

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

Alleman, Mae I., dec'd.

Late of Mt. Joy Borough.
Executor: Roger L. Alleman, 21 Sherks Church Rd., Palmyra, PA 17078.
Attorney: Jean D. Seibert, Esquire, Caldwell & Kearns, PC, 3631 N. Front St., Harrisburg, PA 17110.

Blasi, Daniel J. a/k/a Daniel Jeffrey Blasi, dec'd.

Late of Gordonville Borough.
Executrix: Carla P. Gorman c/o Brian J. Honness, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.
Attorney: McNees Wallace & Nurick LLC.

Courtney, Ruth E., dec'd.

Late of Manheim Township.
Personal Representative: Pamela

C. Brackbill c/o Jennifer A. Galloway, Esq., Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601.
Attorney: Saxton & Stump, LLC.

Deck, Roy, Jr., dec'd.

Late of Lancaster Township.
Co-Executors: Ross A. Deck, Fulton Bank, N.A. c/o Nancy Mayer Hughes, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.
Attorney: Barley Snyder LLP.

Effinger, Charles W., Jr., dec'd.

Late of Lititz Borough.
Executrix: Margaret L. Seiler c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.
Attorney: E. Richard Young, Jr., Esq.

Eshelman, Guy R., dec'd.

Late of West Lampeter Township.
Executrix: M. Yvonne Crouse c/o Patti S. Spencer, Esq., 320 Race Avenue, Lancaster, PA 17603.
Attorney: Spencer Law Firm.

Genoese-Fulmer, Maria Elisa a/k/a M. Elisa Genoese-Fulmer, dec'd.

Late of Manor Township.
Administrator d.b.n.: Francesco Joseph Genoese c/o Jeffrey Gonick 1398 Oregon Road, Leola, PA 17540.
Attorney: Jeffrey Gonick.

Fisher, Gloria A., dec'd.

Late of Mount Joy Township.
Executrix: Wendy Sue Brenstuhl c/o Mary-Jo Mullen, CPA,

Esquire, Halbruner, Hatch & Guiese, LLP, 2109 Market Street, Camp Hill, PA 17011.
Attorney: Mary-Jo Mullen, CPA, Esquire.

Huynh, Thuha T. a/k/a Thi Thu Ha Huynh, dec'd.

Late of New Holland Borough.
Executor: Thuy B. Tran c/o Aevitas Law, PLLC, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601.
Attorneys: Neil R. Vestermark, Esquire; Aevitas Law, PLLC.

Jackson, Harry James, dec'd.

Late of Bart Township.
Executrix: Tammy L. Mullis c/o James N. Clymer, Esquire, 408 West Chestnut Street, Lancaster, PA 17603.
Attorney: Clymer Musser & Sarno, PC.

Kreider, Robert E., dec'd.

Late of Upper Mount Joy Township.
Executrices: Lori Bitner, Debora Bachman c/o Anthony P. Schimaneck, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.
Attorney: Morgan, Hallgren, Crosswell & Kane, P.C.

Lambert, Lucille D., dec'd.

Late of Lancaster Township.
Personal Representative: Candace G. Benoit c/o Eric Schenlin Rothermel, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorneys: May, Herr, & Grosh, LLP.

Louthian, Donna Fae, dec'd.

Late of Fulton Township.
Executor: Robert L. Barron, Jr. c/o James N. Clymer, Esquire, 408 West Chestnut Street, Lancaster, PA 17603.
Attorney: Clymer Musser & Sarno, PC.

Moran, Robert L., dec'd.

Late of Little Britain Township.
Executrix: Deborah S. Moran c/o Winifred Moran Sebastian, P.O. Box 381, Oxford, PA 19363.
Attorney: Winifred Moran Sebastian.

Peters, Joyce K., dec'd.

Late of Lancaster.
Executor: Julie Peters-Garcia, 141 Main Street, New Providence, PA 17560.
Attorney: Thomas W. Fleckenstein, 470 Locust Street, Columbia, PA 17512.

Robinson, Teresa M. a/k/a Teresa M. Miller a/k/a Teresa Robinson Miller, dec'd.

Late of the Borough of Lititz.
Executrix: Valerie Christiansen c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.
Attorney: McNees Wallace & Nurick LLC.

Rothwell, Gerard L., dec'd.

Late of Ephrata Township.
Executor: Dianne M. Danz c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Linda Kling, Esq., Kling, Deibler & Glick, LLP.

Jonathan E. Smucker, dec'd.

