

February 10, 2025

PUBLIC NOTICE

U.S. BANKRUPTCY JUDGESHIP VACANCY

District of New Jersey

Chief Judge Michael A. Chagares of the United States Court of Appeals for the Third Circuit announces the application process for a bankruptcy judgeship in the District of New Jersey, seated in Trenton. A bankruptcy judge is appointed to a 14-year term pursuant to 28 U.S.C. § 152.

To be qualified for appointment an applicant must:

- a. Be a member in good standing of the bar of the highest court of at least one state, the District of Columbia, or the Commonwealth of Puerto Rico and every other bar of which they are members.
- b. (1) Possess and have a reputation for integrity and good character; (2) possess and have demonstrated a commitment to equal justice under the law; (3) possess and have demonstrated outstanding legal ability and competence; (4) indicate by demeanor, character, and personality that they would exhibit judicial temperament if appointed; and (5) be of sound physical and mental health sufficient to perform the essential duties of the office.
- c. At the time of the initial appointment, not be related by blood or marriage, within the degrees specified in 28 U.S.C. § 458, to (1) a judge of the United States Court of Appeals for the Third Circuit, (2) a member of the Judicial Council of the Third Circuit, or (3) a judge of the district court to be served.
- d. Have been engaged in the active practice of law for a period of at least five years. The Judicial Council may consider other suitable legal experience as a substitute for the active practice of law.

The selection process will be confidential and competitive. At present, the annual salary for this position is \$227,608. Applicants shall be considered without regard to race, color, sex, gender, gender identity, pregnancy, sexual orientation, religion, national origin, age (40 years and over), or disability. The name of the person selected will be submitted to the Director of the Administrative Office, who shall request background reports by the Federal Bureau of Investigation (FBI) and the Internal Revenue Service (IRS). In addition, a nominee for a bankruptcy judgeship may be required by the court of appeals to complete a preliminary disclosure statement that includes questions seeking sensitive financial and personal information. The disclosure must be filed with the court of appeals and will be kept confidential. The individual

selected must comply with the financial disclosure requirements pursuant to the Ethics in Government Act of 1978, Pub. L. No. 95-521, 92 Stat. 1824 (1978) (codified as amended at 5 U.S.C. app. §§ 101-111).

The application process is entirely automated. No paper applications will be accepted. Applications must be submitted electronically by **noon on March 10, 2025**. Applications must be submitted only by the applicant personally, indicating the applicant's willingness to serve if selected. To apply, go to www.ca3.uscourts.gov for more information or call the Circuit Executive's Office at 215-597-0718.

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

Anderer, Michael J. a/k/a Michael John Anderer, dec'd.

Late of Providence Township.
Executor: Michael M. Anderer c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.
Attorney: John C. Hohenadel, Esquire.

Arnold, Beverly A., dec'd.

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

Baker, Joyce E., dec'd.

Late of Manheim Township.
Administratrix: Joan Y. Lichty c/o Anthony P. Schimaneck, 700 North Duke Street, P.O.

Box 4686, Lancaster, PA 17604-4686.

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

Barnes, Eleanor R., dec'd.

Late of Lancaster Township.
Co-Executors: Edgar R. Barnes, Susan B. Kastrava c/o RKG Law, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.
Attorney: Jon M. Gruber.

Brown, Robert L., Sr. a/k/a Robert Lee Brown, Sr., dec'd.

Late of West Hempfield Township.
Executor: Robert L. Brown, Jr. c/o May Herr & Grosh LLP, 50 East Main Street, Mount Joy, PA 17552.
Attorney: Scott E. Albert, Esq.

Cunningham, Anthony, dec'd.

Late of Lancaster City.
Executor: Brenda Cunningham-King c/o Cody & Pfursich, 53 North Duke Street, Suite 420, Lancaster, PA 17602.
Attorney: Stephen W. Cody.

Denlinger, Jere H., dec'd.

Late of Martic Township.
Executors: Jill Groff, Judy Hertzler c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
Attorney: Matthew A. Grosh.

Embry, Huey, dec'd.

Late of Columbia Borough.
Executrix: Valerie L. Bradley c/o Jeanne M. Millhouse, Esq., 53 N. Duke Street, Ste. 204, Lancaster, PA 17602.
Attorney: Jeanne M. Millhouse, Esquire.

Ferguson, Phyllis H., dec'd.

Late of West Hempfield Township.

Executrices: Nancy L. Swarr, Cheryl L. Eckman, Susan J. Albright c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet, Esquire.

Forry, Anna Mary, dec'd.

Late of Lancaster Township.

Executor: Michael G. Forry c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorneys: May, Herr & Grosh, LLP.

Fuhrman, Chester D., dec'd.

Late of Columbia Borough.

Executrix: Christine L. Helm c/o Thomas W. Fleckenstein, Esquire, 553 Locust Street, Columbia, PA 17512.

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

Good, Bonita S., dec'd.

Late of Elizabethtown.

Executor: Amanda L. Kauffman, 241 Governor Stable Road, Bainbridge, PA 17502.

Attorney: Frederick S. Long.

Greenawalt, Warren H., II a/k/a Warren H. Greenawalt, Jr., dec'd.

Late of East Donegal Township.

Executrix: Nancy Jo Greenawalt c/o May Herr & Grosh LLP, 50 East Main Street, Mount Joy, PA 17552.

Attorney: Scott E. Albert, Esq.

Grimes, Robert L., dec'd.

Late of Elizabethtown.

Personal Representative: Debbie Grimes, 1732 N. Penryn Road, Manheim, PA 17545.

Attorney: Larry W. Miller, Esq., Miller Law Group, PLLC, 25 Stevens Avenue, West Lawn, PA 19609-1425.

Haas, Lynne M. a/k/a Lynne Marie Haas, dec'd.

Late of Terre Hill.

Administrator: Brandon L. Haas c/o Lindsay M. Schoeneberger, RKG Law, 108 West Main Street, Ephrata, PA 17522.

Attorney: Lindsay M. Schoeneberger.

Hardy, Jane E., dec'd.

Late of Conoy Township.

Executrix: Mary Jane Hoffman c/o May Herr & Grosh LLP, 50 East Main Street, Mount Joy, PA 17552.

Attorney: Scott E. Albert, Esq.

Harless, Mabel L., dec'd.

Late of Willow Street.

Executor: Michael A. Anderer c/o 327 Locust Street, Columbia, PA 17512.

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

Haug, Carole A., dec'd.

Late of Columbia.

Executor: Becky L. Murphy c/o 327 Locust Street, Columbia, PA 17512.

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

Herrmann, Marjorie D., dec'd.

Late of Manheim Township.

Co-Executors: Gary D. Herrmann, Laura Brennan c/o Andrew S. Rusniak, 51 S. Duke Street, Lancaster, PA 17602.
Attorneys: Stevens & Lee.

Hill, Susan G., dec'd.

Late of Earl Township.
Administrator: Susan Marie Hughes 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.

Hollingsworth, Shirley J., dec'd.

Late of West Hempfield Township.
Executor: Roy R. Snavely c/o Thomas W. Fleckenstein, Esquire, 553 Locust Street, Columbia, PA 17512.
Attorneys: Mountz, Kreiser & Fleckenstein, 553 Locust Street, Columbia, PA 17512.

