

February 10, 2025

**PUBLIC NOTICE**

**U.S. BANKRUPTCY JUDGESHIP VACANCY**

**District of New Jersey**

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

To be qualified for appointment an applicant must:

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

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

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

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

**ESTATE AND TRUST NOTICES**

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

**FIRST PUBLICATION**

**Allgyer, Benjamin S.**, dec'd.

Late of Narvon.

Executors: Benuel J. Allgyer, Samuel J. Allgyer c/o Glick, Goodley, Deibler & Fanning, LLP, 434 West 4th Street, Quarryville, PA 17566.

Attorney: Samuel A. Goodley, III, Esq., Glick, Goodley, Deibler & Fanning, LLP.

**Beebe, Christa**, dec'd.

Late of Lancaster County.

Executor: Jill Kring Carter c/o Roland Law LLC, 8 N. Queen Street, Mezzanine, Lancaster, PA 17603.

Attorney: Catharine I. Roland.

**Book, Roy H.**, dec'd.

Late of East Hempfield Township.

Executor: Robert C. Book c/o

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

Attorney: James W. Appel, Esquire.

**Brubaker, Elva W.**, dec'd.

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

Attorney: Barbara Reist Dillon.

**Buckwalter, Anna A.**, dec'd.

Late of Manheim Township.

Executor: Everett R. Buckwalter c/o Thomas M. Gish, Sr., Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess, LLP.

**Burns, Pauline**, dec'd.

Late of Manor Township.

Executor: William G. Burns, Jr. c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Barbara Reist Dillon.

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

Late of Lititz.

Executrix: Jennifer A. Drenning c/o Charles A. Ritchie, Jr., Esquire, Feather and Feather, P.C., 22 West Main Street, Anville, PA 17003.

Attorney: Charles A. Ritchie, Jr.

**Duck, E. Eugene**, dec'd.

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

Attorney: Kevin D. Dolan, Es-

quire.

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**Ersek, Nancy I.**, dec'd.

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

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**Fink, Joyce E. a/k/a Joyce Eileen Fink**, dec'd.

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

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**Frale, Earl**, dec'd.

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

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**Frey, Peggy L.**, dec'd.

Late of West Lampeter Township.  
Administrator C.T.A.: Jeffrey Gonick, P.O. Box 604, East Petersburg, PA 17520.  
Attorney: None.

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**Fuhrman, Chester D.**, dec'd.

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

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

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

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**Hann, Nancy D.**, dec'd.

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

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

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

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**Johnson, Marla S.**, dec'd.

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

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**Krushinski, Daryl Tod**, dec'd.

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

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**Kurtz, Mabel B.**, dec'd.

Late of New Holland.  
Executor: Mary Ann Leaman c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.  
Attorney: Ashley A. Glick, Esq., Glick, Goodley, Deibler & Fanning, LLP.

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**Kutz, Teresa A.**, dec'd.

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

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**Leaman, Raymond B.**, dec'd.

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

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

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

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**Lowell, Fred Milton**, dec'd.

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

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

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

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

Late of Mount Joy.  
Executrix: Jennifer S. Mraz, 271 Park Ave., Mount Joy, PA 17552.  
Attorney: None.

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**Nissley, Mary Jane**, dec'd.

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

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**North, Joseph H.**, dec'd.

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

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**Papadimitriou, Gus N.**, dec'd.

Late of Lancaster City.  
Executor: Dore Valavanes Photis, 2048 Temple Avenue, Lancaster, PA 17603.  
Attorney: None.

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**Peek, Ruth M.**, dec'd.

Late of Lititz.  
Executor: Angela M. Ward c/o Angela M. Ward, Esq., AWARD Law, LLC, 2173 Embassy Dr., #576, Lancaster, PA 17603.  
Attorney: Angela M. Ward, Esq.

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**Ratliff, Denise**, dec'd.

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

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

**Reikard, Rose Marie a/k/a Rose M. Reikard**, dec'd.

Late of West Hempfield Township.  
Administrator: Donald L. Reikard c/o Law Offices of Mark L. Blevins, Esquire, 701 Penn Grant Road, Lancaster, PA 17602.  
Attorney: Mark L. Blevins, Esquire.

**Smythe, William J. a/k/a William J. Smythe, Sr.**, dec'd.

Late of West Lampeter Township.  
Executor: Robert T. Nayden, President of the Faithful Journey Foundation, nonprofit Corporation c/o Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601.  
Attorneys: Neil R. Vestermark, Esquire, Aevitas Law, PLLC.

**Reynolds, Anna M. a/k/a Anna Mary Reynolds**, dec'd.

Late of Manheim Township.  
Executor: Barton A. Rose c/o Jeffrey Gonick, PO Box 604, East Petersburg, PA 17520.  
Attorney: Jeffrey Gonick.

