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LANCASTER BAR ASSOCIATION

Lancaster Law Review

The Official Legal Periodical of Lancaster County

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No. 6

CASE REPORTED

Luz Selenia Alicea v. TH Minit Markets – CI-20-02746 – Sponaugle, J. – January 26, 2022 – *Premises Liability. Where a possessor of land has taken notice of a defect on their property that has the potential of causing harm or injury to a business invitee and has placed an orange safety cone next to the defect, they have fulfilled their duty to warn of a dangerous condition on the premises, regardless of whether the defect is open and obvious*27

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LANCASTER LAW REVIEW

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The Official Legal Periodical of Lancaster County –
Reporting the Decisions of the Courts of Lancaster County

OWNED AND PUBLISHED WEEKLY BY

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2022

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LANCASTER BAR ASSOCIATION
CALENDAR OF EVENTS

February Events

February 24, 2022

Family Law Section Meeting

Virtual via Zoom

March Events

March 19, 2022

Wills for Heroes

Public Safety Training Center

Volunteers needed

May Events

May 21, 2022

Wills for Heroes

Public Safety Training Center

Volunteers needed

November Events

November 12, 2022

Wills for Heroes

Public Safety Training Center

Volunteers needed

Mediation and ADR Solutions

provided by **The Honorable Thomas I. Vanaskie (Ret.)**



- 24 years on the Federal bench (Third Circuit Court of Appeals and Middle District of Pennsylvania)
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- Serves as a Special Master in complex litigation and is highly experienced in the area of e-discovery and privilege review

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LANCASTER BAR ASSOCIATION
CONTINUING LEGAL EDUCATION CALENDAR

March 11, 2022

Legal and Regulatory Considerations for Drone Operations

Time: 12:00 p.m. - 1:00 p.m.

Speakers: David Heath, Executive Director of the Pennsylvania Drone Association and Anthony Fernando, 2L at Penn State Dickinson Law

1.0 Substantive Credit

Virtual via Zoom

Description: Many people are using small aerial drones either as part of their business or recreationally. This presentation first considers how people, ranging from teenagers to engineers and emergency service providers, use drones. Next, the state and federal regulatory framework is considered, including: 1) how the Federal Aviation Administration structures the National Airspace System and how a drone pilot can determine if they can fly in a given area, 2) regulatory operating limitations and the federal registration requirement, and 3) the impact of Pennsylvania's state pre-emption language on local ordinances related to drone use. Best practices for what to do when a client has a drone related complaint are discussed, and sources for more in-depth information are provided.

March 15, 2022

Hiding in Plain Sight - Unmasking Human Trafficking

Time: 12:00 p.m. - 1:00 p.m.

Speakers: Steven V. Turner, Anti-Trafficking Consultant, Trainer and Advocate

1.0 Ethics Credit

In-person

Description: This CLE will focus on the signs, symptoms and indicators for human trafficking. There are significant ethical concerns when interacting with victims and survivors of human trafficking that attorneys should be familiar with, especially as they work with other professionals. Human trafficking is present everywhere- urban, suburban, rural and agricultural areas- locally, across the Nation and the world.

Steven Turner has been involved in the battle against Domestic Violence, Sexual Assault and Hu-

man Trafficking since 1998. He has volunteered for years at the YWCA of Greater Harrisburg, providing pro bono representation for women and children who are victims of domestic violence. Since 2016, he has worked for the YWCA, and currently serves as a contractor for PAATH 15, a US Department of Justice, Office of Victims of Crime 12 county anti-trafficking program headquartered at the YWCA of Greater Harrisburg.

2022 HOLIDAYS

Courthouse will be closed on the following holidays in 2022:

New Year's Day	December 31
ML King, Jr. Day	January 17
Presidents' Day	February 21
Good Friday	April 15
Memorial Day	May 30
Juneteenth	June 20
Independence Day	July 4
Labor Day	September 5
Columbus Day	October 10
Veterans' Day	November 11
Thanksgiving	November 24 & 25
Christmas	December 26

UPCOMING PBI_s AT THE LBA

- February 17, 2022 **Premises Liability Litigation 2022**
9:00am-1:15pm
4.0 Substantive Credits
- February 23, 2022 **Drafting and Using POAs 2022**
9:00am-12:15pm
2 Substantive Credit, 1.0 Ethics Credit
- February 28, 2022 **Representing Residential Landlords and Tenants
in Pennsylvania 2022**
9:00am-4:20pm
5.0 Substantive, 1.0 Ethics Credit

Please register through the PA Bar Institute
at www.pbi.org.

CIVIL COURT

Discovery Motions Court - Scheduled by Judge

License Appeals – Judges and Courtrooms May Vary

Jan. 13	Feb. 10	Mar. 10	Apr. 7
May 5	Jun. 9	Jul. 7	Aug. 11
Sept. 8	Oct. 6	Nov. 3	Dec. 8

Naturalization Court - Courtroom A, 10:00 A.M.

Apr.22	June 10	Sept. 16	Nov. 18
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Trials – Judges and weeks to be assigned by the District Court Administration Office. Trials to be scheduled by the assigned Judge.

Miscellaneous Civil Court – Twice per month. Dates to be selected by the District Court Administrator.

LANCASTER BAR ASSOCIATION
JOB BOARD

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Assistant Public Defender I - Lancaster County Office of the Public Defender has an employment opportunity for an Assistant Public Defender I. Interested candidates should complete the application online through the Lancaster County Human Resources department website at: <https://co.lancaster.pa.us/1144/Employment-Opportunities> The job posting will close on February 19, 2022.

Business, Estate & Trust Law Attorney - Blakinger Thomas, PC is a well-established general practice law firm in Lancaster. We are currently seeking a full time PA Bar admitted attorney with 2+ years of experience and excellent academic record to join our business and trust and estate practice groups. Applicant should possess strong oral and written communication, analytical and organizational skills, and a commitment to client service.

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Interested candidates should send a cover letter and resume to Hiring Partner, Blakinger Thomas, PC, 28 Penn Square, PO Box 1889, Lancaster, PA 17608-1889, or to hiring@blakingerthomas.com.

Attorney Position - Unruh Turner Burke & Frees has an opening in its West Chester office for a team-oriented attorney with 5 to 10 years of relevant experience. Candidates must be admitted to practice in Pennsylvania and have previous law firm experience in Pennsylvania representing clients in one or more of the following: real estate acquisition, development and financing transactions; representing business organizations in general business matters including contract drafting and negotiation; representing and

counseling clients in formation and governance of business organizations. Candidates must have significant understanding of common business organizations. Candidates must have strong communication and drafting skills, and must be highly motivated, hard-working, diligent, articulate and able to work with a significant degree of independence. Unruh Turner Burke & Frees is an equal opportunity employer. Resumes should be sent to sondeck@utbf.com. For the complete job description, please click [here](#).

Court of Common Pleas of Lancaster County, Pennsylvania
Civil Action

Luz Selenia Alicea v. TH Minit Markets

Premises Liability. Where a possessor of land has taken notice of a defect on their property that has the potential of causing harm or injury to a business invitee and has placed an orange safety cone next to the defect, they have fulfilled their duty to warn of a dangerous condition on the premises, regardless of whether the defect is open and obvious.

Opinion. Luz Selenia Alicea, Plaintiff, v. TH Minit Markets, LLC, Defendant. No. CI-20-02746.

I. INTRODUCTION

OPINION BY: SPONAUGLE, J. January 26, 2022. The matter before the Court is a Motion for Summary Judgment filed on September 17, 2021, by Defendant TH Minit Markets, LLC. Plaintiff filed a motion in opposition to summary judgment on October 13, 2021, followed by Defendant's response to Plaintiff's opposition on October 20, 2021, and lastly, the Court heard oral arguments on December 21, 2021. A review of the record and applicable law demonstrates that Plaintiff's claim lacks merit, there exist no genuine issues of material fact, and therefore, Defendant's motion for summary judgment is GRANTED.

II. RELEVANT PROCEDURAL & FACTUAL HISTORY

This case commenced on March 13, 2020, when Plaintiff Luz Selenia Alicea ("Alicea" or "Plaintiff"), filed a complaint against Defendant TH Minit Markets, LLC¹ ("Turkey Hill" or "Defendant") in the Lancaster County Court of Common Pleas alleging a single claim of negligence. Compl. at 5.

