

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

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

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

To be qualified for appointment an applicant must:

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

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

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

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

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

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

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

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

ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION

Adair, Richard J., Sr., dec'd.

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

Adair, Shirley Ann, dec'd.

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

**Ahlfeld, John R. a/k/a John
Roger Ahlfeld**, dec'd.

Late of Manor Township.

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

Attorneys: Gibbel Kraybill &
Hess LLP.

Buzzendore, Elizabeth K., dec'd.

Late of Columbia Borough.
Executors: Elizabeth K. Noll,
Teresa A. Smith c/o John F.
Markel, Nikolaus & Hohenadel,
LLP, 327 Locust Street, Colum-
bia, PA 17512.
Attorney: John F. Markel.

TRUST

Cox, Howard A., dec'd.

Late of West Lampeter.
The Howard A. Cox Trust
Trustees: Cynthia Behling, Wil-
liam A. Cox c/o May Herr &
Grosh, LLP, 234 North Duke
Street, Lancaster, PA 17602.
Attorney: Matthew A. Grosh.

Davis, Margaret, dec'd.

Late of West Lampeter.
Executor: William B. Davis, III
c/o May Herr & Grosh, LLP,
234 North Duke Street, Lan-
caster, PA 17602.
Attorney: Matthew A. Grosh.

Fuhrman, Henry, Jr., dec'd.

Late of West Lampeter Town-
ship.
Administrator: Barbara Smith
c/o Pyfer, Reese, Straub, Gray
& Farhat, P.C., 128 N. Lime
Street, Lancaster, PA 17602.
Attorneys: Pyfer, Reese, Straub,
Gray & Farhat, P.C.

George, Dorothy L., dec'd.
Late of Lancaster.
Personal Representative: Michael D. George, 9004 Stonewall Road, Manassas, VA 20110-2557.
Attorney: None.

Hague, Priscilla Ann, dec'd.
Late of Elizabethtown Borough.
Executor: Michael A. Hague c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Esq.

Johnston, Faye E., dec'd.
Late of Lancaster.
Administrator CTA: Leroy Thomas Hultzapfle c/o Susan N. Denaro, Esquire, Plank♦Frankowski, 4 Park Plaza, Suite 205, Wyomissing, PA 19610.
Attorney: Susan N. Denaro, Esquire.

Jochen, Albert E., Jr., dec'd.
Late of West Donegal Township.
Executrix: Jill A. Wiater c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Knauss, Eleanor E., dec'd.
Late of Manheim Township.
Executor: David G. Hackman c/o Robert F. Musser, Esq., 408 West Chestnut Street, Lancaster, PA 17603.
Attorney: Clymer Musser & Sarno, PC.

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

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

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

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

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

Omensetter, Michael J., dec'd.
Late of West Earl Township.
Executrix: Faye B. Omensetter c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

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

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

Pembleton, LeRoy E., dec'd.

Late of Martic Township.
Executrix: Wendy L. Steen c/o Law Office of Gretchen M. Curran, LLC, 1337 Byerland Church Road, P.O. Box 465, Willow Street, PA 17584.
Attorney: Gretchen M. Curran.

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

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

Roth, Kathleen Faye, dec'd.

Late of West Lampeter Township.
Administrator: Scott M. Roth c/o Law Office of Gretchen M. Curran, LLC, 1337 Byerland Church Road, P.O. Box 465, Willow Street, PA 17584.
Attorney: Gretchen M. Curran.

Stoe, Carol M., dec'd.

Late of Upper Leacock Township.
Executor: Clifford C. Stoe c/o

Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Dana C. Panagopoulos.

White, Sara J., dec'd.

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

Attorney: Brandywine Estate and Elder Law.

White, Thomas E., dec'd.

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

Attorney: Brandywine Estate and Elder Law.

Wiegand, Vicki L., dec'd.

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

Attorney: John F. Markel.

Zimmerman, John E., dec'd.

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

Attorneys: May, Herr & Grosh, LLP.

SECOND PUBLICATION

Bender, Larry L., dec'd.

Late of East Hempfield Township.

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

Attorney: Melvin E. Newcomer, Esquire.

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

Late of Lancaster City.

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

Attorney: Amanda Snoko Dubbs.