**Stefanick, Zachary C.**, dec'd.

Late of Manor Township.  
Co-Administrators: Derek Stefanick, 223 Millersville Rd., Lancaster, PA 17603, Christina Stefanick, 27 Iron Horse Pike, Lititz, PA 17543.  
Attorney: Deborah L. Packer, Esq., Freeburn Law, P.O. Box 61680, Harrisburg, PA 17106.

**Sensenig, Edna Mae**, dec'd.

Late of West Cocalico Township.  
Co-Executors: Alma M. Horning, Curvin M. Horning, Glen M. Horning c/o Linda Kling, Esquire, 121 E. Main Street, New Holland, PA 17557.  
Attorneys: Smoker Gard Associates LLP.

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

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

**Shade, Herbert C.**, dec'd.

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

**Weaver, Aaron S.**, dec'd.

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

**Sideris, Aristotelis M. a/k/a Aristotelis Sideris**, dec'd.

**Weber, Salinda**, dec'd.

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

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

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**West, Diana D.**, dec'd.

Late of Elizabeth Township.  
Executor: Cathy J. Patterson c/o Law Office of Shawn Pierson, 105 East Oregon Road, Lititz, PA 17543.  
Attorney: Shawn M. Pierson, Esq.

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**West, Nolan D.**, dec'd.

Late of Penn Township.  
Executor: Cathy J. Patterson c/o Law Office of Shawn Pierson, 105 East Oregon Road, Lititz, PA 17543.  
Attorney: Shawn M. Pierson, Esq.

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

Late of West Lampeter Township.  
Executor: David R. Yeskoo c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.  
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

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**SECOND PUBLICATION**

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

Late of East Hempfield Township.

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

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**Banning, Rosemarie C.**, dec'd.

Late of New Providence Township.  
Executor: Wendy Baughman c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.  
Attorneys: Young and Young.

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**Bender, Patricia A.**, dec'd.

Late of Lititz.  
Executor: Daryl H. Bender, 1001 E. Oregon Road, Lititz, PA 17543.  
Attorney: None.

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**Bigler, Gwendolyn Mae**, dec'd.

Late of Columbia Borough.  
Co-Executrices: Julie A. Bigler, Hillary D. Smith c/o Thomas W. Fleckenstein, Esquire, 553 Locust Street, Columbia, PA 17512.  
Attorneys: Mountz, Kreiser & Fleckenstein, 553 Locust Street, Columbia, PA 17512.

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**Bitner, John R.**, dec'd.

Late of Mount Joy Township.  
Executrix: Janelle M. Bitner c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.  
Attorney: Kevin D. Dolan, Esquire.

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**TRUST NOTICE**

**Coryell, Nancy S.**, dec'd.

Late of Caernarvon Township.  
Rodger L. Coryell and Nancy S.

Coryell Irrevocable Trust dtd. 9.20.2024.

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

Attorney: Stephen R. Gibble.

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**Cunningham, Jack R.**, dec'd.

Late of Lititz Borough.

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

Attorney: Scott E. Albert, Esq.

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**Decker, William J.**, dec'd.

Late of West Donegal Township.

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

Attorney: John M. Smith, Esquire.

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**Delgiorno, Daniel E.**, dec'd.

Late of Manheim Township.

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

Attorney: John C. Hohenadel, Esquire.

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**Eckman, Robert A.**, dec'd.

Late of Drumore Township.

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

Attorneys: Saxton & Stump, LLC.

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**Ewing, Sherry**, dec'd.

Late of West Lampeter Town-

ship.

Executrix: Shannon L. Frelak c/o Law Office of Gretchen M. Curran, LLC, 1337 Byerland Church Road, P.O. Box 465, Willow Street, PA 17584.

Attorney: Gretchen M. Curran.

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**Forry, Richard R.**, dec'd.

Late of Columbia Borough.

Executrix: Cynthia A. Keyser c/o Thomas W. Fleckenstein, Esquire, 553 Locust Street, Columbia, PA 17512.

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

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

Late of West Donegal Township.

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

Attorney: Kevin D. Dolan, Esquire.

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**Hainthaler, Nora T.**, dec'd.

Late of West Hempfield Township.

Executor: Joseph R. Hainthaler, 1805 Sturbridge Drive, Lancaster, PA 17601.

Attorney: None.

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

Late of Elizabethtown Borough.

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

Attorney: Lucy F. Dowd.

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

Late of Strasburg Township.



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

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**Heisey, Sieglinde**, dec'd.  
Late of Manheim Borough.  
Executor: Andreas Heisey c/o John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.  
Attorney: John F. Markel.

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

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**Hevener, Dennis W.**, dec'd.  
Late of West Hempfield Township.  
Executor: Joshua M. Landis c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.  
Attorneys: Blakinger Thomas, PC.

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

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**Hostetter, Gladys M.**, dec'd.  
Late of Ephrata Borough.  
Executor: Kevin F. Hostetter c/o John R. Gibbel, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill &

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Hess, LLP.