Plaintiff's complaint alleges that on April 11, 2018, she was working at a day care center located at 452 S. Duke Street, Lancaster, Pennsylvania, which is situated across the street from the Defendant business, Turkey Hill, located at 460 S. Duke Street, Lancaster, Pennsylvania. *Id.* at 4-5. After Alicea entered the Turkey Hill property on foot, she stepped into a hole in the pavement of the parking lot and sustained "severe and permanent injuries." *Id.* Pursuant to a Stipulation to Amend Plaintiff's Complaint filed on April 15, 2020, Alicea sustained the following injuries: "complex tear of the anterior horn and body of the lateral meniscus of her right knee, with truncation of the posterior horn." Stipulation at 1.

Alicea asserts Turkey Hill ". . . acted with less than reasonable care and [was] thus guilty of one or more of the following careless and negligent acts and/or omissions:" (1) failing to properly maintain parking lots, stairs, entrances, and exists in their control; (2) failing to properly maintain drainage systems on the property; (3) failing to ensure any hole, drainage system, ditch or other dangerous defect on the property was covered to prevent injury; (4) failing to warn Alicea and others law-

¹ The original defendant was EG American, LLC. Plaintiff, by and through her attorney, filed a Stipulation of Counsel wherein all parties agreed to substitute EG American, LLC with TH Minit Markets, LLC. Order 11/30/2020.

fully on the premises when Defendant knew or should have known, in the exercise of ordinary care, that a warning was necessary to prevent injury; (5) failing to make reasonable inspection of the property; and (6) allowing the premises to remain in a dangerous condition making sidewalks, parking lots, stairs, entrances, and exits unfit for passage, for an unreasonable length of time. Compl. at 4-5.

Alicea further asserts that the employees and/or agents of Turkey Hill themselves moved the grate, and then failed to warn of the condition via a warning sign, safety cone, or by other means. *Id.* at 5-6. Therefore, Alicea alleges, Turkey Hill's breach of duties were the direct and proximate cause of her injuries and that she ". . . was and will be hindered and prevented from attending to her usual duties and affairs of life, and has lost and will in the future lose value of that time. . ." *Id.* at 7.

In Response, Turkey Hill filed an Answer and New Matter on April 23, 2020, in sum denying Alicea's claim. Answer & New Matter at 1-2. Turkey Hill claimed the following in their New Matter: (1) Alicea failed to watch where she was going; (2) the grate covering the hole could have been moved by an unknown third party; (3) Alicea assumed the risk of her injuries; (4) Alicea knowingly encountered a dangerous condition; (5) she may have failed to mitigate her damages; (6) she fell during her work hours; (7) Alicea parked in the Turkey Hill lot without permission; (8) she was familiar with the area where she fell; (9) the area where Alicea fell was open and obvious; (10) Alicea was a trespasser at the time of the incident; and (11) Alicea failed to provide prompt notice of her accident. *Id.* at 2-3.

Defendant Turkey Hill moved for summary judgment on September 17, 2021, because the uncovered hole in Defendant's parking lot, referred to as the uncovered stormwater inlet, and the metal grate were open and obvious defects; the grate was ten feet long and was on top of the opening at a forty-five-degree angle. Def.'s Mot. for Summ. J. ("MSJ") at 2. Turkey Hill also asserts that an orange safety cone was placed directly beside the hole, bolstering its open and obvious nature, and thus alleviating Turkey Hill of any liability for Alicea's injuries. *Id.* at 2.

Plaintiff filed a response in opposition of the MSJ on October 13, 2021, outlining what she believes to be five genuine issues of material fact that preclude the granting of Summary Judgment. Pl.'s Resp. to Def.'s Mot. for Summ. J. at 5-10. Alicea's alleged genuine issues of material fact are: (1) whether the passage of approximately two and a half hours would cause a reasonable Plaintiff to innocently forget the existence of a defect encountered earlier; (2) whether Defendant should have anticipated that a pedestrian may be reasonably distracted while crossing a busy street to enter Defendant's premises; (3) whether Defendant should have anticipated that a pedestrian may be reasonably distracted by passersby using the sidewalk adjacent to Defendant's business; (4) whether the exhibits included in Defendants' Motion misrepresent the facts of the case, which contrary to Plaintiff's assertions; and (5) wheth-

er Plaintiff was using her cellphone at the time of the injury. *Id.*

III. DISCUSSION

In Pennsylvania, “[s]ummary judgment is appropriate only in those cases where the record clearly demonstrates that there is no genuine issue of material fact and that the moving party is entitled to judgment as a matter of law.” *Nicolaou v. Martin*, 195 A.3d 880, 891 649 Pa. 227 (2018) (citing Pa.R.C.P. 1035.2(1)). A fact is considered material for summary judgment purposes if it directly affects the outcome of the case. *Strine v. Commonwealth*, 894 A.2d 733, 738, 586 Pa. 395 (2006). “When considering a motion for summary judgment, the trial court must take all facts of record and reasonable inferences therefrom in a light most favorable to the non-moving party.” *Nicolaou*, 195 A. 3d at 891.

“In order to hold a defendant liable for negligence, the plaintiff must prove the following four elements: (1) a legally recognized duty that the defendant conform to a standard of care; (2) the defendant breached that duty; (3) causation between the conduct and the resulting injury; and (4) actual damage to the plaintiff.” *Truax v. Roulhac*, 126 A.3d 991, 997 (Pa.Super. 2015).

When determining liability, Pennsylvania has adopted § 343A of the Restatement (Second) of Torts, which states in part, “the duty of care that a possessor of land owes to one who enters upon the land ‘depends upon whether [the latter] is a trespasser, licensee, or invitee.’” *Carrender v. Fitterer*, 469 A.2d 120, 123 (Pa. 1983) (see Restatement (Second) of Torts, § 343A cmt. b (1965) detailing the distinction between the duty owed by a possessor of land to a licensee from that of the duty owed to invitees). Taking the facts in the most favorable light to the Plaintiff, Alicea is a considered a business invitee because she entered the premises intending to go into Defendant’s store the morning of her accident. Compl. at 3.

Section 343A of the Restatement (Second) of Torts states a possessor of land is, generally, not liable for injuries to a business invitee if a defect or dangerous condition on the property is open and obvious:

Known and Obvious Dangers

- 1) A possessor of land is not liable to his invitees for physical harm caused to them by any activity or condition on the land whose danger is known or obvious to them, unless the possessor should anticipate the harm despite such knowledge or obviousness.
- 2) In determining whether the possessor should anticipate harm from a known or obvious danger, the fact that the invitee is entitled to make use of public land, or of the facilities of a public utility, is a factor of importance indicating that the harm should be anticipated.

Restatement (Second) of Torts, § 343A (1965). Further, “[t]he law of Pennsylvania does not impose liability if it is reasonable for the possessor to believe that the dangerous condition would be obvious to and discovered by his invitee.” *Fitterer*, 469 A.2d at 123 (quoting *Atkins v. Urban Redevelopment Auth. of Pittsburgh*, 414 A.2d 100, 104, 489 Pa. 344 (1980)).

The caveat to the general rule explains that a possessor of land may be liable for injuries caused by a known or obvious defect if the possessor should have anticipated a business invitee could still harm themselves despite its known or obvious nature. Restatement (Second) of Torts, § 343A (1965). Comments to the rule emphasize this caveat by stating that in cases where the possessor of land should anticipate injury resulting from an open and obvious defect on the land, a duty of reasonable care is owed by the possessor of land to business invitees for their protection should they enter the premises. *Id.* at cmt. f. The comments also exemplify situations where this duty of reasonable care could arise including, “. . . where the possessor has reason to expect that the invitee’s attention may be distracted, so that he will not discover what is obvious, or will forget what he has discovered, or fail to protect himself against it.” *Id.* Moreover, the comments advise that “[a] danger is deemed to be “obvious” when “both the condition and the risk are apparent to and would be recognized by a reasonable man, in the position of the visitor, exercising normal perception, intelligence, and judgment.” *Fitterer*, 469 A.2d at 123-124 (citing Restatement (Second) of Torts, § 343A, cmt. b, (1965)).