Bonchek, Rita M., dec'd.

Late of West Lampeter Township.

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

Attorney: Michael Bechtold, Esquire.

Campbell, Donald E., dec'd.

Late of Manheim Township.

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

Attorneys: Gibbel Kraybill & Hess LLP.

Heise, Jacqueline M., dec'd.

Late of West Earl Township.

Co-Executors: Jennifer A.

Heise, Roy Pederson c/o Cynthia Boyer Blakeslee, Attorney at Law, 352 East Main Street, Suite 220, Leola, PA 17540.

Attorney: Cynthia Boyer Blakeslee.

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

Late of Drumore Township.

Administrator: Brooklyn Haven Lewis c/o Paterson Law LLC, 2819 J Willow Street Pike N., Willow Street, PA 17584.

Attorney: Kim Carter Paterson.

Long, Harold G., dec'd.

Late of Drumore City.

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

Attorney: James R. Clark.

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

Late of Manor Township.

Administrator: Lori A. Longenecker c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, 2221 Dutch Gold Drive, Dutch Gold Business Center, Lancaster, PA 17601.

Attorney: Melvin E. Newcomer, Esquire.

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

Late of West Earl Township

Co-Executors: Nelson Nolt, Mabel Nolt c/o Jessica L. Fisher, Esquire, McQuaide Blasko, Gateway Centre, 601

Hawthorne Drive, Suite 2A, Holidaysburg, PA 16648.

Attorney: Jessica L. Fisher, Esquire.

Orbin, Joanne S. a/k/a S. Joanne Orbin a/k/a Shirley Joanne Orbin, dec'd.

Late of Earl Township.

Executrix: Jaime Gould c/o Linda Kling, Esquire, 121 E. Main Street, New Holland, PA 17557.

Attorneys: Smoker Gard Associates LLP.

Pierce, Marie M., dec'd.

Late of East Drumore Township.

Executor: Karen Pierce Sandhoff c/o Eric Schelin Rothermel, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorney: May, Herr & Grosh, LLP.

Ratcliffe, Theresa A., dec'd.

Late of Manor Township.

Executor: Jeffrey W. Ratcliffe, Lisa M. Brosey c/o John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Attorney: John F. Markel.

Reedmiller, Betty Ann, dec'd.

Late of Manor Township.

Executor: Donn W. Gehman c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: James K. Noel, IV, Esq.

Reese, Sarah A., dec'd.

Late of Columbia Borough.

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

Attorney: John F. Markel.

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

Late of West Lampeter Township.

Executor: James Russell Singleton c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

Sarbaugh, Kenneth W., dec'd.

Late of Lititz Borough.

Executor: Christopher C. Linde c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess, LLP.

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

Late of East Hempfield Township.

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

Attorney: Sharon E. Myers.

Tarbart, Anna L., dec'd.

Late of Manheim Township.

Executor: Jason P. Tarbart c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Weaver, Melvin M., dec'd.

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

Weber, Helen A., dec'd.

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

Wert, James R., dec'd.

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

Ziedonis, John Anthony, dec'd.

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

Zimmerman, Warren H., dec'd.

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

THIRD PUBLICATION

Baker, Ratib S. a/k/a Ratib Sofar Baker, dec'd.

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

Barlieb, Christopher D. a/k/a Christopher David Barlieb a/k/a Christopher E. Barlieb, dec'd.

Late of Manor Township.
Administrator c.t.a.: Nicholas C. Barlieb c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Beck, John J. a/k/a John E. Beck a/k/a John J. Beck Sr., dec'd.

Late of Manheim Township.
Executrix: Phyllis A. Yurchak c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Bowman, Lester M., dec'd.

Late of Brecknock Township.
Executrix: Brenda M. Bowman c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Buch, Robert W., dec'd.

Late of East Hempfield Township.
Co-Executrices: Barbara L. Buch, Debra D. Schaeffer c/o Daniel K. Taylor, Esq., 44 N. Christian Street, Suite 200, Lancaster, PA 17602.

Attorney: Daniel K. Taylor.

Carpenter, Marlene C. a/k/a Marlene Ann Carpenter, dec'd.

Late of East Hempfield Township.

