

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

Blevins, Martha S., dec'd.

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

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

Late of East Hempfield Township.
Executor: Karla A. McMillion c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Eyclesheimer, Douglas Stephen, dec'd.

Late of Lancaster County
Executor: Susan Leslie Eyclesheimer c/o Anthony J. Fitz-

gibbons, Esquire, 279 North Zinn's Mill Road, Suite D, Lebanon, PA 17042.

Attorney: Anthony J. Fitzgibbons, Esquire.

Figuroa, Marisol, dec'd.

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

Grobengieser, Andrew M., dec'd.

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

Harting, Faye L., dec'd.

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

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

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

Hoffmaster, Linda Lee, dec'd.

Late of East Lampeter Township.
Administratrix: Jennifer L. Carlson c/o Erin Saulino, Esq., 600 W. Germantown Pike, #400,

Plymouth Mtg., PA 19462.
Attorney: Erin Saulino, Esq.,
Saulino Law LLC, 600 W. Ger-
mantown Pike, #400, Plymouth
Mtg., PA 19462.

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

Kreiser, Janet L., dec'd.
Late of Elizabethtown Borough.
Executor: Daniel C. Kreiser c/o
Nikolaus & Hohenadel, LLP, 222
South Market Street, Suite 201,
Elizabethtown, PA 17022.
Attorney: Jeffrey S. Shank, Es-
quire.

**Lawrie, Cora E. a/k/a Cora Eliz-
abeth Lawrie**, dec'd.
Late of Christiana Borough.
Executor: James R. Barker, Jr.
c/o Joseph A. Bellinghieri, Esq.,
17 W. Miner St., West Chester,
PA 19382.
Attorney: Joseph A. Bellinghieri,
Esq., MacElree Harvey, Ltd., 17
W. Miner St., West Chester, PA
19382.

Lynch, Martha F., dec'd.
Late of Manheim Township.
Administrator CTA: Patricia
Swinehart, Anne Galler, Ellen
E. Neilson c/o Attorneys Patrick
J. Schaeffer, Esquire and Laura
E. Bayer, Esquire, Trinity Law,
1681 Kenneth Road, Building 2,
York, PA 17408.
Attorneys: Patrick J. Schaeffer,
Esquire and Laura E. Bayer, Es-
quire.

Ober, Myra Jane, dec'd.
Late of Warwick Township.
Executor: James T. Gebhardt
c/o Gardner and Stevens, P.C.,
109 West Main Street, Ephrata,
PA 17522.
Attorney: John C. Stevens.

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

**Pernel, Paul J. a/k/a Paul John
Pernel**, dec'd.
Late of Manheim Township.
Executrix: Christie L. Pernel c/o
Gardner and Stevens, P.C., 109
West Main Street, Ephrata, PA
17522.
Attorney: John C. Stevens.

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

Smith, James W., dec'd.
Late of East Lampeter Town-
ship.
Adminstrator: Jennifer L. Smith
c/o Aevitas Law, PLLC, 275
Hess Blvd., Suite 101, Lancast-
er, PA 17601.
Attorneys: Neil R. Vestermark,

Esquire, Aevitas Law, PLLC.

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

Late of Lancaster.

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

Attorney: W. Bryan Byler, Esq.

Wood, Nancy J., dec'd.

Late of Mount Joy.

Executor: Michael Wood, 2124 Sheri Ln., Mount Joy, PA 17552.

Attorney: None.

Zook, Sylvia S., dec'd.

Late of Ronks.

Executors: Ivan Z. Fisher, Steven Z. Fisher c/o W. Bryan Byler, Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17601.

Attorney: W. Bryan Byler, Esq.

SECOND PUBLICATION

Borja, Trinidad C. a/k/a Tina C. Borja, dec'd.

Late of West Hempfield Township.

Executor: Steven T. Borja c/o Appel, Yost & Zee LLP, 33 N. Duke St., Lancaster, PA 17602.

Attorney: Michael J. Rostolsky.

Bronczyk, Marcia A., dec'd.

Late of Manheim Township.

Executor: Linda A. Sipling c/o Law Office of Shawn Pierson, 105 East Oregon Road, Lititz, PA 17543.

Attorney: Shawn M. Pierson, Esq.

Bundy, Rosie M., dec'd.

Late of West Cocalico Township.

Executor: Donald W. Maier c/o Law Office of Shawn Pierson,

105 East Oregon Road, Lititz, PA 17543.

Attorney: Shawn M. Pierson, Esq.

Carter, Gwendolyn F., dec'd.

Late of Manor Township.

Executor: John S. Fry c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, 2221 Dutch Gold Drive, Dutch Gold Business Center, Lancaster, PA 17601.

Attorney: Melvin E. Newcomer, Esquire.

Diffenbaugh, Elizabeth C., dec'd.

Late of Lancaster Township.

Executor: William J. Diffenbaugh c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.

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

Evans, Richard C. a/k/a Richard C. Evans, Jr., dec'd.

Late of West Donegal Township.

Executor: Security National Trust Company c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: James K. Noel, IV.