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

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**Kesoglou, Maria a/k/a Maria F. Kesoglou**, dec'd.  
Late of Lititz Borough.  
Executor: Constantine Kourgelis c/o May Herr & Grosh LLP, 50 East Main Street, Mount Joy, PA 17552.  
Attorney: Scott E. Albert, Esq.

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

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

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

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**Platon, Randall H.**, dec'd.

Late of East Hempfield Township.

Co-Executors: Kristopher Platon, Alexander Platon, Natalie Platon c/o Thomas W. Fleckenstein, Esquire, 553 Locust Street, Columbia, PA 17512.

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

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**TRUST NOTICE**

**Rankin, Kathryn B.**, dec'd.

Late of Manheim Township.

Kathryn B. Rankin Family Trust.

Trustee: Donald A. Rankin, Jr. c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

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**Rieker, Edward T.**, dec'd.

Late of East Lampeter Township.

Executor: Bridget B. Rieker c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Barbara Reist Dillon.

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

Late of West Earl Township.

Co-Executors: Charlene Ranck, Gerald Rohrer, Jay Rohrer c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

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**Ruszky, Andrew**, dec'd.

Late of Quarryville Borough.

Administrator: Helen M. Ruszkay c/o Aevitas Law, PLLC, 275

Hess Blvd., Suite 101, Lancaster, PA 17601.

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

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**Rutter, Sandra T.**, dec'd.

Late of Mount Joy Borough.

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

Attorneys: McNees Wallace & Nurick LLC.

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**Schmidt, Russell W.**, dec'd.

Late of West Donegal Township.

Co-Administrator: Matthew W. Schmidt, Nicholas W. Schmidt c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esquire.

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**Shimko, Bonita**, dec'd.

Late of Marietta Borough.

Administrator: Steven J. Hohn c/o May Herr & Grosh LLP, 50 East Main Street, Mount Joy, PA 17552.

Attorney: Scott E. Albert, Esq.

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

Late of Manor Township.

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

Attorney: D. Michael Craley.

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

Late of East Donegal Township.

Executor: William D. Splain c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201,

Elizabethtown, PA 17022.  
Attorney: Kevin D. Dolan, Esquire.

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**Staples, Brian M.**, dec'd.

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

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**Teske, John A.**, dec'd.

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

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**Wise, Arlene L.**, dec'd.

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

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

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

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**Young, Dolores R.**, dec'd.

Late of New Holland Borough.  
Executrix: Wendy Ann Rhinier c/o Linda Kling, Esquire, 121 E. Main Street, New Holland, PA

17557.  
Attorneys: Smoker Gard Associates LLP.

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**Zimmerman, Ivan M.**, dec'd.

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

**THIRD PUBLICATION**

**Andrews, Beatrice E. a/k/a Bea E. Andrews a/k/a B. Elizabeth Andrews**, dec'd.

Late of East Lampeter Township.  
Co-Executors: Michael B. Andrews, Donald C. Andrews c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.  
Attorney: E. Richard Young, Jr., Esq.

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**Blount, Sylvia Mae a/k/a Sylvia M. Blount**, dec'd.

Late of West Donegal Township.  
Executor: Bernard F. Blount c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.  
Attorney: Jeffrey S. Shank, Esquire.

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**Boyd, W. Craig a/k/a Walter Craig Boyd**, dec'd.

Late of Rapho Township.  
Executor: Lawrence Allan Boyd c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.  
Attorneys: Young and Young.

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**Butzer, Charlene M.**, dec'd.

Late of East Hempfield Township.

Co-Executors: Peggy A. Butzer, Ronald S. Butzer c/o Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601.

Attorney: Rhonda F. Lord, Esq.

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**Carlough, Harriette E.**, dec'd.

Late of West Lampeter Township.

Executor: Henry A. Mauermeyer c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A. Grosh.

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**Christensen, Sharon L. a/k/a Sharon Lee Christensen**, dec'd.

Late of Manor Township.

Executrix: Melinda Habecker c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

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**Coggins, Eugene**, dec'd.

Late of Colerain Township.

Administrator: Brother Ronald Giannone, OFM Cap, The Ministry of Caring, 115 East 14<sup>th</sup> Street, Wilmington, DE 19801-3209.

Attorney: Peter S. Gordon, Esquire, Gordon, Fournaris & Mammarella, P.A., 1925 Lovering Avenue, Wilmington, DE 19806.

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**Dixon, Barbara B.**, dec'd.

Late of West Lampeter Township.

Executor: Charles Edward Smith, II c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126

East King Street, Lancaster, PA 17602.

Attorney: Randy R. Moyer -- Barley Snyder LLP.

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**Faber, Peter D. a/k/a Peter Delmore Faber**, dec'd.

Late of West Lampeter Township.

Personal Representative: Lisa Beth Mazzarino c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.