Executrix: Suzanne M. Landis c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Clawser, N. Clair a/k/a Norman Clair Clawser, dec'd.

Late of Elizabeth Township.

Administrator: Willis N. Clawser, Jr. 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.

Deck, Thomas B., dec'd.

Late of Lancaster Township.

Executor: Fulton Bank, N.A. c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorney: Randy R. Moyer – Barley Snyder LLP.

Driscoll, Scott Joseph, dec'd.

Late of Brecknock Township.

Administratrix: Susan L. Driscoll c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: Kurt A. Gardner.

Elder, Thelma M., dec'd.

Late of Pequea Township.

Executor: Jack S. Bliesath c/o Victoria Gallen Schutt, Esquire, Kreitz|Gallen-Schutt, 1210 Broadcasting Road, Suite 103,

Wyomissing, PA 19610.

Attorney: Victoria Gallen Schutt.

Findley, Margaret A., dec'd.

Late of Providence Township.

Executor: Jacob D. Findley c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Frederick, Richard D., dec'd.

Late of Lititz Borough.

Executor: Janice S. Frederick, 17 South Elm Street, Lititz, PA 17543.

Attorney: None.

Goshert, Chester, Jr., dec'd.

Late of West Cocalico Township.

Co-Executors: David L. Goshert, Richard Allen Goshert c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.

Attorney: E. Richard Young, Jr., Esq.

Grill, Audrey T., dec'd.

Late of Lititz Borough.

Executor: Michael L. Weinhold c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Groff, Evelyn M., dec'd.

Late of West Earl Township.

Executor: J. Dale Groff c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.

Attorney: E. Richard Young, Jr., Esq.

Hansen, Ruth, dec'd.

Late of West Lampeter.
Co-Executors: David H. Hansen,
Karen R. Hahn, 101 Rivervale
Road, Park Ridge, NJ 07656.
Attorney: None.

Hartzler, Kenneth J., dec'd.

Late of Penn Township.
Executrix: Janet Hartzler c/o
Jeffrey C. Goss, Esquire, 480
New Holland Avenue, Suite
6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaugh-
ton Goss & Lucarelli LLC.

**Horst, Patricia A. a/k/a Patricia
Ann Horst**, dec'd.

Late of West Cocalico Township.
Executrix: Jennifer L. Vogel c/o
Anthony P. Schimaneck, 700
North Duke Street, P.O. Box
4686, Lancaster, PA 17604-
4686.
Attorneys: Morgan, Hallgren,
Crosswell & Kane, P.C.

**Hostetter, Diane E. a/k/a Diane
Elizabeth Hostetter a/k/a Di-
ane E. Harris**, dec'd.

Late of Lititz Borough.
Executor: Jesse J. Hostetter
c/o Appel Yost & Zee LLP, 33
North Duke Street, Lancaster,
PA 17602.
Attorney: Dana C. Panagopoulos.

**Huber, John R. a/k/a Jack Hu-
ber**, dec'd.

Late of Lititz.
Executor: John D. Huber c/o
Patti Spencer, Spencer Law
Firm, 320 Race Ave., Lancaster,
PA 17603.
Attorney: Patti S. Spencer, Esq.

Hurst, Ivan B., dec'd.

Late of Ephrata Township.
Executors: Frank M. Hurst, Ivan
M. Hurst c/o Nevin D. Beiler,
Esq., 105 S. Hoover Ave., New
Holland, PA 17557.
Attorney: Nevin D. Beiler, Esq.

Kachel, Richard D., dec'd.

Late of Manheim Township.
Executrix: Denise Lynn Zaba-
la c/o Young and Young, 44 S.
Main Street, P.O. Box 126, Man-
heim, PA 17545.
Attorneys: Young and Young.

Korb, Louis W., dec'd.

Late of Conestoga.
Co-Executors: Brenda J. Boyer,
Christina M. Boyer, 85 Run Val-
ley Road, Conestoga, PA 17516.
Attorney: None.

Lawrence, Helen J., dec'd.

Late of Millersville Borough.
Executor: Mary Oyola c/o Stac-
ey W. Betts, Esq., 75 East Main
Street, Mount Joy, PA 17552.
Attorney: Stacey W. Betts, Esq.