A. Plaintiff’s Genuine Issues of Material Fact I, II, III, & V

Plaintiff uses section 343A and its comments to show that Turkey Hill may still be liable to Alicea for her injuries, despite the open nature of the defect, if the fact finder accepts that she was distracted when entering the premises or that enough time to innocently forget about the defect had passed, the fact of distraction or forgetfulness thus becomes material to the outcome of the case. However, Plaintiff misunderstands the rule.

The rule and the comment explain that if an open and obvious defect exists on the premises, and the possessor can anticipate that a business invitee could still be harmed by the dangerous condition, the possessor of land may then have a duty to exercise reasonable care to protect those invitees. Restatement (Second) of Torts, § 343A (1965). The comment explicitly states that this duty of reasonable care to protect business invitees “. . . may require him to warn the invitee, or to take other reasonable steps to protect him, against the known or obvious condition or activity, if the possessor has reason to expect that the invitee will nevertheless suffer physical harm.” *Id.* at cmt f.

Contrary to Plaintiff’s assertions, the rule and its comments do not require that, despite an obvious defect and a warning concerning its dangerous condition, a defendant may still be liable for injuries suffered due to the defect. *Id.* Only when the warning is not made is the duty to warn of an obvious, but dangerous condition breached, leading to pos-

sible liability on the possessor of land. *Id.*

In *Fitterer*, Plaintiff sought to recover for injuries sustained when she fell on a patch of ice in the parking lot owned by the Defendant's medical clinic where she was receiving treatment for a back ailment. 469 A.2d 120, 122 (Pa. 1983). Plaintiff testified at trial that she became aware of the icy surface while she was still seated in her car. *Id.* Plaintiff was also aware that there were several open parking spaces that were free from ice and she chose to stay in her original spot. *Id.* Plaintiff entered the Defendant's business, received treatment, and made it back to her car without issue, but as she reached in her bag for her keys, she slipped and fell, fracturing her right hip. *Id.* At trial, the jury found Defendant to be sixty-five percent negligent and Plaintiff thirty-five percent negligent, awarding her \$70,000.00 in damages. *Id.* at 120. The judgment was affirmed by a panel of the Superior Court, and then The Supreme Court of Pennsylvania granted the Defendant business owner an allowance of appeal. *Id.* The Supreme Court overturned the Superior and Trial Courts' opinions holding ". . . the legal consequence of the invitee's assumption of a known and avoidable risk is that the possessor of land is relieved of a duty of care to the invitee. *Id.* at 125. In his concurring opinion, Justice Flaherty, stated that, "I join the majority but write separately to emphasize that plaintiff is barred from recovery because the possessor of land owed no duty to protect from an obvious hazard, not because plaintiff assumed a risk." *Id.* (Flaherty, J., concurring).

In the instant matter, there was a dangerous condition on the Defendant's premises that was known by Turkey Hill. Whether the defect was open and obvious, thereby placing a duty of reasonable care to protect business invitees on the Defendant, is inconsequential because the Defendant took the additional step of placing an orange safety cone next to the stormwater inlet grate sometime before Plaintiff's injury in anticipation that someone could be injured despite the nature of the defect. The safety cone alerted all parties that a dangerous condition may exist, a fact that was understood and admitted to by the Plaintiff. *see* Alicea Dep., Ex. A, at 25:9-16. Further, whether the Plaintiff reasonably or innocently forgot about the existence of the dangerous condition in two and a half hours is immaterial to establishing whether Defendant had or breached a duty to warn because the duty to warn was fulfilled before Plaintiff's injury occurred. Plaintiff's alleged material facts I, II, III, & V do nothing to support her claim that Turkey Hill was negligent when it breached its duty to warn a business invitee of an obvious, though dangerous condition on their premises; the issues are not genuine issues of material fact that would preclude the granting of Summary Judgment.

B. Plaintiff's Genuine Issue of Material Fact IV

In Alicea's fourth alleged issue of material fact, she claims that the Defendant purposefully misrepresented the facts in their MSJ regarding her possible distraction by children and/or the amount of motor vehicle traffic present on the street by not attaching all screen shots of security footage from Turkey Hill on April 11, 2018 to Exhibit B of the MSJ. Pl.'s Resp. to Def.'s Mot. for Summ. J. at 9. *Id.*

Defendant asserts the facts that Plaintiff was distracted by traffic and/or children calling out to her are not supported by the video surveillance screenshots. Br. in Supp. Def.'s MSJ at 18. On the other hand, Plaintiff asserts that evidence of distraction by the children exists in the screenshots because at 10:46:21 a.m. Plaintiff is shown raising her arm in a waiving fashion and then children are seen entering the day care at 10:49:09 a.m., and neither screenshot was included in Defendant's Exhibit B; both were subsequently provided as Exhibit B in Plaintiff's response. Pl.'s Resp. to Def.'s Mot. for Summ. J. at 8-9, Exhibit B.

However, Alicea's distraction by either children or traffic is again irrelevant to Plaintiff's cause of action. The fact of her distraction, and therefore of Defendant's misrepresentation of such a fact, could only be material fact evidence precluding the grant of summary judgment if it showed that Defendant should have anticipated business invitees injuring themselves on an open and obvious defect on the premises and failed to do so. Here, regardless of whether the askew stormwater inlet grate was open and obvious, Turkey Hill recognized the potential danger to potential business invitees caused by the dangerous condition on the premises and placed an orange safety cone next to it as a warning to others. The issue raised by Plaintiff is not a genuine issue of material fact supporting Plaintiff's claim of negligence that Defendant breached their duty to warn business invitees of an open, dangerous condition on their premises and failed to do, thus precluding this Court from granting of Summary Judgment.

IV. CONCLUSION

All discovery produced in this matter indicates that the allegation of negligence on the part of the Defendant is without merit. Alicea has not supplied evidence of any genuine issue of material fact which would preclude this Court from granting summary judgment relating to her claim of negligence, specifically that support a claim that Turkey Hill breached its duty of reasonable care to protect potential business invitees from injuries caused by a defect on the premises. Therefore, summary judgment is GRANTED in favor of Defendant.

BY THE COURT:
THOMAS B. SPONAUGLE
JUDGE

ESTATE AND TRUST NOTICES

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

FIRST PUBLICATION

Bellamy, Peter K., dec'd.

Late of Ephrata Borough.
Co-Personal Representatives:
Peter K. Bellamy, Jr. and Susan B. Loretan c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.
Attorneys: Metzger and Spencer, LLP.

Bishop, Denise L., dec'd.

Late of East Donegal Township.
Executrix: Sallie E. Mahan c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.
Attorney: Mountz & Kreiser, 553 Locust Street, Columbia, PA 17512.

Cumpston, Helen M., dec'd.

Late of Manheim Township.
Executor: Craig E. Cumpston c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster,

PA 17602.

Attorney: Matthew A. Grosh.

Danz, Cindy L., dec'd.

Late of Lancaster County.
Executors: Christina M. Salinger and Scott E. Salinger c/o James D. Wolman, Esquire, 53 North Duke Street, Suite 309, Lancaster, PA 17602.
Attorney: James D. Wolman, Esquire.

Doherty, Karen D., dec'd.

Karen D. Doherty Trust dated August 9, 1999, as amended.
Late of Lancaster Township.
Trustee: John P. Doherty, 655 Willow Valley Square, L508, West Lampeter Township, PA 17602.
Attorney: Peter S. Gordon, 1925 Lovering Avenue, Wilmington, DE 19806.

Eaby, Wayne L. a/k/a W. Leon Eaby a/k/a Wayne Leon Eaby, dec'd.

Late of Manheim Township.
Executor: Teresa J. Peachey c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Linda Kling, Esquire; Kling, Deibler & Glick, LLP.

Ensinger, Sidney Joyce, dec'd.

Late of Ephrata Borough.
Administratrix: Cathy R. Witmer c/o 50 East Market Street, Hellam, PA 17406.
Attorney: Alexis K. Swope, Esquire.

Geltmacher, Waltraud E., dec'd.

Late of Columbia Borough.
Executor: Margie A. Denlinger

c/o 327 Locust Street, Columbia, PA 17512.

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

Gitonga, Selina N., dec'd.

Late of East Lampeter Township. Administrator: Patrick G. Mureria c/o Lucy F. Dowd, Lucy Dowd Law LLC, 342 N. Queen Street Rear, Lancaster, PA 17603.