Hutson, James Patrick, dec'd.

Late of Ephrata Township.
Administratrix: Terri P. Hutson c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.
Attorney: John C. Stevens.

MacLaren, Valerie G., dec'd.

Late of Warwick Township.
Executor: Ashley G. Torres c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Mraz, Rose-Marie a/k/a Rose Mraz, dec'd.

Late of Mount Joy Township.

Executor: Jennifer Mraz, 271 Park Avenue, Mount Joy, PA 17552-1525.
Attorney: None.

Murry, Richard W., dec'd.

Late of East Lampeter.
Executor: Stacy L. Murry c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
Attorney: Bradley A. Zuke.

Pansing, Fred, Jr., dec'd.

Late of West Donegal Township.
Executor: The Lodge Life Services c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Dana C. Panagopoulos.

Scott, Elaine D., dec'd.

Late of Warwick Township.
Executor: Carl Eric Scott c/o Hilary A. Fuelleborn, Esq., 1260 Bustleton Pike, Feasterville, PA 19053.
Attorney: Hilary A. Fuelleborn, Atty., Dilworth Paxson LLP.

Sensenig, Melvin G., dec'd.

Late of Brecknock Township.
Executor: Geraldine H. Good c/o Nevin D. Beiler, Esq., 105 S. Hoover Ave., New Holland, PA 17557.
Attorney: Nevin D. Beiler, Esq.

Sherr, Victoria A., dec'd.

Late of Lancaster City.
Executrix: Sandra Przygocki c/o Ryan P. Mellinger, 1525 Oregon Pike, Suite 902, Lancaster, PA 17601.
Attorney: Ryan P. Mellinger, Esq.

Snyder, Raymond Eugene, Jr. a/k/a Raymond E. Snyder, Jr. , dec'd.

Late of Lancaster City.
Executor: Larry J. Snyder c/o Cody & Pfursich, 53 North Duke Street, Suite 420, Lancaster, PA 17602.
Attorney: Stephen W. Cody.

Sofilka, Cathy Ann, dec'd.

Late of East Hempfield Township.
Administratrix: Megan E. Tomshack c/o George H. Eager, Esquire, 1576 Lititz Pike, Lancaster, PA 17601.
Attorney: Eager, Stengel, Quinn, Babic & Eager

Sauder, Kenneth R., dec'd.

Late of Ephrata Borough.
Executrix: Lisa E. Townsend c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.
Attorneys: Morgan, Hallgren, Crosswell & Kane, P.C.

Vonschaaf, Albert Karl, dec'd.

Late of Columbia Borough.
Administratrix: Vicki Lynn Vonschaaf c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess, LLP.

Wenger, Ellen G. a/k/a Ellen M. Wegner, dec'd.

Late of New Holland.
Co-Executors: David M. Wenger, Sally A. Usner, John C. Wenger, Susan W. Bare c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.
Attorney: Katelyn M. Haldeman,

Esq.

Yost, Marilyn Y., dec'd.

Late of Providence Township.
Executrix: Dawn L. Stahler c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.
Attorney: Jeffrey S. Shank, Esquire

SECOND PUBLICATION

Allgyer, Benjamin S., dec'd.

Late of Narvon.
Executors: Benuel J. Allgyer, Samuel J. Allgyer c/o Glick, Goodley, Deibler & Fanning, LLP, 434 West 4th Street, Quarryville, PA 17566.
Attorney: Samuel A. Goodley, III, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Beebe, Christa, dec'd.

Late of Lancaster County.
Executor: Jill Kring Carter c/o Roland Law LLC, 8 N. Queen Street, Mezzanine, Lancaster, PA 17603.
Attorney: Catharine I. Roland.

Book, Roy H., dec'd.

Late of East Hempfield Township.
Executor: Robert C. Book c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: James W. Appel, Esquire.

Brubaker, Elva W., dec'd.

Late of East Cocalico Township.
Executor: Elmer Brubaker c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Barbara Reist Dillon.

Buckwalter, Anna A., dec'd.

Late of Manheim Township.
Executor: Everett R. Buckwalter
c/o Thomas M. Gish, Sr., Attor-
ney, P.O. Box 5349, Lancaster,
PA 17606.
Attorneys: Gibbel Kraybill &
Hess, LLP.

Burns, Pauline, dec'd.

Late of Manor Township.
Executor: William G. Burns, Jr.
c/o Nikolaus & Hohenadel, LLP,
212 North Queen Street, Lan-
caster, PA 17603.
Attorney: Barbara Reist Dillon.

**Drenning, John Edward a/k/a
John E. Drenning**, dec'd.

Late of Lititz.
Executrix: Jennifer A. Dren-
ning c/o Charles A. Ritchie, Jr.,
Esquire, Feather and Feather,
P.C., 22 West Main Street, Ann-
ville, PA 17003.
Attorney: Charles A. Ritchie, Jr.

Duck, E. Eugene, dec'd.

Late of West Donegal Township.
Executrix: Sandra K. Winters
c/o Nikolaus & Hohenadel, LLP,
222 South Market Street, Suite
201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Es-
quire.

Ersek, Nancy I., dec'd.

Late of Willow Valley.
Executor: Kevin T. Vitelli, 813
S. New Street, West Chester, PA
19382.
Attorney: Kevin T. Vitelli, 813
S. New Street, West Chester, PA
19382.

Fink, Joyce E. a/k/a Joyce Ei-

leen Fink, dec'd.

Late of West Lampeter Town-
ship.
Executrix: Linda E. Paules c/o
Nichole M. Baer, Russell, Krafft
& Gruber, LLP, 108 West Main
Street, Ephrata, PA 17522.
Attorney: Nichole M. Baer, Es-
quire.

Frable, Earl, dec'd.

Late of Warwick Township.
Executrix: Barbara D. Carbaugh
c/o Douglas A. Smith, Attorney,
P.O. Box 5349, Lancaster, PA
17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Frey, Peggy L., dec'd.

Late of West Lampeter Town-
ship.
Administrator C.T.A.: Jeffrey
Gonick, P.O. Box 604, East Pe-
tersburg, PA 17520.
Attorney: None.

Fuhrman, Chester D., dec'd.

Late of Columbia Borough.
Executrix: Christine L. Helm
c/o Thomas W. Fleckenstein,
Esquire, 553 Locust Street, Col-
umbia, PA 17512.
Attorneys: Mountz, Kreiser &
Fleckenstein, 553 Locust Street,
Columbia, PA 17512.

Halsey, Charles Ellis, Jr., dec'd.

Late of East Earl.
Executor: Muriel L. Halsey c/o
Glick, Goodley, Deibler & Fan-
ning, LLP, 131 W. Main Street,
New Holland, PA 17557.
Attorney: Patrick A. Deibler,
Esq., Glick, Goodley, Deibler &
Fanning, LLP.

Hann, Nancy D., dec'd.

Late of Penn Township.
Executrix: Karen S. Kornbau
c/o John R. Gibbel, Attorney,
P.O. Box 5349, Lancaster, PA
17606.
Attorneys: Gibbel Kraybill &
Hess, LLP.