Late of Salisbury Township.
Co-Executors: Amos Smucker,
John D. Lapp and Stephen J.
Zook c/o Nicholas T. Gard, Es-
quire, 121 E. Main Street, New
Holland, PA 17557.
Attorneys: Smoker Gard Associ-
ates LLP.

Snyder, Loretta E., dec'd.

Late of West Hempfield Town-
ship.
Personal Representative: Grace
R. Gilder c/o John W. Metzger,
Esquire, 901 Roherstown Road,
Lancaster, PA 17601.
Attorneys: Metzger and Spencer,
LLP.

St. Pierre, Mary Lou, dec'd.

Late of Millersville Borough.
Executor: Donald M. McCann
c/o Jeffrey C. Goss, Esquire,
480 New Holland Avenue, Suite
6205, Lancaster, PA 17602.
Attorney: Brubaker Connaugh-
ton Goss & Lucarelli LLC.

Talerico, James S., dec'd.

Late of East Hempfield Town-
ship.
Personal Representative: John
W. Metzger, 901 Rohrerstown
Road, Lancaster, PA 17601.
Attorneys: Metzger and Spencer,
LLP.

Weaver, Dorothy J., dec'd.

Late of Earl Township.
Executors: Bennett L. Weaver,
Annette L. Lockwood c/o Kling
and Deibler, LLP, 131 W. Main
Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler,
Kling, Deibler & Glick, LLP.

Weeks, Tamara Ann, dec'd.

Late of Earl Township.
Administrators: Connor L.
Weeks, Brian C. Weeks, Jr. c/o
Kling and Deibler, LLP, 131
West Main Street, New Holland,
PA 17557.
Attorney: Linda Kling, Esq.,
Kling, Deibler & Glick, LLP.

Zinn, Pearl J., dec'd.

Late of the Township of Lancast-
er.
Executrix: Susan DiGiacomo
c/o Marci S. Miller, Attorney,
P.O. Box 5349, Lancaster, PA
17606.
Attorney: Gibbel Kraybill & Hess
LLP.

SECOND PUBLICATION

Ball, Catherine T., dec'd.

Late of Ephrata Township.
Executor: Michael Ball c/o Appel
Yost & Zee LLP, 33 North Duke
Street, Lancaster, PA 17602.
Attorney: James K. Noel, IV, Es-
quire.

Barbash, Jocelyn F., dec'd.

Late of Warwick Township.
Executor: Michael Gunderson,
10 Center Square Rd., Leola, PA
17540.
Attorney: Thomas P. McCabe,
Atty., OWM Law, 41 E. High St.,
Pottstown, PA 19464.

Berman, Eric, dec'd.

Late of Lancaster City.
Co-Executors: Sarah Berman
and Jeffrey Levi Berman.
Eric Berman Trust Declaration
dtd. 11/26/2018 as Amended
and Restated 10/27/2020 and
11/22/2021.

Co-Trustees: Sarah Berman, Jeffrey Levi Berman and Jane Fredd Eddy c/o Theodore L. Brubaker, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Boose, Vernon J., dec'd.

Late of Ephrata Borough.

Executrix: Barbara A. Boose c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorneys: Barley Snyder LLP.

Buch, Bette L., dec'd.

Late of Ephrata.

Executrix: Connie R. Burke c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good & Harris, LLP.

Burkhart, Kenneth E., dec'd.

Late of Manor Township.

Executor: Chad Burkhardt c/o Patrick J. Schaeffer, Esquire and Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408.

Attorney: Trinity Law.

Burlefinger, Ingeburg, dec'd.

Late of West Lampeter Township.

Executor: Susanne D. Schneider.

Ingeburg Burlefinger Residuary Trust f/b/o Susanne D. Schneider.

Trustee: Susanne D. Schneider c/o Theodore L. Brubaker, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Celia, Nicholas G., dec'd.

Late of Lancaster Township.

Administrator: Annette M. Myers c/o Nikolaus & Hohenadel, LLP, 212 N. Queen Street, Lancaster, PA 17603.

Attorney: John C. Hohenadel, Esquire.

Delmonto, Daniel, dec'd.

Late of Manor Township.

Executrix: RoxAnn E. Delmonto c/o Jeffrey C. Goss, Esquire, 380 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorney: Brubaker Connaughton Goss & Lucarelli LLC.

Derr, Elaine E., dec'd.

Late of West Lampeter Township.

Executor: Richard C. Cherkis c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.

Attorney: Lindsay M. Schoeneberger, Esquire.