Attorney: Lucy F. Dowd.

Grubb, Barbara L., dec'd.

Late of Elizabethtown Borough. Executrix: Susan G. Miller c/o David A. Peckman, Peckman Chait LLP, 29 Mainland Road, Harleysville, PA 19438.

Attorney: David A. Peckman.

Habecker, David G., dec'd.

Late of Warwick Township. Personal Representative: Alisha M. Rohrer, Administratrix, c/o John R. Gibbel, Attorney, P.O. Box 5349, Lancaster, PA 17606. Attorneys: Gibbel Kraybill & Hess LLP.

Hammond, Jeffrey Stephen, dec'd.

Late of Mount Joy Borough. Administratrix: Sharon Korba c/o Niemiec, Smith & Pelling, Attorneys-at-law, 427 Main Street, Towanda, PA 18848. Attorney: Niemiec, Smith & Pelling, Attorneys-at-law.

Herr, Beth C., dec'd.

Late of Manheim Township. Executrix: Amy M. Muhlendorf c/o Jennifer A. Galloway, Esquire, Saxton & Stump, LLC,

280 Granite Run Drive, Suite 300, Lancaster, PA 17601.

Attorney: Saxton & Stump, LLC.

Kise, Garlan S., dec'd.

Late of Lancaster County.

Executor: Jill M. Kise c/o James D. Wolman, Esquire, 53 North Duke Street, Suite 309, Lancaster, PA 17602.

Attorney: James D. Wolman, Esquire.

Kopp, Dolores A., dec'd.

Late of Ephrata Borough.

Personal Representative: Dorinda A. Kaylor, Executrix, c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Lee, Edward, dec'd.

Late of West Earl Township.

Executrix: Arlene Lee c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540.

Attorney: H. Charles Benner.

Liaguno, Vincent, dec'd.

Late of West Hempfield Township.

Executor: Vince A. Liaguno, 2583 Tarragona Way, Troy, MI 48098.

Attorney: Jacob H. Kiessling, Esquire; Mette, Evans & Woodside, 3401 North Front Street, Harrisburg, PA 17110-0950.

Madonna, Frank D., dec'd.

Late of Lancaster City.

Co-Executors: Carla Trimble and David Madonna c/o Appel Yost & Zee LLP, 33 North Duke

Street, Lancaster, PA 17602.
Attorney: Dana C. Panagopoulos.

Marrow, Joan Z., dec'd.

Late of Lancaster Township.
Executrix: Susan M. Swartz
c/o Bellomo & Associates, LLC,
3198 E. Market Street, York, PA
17402.
Attorney: Jeffrey R. Bellomo;
Bellomo & Associates, LLC,
3198 E. Market Street, York, PA
17402.

Martin, Anna M., dec'd.

Late of East Earl Township.
Executors: Lloyd H. Martin and
Lois M. Reiff c/o Kling, Deibler &
Glick, LLP, 131 W. Main Street,
New Holland, PA 17557.
Attorney: Linda Kling, Esquire;
Kling, Deibler & Glick, LLP.

Martin, Lena S. a/k/a Lena Snyder Martin, dec'd.

Late of Ephrata Borough.
Executors: Reuben S. Martin
and Elvin E. Martin c/o Good
& Harris, LLP, 132 West Main
Street, New Holland, PA 17557.
Attorney: Good & Harris, LLP.

Phillips, Darlene E. a/k/a Darlene Edna Phillips, dec'd.

Late of East Hempfield Town-
ship.
Executor: Deborah A. Shirk c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim,
PA 17545.
Attorney: Young and Young.

Retherford, Albert D., dec'd.

Late of Conoy Township.
Administrator: Michele L. McEl-
wee c/o 20 Briarcrest Sq., Suite

206, Hershey, PA 17033.
Attorney: Ali M. Audi, Esquire.

Rohrer, Ivan C., dec'd.

Late of Manor Township.
Executor: Phillip I. Rohrer c/o
Angela M. Ward, Esq., Going &
Plank, 140 E. King Street, Lan-
caster, PA 17602.
Attorney: Angela M. Ward, Es-
quire.

Rutter, Paul L., dec'd.

Late of Denver Borough.
Executor: David E. Rutter c/o
Appel Yost & Zee LLP, 33 North
Duke Street, Lancaster, PA
17602.
Attorney: James K. Noel, IV.

Schalow, Stephan Michael a/k/a Stephan M. Schalow, dec'd.

Late of Upper Leacock Town-
ship.
Administrator: Stephanie A.
Schalow c/o Lancaster Law
Group, LLC, 8 N. Queen Street,
8th Fl., Lancaster, PA 17603.
Attorney: Julia M. Parrish.

Schlicher, Richard E., dec'd.

Late of Lititz Borough.
Executor: Linda M. Smith c/o
Pyfer, Reese, Straub, Gray &
Farhat, P.C., 128 N. Lime Street,
Lancaster, PA 17602.
Attorney: Pyfer, Reese, Straub,
Gray & Farhat, P.C.

Sensenig, Barry J., dec'd.

Late of New Holland.
Administratrix: Shelby A.
Sensenig c/o Good & Harris,
LLP, 132 West Main Street, New
Holland, PA 17557.
Attorney: R. Douglas Good, Es-
quire.

Strubel, Mary J., dec'd.

Late of Manheim Township.
Co-Executrices: Linda S. Gerlach and Terri L. Gaskill c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good & Harris, LLP.

Swigart, Jean Mardell, dec'd.

Late of the Township of East Calico.
Executrix: Pamela Sue Fox, 468 Frystown Road, Myerstown, PA 17067.
Attorney: Timothy T. Engler, Esquire; Steiner & Sandoe, Attorneys.

Wenger, Bruce W. a/k/a Bruce Wayne Wenger, dec'd.

Late of Lancaster.
Executrix: Deborah K. Wenger c/o Legacy Law, PLLC, 147 W. Airport Road, Suite 300, Lititz, PA 17543.
Attorney: Katelyn M. Haldeman, Esquire.

Williard, Grace A., dec'd.

Late of Lancaster.
Executrix: Lori Bishop Murphy c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.
Attorney: McNees Wallace & Nurick LLC.

Yarnell, Lydia B., dec'd.

Late of the Township of East Lampeter.
Executors: Teri Lynn Yarnell and Ronald R. Yarnell c/o James R. Clark, Esquire, 277 Millwood Road, Lancaster, PA 17603.

Attorney: James R. Clark.

Young, James A. a/k/a James Anthony Young, dec'd.

Late of the Borough of Elizabethtown.
Executor: James A. Young, Jr. c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Esquire.

SECOND PUBLICATION

Barnes, Joan Emily a/k/a Joan E. Barnes, dec'd.

Late of Mount Joy Borough.
Executrix: Elizabeth Ferne Courtright c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.
Attorney: Scott E. Albert, Esquire.

Colyer, Richard T. a/k/a Richard Thomas Colyer, dec'd.

Late of Manor Township.
Executor: Richard W. Colyer, 151 Manor Church Road, Columbia, PA 17512.
Attorney: None.

Cunningham, Barbara Ann, dec'd.

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

Ellmaker, Donald E., dec'd.

Late of Rapho Township.
Executor: Kenneth Ellmaker and Sylvia M. Lutchkus c/o Young and Young, 44 S. Main

Street, P.O. Box 126, Manheim,
PA 17545.
Attorney: Young and Young.

Drake, Marilyn Louise, dec'd.

Late of Manor Township.
Executor: Pamela J. Drake-Nes-
bitt c/o Young and Young, 44 S.
Main Street, P.O. Box 126, Man-
heim, PA 17545.
Attorney: Young and Young.

Esh, John M., dec'd.

Late of East Earl Township.
Personal Representative: Daniel
L. Esh, Executor, c/o John H.
May, Esquire, 49 North Duke
Street, Lancaster, PA 17602.
Attorneys: May, Herr & Grosh,
LLP.

Field, Jacqueline L., dec'd.

Late of Manheim Township.
Personal Representative: A.
Samuel Field, Executor, c/o
Thomas M. Gish, Sr., Attorney,
P.O. Box 5349, Lancaster, PA
17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

Findley, Kathryn A., dec'd.