Fawber, Arlene F. a/k/a Ruth Arlene Frey, dec'd.

Late of East Hempfield Township.

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

Attorneys: Young and Young.

Folkes, Hassan Burgess, dec'd.

Late of Hellam Township.

Administratrix: Jeanne M. Johnson c/o Ravenell Law, LLC, 8033 Old York Road, Suite

210B, Elkins Park, PA 19027.
Attorney: William S. Ravenell,
II, Esq., MA.

Fritz, Patricia A., dec'd.

Late of Rapho Township.
Executrix: Brenda K. Noraconk
c/o RKG Law, 101 North Pointe
Blvd, Suite 202, Lancaster, PA
17601.
Attorney: Lindsay M. Schoene-
berger, Esquire.

Gockley, Shirley A., dec'd.

Late of Ephrata Borough.
Executrix: Sylvia A. Larson, 101
Eisenhower Road, Palmyra, PA
17078.
Attorney: None.

**Haiges, William H. a/k/a Wil-
liam Hirschmann Haiges**, dec'd.

Late of East Hempfield Town-
ship.
Executor: D. Scott Haiges c/o
Theodore L. Brubaker, Esquire,
480 New Holland Avenue, Suite
6205, Lancaster, PA 17602.
Attorneys: Brubaker Con-
naughton Goss & Lucarelli LLC.

**Hessick, Mary Susan a/k/a
Mary Sue Hessick**, dec'd.

Late of Manor Township.
Personal Representative: Mi-
chael Richard Hessick c/o
John W. Metzger, Esquire, 901
Rohrerstown Road, Lancaster,
PA 17601.
Attorneys: Metzger and Spen-
cer, LLP.

Householder, Carol A., dec'd.

Late of Mount Joy.
Executrix: Leanne R. Martin,
3 Dicken Drive, Marysville, PA
17053.
Attorney: None.

Hummer, Jean R., dec'd.

Late of Caernarvon Township.
Executor: Brian J. Hummer,
100 Gockley Road, Stevens, PA
17578.
Attorney: Robert R. Kreitz, Es-
quire, Kreitz Gallen-Schutt,
1210 Broadcasting Rd., Ste.
103, Wyomissing, PA 19610.

King, Orpha S., dec'd.

Late of West Earl Township.
Executors: Judith Bender,
Floyd R. King, Jr. c/o Glick,
Goodley, Deibler & Fanning,
LLP, 131 W. Main Street, New
Holland, PA 17557.
Attorney: Patrick A. Deibler,
Esq., Glick, Goodley, Deibler &
Fanning, LLP.

**Knoll, Kathy A. a/k/a Kathy
Knoll**, dec'd.

Late of Manheim Township.
Executrix: Amanda L. Mellinger
c/o Melanie Walz Scaringi, Es-
quire, Scaringi & Scaringi, P.C.,
2000 Linglestown Road, Suite
106, Harrisburg, PA 17110.
Attorney: Melanie Walz Scarin-
gi.

Lichty, Marianne K., dec'd.

Late of Lancaster.
Executor: Michael D. Lichty c/o
Legacy Law, PLLC., 147 W. Air-
port Road, Suite 300, Lititz, PA
17543.
Attorney: Katelyn M. Haldeman,
Esq.

Long, Mauricetta M., dec'd.

Late of Conoy Township.
Executor: Christopher R. Long
c/o Robert E. Sisko, Esquire,
700 North Duke Street, P.O.
Box 4686, Lancaster, PA 17604-
4686.
Attorneys: Morgan, Hallgren,

Crosswell & Kane, P.C.

Martin, Ella Mae, dec'd.

Late of West Earl Township.
Executor: Michelle Jean Glick
c/o Glick, Goodley, Deibler &
Fanning, LLP, 131 W. Main
Street, New Holland, PA 17557.
Attorney: Ashley A. Glick, Esq.,
Glick, Goodley, Deibler & Fan-
ning, LLP.

McBane, Darcy, dec'd.

Late of Lancaster Township.
Executor: Gloria A. Gonza-
lez c/o Angela M. Ward, Esq.,
AWard Law, LLC, 2173 Embas-
sy Dr., Lancaster, PA 17602.
Attorney: Angela M. Ward, Esq.

Minnick, Jacqueline M., dec'd.

Late of Lancaster City.
Executor: Vickie Minnick c/o
May Herr & Grosh, LLP, 49
North Duke Street, Lancaster,
PA 17602.
Attorney: John H. May.

Nolt, Lois W., dec'd.

Late of Manheim Township.
Executrix: Bonnie J. Nolt c/o
Kluxen, Newcomer & Dreis-
bach, Attorneys-at-Law, 2221
Dutch Gold Drive, Dutch Gold
Business Center, Lancaster, PA
17601.
Attorney: Melvin E. Newcomer,
Esquire.

**Noreikis, Peggy L. a/k/a Peg-
gy Noreikis a/k/a Peggy Lee
Noreikis**, dec'd.

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

Plasterer, Jeanette, dec'd.

Late of Lititz Borough.
Executor: Angela Hoffman c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim,
PA 17545.
Attorneys: Young and Young.