Fry, Patrice A., dec'd.

Late of the Township of Ephrata.

Executrix: Marcy E. Zerr c/o Lindsay M. Schoeneberger, Russell Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.

Attorney: Lindsay M. Schoeneberger.

Getz, Mary Ellen, dec'd.

Late of West Cocalico Township.

Executrix: Michell L. Firestone c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: James K. Noel, IV.

Gingerich, Matthew K., dec'd.

Late of Manor Township.
Administrators: Samuel O. Gingerich, Catherine L. Gingerich c/o Nevin D. Beiler, Esq., 105 S. Hoover Ave, New Holland, PA 17557.

Attorney: Nevin D. Beiler, Esq.

Goretzke, Dennis R., dec'd.

Late of West Donegal Township.
Co-Administrators: Michael D. Goretzke, Heather L. Costa c/o Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorney: Randy R. Moyer - Barley Snyder LLP.

Holbein, E. Arlene, dec'd.

Late of Millersville Borough.
Executrix: Diane L. Supple c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.

Attorney: Lindsay M. Schoeneberger, Esquire.

Hong, Hoa Hue, dec'd.

Late of Manheim Township.
Executor: Ronald Lu c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorney: Brubaker Connaughton Goss & Lucarelli LLC.

Horst, Kenneth B., dec'd.

Late of Penn Township.
Executor: Jay W. Gainer c/o Justin J. Bollinger, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorney: Gibbel Kraybill & Hess LLP.

Kreider, Nancy L., dec'd.

Late of Ephrata Township.
Executor: Kent L. Kreider c/o Gardner and Stevens P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: Connie J. Stevens.

Miller, Carole G., dec'd.

Late of Manheim Township.
Executor: John W. Miller, III. Carole G. Miller Trust dtd. 01/22/2008 as Amended and Restated 10/23/2001 and 02/04/2010.

Co-Trustees: Glenmede Trust Company and John W. Miller, III c/o Theodore L. Brubaker, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Miller, Gary L. a/k/a Garry L. Miller a/k/a Garry Lee Miller Estate, dec'd.

Late of Elizabeth Township.
Executrix: Tara R. Miller c/o Anthony P. Schimaneck, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

Miller, John W., Jr., dec'd.

Late of Manheim Township.
Executor: John W. Miller, III. John W. Miller, Jr. Trust dtd. 01/22/2008 as Amended and Restated 10/23/2001 and 02/04/2010.

Co-Trustees: Glenmede Trust Company and John W. Miller, III c/o Theodore L. Brubaker,

Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Nolt, Amos Z., Jr., dec'd.

Late of the Township of East Drumore.

Executors: Clair M. Nolt, Gerald M. Nolt c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.

Attorney: James R. Clark.

Novotny, Charles A., dec'd.

Late of Manheim Township.

Executor: Eugene J. Navotny c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet, Esquire.

O'Donnell, Teresa M., dec'd.

Late of Columbia Borough.

Executor: James J. Wagner c/o Karl Kreiser Esquire, 553 Locust Street, Columbia, PA 17512.

Attorney: Mountz & Kreiser.

Otto, Thomas a/k/a Thomas M. Otto, Sr., dec'd.

Late of East Earl Township.

Executrix: Jean Frey c/o 20 Briarcrest Sq., Suite 206, Hershey, PA 17033.

Attorney: Ali M. Audi, Esq.

Reed, Johanna Ella K. a/k/a Johanna E. K. Reed, dec'd.

Late of East Lampeter Township. Executrix: Christine E. McBride c/o Steven R. Blair, Attorney at Law, 650 Delp Road, Lancaster, PA 17601.

Attorney: Steven R. Blair.

Roth, Kimberly A., dec'd.

Late of the Township of Clay.

Administrator: Garrett L. Roth c/o Lindsay M. Schoeneberger, Russell, Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.

Attorney: Lindsay M. Schoeneberger.

Roye, Charles M., dec'd.

Late of Columbia Borough.

Executor: Michael L. Roye c/o 327 Locust Street, Columbia, PA 17512.

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

Sapovits, Charles J., dec'd.

Late of Ephrata Borough.

Executrix: Susan Rhoads, 523 N. Wyomissing Ave., Shillington, PA 19607.

Attorney: Matthew R. Kessler, Atty., 8 Church Ln., Douglassville, PA 19518.

Schmidt, Richard Matthew, dec'd.

Late of East Earl Township.