Late of Drumore Township.
Executor: Kenneth R. Findley
c/o Law Office of James Clark,
277 Millwood Road, Lancaster,
PA 17603.
Attorney: James R. Clark.

**Foreman, Elaine W. a/k/a Elaine
Williams Foreman**, dec'd.

Late of Manheim Township.
Co-Executors: William Kurt
Foreman and Karen Foreman
c/o Kluxen, Newcomer & Dreis-
bach, Attorneys-at-Law, P.O.
Box 539, 339 North Duke Street,

Lancaster, PA 17608-0539.
Attorney: Melvin E. Newcomer,
Esquire.

Frank, Irvin D., dec'd.

Late of Penn Township.
Executor: Charles Frank c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim,
PA 17545.
Attorney: Young and Young.

Frankfort, Virginia B., dec'd.

Late of Adamstown.
Executrix: Natalie F. Howe c/o
James L. Davis, Esquire, 606
North 5th Street, Reading, PA
19601.
Attorney: James L. Davis, Es-
quire.

Gilbert, Phyllis A., dec'd.

Late of Pequea Township.
Executor: Jeffrey K. Waller c/o
Blakinger Thomas, PC, 28 Penn
Square, Lancaster, PA 17603.
Attorneys: Blakinger Thomas,
PC.

Haines, Barbara Jean, dec'd.

Late of Manor Township.
Administrator: Eugene Benja-
min Haines, Jr. c/o Nikolaus
& Hohenadel, LLP, 212 North
Queen Street, Lancaster, PA
17603.
Attorney: Barbara Reist Dillon.

Harnish, Paul K., dec'd.

Late of Clay Township.
Executors: P. Larry Harnish and
Marlin L. Harnish c/o Law Office
of James Clark, 277 Millwood
Road, Lancaster, PA 17603.
Attorney: James R. Clark.

Hayes, Deborah L., dec'd.

Late of East Hempfield Township.

Co-Executors: John R. Brubaker and Eugene W. Hayes c/o David A. Mills, Esquire, Blakey, Yost, Bupp & Rausch, LLP, 17 East Market Street, York, PA 17401.
Attorney: David A. Mills, Esquire.

High, Rose E., dec'd.

Late of Elizabeth Township.
Administratrix: Tanya L. Smith c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.
Attorney: Morgan, Hallgren, Crosswell & Kane, P.C.

Jumbelick, Tammy Ann, dec'd.

Late of Denver Borough.
Administrator: Bruce Jumbelick c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young.

Kipphorn, Richard Anthony, Jr., dec'd.

Late of Lancaster Township.
Executor: B. Stefan Kipphorn c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Kuhn, Eileen J., dec'd.

Late of the Township of Manheim.
Personal Representative: John R. Gibbel, Executor, c/o John R. Gibbel, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Lease, B. Duane, dec'd.

Late of West Lampeter Township.
Executor: Jason Scott c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
Attorney: Matthew A. Grosh.

Lewis, Nicole C. a/k/a Nicole Clark Lewis a/k/a Nicole Clark, dec'd.

Late of East Hempfield Township.
Executor: Ellen A. Kerstetter c/o Lancaster Law Group, LLC, 8 N. Queen Street, 8th Fl., Lancaster, PA 17603.
Attorney: Julia M. Parrish.

Lowe, Elmer N., dec'd.

Late of Rapho Township.
Executors: Brian E. Lowe and Dwight D. Lowe c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young.

Ludwig, Ethel M., dec'd.

Late of Earl Township.
Administrator: Edward G. Ludwig c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.
Attorney: Good & Harris, LLP.

Manley, Joyce M., dec'd.

Late of Columbia Borough.
Executor: Richard A. Manley c/o 327 Locust Street, Columbia, PA 17512.
Attorney: Michael S. Grab, Esquire; Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Martin, Pamela K., dec'd.

Late of Lancaster City.
Personal Representative: Paula L. Martin, Administrator, c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorney: May, Herr & Grosh, LLP.

PA 17545.
Attorney: Young and Young.

Miller, Roger Harold, Jr., dec'd.

Late of Penn Township.
Personal Representative: William S. Miller, Administrator, c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Pearce, Jeanne K. a/k/a Jeanne Kirkman Pearce, dec'd.

Late of West Lampeter Township.
Executor: Steven R. Pearce c/o Appel, Yost & Zee LLP, 33 N. Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Esquire.

Moad, William, dec'd.

Late of 283 Skyline Dr., Denver, Brecknock Township.
Executor: Carol J. Moad, 17 Fairway Drive, Denver, PA 17517.
Attorney: Robert R. Kreitz, Esquire; Kreitz Gallen-Schutt, 1210 Broadcasting Road, Suite 102, Wyomissing, PA 19610.

Reiff, Anna M., dec'd.

Late of Elizabeth Township.
Executors: Roy H. Reiff, Marvin H. Reiff and John Aaron Reiff c/o Attorney J. Elvin Kraybill, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Moser, Lewis, Jr., dec'd.

Late of Manheim Township.
Executor: Andrew P. Moser c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorney: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Scherer, George F. a/k/a George F. Scherer, Jr. a/k/a George Scherer, dec'd.

Late of Akron Borough.
Executor: Jennifer J. Hollinger c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.
Attorney: Barbara Reist Dillon, Esquire.

Nolan, Dorothy C. a/k/a Dorothy Clare Nolan, dec'd.

Late of Manheim Township.
Executors: Richard Alan Nolan and Barbara Nolan Myers c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim,

Scott, Marcia J. a/k/a Marcia Joyce Scott, dec'd.

Late of Manheim Township.
Co-Executors: Brenda L. Schiel and Joyce A. Good c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.
Attorney: Barbara Reist Dillon, Esquire.

Shirk, Grace Geraldine a/k/a

Grace G. Shirk, dec'd.

Late of Manheim Township.
Co-Executrices: Cathy Ann Weiler and Caryll Jean Miller c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540.
Attorney: H. Charles Benner.

Spangler, Shane E., dec'd.

Late of Paradise Township.
Administratrix: Kim Spangler c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger, Esquire.

Stephan, Jerrod M., dec'd.

Late of Rapho Township.
Personal Representative: Yury Stephan c/o Megan C. Huff, Esquire, Nestico Druby, P.C., 1135 East Chocolate Avenue, Suite 300, Hershey, PA 17033.
Attorney: Megan C. Huff, Esquire.

Strauss, Janet L., dec'd.

Late of the Township of Clay.
Executor: Robert D. Strauss, Jr., Deborah A. Boyd, Richard K. Strauss and Steven W. Strauss c/o Gibble Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.
Attorney: Stephen R. Gibble.

Taylor, Melanie J., dec'd.

Late of Manor Township.
Executor: Stephen T. Forbes c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
Attorney: John H. May.

Westcott, Virginia F. a/k/a Vir-

ginia Westcott a/k/a Virginia Ferree Westcott, dec'd.

Late of Lititz Borough.
Executrix: Roberta W. Sullivan c/o Brian Honness, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.
Attorney: McNees Wallace & Nurick LLC.

THIRD PUBLICATION

Beiler, John B., dec'd.

Late of East Lampeter Township.
Executor: Rebecca L. Beiler c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Linda Kling, Esquire; Kling, Deibler & Glick, LLP.

Blecher, Helen L., dec'd.

Late of the Township of West Donegal.
Executor: Wayne C. Blecher, Jr. c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Esquire.

Boeckell, Lise Sabrena a/k/a Sabrena Boeckell, dec'd.

Late of Little Britain Township.
Executor: John A. Cooper, P.O. Box 43, Kirkwood, PA 17536.
Attorney: None.

Bradney, Myra D. a/k/a Myra Dene Bradney, dec'd.

Late of Manor Twp.
Co-Executors: Tiffany M. Davis and Thomas W. Bradney, Jr. c/o Goodman & Kenneff, 246B Manor Avenue, Millersville, PA 17551.

Attorney: Thomas L. Goodman, Esquire.

Delp, Joan L. a/k/a Joan Lowry Delp, dec'd.

Late of New Holland Borough.
Executor: Bart M. Delp c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Linda Kling, Esquire; Kling, Deibler & Glick, LLP.

Diffenderfer, Nancy L., dec'd.

Late of Penn Township.
Executor: Matthew V. Burkholder c/o Vance E. Antonacci, Esquire, McNeese Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.
Attorney: McNeese Wallace & Nurick LLC.