**Seitz, Daniel C. a/k/a Daniel
Charles Seitz**, dec'd.

Late of Conoy Township.
Co-Executrices: Sierra K. Seitz,
Jennalee A. Seitz c/o Nikolaus
& Hohenadel, LLP, 222 South
Market Street, Suite 201, Eliza-
bethtown, PA 17022.
Attorney: Kevin D. Dolan, Es-
quire.

Sell, Jacqueline L., dec'd.

Late of Manheim Township.
Administrator: James D. Sell, IV
c/o Pyfer, Reese, Straub, Gray
& Farhat, P.C., 128 N. Lime
Street, Lancaster, PA 17602.
Attorneys: Pyfer, Reese, Straub,
Gray & Farhat, P.C.

Tickenoff, Joseph Lee, dec'd.

Late of Manheim Township.
Executor: Terri N. Fulton c/o
Angela M. Ward, Esq., AWard
Law, LLC, 2173 Embassy Dr.,
Lancaster, PA 17602.
Attorney: Angela M. Ward, Esq.

Trostle, Eugene S., dec'd.

Late of West Cocalico Township.
Executors: Christine M. Reich,
Debra A. Nolt, David L. Trostle
c/o Appel Yost & Zee LLP, 33
North Duke Street, Lancaster,
PA 17602.
Attorney: James K. Noel, IV,
Esq.

Umberger, Mabel S. (Martin),
dec'd.

Late of Ephrata.
Executor: David Nolt, 307 Eagle
Road, Kutztown, PA 19530.
Attorney: None.

Wetzel, Geraldine I., dec'd.

Late of Mount Joy Borough.
Executrix: Donna L. Weaver c/o
Anthony P. Schimaneck, 700
North Duke Street, P.O. Box
4686, Lancaster, PA 17604-
4686.
Attorneys: Morgan, Hallgren,
Crosswell & Kane, P.C.

THIRD PUBLICATION

**Addicott, Sarah A. a/k/a Sarah
Addicott a/k/a Sarah "Sally"
Ann Addicott**, dec'd.

Late of West Earl Township.
Executor: Leslie H. Addicott c/o
Mongioli Law, LLC, 235 North
Lime Street, Lancaster, PA
17602.
Attorney: Michael J. Mongioli.

**Albert, James L. a/k/a James L.
Albert, Sr.**, dec'd.

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

Alexander, Esther B., dec'd.

Late of Lancaster City.
Executor: John R. Bowman c/o
Aevitas Law, PLLC, 275 Hess
Blvd., Suite 101, Lancaster, PA
17601.
Attorneys: Neil R. Vestermark,
Esquire, Aevitas Law, PLLC.

Beede, Daniel E., dec'd.

Late of New Holland Borough.
Administrator: Lucy A. Green

c/o Glick, Goodley, Deibler &
Fanning, LLP, 131 W. Main
Street, New Holland, PA 17557.
Attorney: Ashley A. Glick, Esq.,
Glick, Goodley, Deibler & Fan-
ning, LLP.

Davis, Michiko Y., dec'd.

Late of West Lampeter Town-
ship.
Executor: Fulton Bank NA c/o
Kevin M. Richards, Esquire,
P.O. Box 1140, Lebanon, PA
17042-1140.
Attorney: Kevin M. Richards.

DiBlasi, Samuel D., dec'd.

Late of Denver Borough.
Executrix: Tricia M. Fasnacht
c/o Masano Bradley, 875 Berk-
shire Boulevard, Suite 100, Wy-
omissing, PA 19610.
Attorney: Heidi B. Masano, Es-
quire, Masano Bradley, 875
Berkshire Boulevard, Suite 100,
Wyomissing, PA 19610.

**Esbenshade, Ferree R., Jr.
a/k/a Ferree R. Esbenshade**,
dec'd.

Late of West Earl Township.
Executors: Karen S. Horning,
Joy A. Hungerford 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.

Firestone, Michael K., dec'd.

Late of East Cocalico Township.
Executor: Roger R. Spitler c/o
Appel, Yost & Zee LLP, 33 N.
Duke St., Lancaster, PA 17602.
Attorney: Michael J. Rostolsky.

**Fithian, Cheryl M. a/k/a Cheryl
Marie Fithian**, dec'd.

Late of Upper Leacock Township.

Executors: Kimberli Watkins, Mark Fithian c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

Lambert, Mary H. a/k/a Mary Helen Lambert, dec'd.

Late of Elizabethtown Borough. Co-Executors: Sherry L. Fischer, Darrin L. Lambert c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.

Attorney: John C. Hohenadel, Esquire.

Mannon, Curtis Allen, dec'd.

Late of Lititz.

Executor: Sandra Voulopos, 409 Woodcrest Ave, Lititz, PA 17543.

Attorney: None.

Mulwane, Paul G., dec'd.

Late of Mount Joy Borough.

Administrator: Scott E. Albert c/o May Herr & Grosh LLP, 50 East Main Street, Mount Joy, PA 17552.