Attorneys: Metzger and Spencer, LLP.

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**Florian, Lorraine S.**, dec'd.

Late of Providence Township.

Executrix: Julia I. Aukamp c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorneys: May, Herr & Grosh, LLP.

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**Frey, Julia K. a/k/a Julia Kaye Frey**, dec'd.

Late of Mountville Borough.

Executrix: Jean L. Hess c/o Jeffrey Gonick, PO Box 604, East Petersburg, PA 17520.

Attorney: Jeffrey Gonick.

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**Fritz, Stephen Ray a/k/a Stephen R. Fritz**, dec'd.

Late of East Cocalico Township.

Executor: Ashley Loren Bane, 625 Mohn's Hill Road, Reading, PA 19608.

Attorney: Jonathan B. Batdorf, Esquire, 317 East Lancaster Avenue, Shillington, PA 19607.

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**Grier, Thomas E.**, dec'd.

Late of Bart Township.

Administrator: Edward A. Grier, 1616 Lafayette Parkway, Wil-

liamspport, PA 17701.  
Attorney: None.

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**TRUST NOTICE**

**Grossman, Robert A.**, dec'd.  
Late of Manheim Township.  
The Robert A. Grossman Revocable Trust Agreement as most recently amended and restated dtd. 02/08/2019.  
Trustees: Gloria Schwartz Grossman, Counsel Trust Company c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.  
Attorneys: Barley Snyder LLP.

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**Hufford, Gary P.**, dec'd.  
Late of Lancaster City.  
Personal Representative: Karen M. McCarter c/o Law Office of Steven D. Guintier, J.D., 480 Cabin Hollow Rd., Dillsburg, PA 17019.  
Attorney: Steven D. Guintier, J.D.

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**King, Florence M.**, dec'd.  
Late of Millersville Borough.  
Executor: Harry G. King c/o 336 Landis Ave., Millersville, PA 17551.  
Attorney: Leo T. White, Law Offices of Leo T. White, LLC, 1220 Valley Forge Road, Suite 37B, Phoenixville, PA 19460.

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**Krammes, Suzanne**, dec'd.  
Late of Salisbury Township.  
Executor: Miranda L. Krammes 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.

**Landis, Patricia S.**, dec'd.  
Late of Mountville Borough.  
Executors: Suzanne L. Miller, Thomas C. Landis, Michael S. Landis c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.  
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

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**Lando, Marie R. a/k/a Marie Lando**, dec'd.  
Late of Upper Leacock Township.  
Administrator: Edward W. Lando 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.

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**Lutz, Gladys L.**, dec'd.  
Late of East Cocalico Township.  
Executor: David A. Nolt c/o Whitney P. O'Reilly, Esq., 1600 Market St., Fl. 32, Philadelphia, PA 19103.  
Attorney: Whitney P. O'Reilly, Esq.

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**Miller, Phyllis A.**, dec'd.  
Late of Caernarvon Township.  
Executor: Jeffrey J. Miller c/o Gibble Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.  
Attorney: Stephen R. Gibble.

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**Moody, Lynda A.**, dec'd.  
Late of Lancaster County.  
Executor: Tarah Beck, 3458 Duff Avenue, Lancaster, PA 17601.  
Attorney: None.

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**Morris, Margaret E.**, dec'd.

Late of West Donegal Township.  
Executrix: Alison L. Morris  
c/o Linda J. Olson, Esq., 2000  
Linglestown Rd., #202, Harris-  
burg, PA 17110.

Attorney: Linda J. Olsen, Atty.,  
Hazen Law Group LLC, 2000  
Linglestown Rd., #202, Harris-  
burg, PA 17110.

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**Mumaw, Ruth B.**, dec'd.

Late of West Donegal Township.  
Executor: Lynn B. Sine c/o Scott  
E. Albert, Esq., 50 East Main  
Street, Mount Joy, PA 17552.  
Attorney: Scott E. Albert, Esq.

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**Nguyen, Kim Tuyen Tran**, dec'd.

Late of Mountville.  
Administrator: Jeannie Nguyen  
c/o Nikolaus & Hohenadel, LLP,  
327 Locust Street, Columbia,  
PA 17512.  
Attorney: Christopher R. Grab,  
Esquire.

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**Risser, Irene K.**, dec'd.

Late of Millersville Borough.  
Executor: Aaron Nissley Risser,  
4320 Main Street, Conestoga,  
PA 17516.  
Attorney: None.

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**Rudy, Elinor L. a/k/a Elinor  
Lena Rudy a/k/a Elinor Herr  
Rudy a/k/a Elinor Rudy**, dec'd.

Late of West Lampeter Town-  
ship.  
Executor: Robert A. Rudy, 4004  
Carteret Drive, Winter Haven,  
FL 33884.  
Attorney: Frank A. Nardo, Jr.

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**Rutherford, Dennis a/k/a Den-  
nis M. Rutherford**, dec'd.