Egan, Jean C. a/k/a Jean Cookson Egan, dec'd.

Late of West Donegal Township.
Executor: John A. Egan c/o Matthew C. Samley, Esquire, 33 North Duke Street, Lancaster, PA 17602.
Attorneys: Appel, Yost & Zee LLP.

Feeney, James E., dec'd.

Late of Lititz Borough.
Executor: James J. Feeney c/o Jennifer A. Galloway, Esquire, Saxton & Stump, LLC, 280 Granite Run Dr., Suite 300, Lancaster, PA 17601.
Attorney: Saxton & Stump, LLC.

Fisher, Linda L., dec'd.

Late of East Lampeter Township.
Administrator: John E. Fisher, Jr. c/o Lucy F. Dowd, Lucy Dowd Law LLC, 342 N. Queen

Street, Rear, Lancaster, PA 17603.

Attorney: Lucy F. Dowd.

Frankhouser, Edwin P., Jr., dec'd.

Late of Earl Township.
Executor: Brian E. Frankhouser c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Ashley Glick, Esquire; Kling, Deibler & Glick, LLP.

Frankhouser, Sharon E. a/k/a Sharon Elise Frankhouser, dec'd.

Late of Brecknock Township.
Executrix: Cindy M. Frankhouser c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.
Attorney: E. Richard Young, Jr.

Funk, Linda A. a/k/a Linda Ann Funk, dec'd.

Late of Salisbury Township.
Executors: Jeffrey B. Funk and Margaret M. Harper c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Linda Kling, Esquire; Kling, Deibler & Glick, LLP.

Fusco, Francesanne Rose a/k/a Frances Ann Fusco a/k/a Francesann R. Fusco a/k/a Frances Ann McClure, dec'd.

Late of Manheim Borough.
Administrator: Francesca B. McClure c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young.

Harvin, Richard A., dec'd.

Late of Lancaster City.

Executor: Brian Harvin c/o May Herr & Grosh, LLP, 49 North Duke Street, Lancaster, PA 17602.

Attorney: John H. May.

Herr, Miriam W., dec'd.

Late of Mount Joy Township.

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

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Hess, Christian Marlin, dec'd.

Late of West Lampeter Township.

Executor: Eric Christian Hess c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.

Attorney: Lindsay M. Schoeneberger.

Holbein, Clyde Ray a/k/a Clyde R. Holbein, dec'd.

Late of East Hempfield Township.

Executors: Sarah Young Fisher and Frederick W. Joost, Jr. c/o Alspach and Ryder LLC, 232 N. Duke St., Lancaster, PA 17602.

Attorney: Alspach and Ryder LLC.

Homsher, Barbara L., dec'd.

Late of Lancaster City.

Executor: Anthony Keris, 42 Tingley St., San Francisco, CA 94112.

Attorney: None.

Jenkins, Vicky L. a/k/a Vicky Lynne Jenkins, dec'd.

Late of Lititz Borough.

Personal Representatives:

Heather F. Kroeck and Jessica M. Molinero, Co-Executrices, c/o Justin J. Bollinger, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Johnson, Janet A., dec'd.

Late of Marietta Borough.

Executor: Amy Simmons c/o 327 Locust Street, Columbia, PA 17512.

Attorney: John F. Markel; Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Krisay, Louis A. a/k/a Louis Alexander Krisay, dec'd.

Late of Lancaster Township.

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

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

Lattimer, Phyllis K. a/k/a Phyllis Mae Lattimer, dec'd.

Late of West Donegal Township.

Executrix: Carolyn Marie Mueser c/o Nikolaus & Hohenadel, LLP, 222 S. Market St., Suite 201, Elizabethtown, PA 17022.

Attorney: Jeffrey S. Shank, Esquire.

Lowe, Regina K., dec'd.

Late of East Donegal Township.

Executrix: Gail L. Goodhart c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.

Attorney: Scott E. Albert, Esquire.

Manley, Joyce M., dec'd.

Late of Columbia Borough.

Executor: Richard A. Manley c/o 327 Locust Street, Columbia, PA 17512.

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

Martin, Dennis L., dec'd.

Late of East Hempfield Township.

Personal Representative: Denise Martin, 1327 Sylvan Road, Lancaster, PA 17601.

Attorney: None.

Martin, Sandra L. a/k/a Sandra Lee Martin, dec'd.

Late of Manheim Township.

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

Attorney: Young and Young.

Ober, Catherine E., dec'd.

Late of Lititz Borough.

Executors: Robert E. Ober and Kathy A. Woodson c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorney: Young and Young.

O'Brien, Daniel F., Sr., dec'd.

Late of Quarryville Boro.

Executor: Paul R. O'Brien, Sr. c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A. Grosh.

Price, Georgia V. a/k/a Georgia Price, dec'd.

Late of Washington Boro.

Executors: Michele Price Stranko, Peter D. Price and Jonathan C. Price c/o Efstrotation Law, 232 E. Orange Street, #1, Lancaster, PA 17602.

Attorney: Gary G. Efstrotation, Esquire; Efstrotation Law.

Rambo, Robert R., dec'd.

Late of Conestoga Township.

Executor: Judith A. Rambo c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Patrick A. Deibler, Esquire; Kling, Deibler & Glick, LLP.

Riehl, Elmer D., dec'd.

Late of Salisbury Township.

Administratrix: Sadie Mae Riehl c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.

Attorneys: Smoker Gard Associates LLP.

Riehl, Joan L. a/k/a Joan Louise Riehl, dec'd.

Late of the Borough of Ephrata.

Executor: Elaine K. Batdorf, 19 Eagle View Drive, Newmangtown, PA 17073.

Attorney: Kenneth C. Sandoe, Esquire; Steiner & Sandoe, Attorneys.

Rodgers, Rodman A. a/k/a Rodman Allan Rodgers, dec'd.

Late of East Earl Township.

Executor: Brandon D. Rodgers c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.

Attorney: Lindsay M. Schoeneberger.

Sauder, Martha L., dec'd.

Late of E. Hempfield Township.
Executor: Norman L. Sauder c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young.

Shenk, Joan K., dec'd.

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

Stas, Ruth W. a/k/a Ruth Wallick Stas, dec'd.

Late of Manheim Township.
Executor: Michael J. Stas c/o Lucy F. Dowd, Lucy Dowd Law LLC, 342 N. Queen Street, Rear, Lancaster, PA 17603.
Attorney: Lucy F. Dowd.

Stavrinou, Martha M. a/k/a Martha Miljus Stavrinou, dec'd.

Late of Lancaster.
Executrices: Maroulla S. Gleaton, Melanie S. Gargano and Christina S. Kite c/o Efstration Law, 232 E. Orange Street, #1, Lancaster, PA 17602.
Attorney: Gary G. Efstration, Esquire; Efstration Law.

Styer, Harold a/k/a Harold J. Styer, dec'd.

Late of Millersville Borough.
Co-Executors: Donna Bates and Stacy Murry c/o Lucy F. Dowd, Lucy Dowd Law LLC, 342 N. Queen Street, Rear, Lancaster, PA 17603.
Attorney: Lucy F. Dowd.

Wanner, Sylvia L., dec'd.

Late of Upper Leacock Township.

Personal Representative: Darlene M. Moore, Executrix, c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Wenger, Norma H., dec'd.

Late of Rapho Township.
Co-Executors: Barry L. Wenger, Kathy Graham and Steven Wenger c/o Scott Alan Mitchell, Esq., Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601.
Attorney: Saxton & Stump, LLC.

Wolff, Kenne E., dec'd.

Late of Manheim Township.
Executor: Courtney L. Wolff c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young.

Ziegler, John E. a/k/a John Edward Ziegler, dec'd.

Late of the Township of West Donegal.
Executor: Michael S. Croll c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: John M. Smith, Esquire.

ARTICLES OF DISSOLUTION

Notice of Dissolution is hereby given that:

ROSE HILL
CONSTRUCTION, INC.
a Pennsylvania corporation, having a registered office address of

431 Rose Hill Road, West Earl Township, Ephrata, PA 17522, is being dissolved and is now engaged in winding up proceedings so that its corporate existence shall be ended pursuant to Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Frank A. Nardo, Jr.
Attorney at Law
P.O. Box 5084
Lancaster, PA 17606-5084

F-11, 18

ARTICLES OF INCORPORATION

Articles of Incorporation for: House of Olive Trees a nonprofit corporation, were filed January 31, 2022, with the Department of State of the Commonwealth of Pennsylvania under the provisions of the Nonprofit Corporation Law of 1988.