Attorney: Scott E. Albert, Esq.

Nein, Janet L., dec'd.

Late of Marietta Borough.

Executors: Caroline L. Nein, Robert L. Nein c/o 327 Locust Street, Columbia, PA 17512.

Attorney: John F. Markel, Nikolaus & Hohenadel, LLP.

Neufeld, Lila, dec'd.

Late of Manheim Township.

Executor: Security National Trust Company c/o Michael J. Coombe c/o Justin J. Bollinger, Attorney, P.O. Box 5349, Lan-

caster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

TRUST NOTICE

Overcash, Ethel Delores, dec'd.

Late of Manheim Township.

The Overcash Family Trust.

Trustee: Carol Ann Overcash c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.

Attorneys: Metzger and Spencer, LLP.

Read, Peter E., dec'd.

Late of Lancaster City Township.

Executor: Edwin C. Read Jr. c/o James N. Clymer, Esq., 408 West Chestnut Street, Lancaster, PA 17603.

Attorneys: Clymer Musser & Sarno, PC.

Reineberg, Sister Cleta Marie a/k/a Margaret Ann Reineberg a/k/a Cleta Marie Reineberg, Sr., a/k/a Cleta Marie Reineberg a/k/a Margaret Reineberg, dec'd.

Late of West Hempfield Township.

Executor: Robert Reineberg c/o Snoko Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402.

Attorney: Amanda Snoko Dubbs.

Rossi, Paul M., dec'd.

Late of Manor Township.

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

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

Stehman, John Robert, Jr. a/k/a John Robert Stehman, dec'd.

Late of Lititz Borough.
Executrix: Carolyn Holloway c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Stoltzfus, Robert E., dec'd.

Late of East Lampeter Township.
Co-Executors: Karen K. See, Terry L. Stoltzfus, Todd E. Stoltzfus c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.
Attorney: E. Richard Young, Jr., Esq.

Szucs, Alexander, Jr., dec'd.

Late of Earl Township.
Administrator: Richard A. Szucs 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.

Waldrop, Karen Sue a/k/a Karen S. Waldrop, dec'd.

Late of East Earl Township.
Executor: Debra W. Tarrant c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Weidman, D. Raymond a/k/a David Raymond Weidman, dec'd.

Late of Ephrata Borough.
Executors: Carol L. Hill, Ray-

mond R. Weidman c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.
Attorney: A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN THAT all Shareholders and all members of the Board of Directors of **EDS HOLDINGS INC.**, a Pennsylvania corporation (the "Corporation"), with an address of 642 Willow Green, Lititz PA 17543, have approved a proposal that the Corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the Corporation under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. Christopher C. Muvdi, Esquire Masano Bradley, LLP 875 Berkshire Boulevard, Suite 100 Wyomissing, PA 19610

D-27

Please be advised that **Hartman Underhill & Brubaker, LLC** a Pennsylvania limited liability company, at 33 N. Duke Street, Lancaster, PA 17602, is in the process of winding up its affairs and dissolving. Jeffrey P. Ouellet Appel, Yost & Zee LLP Attorneys

D-27

ARTICLES OF INCORPORATION

Embrace Freedom has been incorporated under the provisions of Article B of the Nonprofit Corpora-

tion Law of 1988.
 GIBBEL KRAYBILL & HESS LLP
 Attorneys

D-27

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 December 18, 2024, 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:

WNG HOLDINGS, INC.

BARLEY SNYDER LLP
 Attorneys

D-27

fictitious name **Dutchware** for the conduct of business in Lancaster County, Pennsylvania, with the principal place of business being 80 Village Spring Lane, Reinholds, Pennsylvania 17569 was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 11th day of December, 2024 pursuant to the Act of Assembly of December 16, 1982, Act 295.

The name and address of the only person or persons owning or interested in the said business are: Phi V. Le and Thomas P. Ressler.

Aaron C. Jackson, Esquire
 1215 Manor Drive, Suite 202
 Mechanicsburg, PA 17055

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CORPORATE NOTICE

**NOTICE OF WINDING UP
 PROCEEDINGS OF THE
 LONDON-NORTON FAMILY
 FOUNDATION,
 A PENNSYLVANIA NON-PROFIT
 CORPORATION AND PRIVATE
 FOUNDATION**

TO ALL CREDITORS OF THE
 LONDON-NORTON FAMILY
 FOUNDATION:

This is to notify you that The Landon-Norton Family Foundation, a Pennsylvania corporation with its registered office located at 1215 Kelley Drive, Lancaster, Pennsylvania, 17601, is dissolving and winding up its business.

Date: December 8, 2024

By: Nancy Norton, Secretary

D-27

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name **Dutchware Gear** for the conduct of business in Lancaster County, Pennsylvania, with the principal place of business being 80 Village Spring Lane, Reinholds, Pennsylvania 17569 was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 11th day of December, 2024 pursuant to the Act of Assembly of December 16, 1982, Act 295.

The name and address of the only person or persons owning or interested in the said business are: Phi V. Le and Thomas P. Ressler.