Hugues, John F. a/k/a John Francis Hugues, dec'd.

Late of Little Britain Township.
Administratrix: Shirley Craig
c/o Winifred Moran Sebastian,
Esquire, Lamb McErlane
PC, P.O. Box 381, Oxford, OA
19363.
Attorney: Winifred Moran Sebastian.

Johnson, Marla S., dec'd.

Late of Manheim Township.
Executor: Deborah F. Johnson
c/o Matthew C. Samley, Esquire,
33 North Duke Street,
Lancaster, PA 17602.
Attorneys: Appel, Yost & Zee
LLP.

Krushinski, Daryl Tod, dec'd.

Late of Lititz Borough.
Executor: Erin Krushinski c/o
Jennifer L. Mejia, Mejia Law
Group, LLC, 1390 W. Main
Street, Ephrata, PA 17522.
Attorneys: Mejia Law Group,
LLC.

Kurtz, Mabel B., dec'd.

Late of New Holland.
Executor: Mary Ann Leaman 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.

Kutz, Teresa A., dec'd.

Late of East Earl Township.
Administrator: Christine L. Kutz
c/o James R. Clark, Esquire,
277 Millwood Road, Lancaster,
PA 17603.
Attorney: James R. Clark.

Leaman, Raymond B., dec'd.

Late of Manor Township.
Administrator: Thelma J. Burkholder
c/o James R. Clark, Esquire,
277 Millwood Road, Lancaster,
PA 17603.
Attorney: James R. Clark.

Libonati, Joan D. a/k/a Joan Dalo Libonati, dec'd.

Late of Manor Township.
Personal Representative: Lawrence
N. Libonati c/o Marci S. Miller,
Attorney, P.O. Box 5349,
Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Lowell, Fred Milton, dec'd.

Late of West Lampeter Township.
Executor: Bryn Mawr Trust c/o
Nikolaus & Hohenadel, LLP, 212
North Queen Street, Lancaster,
PA 17603.
Attorney: Barbara Reist Dillon.

Meany, Denis a/k/a Denis Richard Meany, dec'd.

Late of Warwick Township.
Executor: Denis M. Meany c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim,
PA 17545.
Attorneys: Young and Young.

Mraz, Joseph G. a/k/a Joe Mraz, dec'd.

Late of Mount Joy.
Executrix: Jennifer S. Mraz,
271 Park Ave., Mount Joy, PA

17552.
Attorney: None.

Nissley, Mary Jane, dec'd.
Late of Mountville Borough.
Executrix: Barbara S. Nissley
c/o Ann L. Martin, Attorney,
P.O. Box 5349, Lancaster, PA
17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

North, Joseph H., dec'd.
Late of Ephrata Borough.
Co-Executors: Joel J. North,
Jennifer N. Rathman c/o E.
Richard Young, Jr., Esq., 1248
W. Main St., Ephrata, PA 17522.
Attorney: E. Richard Young, Jr.,
Esq.

Papadimitriou, Gus N., dec'd.
Late of Lancaster City.
Executor: Dore Valavanes Pho-
tis, 2048 Temple Avenue, Lan-
caster, PA 17603.
Attorney: None.

Peek, Ruth M., dec'd.
Late of Lititz.
Executor: Angela M. Ward c/o
Angela M. Ward, Esq., AWard
Law, LLC, 2173 Embassy Dr.,
#576, Lancaster, PA 17603.
Attorney: Angela M. Ward, Esq.

Ratliff, Denise, dec'd.
Late of Akron Borough.
Administrator: Christopher E.
Ratliff c/o Young and Young, 44
S. Main Street, P.O. Box 126,
Manheim, PA 17545.
Attorneys: Young and Young.

**Reikard, Rose Marie a/k/a Rose
M. Reikard**, dec'd.
Late of West Hempfield Town-
ship.

Administrator: Donald L.
Reikard c/o Law Offices of Mark
L. Blevins, Esquire, 701 Penn
Grant Road, Lancaster, PA
17602.
Attorney: Mark L. Blevins, Es-
quire.

**Reynolds, Anna M. a/k/a Anna
Mary Reynolds**, dec'd.
Late of Manheim Township.
Executor: Barton A. Rose c/o
Jeffrey Gonick, PO Box 604,
East Petersburg, PA 17520.
Attorney: Jeffrey Gonick.

Sensenig, Edna Mae, dec'd.
Late of West Cocalico Township.
Co-Executors: Alma M. Horn-
ing, Curvin M. Horning, Glen
M. Horning c/o Linda Kling, Es-
quire, 121 E. Main Street, New
Holland, PA 17557.
Attorneys: Smoker Gard Associ-
ates LLP.

Shade, Herbert C., dec'd.
Late of East Donegal Township.
Executor: Steven C. Young c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim,
PA 17545.
Attorneys: Young and Young.

**Sideris, Aristotelis M. a/k/a Ar-
istotelis Sideris**, dec'd.
Late of New Holland Borough.
Executrix: Arete Fisher c/o Lin-
da Kling, Esquire, 121 E. Main
Street, New Holland, PA 17557.
Attorneys: Smoker Gard Associ-
ates LLP.

**Smythe, William J. a/k/a Wil-
liam J. Smythe, Sr.**, dec'd.
Late of West Lampeter Town-
ship.
Executor: Robert T. Nayden,

President of the Faithful Journey Foundation, nonprofit Corporation c/o Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601.

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

Stefanick, Zachary C., dec'd.

Late of Manor Township.

Co-Administrators: Derek Stefanick, 223 Millersville Rd., Lancaster, PA 17603, Christina Stefanick, 27 Iron Horse Pike, Lititz, PA 17543.

Attorney: Deborah L. Packer, Esq., Freeburn Law, P.O. Box 61680, Harrisburg, PA 17106.

Styer, William F., Sr., dec'd.

Late of Columbia Borough.

Executor: Jodi Y. Smith c/o John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Attorney: John F. Markel.

Weaver, Aaron S., dec'd.

Late of Ephrata Borough.

Executors: Daryl L. Weaver, Jay L. Weaver, Ray L. Weaver c/o Nevin D. Beiler, Esq., 105 S. Hoover Ave., New Holland, PA 17557.

Attorney: Nevin D. Beiler, Esq.

Weber, Salinda, dec'd.

Late of Earl Township.

Executors: Jean E. Good, 49 N. Whisper Lane, New Holland, PA 17557, F. Mark Weber, 5043 Weber Road, Mohnton, PA 19540.

Attorney: Lawrence J. Valeriano, Jr., Esquire, Hartman, Valeriano, Magovern & Lutz, P.C., 1025 Berkshire Blvd., Suite 700, Wyomissing, PA 19610.

West, Diana D., dec'd.

Late of Elizabeth Township.

Executor: Cathy J. Patterson c/o Law Office of Shawn Pierson, 105 East Oregon Road, Lititz, PA 17543.

Attorney: Shawn M. Pierson, Esq.

West, Nolan D., dec'd.

Late of Penn Township.

Executor: Cathy J. Patterson c/o Law Office of Shawn Pierson, 105 East Oregon Road, Lititz, PA 17543.

Attorney: Shawn M. Pierson, Esq.

Yeskoo, Richard E. a/k/a Richard Ellis Yeskoo, dec'd.