Late of East Lampeter Town-  
ship.  
Executrix: Stacy Rutherford c/o

Scott E. Albert, Esq., 50 East  
Main Street, Mount Joy, PA  
17552.

Attorney: Scott E. Albert, Esq.

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**Schmitt, Helen M.**, dec'd.

Late of Millersville Borough.  
Executor: John J. Schmitt c/o  
Randy R. Moyer, Esquire, Bar-  
ley Snyder LLP, 126 East King  
Street, Lancaster, PA 17602.

Attorney: Randy R. Moyer --  
Barley Snyder LLP.

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**Snader, Elizabeth G.**, dec'd.

Late of East Cocalico Township.  
Executrix: Dina M. Burd c/o  
Robert E. Sisko, Esquire, 700  
North Duke Street, P.O. Box  
4686, Lancaster, PA 17604-  
4686.

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

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**Sponaule, Boyd L., Jr. a/k/a  
Boyd Sponaule, Jr. a/k/a Boyd  
L. Sponaule a/k/a Boyd Lay-  
mon Sponaule, Jr.**, dec'd.

Late of Lancaster Township.  
Executors: Bridgette S. Mariotti,  
Boyd L. Sponaule, III c/o Ni-  
kolaus & Hohenadel, LLP, 212  
North Queen Street, Lancaster,  
PA 17603.

Attorney: Barbara Reist Dillon.

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**Sumpman, Joy B.**, dec'd.

Late of Mount Joy Township.  
Co-Executors: Patty Jo McKee,  
Penny S. Whitcraft c/o Young  
and Young, 44 S. Main Street,  
P.O. Box 126, Manheim, PA  
17545.

Attorneys: Young and Young.

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**Sweigart, Joan M. a/k/a Joan  
Marie Sweigart**, dec'd.

Late of East Lampeter Town-

ship.

Executrix: Valerie C. Shawkey  
c/o Vance E. Antonacci, Es-  
quire, McNees Wallace & Nurick  
LLC, 570 Lausch Lane, Suite  
200, Lancaster, PA 17601.

Attorneys: McNees Wallace &  
Nurick LLC.

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**Tonkay, Janet S. a/k/a Janet Y.**

**Tonkay**, dec'd.

Late of Lititz.

Executor: Douglas Tonkay, P.O.  
Box 46, Woodbine, MD 21797.

Attorney: None.

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**Weiser, Russell L.**, dec'd.

Late of Lititz Borough.

Administrator: Eric S. Weiser  
c/o Appel Yost & Zee LLP, 33  
North Duke Street, Lancaster,  
PA 17602.

Attorney: Jeffrey P. Ouellet, Es-  
quire.

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**Wenrich, Walter George**, dec'd.

Late of East Cocalico Township.

Executrix: Rikki L. Bisazza,  
246 Riverview Dr., Ephrata, PA  
17522.

Attorney: None.

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**Wright, Joyce S.**, dec'd.

Late of Christiana Borough.

Executrix: Brenda L. Lasak c/o  
Good Law Firm, 132 West Main  
Street, New Holland, PA 17557.

Attorneys: Good Law Firm.

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**Yocum, Edith M.**, dec'd.

Late of Leacock Township.

Executor: Gary W. Yocum c/o  
Nikolaus & Hohenadel, LLP, 212  
North Queen Street, Lancaster,  
PA 17603.

Attorney: Barbara Reist Dillon.

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**ARTICLES OF DISSOLUTION**

Notice is hereby given to all persons interested or who may be affected by **EKB Logistics, LLC** a Pennsylvania limited liability company ("Company"), is engaged in winding up and settling the affairs of said Company so that its existence shall be ended by the filing of Certificate of Termination with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. 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 T. Desmond, Esq., Re: EKB Logistics, 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

F-28

**CHANGE OF NAME NOTICES**

A hearing will be held on March 28, 2025, at 3:15 pm, in Courtroom No. 4, 3<sup>rd</sup> floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regard-

ing the request of Cameron Scott Heagy to change his child's name from **Cameron Scott Heagy** to Cameron Aries. Any person with objections may attend and show cause why the request should not be granted.

F-28

A hearing will be held on May 1, 2025, at 1:30 pm, in Courtroom No. 4, 3<sup>rd</sup> floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the request of Rebekah Faith Violante to change her child's name from **Rebekah Faith Violante** to Rebekah Faith Sonnenblume. Any person with objections may attend and show cause why the request should not be granted.

F-28

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Lancaster County, Pennsylvania, seeking to change the name of **Gavin Anthony Winder** to Gavin Anthony Seiberlich. A hearing on the Petition will be held on Thursday, March 20, 2025, at 9:30 A.M. in Courtroom No. 11 of 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.