Aaron C. Jackson, Esquire
 1215 Manor Drive, Suite 202
 Mechanicsburg, PA 17055

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FICTITIOUS NAME NOTICES

NOTICE IS HEREBY GIVEN that an application for registration of a

NOTICE IS HEREBY GIVEN that an application for registra-

tion of the assumed name **JMS Auto Sales** for the conduct of business in Lancaster County, Pennsylvania, with the principal place of business being 1270 River Road, Marietta, PA 17547, was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 11th day of December 2024, pursuant to 54 Pa.C.S. §311. The name and address of the entity owning or interested in the said business is JMS Service Garage, LLC, 1270 River Road, Marietta, PA 17547.
 McNEES WALLACE & NURICK
 LLC
 Attorneys at Law
 100 Pine Street
 Harrisburg, PA 17101

D-27

Worth Recycling, LLC of 225 S. Worthington Street, West Chester, Pennsylvania 19382, did file in the office of the Secretary of the Commonwealth of Pennsylvania, on December 10, 2024, registration of the name:

West Chester Metal Recycling

Under which they intend to do business at 225 S. Worthington Street, West Chester, Pennsylvania 19382, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the “Fictitious Name Act.”

GLICK, GOODLEY, DEIBLER & FANNING, LLP Attorneys

D-27

Justin Hoover, filed registration of Fictitious Name, “**Village Leatherworks**”, with an address of 239 Mill Road, Mount Joy, PA 17552, with the Department of State, Commonwealth of Pennsyl-

vania on November 22, 2024, pursuant to the provisions of the Act of Assembly of December 16, 1982, as amended, Chapter 3, known as the “Fictitious Name Act”.

Kevin D. Dolan, Esquire
 Nikolaus & Hohenadel, LLP

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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

January 7, 2025

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

1. FISHER, REBECCA A., decd., 2022-1211. First & Final Acct. Kevin M. Fisher, Exec., Bradford J. Harris, Atty.
2. GITTELMAN, BARBARA J. aka BARBARA JANE GITTELMAN, decd., 2023-2305. First & Final Acct. Pamela L. Ruffhead and Chad G. Rottmund, Exec., Michael

J. Mongiovi, Atty.

3. BECKER, RUTH E., decd., 2023 -2042. First and Final Acct. Daniel S. Becker, Exec., Kevin D. Dolan, Atty.

Anne L. Cooper
Clerk of the Orphans' Court
Division
of the Court of Common Pleas.
D-27; J-3

REAL PROPERTY ACTIONS

STERN & EISENBERG, PC
1581 MAIN ST., STE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
(215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON
PLEAS
CIVIL ACTION – LAW**

Mortgage Assets Management,
LLC

v.

Trent A. Delp Sr., solely in his capacity as known heir of Trent E. Delp, deceased and Amanda J. Delp, solely in her capacity as known heir of Trent E. Delp, deceased and Amy E. Delp, solely in her capacity as known heir of Trent E. Delp, deceased and Chris D. Haflinger, solely in her capacity as known heir of Trent E. Delp, deceased and The Unknown Heirs of Trent E. Delp, deceased and The Unknown Heirs of Ryan C. Delp, deceased
Defendant(s)

**Civil Action Number:
CI-23-06391**

TO: Amanda J. Delp, solely in her capacity as known heir of Trent E. Delp, deceased, The Un-

known Heirs of Trent E. Delp, deceased, The Unknown Heirs of Ryan C. Delp, deceased

You have been sued in mortgage foreclosure on premises: 214 Hillcrest Road New Holland, PA 17557 based on defaults since March 29, 2023. You owe \$235,341.59 plus interest.

NOTICE

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

YOU SHOULD TAKE THIS PAPER TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lancaster County Bar Association
Lawyer Referral Service
28 E. Orange Street
Lancaster, PA 17608
(717) 393-0737

D-27

**IN THE COURT OF COMMON
PLEAS OF LUZERNE COUNTY
PENNSYLVANIA
CIVIL ACTION – LAW
ACTION TO QUIET TITLE
No. 2024-08218**

LAURA VEGA ZAMORA, Plaintiff
vs.

AMOS WILMER STOLTZFUS, JR., his heirs, personal representatives, devisees, successors, and/

or assigns, if any, and all others who may have a right, claim, title, or interest in the property which is subject to this Action to Quiet Title, Defendant(s).

NOTICE IS HEREBY GIVEN to the above-named Defendant(s), that LAURA VEGA ZAMORA, by and through her counsel, filed an Action to Quiet Title against the Defendant(s) on November 14, 2024 in the Court of Common Pleas of Luzerne County, No: 2024-08218. The nature of this action is as such that the Plaintiff has set forth that she is the owner and claims title in fee simple to the following parcel of land, Parcel No. 63-T7SE1-004-017-000, described as follows:

ALL THAT CERTAIN lot or piece of ground situate in the Borough of West Hazleton, in the plan of Green Ridge, County of Luzerne and State of Pennsylvania, being the lot marked number three (3) of square number six (6) in the plan of said Green Ridge, bounded and described as follows, to-wit:

BEGINNING at a point seventy-five (75) feet westwardly from the southwest corner of First Street and Ridge Avenue to the southwest corner of lot number two (2); THENCE (1) northwardly along the western line of said lot number two (2) a distance of one hundred thirty-three (133) feet to an alley; THENCE (2) westwardly along the southern line of said alley a distance of thirty-seven and one-half (37½) feet to the northeast corner of lot number four (4); THENCE (3) southwardly along the eastern line of said lot number four (4) a distance of one hundred thirty-three (133) feet to Ridge Avenue; THENCE (4) eastwardly

along the north side of said Ridge Avenue a distance of thirty-seven and one-half (37½) feet to the place of BEGINNING.