Late of West Lampeter Township.

Executor: David R. Yeskoo c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

THIRD PUBLICATION

Anderson, Jay M. a/k/a Jay Martin Anderson, dec'd.

Late of East Hempfield Township.

Co-Executors: Brenda J. Eichelberger, C. Christopher Anderson c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Banning, Rosemarie C., dec'd.

Late of New Providence Township.

Executor: Wendy Baughman

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

Attorneys: Young and Young.

Bender, Patricia A., dec'd.

Late of Lititz.

Executor: Daryl H. Bender, 1001 E. Oregon Road, Lititz, PA 17543.

Attorney: None.

Bigler, Gwendolyn Mae, dec'd.

Late of Columbia Borough.

Co-Executrices: Julie A. Bigler, Hillary D. Smith c/o Thomas W. Fleckenstein, Esquire, 553 Locust Street, Columbia, PA 17512.

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

Bitner, John R., dec'd.

Late of Mount Joy Township.

Executrix: Janelle M. Bitner c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esquire.

TRUST NOTICE

Coryell, Nancy S., dec'd.

Late of Caernarvon Township.

Rodger L. Coryell and Nancy S. Coryell Irrevocable Trust dtd. 9.20.2024.

Trustees: Nannette M. Connolly, Rodger L. Coryell, Jr., David D. Coryell c/o Gibble Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.

Attorney: Stephen R. Gibble.

Cunningham, Jack R., dec'd.

Late of Lititz Borough.

Executor: Zach Cunningham

c/o May Herr & Grosh LLP, 50 East Main Street, Mount Joy, PA 17552.

Attorney: Scott E. Albert, Esq.

Decker, William J., dec'd.

Late of West Donegal Township.

Executor: Kenneth A. Decker c/o Nikolaus & Hohenadel, LLP, 222 S. Market St., Suite 201, Elizabethtown, PA 17022.

Attorney: John M. Smith, Esquire.

Delgiorno, Daniel E., dec'd.

Late of Manheim Township.

Co-Administrators: Susan E. DelGiorno-Ream, D. Richard Delgiorno c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.

Attorney: John C. Hohenadel, Esquire.

Eckman, Robert A., dec'd.

Late of Drumore Township.

Executrix: Tampson E. Collier c/o Scott Allen Mitchell, Esq., Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601.

Attorneys: Saxton & Stump, LLC.

Ewing, Sherry, dec'd.

Late of West Lampeter Township.

Executrix: Shannon L. Frelak 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.

Forry, Richard R., dec'd.

Late of Columbia Borough.

Executrix: Cynthia A. Keyser c/o Thomas W. Fleckenstein,

Esquire, 553 Locust Street, Columbia, PA 17512.
Attorneys: Mountz, Kreiser & Fleckenstein, 553 Locust Street, Columbia, PA 17512.

Gerber, Gloria A. a/k/a Gloria Arlene Gerber, dec'd.

Late of West Donegal Township.
Executrix: Bonnie M. Fausnacht c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Esquire.

Hainthaler, Nora T., dec'd.

Late of West Hempfield Township.
Executor: Joseph R. Hainthaler, 1805 Sturbridge Drive, Lancaster, PA 17601.
Attorney: None.

Harris, Anthony D. a/k/a Anthony David Harris, dec'd.

Late of Elizabethtown Borough.
Executor: Sean P. Harris c/o Lucy F. Dowd, Lucy Dowd Law LLC, 342 N. Queen Street Rear, Lancaster, PA 17603.
Attorney: Lucy F. Dowd.

Haun, George Barry a/k/a George B. Haun, dec'd.

Late of Strasburg Township.
Co-Executors: Randi Burgenstock, Robin Dosch, Lauri Bachman c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.
Attorney: John C. Hohenadel, Esquire.

Heisey, Sieglinde, dec'd.

Late of Manheim Borough.
Executor: Andreas Heisey c/o John F. Markel, Nikolaus & Ho-

henadel, LLP, 327 Locust Street, Columbia, PA 17512.
Attorney: John F. Markel.

Hess, Anna L., dec'd.

Late of Warwick Township.
Executrix: Diane L. Patton c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess, LLP.

Hevener, Dennis W., dec'd.

Late of West Hempfield Township.
Executor: Joshua M. Landis c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.
Attorneys: Blakinger Thomas, PC.

Hoffer, Irene K., dec'd.

Late of Penn Township.
Executor: Jeffrey L. Lehman c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Hostetter, Gladys M., dec'd.

Late of Ephrata Borough.
Executor: Kevin F. Hostetter c/o John R. Gibbel, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess, LLP.

Hoxworth, Gary L., dec'd.

Late of Lancaster City.
Administrators: Richard G. Hoxworth, Tracy L. Shoff c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger, Esquire.

Kesoglou, Maria a/k/a Maria F.

Kesoglou, dec'd.

Late of Lititz Borough.
Executor: Constantine Kourgelis c/o May Herr & Grosh LLP, 50 East Main Street, Mount Joy, PA 17552.
Attorney: Scott E. Albert, Esq.

Kirchner, Jeannette W., dec'd.

Late of Lancaster City.
Executor: Michael Carl Kirchner c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.
Attorney: Barbara Reist Dillon.

Longsderff, Eva L. a/k/a Eva LaRayne Longsderff, dec'd.

Late of Ephrata Township.
Executors: David R. Longsderff, Sandra A. Schaeffer c/o Theodore L. Brubaker, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

McMullen, Leah J., dec'd.

Late of Manor Township.
Executors: Jeffrey L. McMullen, Cynthia J. Frey c/o Goodman & Kenneff, 460 North George Street, Millersville, PA 17551.
Attorney: Joseph J. Kenneff, Esquire.

Platon, Randall H., dec'd.

Late of East Hempfield Township.
Co-Executors: Kristopher Platon, Alexander Platon, Natalie Platon c/o Thomas W. Fleckenstein, Esquire, 553 Locust Street, Columbia, PA 17512.
Attorneys: Mountz, Kreiser & Fleckenstein, 553 Locust Street, Columbia, PA 17512.

TRUST NOTICE

Rankin, Kathryn B., dec'd.

Late of Manheim Township.
Kathryn B. Rankin Family Trust.
Trustee: Donald A. Rankin, Jr. c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Rieker, Edward T., dec'd.

Late of East Lampeter Township.
Executor: Bridget B. Rieker c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.
Attorney: Barbara Reist Dillon.

Rohrer, Elvin M. a/k/a Elvin M. Rohrer, Jr., dec'd.

Late of West Earl Township.
Co-Executors: Charlene Ranck, Gerald Rohrer, Jay Rohrer c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Ruskay, Andrew, dec'd.

Late of Quarryville Borough.
Administrator: Helen M. Ruskay c/o Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601.
Attorneys: Neil R. Vestermark, Esquire, Aevitas Law, PLLC.

Rutter, Sandra T., dec'd.

Late of Mount Joy Borough.
Executor: Brian T. Rutter c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorneys: McNees Wallace & Nurick LLC.

Schmidt, Russell W., dec'd.

Late of West Donegal Township.
Co-Administrator: Matthew W. Schmidt, Nicholas W. Schmidt c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Esquire.