Anne M. Gibson, Esq.  
 Attorney ID: 206008  
 Attorney for Petitioners,  
 Jessica Lynn Seiberlich and Lee  
 Michael Seiberlich  
 Gibson Law Group, LLC  
 313 W. Liberty Street, Suite 113  
 Lancaster, PA 17603  
 717.344.5525

F-28

### CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 1/14/2025 for a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows:

#### **Electronic Caregiver, Inc.**

c/o Harbor Business Compliance Corporation

This corporation is incorporated under the laws of Nevada.

The address of its principal office is 506 S Main Street, Suite 1000, Las Cruces, NM 88001. The corporation has been registered in Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act.

F-28

### FICTITIOUS NAME NOTICES

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name **Charter Homes at Brookvue, Inc.** for the conduct of business in Lancaster County, Pennsylvania, with the principal place of business being 322 N. Arch St., Lancaster, PA 17603, was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 19th day of February 2025, pursuant to 54 Pa.C.S. §311. The name and address of the entity owning or interested in the said business is Glen Eden Development Company, 322 N. Arch St., Lancaster, PA 17603.



McNEES WALLACE & NURICK  
LLC

Attorneys at Law  
100 Pine Street  
Harrisburg, PA 17101

F-28

Notice is hereby given that **Dutchie's Stone Work, LLC**, 861 Strasburg Road, Paradise PA 17562, did file in the Office of the Secretary of the Commonwealth of Pennsylvania on February 6, 2025, registration of the name:

**"DUTCHIE'S STONWORK & OUTDOOR LIVING"**

under which it intends to do business at 861 Strasburg Road, Paradise PA 17562, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act".

NICHOLAS T. GARD, ESQUIRE  
SMOKER GARD ASSOCIATES LLP

F-28

Notice is hereby given that an application for registration of the fictitious name **"Holland + Oak Woodworking"** for the conduct of business in Lancaster, County, PA with a principal place of business being 125 Peters Road, New Holland, PA 17557 was made to the Pennsylvania Department of State on February 11, 2025, pursuant to 54 Pa. C.S. 311, otherwise known as "the Fictitious Name Act". The name of the entity owning or interest in such business is Quality Custom Cabinetry, Inc.  
Legacy Law Advisors, PLLC

F-28

**NOTICE OF ANNUAL MEETING**

**NOTICE OF THE**

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

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

Douglas L. Underwood  
President/CEO/Treasurer  
Ephrata PA

ATTEST: Hisham M. Sallit

wVice President/CFO/

Secretary

PO Box 587

Ephrata PA 17522

F-21, 28; M-7

**ORPHANS' COURT NOTICE**

Orphans' Court Division  
Auditing Notices

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

MARCH 4, 2025

at 9 o'clock a.m. in Courtroom No. 11 on the fourth floor of the Court-

house, 50 North Duke Street, Lancaster, PA

1. GONZALEZ, MARIANO A., decd., 2023-1554. First & Final Acct., M. Brian Gonzalez, Exec., Jeffrey C. Goss, atty.
2. STEFFISH, JANET B., decd., 2023-1938. First & Final Acct., Paul Sheaffer, Exec., Anthony P. Schimaneck, atty.

Anne L. Cooper  
Clerk of the Orphans' Court  
Division  
of the Court of Common Pleas.  
F-21, 28

**SUITS ENTERED**

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

February 12, 2025  
to February 18, 2025

BELLINI, ENZO; Anthony Davis; 01027; Sholley  
BROWN, DORINDA M; DWANE R. GRAVER, Executor of the Estate of Georgia M. Graver; 00960; Goss  
CASTRO, JESSICA O.; JOHN DOES 1-10, ABC CO 1-10; Deyaa Al-Tamimi; 00950; Leeds  
DENGLER, ELIZABETH, Gary Stoltzfus; 00927; Wolman  
HALL, SAMUEL R; William Sutton; 01045; Peretz  
JACKSON, CHRISTOPHER W.; Carmax Business Services, LLC; 01062; Gingrich

JANTZI, CHARLES; Rose Vazquez; 00991; Gorodetzer  
LEFEVRE, NATHAN; LVNV Funding LLC; 01021; Carfagno  
LORENZETTI, KELLY, LORENZETTI, PIETRO, JOHN DOE(S) 1-3; Tyshee Wheeler; 00972; Zafaran  
MT CARMEL COGEN INC; Engie Power and Gas LLC; 00945; Clark  
PARK WEST CIRCLE, LLC, LANDMARK HOMES, TALON HOLDINGS LLC, RIGEWOOD HOLDINGS, LLC, NARROWS GLEN, INC., LINCOLN LAND GROUP, INC., LANDMARK BUILDERS, INC., LANDMARK HOMES, INC., LANDMARK HOMES AT THE PINNACLE, LLC; Dennis Capewell; 01064; Gallagher  
PEGUERO, PABLO; LVNV Funding LLC; 00962; Morris  
RICHTER, HOPE; Citadel Federal Credit Union; 00957; Dougherty  
SANTANDER BANK NA; We Care Communities LLC; 01033; Sarno  
SEPULVEDA, ROSNILDA; Juan Segura; 00983; Espinosa  
SOUTHERN AIRWAYS EXPRESS LLC; Charles Phillips; 00977; Greenfield  
SPOOKY NOOK SPORTS INC; Sara Myers; 00976; Rotella  
TRAN, CUC THI KIM, NAIL STUDIO; S&S Singh Partners; 01031; Gardner