By Motion filed on November 14, 2024 and an Order pursuant to said Motion, dated December 12, 2024, the Plaintiff was authorized to serve Defendant(s) by publication. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

North Penn Legal Services

33 North Main Street, Suite 200
Pittston, PA 18640
(570) 299-4100

-or-

101 W. Broad Street, Suite 713,
Hazleton, PA 18201
(570) 455-9512

Further inquiry can be directed to counsel for Plaintiff as follows:

MICHAEL D. CASARI JR., ES-

QUIRE
OLEXA & CASARI, LTD.
PA ID NO: 320925
81 S. Church Street, Suite A
Hazleton, PA 18201
(570) 455-1812

D-27

SUITS ENTERED

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

December 11, 2024
to December 16, 2024

FARE GARDEN INC, BALDF-SANCHO SANO, RUTH; USA Gateway Inc; 08929; Weisberg

BUTTS, ERICA; Wells Fargo Bank, N.A; 08951; Kaliner

FIRST DATA MERCHANT SERVICES LLC; CASCADE EQUIPMENT LEASING, FM PAYMENTS; Park Place Automotive, Inc.; 08978; Asbell

CHAMP, MATTHEW R., CHAMP, DAVID; Grassy Sprain Group LLC; 09010; Tsarouhis

CHARLES, TERRY LEE, CHARLES, CASEY J; Solanco School District; 09018; Leininger

COLEMAN, NINA; Kenneth Simons; 08950; McElvenny

COMMONWEALTH FIRE PROTECTION CO; Travelers Property Casualty Company of America; 08915; Underwood

FRANKS CYCLE SHOP, FRANK, DARYL; Charles Tornetta; 08844

DIMAGGIO, GIROLAMO, LITTLE NICKI'S PIZZA INC, FREEZE & FRIZZ DRIVE-IN LLC; Dawyne Markley; 09002; Rankin

HAMILTON ARMS CENTER OPCO LLC, HAMILTON ARMS CENTER; Pharmscript LLC; 08939; Dougherty

CITY OF LANCASTER, HATFIELD, JAY, LANCASTER CITY BUREAU OF POLICE; Joshua Green; 08997; Berlin

HAYES, MANNEASHA; Bryan Onley; 08850

HENRY, TIFFANY ANN, HENRY JR, RONALD EDWARD; Solanco School District; 09042; Leininger

HOLLOWAY JR, HARRY B; Tyler Gleason; 08890; May

KAUFFMAN, TINA, DORAZIO, CHARLES; Betty Snook; 08979; Costlow

MATTESON, ALEXANDER; Justin Snyder; 08976; McDaniel

RODGERS II, JAMES; NOTESTINE, MEGAN; Solanco School District; 09037; Leininger

PEN, SAMBATH; Velocity Investments LLC; 08924; Tsarouhis
REEDY, TIMOTHY S.; Belco Community Credit Union; 08969; Miller

RIFLE, BRITTANY E.; Credit Acceptance Corporation; 08840; Morris

RINEHART, BETH A., RINEHART, TRENT R.; Rapho Township; 09030; Peipher

RITCHEY, KEVIN L; Rapho Township; 08893; Peipher

HARTMAN, NAOMI R., SHANELY, DEREK T., SHANELY, SARAH F., PATRICK, BRIAN P., PATRICK, LAURA E., MACLEOD, COLIN D., MACLEOD, SUSANNA R., Dale E. Hartman; 09020; Harter

MIRANDA, EDDY TELLEZ, SILVA, ONIEL VALCARCEL, TELLEZ, EDDY MIRANDA; State Farm Mutual Automobile Insurance Company; 08849; McElhane

SOURBEER, JOSEPH; Veloci-

ty Investments LLC; 08906; Tsarouhis

SUSQUEHANNA OPERATOR LLC, SUSQUEHANNA VALLEY NURSING AND REHABILITATION CENTER; Pharmscript of MD LLC; 08942; Dougherty

SWARMER, REBECCA M.; Vanderbilt Mortgage and Finance Inc; 08927; Elia

PAULUS, ROMIR B., TONY'S TRANSPORT, TONY WORLDWIDE TRANSPORT LLC, FOREMAN, TONY LEWIS, PAULUS, PIYA, PAULUS, HEBJAN R; Frederica Krieger; 08920; Knafo