Leeking, Michael D., dec'd.

Late of Warwick Township.
Executor: Dennis P. Leeking c/o
Thomas M. Gish, Attorney, P.O.
Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess, LLP.

Lewis, Nancy D., dec'd.

Late of Warwick Township.
Executor: Casey M. Graffius c/o
Thomas M. Gish, Attorney, P.O.
Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess, LLP.

Long, Jody William, dec'd.

Late of East Earl Township.
Administratrix: Lisa Long c/o

D. Keith Brown, Esquire, 2 North State Street, Newtown, PA 18940.
Attorney: D. Keith Brown, Atty., Stuckert and Yates.

Long, Katharine M., dec'd.

Late of Warwick Township.
Executor: Matthew J. Long c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.
Attorney: James R. Clark.

Martin, Diane S. a/k/a Dianne Sherry Martin a/k/a Sherry Dianne Martin a/k/a S. Dianne Martin a/k/a S. Diane Martin a/k/a Dianne S. Martin, dec'd.

Late of Terre Hill Borough.
Executors: Gerald L. Martin, Curvin L. Martin 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.

Martin, Norma I., dec'd.

Late of Ephrata Borough.
Executors: Gary L. Martin, Dale L. Martin c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.
Attorneys: Morgan, Hallgren, Crosswell & Kane, P.C.

Merchliniski, Thomas D. a/k/a Thomas David Merchliniski, dec'd.

Late of Bart Township.
Administrator: Joshua T. Merchliniski 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.

Mertz, Delores E., dec'd.

Late of Mount Joy Township.
Co-Executrices: Danielle E. Becker, Desirée E. Peiffer c/o c/o Nikolaus & Hohenadel, LLP, 222 S. Market St., Suite 201, Elizabethtown, PA 17022.
Attorney: John M. Smith, Esquire.

Miller, Betty Lois a/k/a Betty L. Miller, dec'd.

Late of East Hempfield Township.
Executor: Wendell E. Miller c/o Nevin D. Beiler, Esq., 105 S. Hoover Ave., New Holland, PA 17557.
Attorney: Nevin D. Beiler, Esq.

Quickel, Barry L., dec'd.

Late of West Donegal Township.
Executrix: Jennifer Marie Quickel c/o Steven R. Blair, Attorney at Law, 650 Delp Road, Lancaster, PA 17601.
Attorney: Steven R. Blair, Esq.

Reed, Lois Shaffer a/k/a Lois S. Reed, dec'd.

Late of West Lampeter Township.
Executor: Thomas R. Reed c/o Christopher A. Gazzio, Jr., Esquire, McNees Wallace & Nurrick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.
Attorneys: McNees Wallace & Nurrick LLC.

Stauffer, Nora N., dec'd.

Late of Ephrata Borough.
Executor: Elton W. Horst c/o

Good Law Firm, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good Law Firm.

Stauffer, Violet Mae a/k/a Violet M. Stauffer, dec'd.

Late of Terre Hill Borough.
Executrix: Laura Susan High c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.
Attorney: John C. Stevens.

Turner, Harold E., dec'd.

Late of Rapho Township.
Executor: Harold Eugene Turner c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.
Attorneys: Blakinger Thomas, PC.

White, John P., dec'd.

Late of Penn Township.
Executors: Shawn P. White, Dennis P. White c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Zeller, Jeanann, dec'd.

Late of West Lampeter Township.
Executor: Kathy Kyper c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
Attorney: Bradley A. Zuke.

ARTICLES OF DISSOLUTION

Notice is hereby given to all persons interested or who may be affected by **Hunsberger Realty, LLC**, a Pennsylvania limited liability company ("Company"), that the members of said Company have filed a Certificate of Dissolu-

tion with the Department of State of the Commonwealth of Pennsylvania and are now engaged in winding up and settling the affairs of said Company so that its existence shall be ended by the filing of a Certificate of Termination with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Limited Liability Company Act. It is hereby publicly requested that all persons with claims against said Company present them in accordance with this notice. Any such claims must be submitted in writing to Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602 Attn: Daniel Desmond, Esq., Re: Hunsberger Realty, LLC. The written claim must describe the claim in reasonable detail, set forth the amount of the claim, be accompanied by any written evidence to support the claim, and contain return contact information of the claimant or claimant's counsel. A claim against said Company will be barred unless an action to enforce the claim is commenced within two years after publication of this notice.