Shimko, Bonita, dec'd.

Late of Marietta Borough.
Administrator: Steven J. Hohn c/o May Herr & Grosh LLP, 50 East Main Street, Mount Joy, PA 17552.
Attorney: Scott E. Albert, Esq.

Snyder, Randolph A. a/k/a Randolph Andrew Snyder, dec'd.

Late of Manor Township.
Executor: Richard E. Snyder c/o D. Michael Craley, 246 West Broadway, Lower Level, Red Lion, PA 17356.
Attorney: D. Michael Craley.

Splain, Marie Poole a/k/a Marie D. Splain, dec'd.

Late of East Donegal Township.
Executor: William D. Splain c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Esquire.

Staples, Brian M., dec'd.

Late of Ephrata Township.
Administratrix: Jennifer L. McCray c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.
Attorney: Kurt A. Gardner.

Teske, John A., dec'd.

Late of Mount Joy Township.
Administratrix: Ruth Mayhew Evans c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Wise, Arlene L., dec'd.

Late of Earl Township.
Executors: Linda F. Martin, Diane E. Fry, Karen M. Rutter c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Thomas A. Fanning, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Witman, Stephanie A. a/k/a Stephanie Ann Witman, dec'd.

Late of New Holland.
Executor: Reade G. Witman c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Thomas A. Fanning, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Young, Dolores R., dec'd.

Late of New Holland Borough.
Executrix: Wendy Ann Rhinier c/o Linda Kling, Esquire, 121 E. Main Street, New Holland, PA 17557.
Attorneys: Smoker Gard Associates LLP.

Zimmerman, Ivan M., dec'd.

Late of Ephrata.
Executor: Irene H. Zimmerman c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.
Attorney: Katelyn M. Haldeman, Esq.

ARTICLES OF INCORPORATION

The **Johnnie K Foundation** has been incorporated under provisions of Article B of the Nonprofit Corporation Law of 1988.

GIBBEL KRAYBILL & HESS LLP
Attorneys

M-3

A notice is hereby given that a business corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is:

PA Wellness Care Inc

M-7

Notice is hereby given that Articles of Incorporation were filed with the Dept. of State for **Rock1079 Corp**, a corporation organized under the PA Business Corporation Law of 1988.

MONTGOMERY MCCRACKEN WALKER & RHOADS
LLP, Solicitors,
1735 Market St., Phila., PA
19103

M-7

CORPORATE NOTICES

NOTICE IS HEREBY GIVEN that a Non-Profit Corporation known as:

**EPHRATA BOYS LACROSSE
BOOSTER CLUB**

has been incorporated under the provisions of the Pennsylvania Non-Profit Business Corporation Law of 1988, as amended.

JANSEN M. HONBERGER LAW,

P.C.

M-7

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 1/27/2025 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows:

Tiffin Paper Company

c/o Harbor Business Compliance
Corporation

This corporation is incorporated under the laws of Ohio.

The address of its principal office is 401 Wall Street, Tiffin, OH 44883. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act.

M-7

NOTICE OF ANNUAL MEETING

**NOTICE OF THE
ANNUAL MEETING OF
CLOISTER MUTUAL CASUALTY
INSURANCE COMPANY**

Notice is hereby given that the Annual Meeting of the Policyholders of Cloister Mutual Casualty Insurance Company will be held at the Corporate Office, 1 East Main Street, Ephrata, PA, on Tuesday, April 1st, 2025 commencing at 10:00 A.M., for the purpose of Election of Directors and/or the transaction of other business.

Douglas L. Underwood
President/CEO/Treasurer
Ephrata PA

ATTEST: Hisham M. Sallit

Vice President/CFO/

Secretary
PO Box 587
Ephrata PA 17522
F-21, 28; M-7

SUITS ENTERED

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

February 19, 2025
to February 28, 2025

BARNETT, DANA MARIE; PPL Electric Utilities Corporation; 01095; Manley

BEAR BONES LLC, YINGST, NATHAN; Rebecca Summers; 01133; Cook

BONILLA JR, BAUDILIO, MEUNSAVENG BONILLA, LINDA; Carvana LLC; 01145; Dyer

COMMONWEALTH OF PENNSYLVANIA; Darlene Reyes-Colon; 01178

CORRALIZA, MERCEDES; Citadel Federal Credit Union; 01098; Dougherty

CRUZ, JENAVIS N.; Onemain Financial Group LLC; 01137; Border

FERRELL, JOHN; Citadel Federal Credit Union; 01088; Dougherty
FISHER, JEANNE W.; Duane A. Sellers; 01318; Schimaneck

GREMLINS YOUTH PROGRAM, PATTERSON, GEORGE; Timepayment Corp; 01275; Saldutti

HAWK, DEPRIN; Western Funding Incorporated; 01144; Lauer

MALIK, BILAL A.; Citadel Federal Credit Union; 01173; Dougherty

MANOR TOWNSHIP; Kenneth P. Ortman; 01072; Yoder

MELENDEZ, JEREMY L.; Citadel Federal Credit Union; 01103; Dougherty

MODI, GITABEN J., MODI, MANISH J., MODI, MJ; First Commonwealth Bank; 01139; Berger
NEWBERG, BRIAN; Robert A. Lugiano; 01226; Molitoris

PATEL, SANKET; AK Marble & Granite; 01224

POWERCOIN LLC; MARGO PENNSYLVANIA; Way Logistics LLC; 01104; Andersen

RINEER, DUANE, RINEER, EARL, CLUTCH & GO AUTOMATIC TRANSMISSIONS INC.; Citizens Bank NA; 01083; Sarker

ROGALIS, MASON W.; Citadel Federal Credit Union; 01076; Dougherty

SANTIAGO, PABLO, TORRES ELECTRIC INC.; Juanita Laboy; 01149; Britten

SPELLER, HENRY R; Citadel Federal Credit Union; 01118; Dougherty

SYNAPSE PRINT MANAGEMENT LLC; Clear Channel Outdoor; 01195; McClure

TALCOTT RESOLUTION LIFE INSURANCE COMPANY; Peachtree Settlement Funding LLC; 01123; Maro

THAPA, GHANA, MUKTINATH LLC; Daimler Truck Financial Services USA LLC; 01124; Dougherty

TOSADO, KAITLIN I.; Citadel Federal Credit Union; 01121; Dougherty

UPMC, UPMC HAMOT; Ashlee Campbell; 01205; Mongeluzzi

USAA GARRISON PROPERTY AND CASUALTY INSURANCE COMPANY; Ashley B. Kuhns; 01086; Rankin

WEIS MARKETS INC., JOHN DOE(S) 1-2; Edgardo Feliciano; 01175; Heileab

WOLFERSBERGER, NATASHA;
Suzan Horton; 01066; Lutz

WRIGHT, NICHOLAS ALEXAN-
DER; Carvana LLC; 01185; Dyer

YAVOR, JOHN S.; Michael A.
Johnson; 01069; Maffett

YELLETS, DENISE F.; Onemain
Financial Group LLC; 01135; Bor-
er

YOUNG JR., RICHARD E.,
ROTH, ROBIN J; Solanco School
District; 01127; Leininger

YOUNG, TREVOR A.; Realty
Professional Group LLC; 01129

2025 HOLIDAYS

Courthouse will be closed on the following holidays in 2025:

