONCEHTTA; Flakewood Tucker;  
02499; Castro

KAUFFMAN, DAVID, KAUFF-  
MAN, AMOS, DOE I-V, JOHN,  
DOE(S) VI-X, JOHN; Michael  
Wills; 02465; Sacchetta

KING, DANIEL J.; Gardner &  
Stevens, P.C.; 02514; Stevens

KLAHR, PAIGE; UHG I LLC;  
02613; Tsarouhis

MARION PROPERTIES LLC,  
MARION COURT ROOM LLC,  
MARION COURT ROOM, ALSTON,  
DESEAN, MARION COURT ROOM  
INC; William Rineer; 02632; Add-  
ington

MASCIA, JULIE LYNN; Len Fer-  
ber Real Estate; 02532

MILLER, JAMES, TOWN AND  
COUNTRY SERVICE CENTER;  
Ralph Pugliese; 02639; Bacher

MINNICK, LISA; Lancaster  
Plumbing and Heating Co. Inc.;  
02534; Gingrich

MJD SYSTEMS LLC; Winsupply  
Camp Hill PA Co; 02580; McClure  
POUDYEL, KANE S.; Belco  
Community Credit Union; 02584;  
Miller

SCHMIDT, MELISSA A,  
SCHMIDT, MELISSA, DOE, JANE,  
NABOZNY, RONALD J., DOE,  
JOHN; David Aramonte; 02615;  
Durlafsky

STOLTZFUS, DAVID, DIAMOND  
HOME TRANSFORMATIONS LLC,  
DIAMOND KITCHEN TRANSFOR-  
MATIONS LIMITED LIABILITY  
COMPANY, DIAMOND KITCHEN  
TRANSFORMATIONS; Brian Har-  
vin; 02497; Brown

TADAVARTHY, RAGHU, TADA-  
VARTHY, JYOTHI; Park City Cen-  
ter Business Trust; 02590; Pontz

TURKEY HILL, KROGER COM-  
PANY, TURKEY HILL MINIT MAR-  
KETS, TURKEY HILL LLC, TUR-  
KEY HILL EXPERIENCE; I.P.;  
02560; Swist

WALKER, SHAWN TA MAURICE;  
Forsythe Finance LLC; Tsarouhis

WALLACE, EDDIE JR, WJ  
HOME IMPROVEMENT SER-  
VICES; The Wonder Years Early  
Learning Center LLC; 02533; As-  
bell

**NOTICE**



**SHERIFF SALE OF VALUABLE  
Real Estate**

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**Wednesday, May 31, 2023 @  
10:00 a.m. Prevailing Time**

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Pursuant to writs of Execution directed to me by the Court of Common Pleas of Lancaster County, Pa., I will expose the following Real Estate to public sale at 10:00 a.m. on the above date in the Lancaster County Government Center, Room 102/104, 150 North Queen Street, in the City of Lancaster, PA.

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

Beginning January 1, 2017, the taking or recording of pictures, photographs, videos, or audio recordings; and the use or possession of audio or video broadcast or recording equipment, or any other device capable of capturing or transmitting sound or images (including, without limitation, cameras and cell phones); in a courtroom, hearing room, or their respective environs during the progress of or in connection with

any action, whether or not court is actually in session, is prohibited in compliance with L.C.R. Crim.P. No. 112.

**CONDITIONS OF SALE**

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

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

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



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

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

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

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

ance of their bid within 30 days after the sale date.

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

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

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

If a buyer breaches or otherwise fails to comply with these Conditions of Sale, the buyer shall forfeit their down payment to the Sheriff's Office in its entirety as liquidated damages, and the buyer also shall be liable to the Sheriff's Office for all costs, expenses,

losses, and damages (including, without limitation, attorney fees) suffered or incurred by the Sheriff's Office (1) to resell the property or (2) above and beyond such down payment amount, or both of the foregoing.