**NOTICE  
SHERIFF SALE  
OF VALUABLE  
Real Estate**

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

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

**CONDITIONS OF SALE**

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

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

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

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

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

Payment of a 10% down pay-

ment towards the purchase of any property must be made prior to the Sale through the REALAUC-TION website. The final 90% of the purchase price for properties must be in the form of lawful money of the United States, a certified or cashier's check from a bank, or a Lancaster County attorney's check. The Sheriff's Office will NOT accept any other form of payment.

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

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

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

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

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

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

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

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

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

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

PROPERTY ADDRESS: 532  
NORTH 3RD STREET, COLUMBIA, PA 17512  
UPI / TAX PARCEL NUMBER:  
110-93106-0-0000  
JUDGMENT: \$196,185.68.  
REPUTED OWNERS: ROBERT G. BROWN  
DEED BK. AND PAGE OR INSTR. NO.: DOCUMENT ID# 6441808  
MUNICIPALITY: COLUMBIA  
AREA: ALL THAT CERTAIN LOT OF GROUND, TOGETHER WITH THE TWO AND ONE-HALF STORY BRICK DWELLING HOUSE AND OTHER IMPROVEMENTS THEREON ERECTED, SITUATE ON THE WEST SIDE OF NORTH THIRD STREET, BETWEEN LINDEN AND

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

IMPROVEMENTS: RESIDENTIAL DWELLING

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**CI-24-00735**  
**M&T BANK**  
**VS**

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

PROPERTY ADDRESS: 961 EAST ORANGE STREET, LANCASTER, PA 17602  
UPI / TAX PARCEL NUMBER:  
340-45005-0-0000  
JUDGMENT: \$78,269.30  
REPUTED OWNERS: CHACE J. CHAVEZ & NICHOLE M. CHAVEZ AKA NICHOLE M. NEILL  
DEED BK. OR INSTR. NO.: 5709657  
MUNICIPALITY: LANCASTER TOWNSHIP  
AREA: 0.08  
IMPROVEMENTS: A RESIDENTIAL DWELLING

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**CI-24-03734**  
**FULTON BANK, NA**  
**VS**

**VALENTIN PIZARRO COLON,**  
**MARILYN I. COLON**

PROPERTY ADDRESS: 725 MARTICVILLE ROAD, PEQUEA, PA 17565  
UPI / TAX PARCEL NUMBER:  
430-53974-0-0000  
JUDGMENT: \$46,546.99  
REPUTED OWNERS: VALENTIN PIZARRO COLON AND MARILYN I. COLON  
DEED BK. OR INSTR. NO.: BOOK:

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

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

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**CI-23-06788**

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

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

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

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**CI-24-05292**

**NATIONSTAR MORTGAGE LLC  
VS  
KEVIN DOWNING**

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

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**CI-23-08770**

**LAKEVIEW LOAN SERVICING,  
LLC  
VS**

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

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

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**CI-22-04537**

**M&T BANK  
VS**

**MARY ELIZABETH FINGER**

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

IMPROVEMENTS: A RESIDEN- DWELLING  
TIAL DWELLING

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

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

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

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

**CI-24-03576**  
**LAKEVIEW LOAN SERVICING.**  
**LLC**  
**VS**

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

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**CI-23-01943**  
**THE BANK OF NEW YORK**  
**MELLON TRUST COMPANY,**  
**NATIONAL ASSOCIATION FKA**  
**THE BANK OF NEW YORK**  
**TRUST COMPANY, N.A. AS SUC-**  
**CESSOR TO JPMORGAN CHASE**  
**BANK, N.A., AS TRUSTEE FOR**  
**RESIDENTIAL**

**ASSET MORTGAGE PROD-**  
**UCTS, INC., MORTGAGE AS-**  
**SET-BACKED PASS-THROUGH**  
**CERTIFICATES, SERIES**  
**2006-RS4**  
**VS**  
**NATHAN AARON HORNBERG-**  
**ER, IN HIS CAPACITY AS HEIR**  
**OF RONALD B. HORNBERGER,**  
**UNKNOWN HEIRS,**  
**SUCCESSORS, ASSIGNS AND**  
**ALL PERSONS, FIRMS, OR AS-**  
**SOCIATIONS CLAIMING RIGHT,**  
**TITLE OR INTEREST FROM**  
**OR UNDER RONALD B. HORN-**  
**BERGER**