The corporation is incorporated for the purpose of Christian ministry.

BLAKINGER THOMAS, PC
Attorneys

F-11

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of incorporating a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988. The name of the corporation is:

The Association of Mid Council Leaders, Inc.

The purposes for which it has been organized are: To support & conduct non-partisan research, education and informational activities; To promote faith and polity of the Presbyterian Church (U.S.A.);

To provide a forum and mechanisms for enhancing the work of judiciary leaders; To provide training.

Snoke Dubbs & Buhite Law, Inc.
Solicitor

F-11

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 January 13, 2021, 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

The Meadows at Strasburg 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 Strasburg Township, Lancaster County, Pennsylvania, known as The Meadows at Strasburg, A Planned Community. McNEES WALLACE & NURICK LLC

100 Pine Street
Harrisburg, PA 17101

F-11

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, PA on December 13, 2021 for:

Bollinger Painting, LLC

The said entity has been organized under the provisions of the

Pennsylvania Limited Liability Company Law of 1994 of the Commonwealth of Pennsylvania, as amended.

F-11

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, PA on January 12, 2022 for: Ironstone Stucco & Dryvit Renovations, LLC

The said entity has been organized under the provisions of the Pennsylvania Limited Liability Company Law of 1994 of the Commonwealth of Pennsylvania, as amended.

F-11

CHANGE OF NAME NOTICE

Notice is hereby given that a Petition has been filed in the Court of Common Pleas of Lancaster County, Pennsylvania, seeking to change the name of Lester Stevens to Jason Lester Stevens. A hearing on the Petition will be held on April 25, 2022, at 2:45p.m. in Courtroom 4 at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

Saxton & Stump, LLC
Jennifer A. Galloway, Esq.
280 Granite Run Drive, Suite 300
Lancaster, PA 17601

F-4, 11, 18

MISCELLANEOUS LEGAL NOTICES

In the Court of Common Pleas

of Lancaster County, Pennsylvania

IN RE: ERIC TERE0 v.
AMANDA TERE0

DOCKET NO. 19-12107

NOTICE

NOTICE IS HEREBY GIVEN that on April 29, 2020, an Affidavit Under §3301(d) of the Divorce Code was filed in the above-named court, requesting the entry of a divorce decree. The said Amanda Tere0, whose place of residence is unknown, is hereby notified that said Eric Tere0 has filed his Affidavit Under §3301(d) of the Divorce Code in the above-referenced court, alleging that said Amanda Tere0 has been willfully absent and separated from him, the said Eric Tere0 for at least one year. If you wish to deny any of the statements set forth, you must file a Counter-Affidavit within 20 days of this Notice with the Lancaster County Prothonotary's Office, located at 50 North Duke Street, Lancaster, Pennsylvania, 17602. Failure to file the referenced Counter-Affidavit before the entry of a divorce decree may cause you to lose rights concerning alimony, lawyer's fees, costs and expenses, and division of property.

Lancaster Bar Association
Lawyer Referral Service
28 East Orange Street
Lancaster, PA 17602
(717) 393-0737

F-11

In the Court of Common Pleas
of Lancaster County, Pennsylvania
Civil Division

DOCKET NO. CI-2021-01090

FEDERAL REALTY
INVESTMENT TRUST
vs.
THE SOLID WOOD
CABINET COMPANY LLC

NOTICE

TO: DEFENDANT, THE SOLID WOOD CABINET COMPANY LLC
You are hereby notified that Federal Realty Investment Trust has filed a Complaint, endorsed with a Notice to Defend, against you at Docket No. CI-2021-01090 in the Civil Division of the Court of Common Pleas of Lancaster County, Pennsylvania, wherein plaintiff seeks a money judgment against you. If you wish to defend against the claims set forth in the Complaint, you must enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or 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.

Lancaster Bar Association
Lawyer Referral Service
28 East Orange Street
Lancaster, PA 17602
Telephone: 717-393-0737
Bianca A. Roberto, Esquire
Stark & Stark, P.C.
Attorneys for Plaintiff
777 Township Line Road, Suite 120
Yardley, Pennsylvania 19067
(267) 907-9600

F-11

In the Court of Common Pleas
of Lancaster County, Pennsylvania

No. CI-21-02620

Declaratory Judgment Action

ACUITY, A MUTUAL INSURANCE
COMPANY, Plaintiff,

v.

CHARTER HOMES AT MILL CREEK, INC.; CHARTER HOMES BUILDING COMPANY; CHARLAN GROUP, L.P.; GEORGE DESMOND; MILL CREEK NEIGHBORHOOD ASSOCIATION, INC.; BOYD WILSON; G. DAVID AMENT & NADENA B. AMENT; MARK S. ANDREWS & BARBARA J. ANDREWS; DREW ANTHON & JOYCE ANTHON; KAREN S. BACHMAN; REV. EDWARD M. BAILEY & LAVONIA BAILEY; ROBERT BARD; LISA M. BERGERON CHANDRA BHOPA; DR. LAWRENCE I. BONCHECK; SANDRA BRUBAKER; JAMES A. CANTAFIO & TRACY D CANTAFIO; SCOTT A. CLUGSTON & MARGARET E. CLUGSTON; RICHARD A. COL-

BERG & NANCY S. WILLCOX; SHARON M. COOK; WILLIAM W. CRAMER; GREGORY C. DESMOND; ROBERT E. DUNN & HAWTON-HILL; BETTY J. ECKMAN; GENE C. EISENBERGER & DEBRA L. EISENBERGER; NAPOLEON GAITHER & STEPHANIE GAITHER; LEON J. GORGOL & ALEXANDRA A. GORGOL; THOMAS R. GROFF & M. JANE GROFF; JOHN A. HABANEC & SHARON A. HABANEC; RICHARD B. HOFFMAN, II & DONNA LEE HOFFMAN; RAYMOND F. HOTTENSTEIN, JR & SUSAN L. HOTTENSTEIN; BRUCE H. HOUGHTALING & NANCY POST HOUGHTALING; ESTATE OF JOHN M. HUGHLETT & KAY E. HUGHLETT; A KEELEY; ERIC J. KIRMAN & LINDA L. KIRMAN; GERALD L. LANDIS & BARBARA J. LANDIS MARIE E. LEFEVER; MALCOLM P. MACDOUGALL & JUDITH P. MACDOUGALL; BARBARA J. MALLOY; LEON N. MILLER & SANDRA G. MILLER; FRANK D. MILLIKEN & DOROTHY C. MILLIKEN; J. PHILLIP MOYER & BETSY L. MOYER; MICHAEL J. PERRY & LAURA T. PERRY; N. CHRISTIAN PORSE & CHRISTINE L. PORSE; DAVID L. RINEER & DOROTHY L. RINEER; IRWIN ROSNER; R. CLAIR SAUDER & DORIS SAUDER; WILLIAM J. SHOPE; LORRAINE M. SINGER; ROBERT L. STAUFFER, SR. & ROBIN D. STAUFFER; DONALD H. WELK & JOYCE E. WELK; DANNY C. WIGLEY & MARGARET S. WIGLEY; RICHARD L. YOUNG & DEBORAH M. YOUNG; MOREY (SCOTT) YOUNG, JR. & KATHLEEN A. YOUNG; ENVIRONMENTAL STONWORKS; SALAMANDER STUCCO SYSTEMS, LLC; BIRD IN HAND BUILDERS, LLC. EARL MARTIN, INC.;

BEILER BROTHERS CONSTRUCTION, LLC; TWIN HOLLOW CONSTRUCTION, LLC; LIVING STONES MASONRY; HARRY A. POOLE, SR. CONTRACTOR, INC. SOUTH BEND MASONRY, LLC; CONESTOGA MASONRY SERVICES, LLC; PELLA CORPORATION,
 Defendants.