NEW YEAR'S DAY

January 1

M. L. KING, JR. DAY

January 20

PRESIDENT'S DAY

February 17

GOOD FRIDAY

April 18

MEMORIAL DAY

May 26

JUNETEENTH

June 19

INDEPENDENCE DAY

July 4

LABOR DAY

September 1

COLUMBUS DAY

October 13

VETERANS' DAY

November 11

THANKSGIVING

November 27/28

CHRISTMAS

December 25



**NOTICE
SHERIFF SALE
OF VALUABLE
Real Estate**

**Wednesday, March 26, 2025
@ 10:00 a.m. Prevailing
Time**

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

CONDITIONS OF SALE

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

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

All properties are sold "AS IS", with NO expressed or implied war-

rancies 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 pay-

ment towards the purchase of any property must be made prior to the Sale through the REALAUC-TION 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 REALAUC-TION website and the 10% down payment will be deducted from any funds on deposit with REALAUC-TION. The Buyer must upload picture ID as part of the registration process. If a Buyer chooses to use a corporate, partnership, or other entity form, Pennsylvania ID of a responsible individual must be provided to the Sheriff's Office immediately. The buyer must subsequently pay the balance of their bid within 30 days after the sale date.

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

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

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

If a buyer breaches or otherwise fails to comply with these Conditions of Sale, the buyer shall forfeit their down payment to the

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

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

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

CI-20-00514
BROKER SOLUTIONS INC DBA
NEW AMERICAN FUNDING
VS
ROBERT G. BROWN

PROPERTY ADDRESS: 532
NORTH 3RD STREET, COLUMBIA, PA 17512

UPI / TAX PARCEL NUMBER:
110-93106-0-0000

JUDGMENT: \$196,185.68.

REPUTED OWNERS: ROBERT G. BROWN

DEED BK. AND PAGE OR INSTR. NO.: DOCUMENT ID# 6441808

MUNICIPALITY: COLUMBIA

AREA: ALL THAT CERTAIN LOT OF GROUND, TOGETHER WITH THE TWO AND ONE-HALF STORY BRICK DWELLING HOUSE AND OTHER IMPROVEMENTS THEREON ERECTED, SITUATE ON THE WEST SIDE OF NORTH THIRD STREET, BETWEEN LINDEN AND

CEDAR STREETS, BOROUGH OF COLUMBIA, LANCASTER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, WIT:

IMPROVEMENTS: RESIDENTIAL DWELLING

CI-24-00735

M&T BANK

VS

CHACE J. CHAVEZ, NICHOLE
M. CHAVEZ AKA NICHOLE M. NEILL

PROPERTY ADDRESS: 961 EAST ORANGE STREET, LANCASTER, PA 17602

UPI / TAX PARCEL NUMBER:
340-45005-0-0000

JUDGMENT: \$78,269.30

REPUTED OWNERS: CHACE J. CHAVEZ & NICHOLE M. CHAVEZ AKA NICHOLE M. NEILL

DEED BK. OR INSTR. NO.:
5709657

MUNICIPALITY: LANCASTER TOWNSHIP

AREA: 0.08

IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-24-03734

FULTON BANK, NA

VS

VALENTIN PIZARRO COLON,
MARILYN I. COLON

PROPERTY ADDRESS: 725 MARTICVILLE ROAD, PEQUEA, PA 17565

UPI / TAX PARCEL NUMBER:
430-53974-0-0000

JUDGMENT: \$46,546.99

REPUTED OWNERS: VALENTIN PIZARRO COLON AND MARILYN I. COLON

DEED BK. OR INSTR. NO.: BOOK:

2642, PAGE: 628
MUNICIPALITY: TOWNSHIP OF
MARTIC
AREA:
IMPROVEMENTS: RESIDENTIAL
DWELLING

MUNICIPALITY: TOWNSHIP OF
WEST HEMPFIELD
AREA: 0.17
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-23-06788

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCAF ACQUISITION TRUST
VS**

**SCOTT E. COSTRELLO,
DEBORAH A. COSTRELLO**

PROPERTY ADDRESS: 547 STEH-
MAN CHURCH ROAD, MILLERS-
VILLE, PA 17551-9714
UPI / TAX PARCEL NUMBER:
410-43144-0-0000
JUDGMENT: \$253,855.58
REPUTED OWNERS: SCOTT
E. COSTRELLO; DEBORAH A.
COSTRELLO
INSTRUMENT NO. 992003792
MUNICIPALITY: TOWNSHIP OF
MANOR
AREA: PRIMARY HOMESITE
43,560 SQ FT.
IMPROVEMENTS: RESIDENTIAL

CI-23-08770
**LAKEVIEW LOAN SERVICING,
LLC
VS**

**JONATHAN R. FARLEY,
STEPHANIE A. GOWARTY**

PROPERTY ADDRESS: 2148
GEORGETOWN DRIVE, LAN-
CASTER, PA 17601
UPI / TAX PARCEL NUMBER:
390-97551-0-0000
JUDGMENT: \$160,857.96
REPUTED OWNERS: JONATHAN
R. FARLEY & STEPHANIE A.
GOWARTY
DEED BK. OR INSTR. NO.:
6281057
MUNICIPALITY: TOWNSHIP OF
MANHEIM
AREA: 0.25
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-24-05292

**NATIONSTAR MORTGAGE LLC
VS**

KEVIN DOWNING

PROPERTY ADDRESS: 1758
QUARRY DRIVE, COLUMBIA, PA
17512
UPI / TAX PARCEL NUMBER:
300-67808-0-0000
JUDGMENT: \$155,539.66
REPUTED OWNERS: KEVIN
DOWNING
DEED BK. OR INSTR. NO.:
6689232

CI-22-04537
**M&T BANK
VS**

MARY ELIZABETH FINGER

PROPERTY ADDRESS: 125 EAST
VINE STREET, LANCASTER, PA
17602
UPI / TAX PARCEL NUMBER:
333-82315-0-0000
JUDGMENT: \$73,850.32
REPUTED OWNERS: MARY ELIZ-
ABETH FINGER
DEED BK. OR INSTR.
NO.:6649515
MUNICIPALITY: CITY OF LAN-
CASTER
AREA:.03

IMPROVEMENTS: A RESIDEN- DWELLING
TIAL DWELLING

CI-24-02808
HILLTOP HOMEOWNERS ASSO-
CIATION, INC.