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

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

**CI-22-01653**  
**MIDFIRST BANK**  
**vs**

**JENNIFER E. CASTRO-ROJAS**  
PROPERTY ADDRESS: 416  
SOUTH LIME STREET, LANCASTER, PA 17602  
UPI / TAX PARCEL NUMBER: 337-49120-0-0000  
JUDGMENT: \$44,655.69  
REPUTED OWNERS: Jennifer E. Castro-Rojas  
DEED BK. or INSTR. NO.: 5848246  
MUNICIPALITY: City Of Lancaster  
AREA: 820.00 Sq.Ft  
IMPROVEMENTS: A Residential Dwelling

**CI-22-02897**  
**NATIONSTAR MORTGAGE LLC**  
**D/B/A MR. COOPER**  
**vs**  
**LORETTA CLAIR (DECEASED),**  
**WILLARD E GOSHERT**

PROPERTY ADDRESS: 1518 DRY TAVERN ROAD, DENVER, PA 17517

UPI / TAX PARCEL NUMBER: 040-89012-0-0000  
JUDGMENT: \$131,677.12  
REPUTED OWNERS: Willard E. Goshert, single man and Loretta Clair, single woman  
DEED BK.: N64, Page 694  
MUNICIPALITY: Township of Brecknock  
AREA: N\A  
IMPROVEMENTS: Residential Dwelling

**CI-22-02625**  
**PNC BANK, NATIONAL ASSOCIATION**  
**vs**  
**GLENN I. DENLINGER, MELISSA A. DENLINGER**

PROPERTY ADDRESS: 37 WASHINGTON ST., STRASBURG, PA 17579  
UPI / TAX PARCEL NUMBER: 570-22290-0-0000  
JUDGMENT: \$16,705.43  
REPUTED OWNERS: Glenn I. Denlinger and Melissa A. Denlinger, husband and wife  
DEED BK.: Volume 4194, Page 0328  
MUNICIPALITY: Borough of Strasburg  
AREA: N\A  
IMPROVEMENTS: Residential Dwelling

**CI-22-03497**  
**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**  
**vs**  
**KEITH A. DIFFENDERFER,**  
**GEORGETTA K. DIFFENDERFER**

PROPERTY ADDRESS: 190 EAST AVENUE, LANDISVILLE, PA 17538

UPI / TAX PARCEL NUMBER: 290-79654-0-0000  
JUDGMENT:\$243,887.79  
REPUTED OWNERS:Keith A. Diferferer and Georgetta K. Diferferer  
DEED BK. and PAGE or INSTR. NO.: 5790188  
MUNICIPALITY: East Hempfield Township  
AREA:0.0  
IMPROVEMENTS: Residential Dwelling

PROPERTY ADDRESS: 18 EAST LOCKUP LANE, LITITZ, PA 17543  
UPI / TAX PARCEL NUMBER: 370-09142-0-0000  
JUDGMENT: \$106,893.30  
REPUTED OWNERS: Michelle L. Erb and Timothy R. Erb a/k/a Timothy R. Erb, Jr.  
DEED BK. or INSTR. NO.: 5433012  
MUNICIPALITY: Borough of Lititz  
AREA: 1,742 square feet  
IMPROVEMENTS: Residential Dwelling

**CI-22-04985**

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

**vs**

**KAY E. DOULIN**

PROPERTY ADDRESS: 1121 HAMPDEN DRIVE, STRASBURG, PA 17579  
UPI / TAX PARCEL NUMBER: 570-65222-0-0000  
JUDGMENT: \$106,260.27  
REPUTED OWNERS: Kay E. Doulin  
DEED INSTRUMENT NO.: 6071430  
MUNICIPALITY: Borough Of Strasburg  
IMPROVEMENTS: Residential Dwelling

**CI-22-03075**

**WELLS FARGO BANK N.A.**

**vs**

**MARY ELLEN GRIESMEYER,  
UNITED STATE OF AMERICA**

PROPERTY ADDRESS: 8 FISHER TER, WILLOW STREET, PA 17584  
UPI / TAX PARCEL NUMBER: 510-41249-0-0000  
JUDGMENT: \$40,838.58  
REPUTED OWNERS: Mary Ellen Griesmeyer  
DEED BOOK/Page: Deed Book 2331 Page 245  
MUNICIPALITY: Pequea Township  
IMPROVEMENTS: Residential Dwelling

**CI-22-04388**

**WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-NC4,**

**ASSET-BACKED PASS-THROUGH CERTIFICATES C/O CARRINGTON MORTGAGE SERVICES, LLC**

**vs**

**MICHELLE L ERB, TIMOTHY R ERB A/K/A TIMOTHY R. ERB, JR**

**CI-22-00289**

**WILMINGTON SAVINGS FUND SOCIETY FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I**

**vs**

**TRAVIS A. HARRISON**

PROPERTY ADDRESS: 14 LAKEVIEW PLACE, LITITZ, PA 17543  
UPI / TAX PARCEL NUMBER: 600-65824-0-0000  
JUDGMENT: \$161,242.06  
REPUTED OWNERS: Travis A. Harrison