BARLEY SNYDER LLP, Attorneys
O-25

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

1. All claims against the assets of the Incorporation company must be made in writing and include the claim amount, basis and origination date.

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

O-25; N-1

ARTICLES OF INCORPORATION

NONPROFIT ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on October 10, 2024, for the purpose of obtaining a Certificate of Incorporation under the provisions of the Nonprofit Corporation Law of 1988. The name of the proposed nonprofit corporation is **Nissley Run Unit Owners Association, Inc.**

The purpose for which it will be organized is: To be a unit owners' association which provides for the management, maintenance and care of the residential community project located in Lower Paxton Township, Dauphin County, Pennsylvania, known as Nissley Run, A Planned Community.

McNEES WALLACE & NURICK LLC
100 Pine Street

Harrisburg, PA 17101

O-25

CHANGE OF NAME NOTICE

IN THE COURT OF COMMON PLEAS
CIVIL ACTION - LAW
No. CI-24-03815

IN RE: CHANGE OF NAME OF A.K.K.

Minor

BY EDWARD P. and ANGELA K. KOST

Petitioner

Notice is hereby given that Edward P. Kost and Angela K. Kost have filed a petition in the Court of Common Pleas of Lancaster County, Pennsylvania, requesting the Court to change the name of A.K.K. to A.K.K. A Hearing on the Petition will be held Thursday, December 5, 2024 at 2:15 p.m. in Courtroom #4 on the third floor of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which any person interested may attend and show cause, if any, why the Petition should not be granted.

MAKAYLA D. GILCHRIST, Esquire
O-25

FICTITIOUS NAME NOTICES

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 12, 2024, for **Hooper Cybersecurity** with a principal place of business located at 3212 Marietta Ave., Lancaster, PA 17601 in Lancaster County. The individual interested in this business is Adam Paul Hooper, also located at 3212 Mar-

ietta Ave., Lancaster, PA 17601. This is filed in compliance with 54 Pa.C.S. 311.

O-25

ORPHANS' COURT DIVISION

Orphans' Court Division
Auditing Notices

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

November 5, 2024

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

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

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

O-25; N-1

TAX CLAIM BUREAU NOTICE

NOTICE RE PROPERTIES SOLD AT THE LANCASTER COUNTY TAX CLAIM BUREAU

UPSET TAX SALES ON SEPTEMBER 16, 2024 TO COLLECT DELINQUENT REAL ESTATE TAXES:

Notice is hereby given that on October 17, 2024, the Lancaster County Tax Claim Bureau filed a Consolidated Return with respect to properties sold at the September 18, 2023 Upset Tax Sales in accordance with the Pennsylvania Real Estate Tax Sale Law, 72 P.S. §5860.607. Said Consolidated Return was filed with the Lancaster County Court of Common Pleas in the Prothonotary's Office located at 50 N. Duke Street, Lancaster, PA under docket no. CI-24-07477. A Confirmation Nisi was entered by the Court on October 17, 2024.

OBJECTIONS OR EXCEPTIONS TO THE CONFIRMATION NISI MAY BE FILED BY ANY OWNER OR LIEN CREDITOR WITHIN THIRTY (30) DAYS OF THE OCTOBER 17, 2024 CONFIRMATION NISI OF THE CONSOLIDATED RETURN. IF NO OBJECTIONS OR EXCEPTIONS ARE FILED WITHIN THIRTY (30) DAYS OF THE CONFIRMATION NISI, THE SEPTEMBER 16, 2024 UPSET TAX SALES WILL BE CONFIRMED ABSOLUTELY.

By: Lancaster County Tax Claim Bureau, 150 N. Queen St., Lancaster, PA, phone: (717) 299-8233.