VS

DANIELLE D. FREDERICK
PROPERTY ADDRESS: 119 TREE-
TOPS DRIVE, LANCASTER, PA
17601
UPI / TAX PARCEL NUMBER:
290-81823-0-0000
JUDGMENT: \$3,501.05
REPUTED OWNERS: DANIELLE
D. FREDERICK
DEED BK. AND PAGE OR INSTR.
NO.: 6330743
MUNICIPALITY: EAST HEMP-
FIELD TOWNSHIP
AREA: N/A
IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-23-04098
TRUIST FORMERLY KNOWN AS
BRANCH, BANKING AND TRUST
COMPANY

VS

JOSEPH M. HERMAN, KNOWN
SURVIVING HEIR OF RUTH E.
HERMAN, UNKNOWN SURVIV-
ING HEIR OF RUTH E. HERMAN
PROPERTY ADDRESS: 363 COL-
LEGE AVENUE, LANCASTER, PA
17603
UPI / TAX PARCEL NUMBER:
339-00511-0-0000
JUDGMENT: \$187,496.84
REPUTED OWNERS: RUTH E.
HERMAN
DEED BK. OR INSTR. NO.:
5901814
MUNICIPALITY: LANCASTER
AREA: 2178 SQ. FT.
IMPROVEMENTS: RESIDENTIAL

CI-24-03576

LAKEVIEW LOAN SERVICING.
LLC

VS

AMY K. HILL, BARRY WEITZEL
PROPERTY ADDRESS: 171 FOX
HOLLOW RD, PEQUEA, PA 17565
UPI / TAX PARCEL NUMBER:
430-25458-0-0000
JUDGMENT: \$280,795.65
REPUTED OWNERS: AMY K HILL
AND BARRY WEITZEL
DEED INSTRUMENT NO.:
6512700
MUNICIPALITY: TOWNSHIP OF
MARTIC
IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-23-01943

THE BANK OF NEW YORK
MELLON TRUST COMPANY,
NATIONAL ASSOCIATION FKA
THE BANK OF NEW YORK
TRUST COMPANY, N.A. AS SUC-
CESSOR TO JPMORGAN CHASE
BANK, N.A., AS TRUSTEE FOR
RESIDENTIAL

ASSET MORTGAGE PROD-
UCTS, INC., MORTGAGE AS-
SET-BACKED PASS-THROUGH
CERTIFICATES, SERIES

2006-RS4

VS

NATHAN AARON HORNBERG-
ER, IN HIS CAPACITY AS HEIR
OF RONALD B. HORNBERGER,
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS, OR AS-
SOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM
OR UNDER RONALD B. HORN-
BERGER

PROPERTY ADDRESS: 221
STATE ST. A/K/A 221 S. STATE
ST., TALMAGE, PA 17580
UPI / TAX PARCEL NUMBER:
210-11986-0-0000
JUDGMENT: \$95,650.15
REPUTED OWNERS: RONALD B.
HORNBERGER, DECEASED AND
SUSAN R. HORNBERGER, DE-
CEASED, HUSBAND AND WIFE
INSRUMENT: 995056938
MUNICIPALITY: TOWNSHIP OF
WEST EARL
AREA: PRIMARY HOMESITE:
8,276 SQ.FT.
IMPROVEMENTS: RESIDENTIAL

CI-23-06282

**U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMG ASSET TRUST**

VS

MICHELLE KAUFFMAN

PROPERTY ADDRESS: 150
CHELMSFORD DRIVE, MARIET-
TA, PA 17547
UPI / TAX PARCEL NUMBER:
150-89192-0-0000
JUDGMENT: \$148,409.63
REPUTED OWNERS: MICHELLE
KAUFFMAN
DEED BK. OR INSTR. NO.:
6464290
MUNICIPALITY: TOWNSHIP OF
EAST DONEGAL
AREA: 0.14
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-23-04562

**WELLS FARGO BANK, NATION-
AL ASSOCIATION AS TRUST-
EE FOR SOUNDVIEW HOME
LOAN TRUST 2007-OPT4, AS-**

**SET-BACKED CERTIFICATES,
SERIES 2007-OPT4**

VS

**LUZ M. AMARO A/K/A LUZ
M. AMARO A/K/A LUZ MARIA
AMARO**

PROPERTY ADDRESS: 717 E
WALNUT STREET, LANCASTER,
PA 17602-2434
UPI / TAX PARCEL NUMBER:
336-83542-0-0000
JUDGMENT: \$87,881.18
REPUTED OWNERS: LUZ M.
AMARO A/K/A LUZ M. AMARO
A/K/A LUZ MARIA AMARO
DEED BK. AND PAGE OR INSTR.
NO.: 5638313
MUNICIPALITY: CITY OF LAN-
CASTER TOWNSHIP
AREA: 100 - RESIDENTIAL
IMPROVEMENTS: 113 - SINGLE
FAMILY DWELLING

CI-22-04213

**ALLIED FIRST BANK, SB DBA
SERVBANK**

VS

JAMES H. MACVAUGH

PROPERTY ADDRESS: 4103 FOR-
REST ROAD, MOUNT JOY, PA
17552
UPI / TAX PARCEL NUMBER:
300-14053-0-0000
JUDGMENT: \$279,766.14
REPUTED OWNERS: JAMES H.
MACVAUGH
DEED BK. OR INSTR. NO.:
6475613
MUNICIPALITY: TOWNSHIP OF
WEST HEMPFIELD
AREA: 2,119 SQFT
IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-24-03058

**NEWREZ LLC D/B/A SHELL-
POINT MORTGAGE SERVICING**

VS

URIEL MALDONADO

PROPERTY ADDRESS: 15 SOUTH ANN STREET, LANCASTER, PA 17602

UPI / TAX PARCEL NUMBER: 337-95716-0-0000

JUDGMENT: 234, 679.82

REPUTED OWNERS: URIEL MALDONADO

DEED BK. OR INSTR. NO.: 6734442

MUNICIPALITY: LANCASTER CITY AREA: 17,300 SQ. FT.

IMPROVEMENTS: TWO FAMILY DWELLING

CI-23-03940

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST

VS

MARGARET J. MAST

PROPERTY ADDRESS: 66 JACKSON DRIVE, LANCASTER, PA 17603

UPI / TAX PARCEL NUMBER: 340-65809-0-0000

JUDGMENT: \$335,753.63.

REPUTED OWNERS: MARGARET J. MAST

DEED BK. AND PAGE OR INSTR. NO.: BK 4803, PG 0413

MUNICIPALITY: TOWNSHIP OF LANCASTER

AREA: ALL THOSE CERTAIN TWO ADJOINING TRACTS OR PIECES OF LAND, TOGETHER WITH A 2 1/2 STORY DWELLING HOUSE AND OTHER IMPROVEMENTS THEREON ERECTED, KNOWN AS NO. 66 JACKSON DRIVE, SITUATED ON THE WEST SIDE OF JACKSON DRIVE IN "WOOD-

LAWN", IN THE TOWNSHIP OF LANCASTER, COUNTY OF LANCASTER AND COMMONWEALTH OF PENNSYLVANIA, MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

IMPROVEMENTS: RESIDENTIAL DWELLING

CI-24-02943

MORTGAGE ASSETS MANAGEMENT, LLC

VS

COLLEEN MYERS, SOLELY IN HER CAPACITY AS KNOWN HEIR OF JOHN H. MYERS, DECEASED, JOHN MYERS JR, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF JOHN H. MYERS, DECEASED, TERESA A KREIDER, SOLELY IN HER CAPACITY AS KNOWN HEIR OF JOHN H. MYERS, DECEASED, THE UNKNOWN HEIRS OF JOHN H. MYERS