TRIPLE BAR KENDIG SQUARE LLC; WEIS MARKET INC STORE #133; WEIS MARKET INC; Holly Cummings; 08972; Justice

TROUT, NELSON; Ronnell Thomas; 08925; Campbell

VALDES, IAN; Velocity Investments LLC; 08974; Tsarouhis

VOZZELLA, JASON; Old National Bank; 08831; Daday

PENNSYLVANIA ANESTHESIA COALITION LLC, WEAVER, JONATHAN, LAMBROS, NICHOLAS; Bryan Boyer; 08931; Worley

ZIMMERMAN, JARED; Westlake Services LLC; 08993; Lauer



**NOTICE
SHERIFF SALE
OF VALUABLE
Real Estate**

**Wednesday, January 29, 2025
@ 10:00 a.m. Prevailing Time**

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

<https://lancaster.pa.realforeclose.com>.

CONDITIONS OF SALE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Sheriff's Office reserves the

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

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

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

MUNICIPALITY: CITY OF LANCASTER

AREA: N\A

IMPROVEMENTS: RESIDENTIAL DWELLING

CI-24-01227

**PENNYMAC LOAN SERVICES,
LLC
VS**

**CHRISTOPHER ANDERSON,
AMANDA FUNK**

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

JUDGMENT: \$252,939.29

REPUTED OWNERS: CHRISTOPHER ANDERSON AND AMANDA FUNK

DEED BK. OR INSTR NO.: 6541915

MUNICIPALITY: BOROUGH OF STRASBURG

AREA: 2120

IMPROVEMENTS: RESIDENTIAL DWELLING

CI-23-01836

**SPECIALIZED LOAN SERVICING
LLC
VS**

**SHANNON BRINSON, CHANON
BRINSON**

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

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

JUDGMENT: \$57,169.07

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

CI-24-01064

**LAKEVIEW LOAN SERVICING,
LLC
VS**

RAFAEL GILLOT-PEREZ, JESSICA PADILLA-RAMOS

PROPERTY ADDRESS: 517 HILTON DRIVE, LANCASTER, PA 17603

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

JUDGMENT: \$158,062.52

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

DEED BK. OR INSTR. NO.: 6709496

MUNICIPALITY: CITY OF LANCASTER

AREA: 0.12

IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-24-04317

**PENNSYLVANIA HOUSING FINANCE AGENCY
VS**

GRETCHEN G. KLING

PROPERTY ADDRESS: 1638 EUCLID DRIVE, LANCASTER, PA 17601

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

JUDGMENT: \$129,761.24

REPUTED OWNER(S): GRETCHEN G. KLING

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

CI-23-06450
PENNYMAC LOAN SERVICES,
LLC
VS

JONATHAN W. KNAPP, ALEXIA
J. STANLEY

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

DEED BK. OR INSTR NO.:
6352571

MUNICIPALITY: TOWNSHIP OF
RAPHO

AREA: 248

IMPROVEMENTS: 31,799 SQ. FT.

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

PROPERTY ADDRESS: 1605
GLENN ROAD, LANCASTER, PA
17601

UPI/TAX PARCEL NUMBER: 810-
45417-0-0000

JUDGMENT: \$179,734.11

REPUTED OWNERS: JOSEPH S.
MINI JR.

DEED BK. OR INSTR. NO.: DOC-
UMENT ID: 5257046

MUNICIPALITY: CITY OF LAN-
CASTER

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

AMY R. MURRAY

PROPERTY ADDRESS: 677 ROCK-
WOOD DR, ELIZABETHTOWN, PA
17022

UPI/TAX PARCEL NUMBER: 460-
43148-0-0000

JUDGMENT: \$58,912.82

REPUTED OWNERS: AMY R.
MURRAY

DEED INSTRUMENT NO.:
999067487

MUNICIPALITY: TOWNSHIP OF
MOUNT JOY

IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-24-03637
PENNYMAC LOAN SERVICES,
LLC
VS

MARION PRESNELL, JONA-
THAN S. PRESNELL

PROPERTY ADDRESS: 61 HIGH-
LAND AVENUE, EPHRATA, PA
17522

UPI/TAX PARCEL NUMBER: 260-
44940-0-0000

JUDGMENT: \$191,831.18

REPUTED OWNERS: MARI-
ON PRESNELL & JONATHAN S.
PRESNELL

DEED BK. OR INSTR. NO.: IN-
STRUMENT #6492372

MUNICIPALITY: EPHRATA BOR-
OUGH

AREA: 0.26

IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-24-01413
FREEDOM MORTGAGE CORPO-
RATION
VS
RICHARD D. REICHENBACH
JR.