TO Conestoga Masonry Services, LLC

YOU ARE HEREBY NOTIFIED that, on April 28, 2021, a Declaratory Judgment Action, endorsed with a Notice to Defend, was brought against you in the Court of Common Pleas of Lancaster County, Pennsylvania at docket number 2021-02620, wherein Plaintiff seeks to enforce its rights under its policy. An Amended Complaint was subsequently filed.

YOU ARE HEREBY NOTIFIED to plead to the above referenced Amended Complaint on or before twenty (20) days from the date of this publication or Judgment will be entered against you.

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 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.

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T (717) 393-0737

MARSHALL DENNEHEY WARNER
COLEMAN & GOGGIN

/s/ Allison L. Krupp

Allison L. Krupp, Esquire
PA No. 307013

Brigid Q. Alford, Esquire
PA No. 38590

100 Corporate Center Drive, Suite
201

Camp Hill, PA 17011

(717) 651-3510

FAX (717) 651-3707

alkrupp@mdwgc.com

bqalford@mdwgc.com

*Attorneys for Plaintiff ACUITY, A
Mutual Insurance Company*

F-11

NOTICE OF SUBMISSION
AND REQUEST FOR PUBLIC
COMMENT

Notice of Submission for Approval
of Proposed Strategic Alliance

Willow Valley Communities, a nonprofit corporation, pursuant to the "Review Protocol for Fundamental Change Transactions Affecting Health Care Non-profits" ("Review Protocol"), is submitting a request to the Office of Attorney General ("OAG") for review and

approval of its proposed strategic alliance with Acts Retirement Services, Inc., a nonprofit corporation.

The Office of Attorney General must review this transaction to ensure that the public interest in the charitable assets of the nonprofit organizations are used for their proper charitable purposes and also must determine whether the proposed transaction will adversely affect the availability or accessibility of health care in the affected community or region. The OAG will review all public comments prior to making a final decision on the Submission.

Comments to the Submission must be received on or before February 11, 2022 and should be directed to the following:

Commonwealth of Pennsylvania
Office of Attorney General
Charitable Trusts and Organizations Section

14th Floor, Strawberry Square
Harrisburg, Pennsylvania 17120

Phone: 717-783-2853

Facsimile: (717) 787-1190

www.attorneygeneral.gov

Kimber L. Latsha, Esquire
LATSHA DAVIS & MARSHALL,
P.C.

1700 Bent Creek Boulevard, Suite
140

Mechanicsburg, PA 17050

Phone: 717-620-2424

Fax: 717-620-2444

KLatsha@ldylaw.com

J-28; F-4, 11

**NOTICE OF ACTION IN A
MORTGAGE FORECLOSURE**

In the Court of Common Pleas
of Lancaster County, Pennsylvania

Civil Division

NO: CI-21-07374

Reverse Mortgage Funding LLC,
PLAINTIFF,
VS.

Unknown Heirs, Successors, As-
signs and All Persons, Firms or
Associations Claiming Right, Ti-
tle or Interest from or under Otto
Hoelbinger, Deceased,
DEFENDANT.

To the Defendants, Unknown
Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest
from or under Otto Hoelbinger,
Deceased: TAKE NOTICE THAT
THE Plaintiff, Reverse Mortgage
Funding LLC has filed an action
Mortgage Foreclosure, as cap-
tioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU
MUST ENTER A WRITTEN AP-
PEARANCE PERSONALLY OR BY
ATTORNEY AND FILE YOUR DE-
FENSE OR OBJECTIONS 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 WITH-
OUT FURTHER NOTICE FOR THE
RELIEF REQUESTED BY THE
PLAINTIFF. YOU MAY LOSE MON-
EY OR PROPERTY OR OTHER
RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NO-
TICE 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 HIR-
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MAY BE ABLE TO PROVIDE YOU
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AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE
PERSONS AT A REDUCED FEE
OR NO FEE.

Lancaster County Bar Associa-
tion Office
28 East Orange Street
Lancaster, PA 17602
LOGS LEGAL GROUP LLP
BY: CHRISTOPHER A. DeNARDO,
PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO.
79992
ELIZABETH L. WASSALL, PA I.D.
NO. 77788
LESLIE J. RASE, PA I.D. NO.
58365
SAMANTHA GABLE, PA I.D. NO.
320695
LILY CALKINS, PA I.D. NO. 327356
3600 HORIZON DRIVE, SUITE
150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM
LLG FILE NO. 20-064756

F-11

**NOTICE OF FILING CHANGE
OF REGISTERED OFFICE**

Notice is hereby given of the fil-
ing in the Office of the Secretary
of the Commonwealth of Penn-
sylvania, Harrisburg, Pennsyl-
vania, on December 16, 2021, of
a Change of Registered Office of
BASSETT MASONRY, INC.
for the purpose of changing the ad-
dress from 23 Kramer Mill Road,
Denver, PA to 995 Deveaux Street,
Elmora, PA 15737.
Kevin D. Persio, Esquire
Smorto, Persio, Webb & McGill

Attorneys for Applicant
129 South Center Street
Ebensburg, PA 15931

F-11

SUITS ENTERED

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

January 27, 2022
to February 2, 2022

ASPEN HOME IMPROVEMENTS, INC., ADAMSON, DAVID B., ADAMSON, BELINDA M., ADAMSON, DANIEL B., ADAMSON, LAURA, ABC CORPORATIONS 1-10, JOHN DOE 1-10; Devin Hornberger; 00518; Colavita

AULT, JESSICA M., AULT, JEFFREY A.; Lakeview Loan Servicing, LLC; 00495; Calcagno

BECKER, SUSAN; Conestoga Valley School District; 00512; Boehret

BISHOP, GARY; Erie Insurance Exchange; 00582; Regan

BISHOP, LARRY W. ; PNC Bank, N.A.; 00560; Dhanda

BRENNER, TERRY, TSHUDY, D. RONALD; LongBridge Financial, LLC; 00538; Hunsberger

COMM OF PENNSYLVANIA DEPT OF TRANSPORTATION BUREAU OF MOTOR VEHICLES; Elvira Mamani Arratia; 00533

GENWORTH LIFE AND ANNUITY INSURANCE CO.; J.G. Wentworth Originations, LLC; 00522; Maro

HOPE MENNONITE FELLOWSHIP, BURKHOLDER, CLINTON; Damien Burkholder; 00637; Lyden

JORDAN, MATTHEW GARRETT; Marcia Shawn; 00523; McGowan

LANDRAU, SHIRLEY; Integrity First Home Buyers, LLC; 00492; Rohrbaugh

LIPKA, JAMES; PNC Bank, N.A.; 00551; Santucci

MANHEIM TOWNSHIP, JOHN DOES 1-5; Todd Martin; 00643; Swartz

MCGRANE, BILLIE J., MCGRANE, RAYMOND; Solanco School District; 00516; Boehret

MIRABAL, MAGDELINE; Integrity First Home Buyers, LLC; 00487; Rohrbaugh

MJD SYSTEMS, LLC; City Electric Supply; 00517; Keifer

MONTANEZ, CARLITO, MONTANEZ PROPERTIES, LLC; Danielle Bennett; 00570; Lessin

PNC BANK NATIONAL ASSOCIATION; BSRE Holdings, LLC; 00617; Sarno

PRO SERVICES; Ronald Wood; 00659; Harter

RHOADES, BRYCE J., RHOADES, BRYCE JAMES ; Elan Financial Services ; 00555 ; Santucci

RODRIGUEZ, YISSEL VARGAS; Felix Omar Lopez; 00652; Bacher

ROSARIO, YOSHIRA; TD Auto Finance, LLC; 00562; Dougherty

SANGREY, JOSHUA P.; Belco Community Credit Union; 00501; Miller

TIPPETTS WEAVER ARCHITECTS, INC., PEOPLESBANK, TOBACCO AVENUE, LLC, GRATZ BANK, LINKBANK; Caldwell Heckles & Egan, Inc.; 00506; Kanfer

VALERO, EVELIA; Jose Diaz ; 00573 ; Baer

VANDAMENT, KATHY, NASHWINTER ESTATE OF, BETTY J.; Sadsbury Township Municipal Authority; 00513; Boehret

WAINBERG, SABRINA, WAINBERG, SABRINA E.; American Express National Bank; 00612; Felzer

POTOMAC.LEGAL

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313 West Liberty Street Suite 105 Lancaster, PA 17603

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