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

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**CI-23-06282**

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

**VS**

**MICHELLE KAUFFMAN**

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

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**CI-23-04562**

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

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

**VS**

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

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

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**CI-22-04213**

**ALLIED FIRST BANK, SB DBA  
SERVBANK**

**VS**

**JAMES H. MACVAUGH**

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

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**CI-24-03058**

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



**VS**

**URIEL MALDONADO**

PROPERTY ADDRESS: 15 SOUTH ANN STREET, LANCASTER, PA 17602  
UPI / TAX PARCEL NUMBER: 337-95716-0-0000  
JUDGMENT: 234, 679.82  
REPUTED OWNERS: URIEL MALDONADO  
DEED BK. OR INSTR. NO.: 6734442  
MUNICIPALITY: LANCASTER CITY  
AREA: 17,300 SQ. FT.  
IMPROVEMENTS: TWO FAMILY DWELLING

**CI-23-03940**

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

**VS**

**MARGARET J. MAST**

PROPERTY ADDRESS: 66 JACKSON DRIVE, LANCASTER, PA 17603  
UPI / TAX PARCEL NUMBER: 340-65809-0-0000  
JUDGMENT: \$335,753.63.  
REPUTED OWNERS: MARGARET J. MAST  
DEED BK. AND PAGE OR INSTR. NO.: BK 4803, PG 0413  
MUNICIPALITY: TOWNSHIP OF LANCASTER  
AREA: ALL THOSE CERTAIN TWO ADJOINING TRACTS OR PIECES OF LAND, TOGETHER WITH A 2 1/2 STORY DWELLING HOUSE AND OTHER IMPROVEMENTS THEREON ERECTED, KNOWN AS NO. 66 JACKSON DRIVE, SITUATED ON THE WEST SIDE OF JACKSON DRIVE IN "WOOD-

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

**CI-24-02943**

**MORTGAGE ASSETS MANAGEMENT, LLC**

**VS**

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

PROPERTY ADDRESS: 26 SCHOOL HOUSE RD, LANCASTER, PA 17603  
UPI / TAX PARCEL NUMBER: 340-06646-0-0000  
JUDGMENT: \$263,301.80  
REPUTED OWNERS: COLLEEN MYERS, SOLELY IN HER CAPACITY AS KNOWN HEIR OF JOHN H. MYERS, DECEASED AND JOHN MYERS JR, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF JOHN H. MYERS, DECEASED AND TERESA A KREIDER, SOLELY IN HER CAPACITY AS KNOWN HEIR OF JOHN H. MYERS, DECEASED AND THE UNKNOWN HEIRS OF JOHN H. MYERS  
DEED BK. AND PAGE OR INSTR. NO.: 88, 379  
MUNICIPALITY: LANCASTER TOWNSHIP

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

**CI-24-02941**

**PHH MORTGAGE CORPORATION**

**VS**

**SUSAN PEARSON, SOLELY IN  
HER CAPACITY AS KNOWN  
HEIR OF DAVID A. PEARSON**

**III, DECEASED, THE**

**UNKNOWN HEIRS OF DAVID A  
PEARSON III**

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

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

JUDGMENT: \$182,058.45

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

UNKNOWN HEIRS OF DAVID A  
PEARSON III

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

MUNICIPALITY: EAST LAMPETER  
TOWNSHIP

AREA: 1,502 SQ. FT.

IMPROVEMENTS: 100 - RESI-  
DENTIAL

**CI-24-01368**

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

**FOR PNPSTRUST I**

**VS**

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

PROPERTY ADDRESS: 1920  
ROCKVALE ROAD, LANCASTER,  
PA 17602

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

JUDGMENT: \$119,254.61

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

MUNICIPALITY: TOWNSHIP OF  
WEST LAMPETER

AREA: PRIMARY HOMESITE  
39,204 SQ FT.

IMPROVEMENTS: RESIDENTIAL

**CI-24-01665**

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

**WHOLESALE MORTGAGE**

**VS**

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

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

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

JUDGMENT: \$52,194.64

REPUTED OWNERS: WILLIAM W.  
POOLE AKA WILLIAM WALTER  
POOLE AKA WILLIAM POOLE

DEED BK. OR INSTR. NO.:  
6039341

MUNICIPALITY: TOWNSHIP OF  
EARL

AREA: 0.14

IMPROVEMENTS: A RESIDEN-  
TIAL DWELLING

**CI-24-03133**

**M&T BANK**

**VS**

**MICHELE NICOLE RODA**

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

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

**CI-24-04445**

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

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

**CI-19-07067**

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

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

**CI-23-06236**

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

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

**CI-24-01850**

**CASTLETON HOMEOWNERS ASSOCIATION, INC.**  
**VS**  
**NICOLE SHUCHART**

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

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

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**CI-23-07634**

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

**PHILLIP K. YEAGLEY**

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