O-25

SUITS ENTERED

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

October 10, 2024

to October 14, 2024

ABC CO 1-10, JOHN DOE 1-10, PROGRESSIVE INSURANCE; Jeffrey Huyett; 07452; Bradley ADDISON, JONATHAN; CKS Prime Investments LLC; 07379; Tsarouhis

BEATTY, CANDIES M; Yohanna G. Diaz; 07310; O'Neil

BENDER, KELLY; Velocity Investments LLC; 07347; Tsarouhis

BERRIDO-SANTANA, ENMANUELLE; State Farm Mutual Automobile Insurance Company; 07414; Allen

BLADEK, MICHAEL; Lancaster County Board of Assessment Appeals; 07413; Lavanga

BOSSO, VINCENT J; Lancaster County Board of Assessment Appeals; 07415; Lavanga

BUDATHOKI, BHIM; Pabitra Tiwari; 07358; Whittington

CINA, STEVEN J., CINA, ANGE-LA M.; Ally Bank; 07322; Rase

COMMONWEALTH OF PENNSYLVANIA; Catherine R. Gruber; 07435

COMMONWEALTH OF PENNSYLVANIA; Leandro Miguel Payano; 07312

CORYELL, DAVID D; Lancaster County Board of Assessment Appeals; 07417; Lavanga

DECKER, NORMAN; Velocity Investments LLC; 07377; Tsarouhis

DUNKERS, DON A.; Lancaster County Board of Assessment Appeals; 07418; Lavanga

DURANT, NYKEMA; Velocity Investments LLC; 07369; Tsarouhis

EBERSOL, LIZZIE ;Lancaster County Board of Assessment Appeals; 07419; Lavanga

ESGUERRA, NONILON; Mariner Finance LLC; 07286; Flink

EVES, JAMES; Velocity Investments LLC; 07327; Tsarouhis

FLICK, BRIAN K; Lancaster County Board of Assessment Appeals; 07426; Lavanga

GARDILL, DEVIN G, SOUTH CENTRAL TRANSIT AUTHORITY, RED ROSE TRANSIT AUTHORITY; Hector Cuevas; 07459; Sweeney

GOODMAN, RITA KELLY; Velocity Investments LLC; 07340; Tsarouhis

GREENSMITH, ERIC J.; Lancaster County Board of Assessment Appeals; 07431; Lavanga

GROFF, HOUSTON S; Lancaster County Board of Assessment Appeals; 07432; Lavanga

GUZMANMCNEIL, JASMIN; Velocity Investments LLC; 07363; Tsarouhis

HOHMAN, HERBERT L; CKS Prime Investments LLC; 07439; Tsarouhis

JAMESON, JOSEPH ANDREW, JAMESON, JOSEPH A; Deborah J. Brown; 07443; Felker

JANE DOE, HUBER RN, JANE E, BRIA RN, PAT, MANN PA, BENJAMIN D, MARCHESKIE, TONI, WELLSPAN HEALTH, JOHN DOE, WELLSPAN COMMUNITY HOSPITAL; Estate of Catherine Bowen; 07340; Campese

JOHN DOES 1-5, NEARLY NU THRIFT SHOP, LINDERMAN SNAVELY REALTORS LLC, MCGEEHAN, PATRICK M, SNAVELY, DOUGLAS R; Jacqueline A. McKinney; 07315; Staszkiw

JOHN/JANE DOE 1-10, XYZ COMPANY 1-10, IMPERIAL HEALTHCARE GROUP LLC, HERZKA, YISROEL, CONESTOGA VIEW SNF OPERATIONS LLC, LANCASTER NURSING AND REHABILITATION CENTER; Kevin Mervine; 07451; Groen