PROPERTY ADDRESS: 26 SCHOOL HOUSE RD, LANCASTER, PA 17603

UPI / TAX PARCEL NUMBER: 340-06646-0-0000

JUDGMENT: \$263,301.80

REPUTED OWNERS: COLLEEN MYERS, SOLELY IN HER CAPACITY AS KNOWN HEIR OF JOHN H. MYERS, DECEASED AND JOHN MYERS JR, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF JOHN H. MYERS, DECEASED AND TERESA A KREIDER, SOLELY IN HER CAPACITY AS KNOWN HEIR OF JOHN H. MYERS, DECEASED AND THE UNKNOWN HEIRS OF JOHN H. MYERS

DEED BK. AND PAGE OR INSTR. NO.: 88, 379

MUNICIPALITY: LANCASTER TOWNSHIP

AREA: 100 - RESIDENTIAL
IMPROVEMENTS: 114 - TWO
FAMILY DWELLING

CI-24-02941

**PHH MORTGAGE CORPORATION
VS**

**SUSAN PEARSON, SOLELY IN
HER CAPACITY AS KNOWN
HEIR OF DAVID A. PEARSON
III, DECEASED, THE
UNKNOWN HEIRS OF DAVID A
PEARSON III**

PROPERTY ADDRESS: 2479 EL-
LENDALE DR, LANCASTER, PA
17602-1421

UPI / TAX PARCEL NUMBER:
310-64184-0-0000

JUDGMENT: \$182,058.45

REPUTED OWNERS: SUSAN
PEARSON, SOLELY IN HER CA-
PACITY AS KNOWN HEIR OF DA-
VID A. PEARSON III, DECEASED
AND THE

UNKNOWN HEIRS OF DAVID A
PEARSON III

DEED BK. AND PAGE OR INSTR.
NO.: 5731094

MUNICIPALITY: EAST LAMPETER
TOWNSHIP

AREA: 1,502 SQ. FT.

IMPROVEMENTS: 100 - RESI-
DENTIAL

CI-24-01368

**WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRIS-
TIANA TRUST AS TRUSTEE
FOR PNPSTRUST I
VS**

**RODNEY L. PHILLIPS, SUSAN
D. PHILLIPS**

PROPERTY ADDRESS: 1920
ROCKVALE ROAD, LANCASTER,
PA 17602

UPI / TAX PARCEL NUMBER:
320-25905-0-0000

JUDGMENT: \$119,254.61

REPUTED OWNERS: RODNEY L.
PHILLIPS, AN UNMARRIED MAN
INSTRUMENT NO. 5399757

MUNICIPALITY: TOWNSHIP OF
WEST LAMPETER

AREA: PRIMARY HOMESITE
39,204 SQ FT.

IMPROVEMENTS: RESIDENTIAL

CI-24-01665

**UNITED WHOLESALE MORT-
GAGE. LLC F/K/A UNITED
SHORE FINANCIAL SERVICES,
LLC D/B/A UNITED
WHOLESALE MORTGAGE
VS**

**WILLIAM W. POOLE AKA WIL-
LIAM WALTER POOLE AKA
WILLIAM POOLE**

PROPERTY ADDRESS: 631 SUN-
FLOWER STREET, NEW HOL-
LAND, PA 17557

UPI / TAX PARCEL NUMBER:
190-71369-0-0000

JUDGMENT: \$52,194.64

REPUTED OWNERS: WILLIAM W.
POOLE AKA WILLIAM WALTER
POOLE AKA WILLIAM POOLE
DEED BK. OR INSTR. NO.:
6039341

MUNICIPALITY: TOWNSHIP OF
EARL

AREA: 0.14

IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-24-03133

**M&T BANK
VS**

MICHELE NICOLE RODA

PROPERTY ADDRESS: 645 ROY-
AL VIEW DR, LANCASTER, PA
17601

UPI / TAX PARCEL NUMBER: 390-66417-0-0000
JUDGMENT: \$78,772.26
REPUTED OWNERS: MICHELE NICOLE RODA
DEED BK. OR INSTR. NO.: 6299771
MUNICIPALITY: TOWNSHIP OF MANHEIM
AREA: 0.07
IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-24-04445

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-A
VS
CURVIN G. RUTT, ARLENE Z. RUTT

PROPERTY ADDRESS: 555 BLUE LAKE ROAD, DENVER, PA 17517
UPI / TAX PARCEL NUMBER: 090-12871-0-0000
JUDGMENT: \$230,057.10
REPUTED OWNERS: CURVIN G. RUTT AND ARLENE Z. RUTT
DEED BK. AND PAGE OR INSTR. NO. 20186402256
MUNICIPALITY: TOWNSHIP OF WEST COCALICO
AREA: 0.9200 ACRES
IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING

CI-19-07067

LAKEVIEW LOAN SERVICING, LLC
VS
BRIAN SCHOENBERGER, VIRGINIA D. SCHOENBERGER
PROPERTY ADDRESS: 533 EAST

PARK STREET, ELIZABETHTOWN, PA 17022
UPI / TAX PARCEL NUMBER: 250-13149-0-0000
JUDGMENT: \$80,456.95
REPUTED OWNERS: BRIAN SCHOENBERGER & VIRGINIA D. SCHOENBERGER
DEED BK. OR INSTR. NO.: 5739074
MUNICIPALITY: ELIZABETHTOWN BORO
AREA: 0.20
IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-23-06236

FREEDOM MORTGAGE CORPORATION
VS
BRITTANY M. SEIVERLING, TYLAR J. STAUFFER

PROPERTY ADDRESS: 372 CROSSWINDS DRIVE, LITITZ, PA 17543
UPI / TAX PARCEL NUMBER: 600-06632-0-0000
JUDGMENT: \$151,031.24
REPUTED OWNERS: BRITTANY M. SEIVERLING AND TYLAR J. STAUFFER
DEED INSTRUMENT NO.: 6175842
MUNICIPALITY: TOWNSHIP OF WARWICK
IMPROVEMENTS: RESIDENTIAL DWELLING

CI-24-01850

CASTLETON HOMEOWNERS ASSOCIATION, INC.
VS
NICOLE SHUCHART

PROPERTY ADDRESS: 222 HEATHERSAGE DRIVE, MARIETTA, PA 17547
UPI / TAX PARCEL NUMBER: 150-

39913-0-0000
JUDGMENT: \$7,569.21
REPUTED OWNERS: NICOLE
SHUCHART
DEED BK. AND PAGE OR INSTR.
NO.: 6219588
MUNICIPALITY: EAST DONEGAL
TOWNSHIP
AREA:
IMPROVEMENTS:

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CI-23-07634

**NEWREZ LLC D/B/A SHELL-
POINT MORTGAGE SERVICING
VS**

PHILLIP K. YEAGLEY

PROPERTY ADDRESS: 567 ROCK
POINT ROAD, MOUNT JOY, PA
17552
UPI / TAX PARCEL NUMBER:
150-95776-0-0000
JUDGMENT: \$63,077.22
REPUTED OWNERS: SHERRI A.
YEAGLEY AND PHILIP K. YEAG-
LEY
DEED BK. OR INSTR. NO.: BOOK:
7061, PAGE: 313
MUNICIPALITY: TOWNSHIP OF
EAST DONEGAL
AREA:
IMPROVEMENTS: RESIDENTIAL
DWELLING