DEED BK. and PAGE or INSTR.  
NO.: 6319709  
MUNICIPALITY: Warwick Town-  
ship  
AREA: 0.00  
IMPROVEMENTS: Residential  
Dwelling

**CI-22-01255**

**FIRST NATIONAL BANK OF  
PENNSYLVANIA, SUCCESSOR  
BY MERGER TO METRO BANK**

**vs**

**REMY R HOLZBAUER**

PROPERTY ADDRESS: 2 GABLE  
PARK ROAD, LANCASTER, PA  
17603  
UPI / TAX PARCEL NUMBER:  
440-04260-0-0000  
JUDGMENT: \$50,823.52  
REPUTED OWNER: Remy R. Hol-  
zbauer  
DEED BK. & PAGE or INSTR. NO:  
5816429  
MUNICIPALITY: Borough of Mill-  
ersville  
AREA: Unknown  
IMPROVEMENTS: Single-family,  
detached home

**CI-22-08171**

**BANK OF BIRD-IN-HAND**

**vs**

**DAVID S. LAPP, JR., BARBARA  
A. LAPP**

PROPERTY ADDRESS: 5206 OLD  
STRASBURG RD, KINZERS, PA  
17535-9750  
UPI / TAX PARCEL NUMBER:  
560-43601-0-0000  
JUDGMENT: \$651,602.65  
REPUTED OWNERS: David S.  
Lapp, Jr. And Barbara A. Lapp  
DEED BK. or INSTR. NO.: Deed  
Book 5111 Page 0252  
MUNICIPALITY: Salisbury Town-

ship  
AREA: +/- 6.92 acres  
IMPROVEMENTS: Dwelling, Pavil-  
ion, Barn And Several Outbuild-  
ings

**CI-21-06792  
MIDFIRST BANK**

**vs**

**JOSEPH G. MURPHY JR., THE  
UNITED STATES OF AMERICA,  
DEPARTMENT OF JUSTICE**

PROPERTY ADDRESS: 729  
SOUTH TWELFTH STREET, CO-  
LUMBIA, PA 17512  
UPI / TAX PARCEL NUMBER:  
110-62725-0-0000  
JUDGMENT: \$97,917.97  
REPUTED OWNERS: Joseph G.  
Murphy, Jr., no marital status  
shown  
INSTR. NO.: 6272710  
MUNICIPALITY: Borough of Co-  
lumbia  
AREA: N\A  
IMPROVEMENTS: Residential  
Dwelling

**CI-22-03518**

**AMERIHOM MORTGAGE COM-  
PANY, LLC**

**vs**

**SCOTT A. REIDER, KIMBERLY  
S. REIDER**

PROPERTY ADDRESS: 22 MAIN  
STREET, DENVER, PA 17517  
UPI / TAX PARCEL NUMBER:  
140-81241-0-0000  
JUDGMENT: \$159,945.05  
REPUTED OWNERS: Scott A.  
Reider and Kimberly S. Reider  
INSTR. NO.: 6482233  
MUNICIPALITY: Denver Borough  
AREA: 1,896  
IMPROVEMENTS: Residential  
Dwelling

CI-22-04561  
WELLS FARGO BANK, N.A.  
vs  
KENNETH W. ROBERTO  
PROPERTY ADDRESS: 403 TANGER STREET, MARIETTA, PA 17547  
UPI / TAX PARCEL NUMBER: 150-40011-0-0000  
JUDGMENT: \$184,085.03  
REPUTED OWNERS: Kenneth W. Roberto  
DEED BK. Or INSTR NO.: 6117095  
MUNICIPALITY: EAST DONEGAL TOWNSHIP  
AREA: 1,352 Square Ft.  
IMPROVEMENTS: Residential Dwelling

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**CI-13-02623**

**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY**

**vs**

**JESSICA RODRIGUEZ**

PROPERTY ADDRESS: 27 SEYMOUR STREET, LANCASTER, PA 17603  
UPI / TAX PARCEL NUMBER: 334-22283-0-0000  
JUDGMENT: \$69,195.29  
REPUTED OWNER(S): Jessica Rodriguez  
DEED or INSTRUMENT NO: 5527751  
MUNICIPALITY: City Of Lancaster  
AREA: 18 FT. X 70 FT. 3 IN.  
IMPROVEMENTS: A Residential Dwelling