KRINGE, MARSHA, KRINGE, 07442; Zei
 JILLIAN; Rebecca Reinhard; WASEF, EMAN W; Citibank Na;
 07364; Love 07368; Klemm
 LESCHKE, GEORGE A.; Lan- WEALAND JR, CARL; UMH Pa
 caster County Board of Assess- Lancaster County LLC Valley View
 ment Appeals; 07438; Lavanga 1; 07416
 LIVING STONES MASONRY WEIS MARKETS INC.; Lancast-
 LLC; Keystone Custom Homes er County Board of Assessment
 Inc.; 07294; Parisi Appeals; 07383; Hoegen
 MAIN, KIMBERLY; Eva Hauser- WEIS MARKETS INC.; Lancast-
 man; 07331 er County Board of Assessment
 MIRANDA III, LOUIS G; Citrus Appeals; 07392; Hoegen
 Tree Finance LLC; 07324; Rase WEIS MARKETS INC.; Lancast-
 ORTIZ, CHERIE LEE; Ann Vath; er County Board of Assessment
 07449; Felzer Appeals; 07398; Hoegen
 PLUTNICKI, RONALD S.; Lan- WRIGHT, PATRICIA; Velocity In-
 caster County Board of Assess- vestments LLC; 07334; Tsarouhis
 ment Appeals; 07440; Lavanga
 POE, ROBERT; CKS Prime In-
 vestments LLC; 07441; Tsarouhis
 RODRIGUEZ, HECTOR; Veloci-
 ty Investments LLC; 07437; Tsa-
 rouhis
 ROHER, DARRYL; Velocity In-
 vestments LLC; 07433; Tsarouhis
 ROSARIO, NERITZA RODRI-
 GUEZ; Velocity Investments LLC;
 07436; Tsarouhis
 SCHOBER, ZACHARY; Veloci-
 ty Investments LLC; 07349; Tsa-
 rouhis
 SHREE PUNIT LLC; Mazza Vin-
 yards Inc.; 07311; Marines
 SHULTZ, TIMOTHY L; Shore-
 ham Bank; 07405; Zakheim
 SMITH JR, RICHARD; Mariner
 Finance LLC; 07282; Flink
 SMITH, BRIAN; Velocity Invest-
 ments LLC; 07355; Tsarouhis
 SULIVERAS, ANGEL; Penn-
 sylvania State Employees Credit
 Union; 07282; Flink
 SVANIDZE, MAVLYUD; Veloci-
 ty Investments LLC; 07411; Tsa-
 rouhis
 TRAIL, VIVIAN L; CKS Prime In-
 vestments LLC; 07357; Tsarouhis
 UNKNOWN; Margaret Hardesty;



**NOTICE
SHERIFF SALE
OF VALUABLE
Real Estate**

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

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

CONDITIONS OF SALE

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

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

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

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

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

Payment of a 10% down payment towards the purchase of any property must be made prior to the Sale through the REALAUCION website. The final 90% of the purchase price for properties must be in the form of lawful money of the United States, a certified or cashier's check from a

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

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

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

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

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

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

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

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

The Sheriff's Office reserves the right to alter or modify these con-

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

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

CI-24-00005
PENNSYLVANIA HOUSING FINANCE AGENCY

vs

JOSE ACOSTA,
ANA FIGUEROA-SOTO

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

CI-23-07519

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

vs

KELLY S. BALLENTINE

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

CI-20-06520

REO TRUST 2017-RPL1

vs

JUDITH A. CELESKY, KELLY L CELESKY, KNOWN HEIR OF JACK J. STEWART, DECEASED, UNKNOWN HEIRS, PERSONAL REPRESENTATIVES, AND DEVICES OF

JACK J. STEWART, DECEASED

PROPERTY ADDRESS: 3 SPRING HILL LANE, ELIZABETHTOWN, PA 17022
UPI/TAX PARCEL NUMBER: 130-89149-0-0000
JUDGMENT: \$236,177.89
REPUTED OWNERS: JUDITH A. CELESKY
DEED BK. 5156 AND PAGE 653
MUNICIPALITY: TOWNSHIP OF CONOY
AREA: 0.7 ACRES
IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING

CI-22-07244

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

vs

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

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

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

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

vs

MATTHEW J. FREDERICK

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

AREA: N\A
IMPROVEMENTS: RESIDENTIAL DWELLING

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

VS

DALE R. HUMMEL

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

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

vs

JAMES DOUGLAS HUMMER

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

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

CI-24-00548

**HILLTOP HOMEOWNERS ASSOCIATION, INC
VS**

MELANIE A. IAMURRI

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

CI-22-06824

BANKUNITED N.A.

vs

JAMEY KISSINGER

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

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

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

vs

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

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

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

vs

BLAKE XAVIER LOVE

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

IMPROVEMENTS: RESIDENTIAL DWELLING

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

vs

MAHADEVA REAL ESTATE HOLDINGS, LLC

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

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

vs

JENNIFER NORRIS

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

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

CI-22-06087

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

vs

ZACHARY H. WALKER

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