PROPERTY ADDRESS: 62 NORTH
REAMSTOWN ROAD, STEVENS,
PA 17578
UPI/TAX PARCEL NUMBER: 080-
22034-0-0000
JUDGMENT: \$291,313.12
REPUTED OWNERS: RICHARD D.
REICHENBACH, JR.
DEED BK AND PAGE OR INSTR
NO.: 6731294
MUNICIPALITY: EAST COCALICO
TWP
AREA: 0.29 ACRES
IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-24-03019
MAYTOWN VILLAGE SQUARE
ASSOCIATION INC
VS
TIFFANIE J. SHAUD

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

CI-24-01020
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUST-
EE FOR RCF 2 ACQUISITION
TRUST
VS

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

CI-24-00945
ORRSTOWN BANK
VS
LEON K. STOLTZFUS

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

CI-23-08277

**GUILD MORTGAGE COMPANY
VS**

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

PROPERTY ADDRESS: 643
FRANKLIN STREET, COLUMBIA,
PA 17512

UPI/TAX PARCEL NUMBER: 110-
99698-0-0000

JUDGMENT: \$168,137.73

REPUTED OWNERS: BENJAMIN
E. THOMPSON AND ALEXANDRA
M. WHITLOCK

DEED BK. OR INSTR. NO.: IN-
STRUMENT NUMBER 6636415

MUNICIPALITY: BOROUGH OF
COLUMBIA

AREA: N\A

IMPROVEMENTS: RESIDENTIAL
DWELLING

JUDGMENT: \$311,542.38.

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

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

AREA: ALL THAT CERTAIN LOT
OF GROUND KNOWN AS RESUL-
TANT LOT NO. 5, BLOCK 'A' AS
SHOWN ON THE FINAL SUBDI-
VISION AND LOT ADD-ON PLAN
FOR BARBARA E. BOWMAN
PREPARED BY DIEHM & SONS,
INC.: (PROJECT NO.: 02063) RE-
CORDED IN THE OFFICE FOR
THE RECORDER OF DEEDS IN
AND FOR LANCASTER COUN-
TY, PENNSYLVANIA IN SUBDI-
VISION PLAN BOOK J-215, PAGE
149. SAID LOT SITUATE ON THE
EAST SIDE OF LEBANON ROAD
(PENNSYLVANIA STATE HIGH-
WAY S.R. 0072) APPROXIMATE-
LY 2,150 FEET SOUTH OF OAK
TREE ROAD

IN THE TOWNSHIP OF RAPHO,
THE COUNTY OF LANCASTER,
COMMONWEALTH OF PENN-
SYLVANIA, BOUNDED AND DE-
SCRIBED AS FOLLOWS:

IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-21-08306

**REVERSE MORTGAGE FUND-
ING LLC**

VS

**UNKNOWN HEIRS, SUCCE-
SORS, ASSIGNS AND ALL
PERSONS, FIRMS, OR ASSOCI-
ATIONS CLAIMING RIGHT OR
INTEREST FROM OR UNDER
BARBARA E. BOWMAN, DE-
CEASED, DEAN BOWMAN,
KNOWN HEIR OF BARBARA E.
BOWMAN, DECEASED, GARY
ALLEMAN, KNOWN HEIR OF
BARBARA E. BOWMAN, DE-
CEASED, CINDY FITTER,
KNOWN HEIR OF BARBARA E.
BOWMAN, DECEASED, LISA
CONOVER, KNOWN HEIR OF
BARBARA E. BOWMAN,**

DECEASED

PROPERTY ADDRESS: 1227
LEBANON ROAD, MANHEIM, PA
17545

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

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

PROPERTY ADDRESS: 515 CHESTNUT STREET, COLUMBIA, PA 17512-1231
UPI/TAX PARCEL NUMBER: 110-01389-0-0000
JUDGMENT: \$229, 186.18
REPUTED OWNERS: WAYNE R WILLIAMS, JR.
DEED BK. AND PAGE OR INSTR. NO.: 6449343
MUNICIPALITY: BOROUGH OF COLUMBIA
AREA: 2,294
IMPROVEMENTS: SINGLE FAMILY DWELLING

CI-23-01371
U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE HOLDERS OF

THE CIM TRUST 2021-NR3,
MORTGAGE-BACKED NOTES,
SERIES 2021-NR-3
VS
EARL WOODS A/K/A EARL WOODS SR.

PROPERTY ADDRESS: 471 NEW DORWART STREET, LANCASTER, PA 17603
UPI/TAX PARCEL NUMBER: 338-81658-0-0000
JUDGMENT: \$125,902.95
REPUTED OWNERS: EARL WOODS A/K/A EARL WOODS, SR.
DEED: BOOK VOLUME 4624, PAGE 259, AS INSTRUMENT 995020835
MUNICIPALITY: LANCASTER
AREA: PRIMARY HOMESITE: 2,178 SQ FT, 0.0500 ACRES; RESIDUAL: 436 SQ FT, 0.0100 ACRES
IMPROVEMENTS: SINGLE FAMILY DWELLING

The Lancaster Law Review is published weekly by the Lancaster Bar Association, 28 E. Orange St., Lancaster, PA 17602.

Advertisements and news items must be received before 5:00 pm on Thursday in the preceding week, 8 days before the publication date. Deadlines are subject to change for holiday schedule. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the Lancaster Law Review nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. The Lancaster Law Review makes no representation as to the quality of services offered by any advertiser in this publication. Subscriptions: Digital Version: \$87.00 per year in advance; Print Version: \$150.00 per year in advance.

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