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**CI-18-09152**

**HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE**

**FOR DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST, SERIES 2005-AR2**

**vs**

**ERIN SHOWALTER A/K/A E. SHOWALTER**

PROPERTY ADDRESS: 185 BRADFORD STREET, MILLERSVILLE, PA 17551  
UPI / TAX PARCEL NUMBER: 410-19354-0-0000  
JUDGMENT: \$133,612.14  
REPUTED OWNERS: Erin Showalter a/k/a E. Showalter  
DEED BK. or INSTR. NO.: 5429168  
MUNICIPALITY: Manor Township  
AREA: N/A  
IMPROVEMENTS: Residential Real Estate

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**CI-16-04401**

**WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-1**

**vs**

**EDWARD SLINGBAUM**

PROPERTY ADDRESS: 74 GARRILEE LANE, ELIZABETHTOWN, PA 17022  
UPI / TAX PARCEL NUMBER: 160-72153-0-0000  
JUDGMENT: \$317,811.80  
REPUTED OWNERS: Edward Slingbaum  
DEED BK. or INSTR. NO.: 5665950  
MUNICIPALITY: Township Of West Donegal  
AREA: 1716 SQ FT  
IMPROVEMENTS: A Residential Dwelling

**CI-22-03142**

**WELLS FARGO USA HOLDINGS,  
INC. S/B/M WELLS FARGO FI-  
NANCIAL PENNSYLVANIA, INC.**

**vs**

**DARYL E. STEELE**

PROPERTY ADDRESS: 304  
EDGEHILL DRIVE, AKRON, PA  
17501-1225

UPI / TAX PARCEL NUMBER:  
020-45237-0-0000

JUDGMENT: \$132,328.71

REPUTED OWNERS: Daryl E.  
Steele

DEED BK. Or INSTR NO.: 5468971

MUNICIPALITY: Akron Borough

AREA: 1434

IMPROVEMENTS: Residential  
Property

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**CI-17-02319**

**WILMINGTON SAVINGS FUND  
SOCIETY, FSB, AS TRUSTEE OF  
STANWICH MORTGAGE LOAN  
TRUST F**

**vs**

**TRACEY J. TOMS**

PROPERTY ADDRESS: 874 RIFE  
RUN ROAD, MANHEIM, PA 17545  
UPI / TAX PARCEL NUMBER:  
540-73546-0-0000

JUDGMENT: \$244,735.32

REPUTED OWNERS: Tracey J.  
Toms

DEED BK. and PAGE or INSTR.  
NO.: Document ID# 5868214

MUNICIPALITY: Township of Ra-  
pho

AREA: ALL THAT CERTAIN lot of  
ground, with improvements there-  
on erected, known as Lot 9 as  
shown on a final plan of Chestnut

Grove Estates, prepared by Diehm  
& Sons – Surveyors and recorded  
in the Office for the Recording of  
Deeds in and for Lancaster Coun-  
ty, Pennsylvania in Subdivision  
Plan Book J-161, Page 112, said  
lot situate on the Westerly side  
of Rife Run Road and located in  
the Township of Rapho, County  
of Lancaster and Commonwealth  
of Pennsylvania, bounded and de-  
scribed as follows:

IMPROVEMENTS: Residential  
Dwelling

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**CI-20-02292**

**TRUIST BANK F/K/A BRANCH  
BANKING & TRUST COMPANY**

**vs**

**NATHAN L. YODER**

PROPERTY ADDRESS: 1974 LAN-  
CASTER PIKE, PEACH BOTTOM,  
PA 17563

UPI / TAX PARCEL NUMBER:  
280-74258-0-0000

JUDGMENT: \$356,443.66

REPUTED OWNERS: Nathan L.  
Yoder

INSTR. NO.: 5009895

MUNICIPALITY: Township of Ful-  
ton

AREA: 1,907

IMPROVEMENTS: Residential  
Dwelling

**SHERIFF'S SALES  
150 NORTH QUEEN STREET**

<u>REAL ESTATE EXECUTIONS</u>	<u>LAST DAY FOR FILING</u>
JANUARY 25, 2023	SEPTEMBER 21, 2022
MARCH 29, 2023	NOVEMBER 16, 2022
MAY 31, 2023	JANUARY 18, 2023
JULY 26, 2023	MARCH 15, 2023
SEPTEMBER 27, 2023	MAY 17, 2023
NOVEMBER 29, 2023	JULY 19, 2023
JANUARY 31, 2024	SEPTEMBER 20, 2023
MARCH 27, 2024	NOVEMBER 15, 2023

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