Administratrix: Tina Simmers or to Raymond W. Ferrario, Suite 528 Scranton Life Building, 538 Biden Street, Scranton, PA 18503-1816.

Attorney: Raymond W. Ferrario, P.C.

Schwartz, Marian, dec'd.

Late of Manheim Township.

Executors: Janice Shabtay c/o Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorney: Randy R. Moyer- Barley Snyder LLP.

17512.

Stauffer, Jeffrey Lee, dec'd.

Late of Akron Borough.
Administratrix: Carol J. Stauffer c/o William F. Hoffmeyer, Esq., 30 N. George St., York, PA 17401.
Attorney: Hoffmeyer & Semmelman, LLC

Stutzman, Anne A., dec'd.

Late of East Earl Township.
Administrator: Daniel L. Stutzman c/o Kling, Deibler & Glick, LLP, 131 W. Main St., New Holland, PA 17557.
Attorney: Linda Kling, Esq., Kling, Diebler & Glick, LLP.

Steffy, Judith Ann, dec'd.

Late of Manheim Township.
Executor: Paul B. Steffy c/o Jennifer A. Galloway, Esq., Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601
Attorney: Saxton & Stump, LLC

Weaver, Douglas W., dec'd.

Late of East Earl Township.
Executrix: Michele M. Weitzel c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorney: Brubaker Connaughton Goss & Lucarelli LLC.

Steffy, Paul Eugene, dec'd.

Late of Manheim Township.
Executor: Paul B. Steffy c/o Jennifer A. Galloway, Esq., Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601
Attorney: Saxton & Stump, LLC.

Werst, J. Leroy a/k/a Joseph Leroy Werst, dec'd.

Late of Lititz Township.
Executor: James L. Werst c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorney: Brubaker Connaughton Goss & Lucarelli LLC.

Stoltzfus, Sadie K., dec'd.

Late of Salisbury Township.
Executor: J. Allen Stoltzfus c/o Kling, Deibler & Glick, LLP, 131 W. Main St., New Holland, PA 17557.
Attorney: Linda Kling, Esq., Kling, Diebler & Glick, LLP.

Zell, Barbara K. a/k/a Barbara Kreider Zell, dec'd.

Late of West Donegal Township.
Executors: Steven R. Zell, 2046 Wynfield Drive, Lancaster, PA 7601, Susan Z. Kob, 1342 Fieldstone Drive, Mount Joy, PA 17552.
Attorney: None.

Stump, Ronald C., dec'd.

Late of Mount Joy Twp.
Executor: Courtney Jo Stump c/o 327 Locust Street, Columbia, PA, 17512.
Attorney: John F. Markel, Nikolaus & Hohenadal, LLP, 327 Locust Street, Columbia, PA,

THIRD PUBLICATION

Boughter, Laura H, dec'd.

Late of Warwick Township.
Executor: Steven D. Boughter c/o Kristine F. Hughey, Esquire,

22 W. Second St., Media, PA 19063.

Attorneys: Speare and Hughey.

Clements, Hilda Jane, dec'd.

Late of West Lampeter Township.

Executor: Dale G. Clements c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A. Grosh.

Crowl, Gladys J. F. a/k/a Gladys J. Crowl a/k/a Gladys F. Crowl a/k/a Gladys Jeanette Crowl, dec'd.

Late of the Borough of Lititz.

Executors: Christine Beth Gresh, Millard Mason McKennon, III c/o Gibble Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.

Attorney: Stephen R. Gibble.

Cullen, John F., dec'd.

Late of Lancaster.

Executrix: Andrea Christine Butterfield, 440 Leearden Road, Hershey, PA 17033.

Attorney: Neil W. Yahn, Esquire, JSDC Law Offices, 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033.

Hall-Baker, Helen Bard, dec'd.

Late of Upper Leacock Township.

Executor: Mark D. Lehman c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.

Attorney: Good & Harris, LLP.

Heiss, Harold B. a/k/a Barry Heiss a/k/a Harold Heiss, dec'd.

Late of Lancaster County.

Administrator: David M. Hollar, Esq., 8 Tower Bridge, Suite 400, 161 Washington Street, Conshohocken, PA 17428.

Attorney: None.

Hersh, Thomas L. a/k/a Thomas Lee Hersh, dec'd.

Late of Paradise Township.

Executors: Douglas L. Hersh, James M. Hersh c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Linda Kling, Esq., Kling, Deibler & Glick, LLP.

Hoshour, Richard, dec'd.

Late of Brecknock Township.

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

Attorney: Patrick A. Deibler, Esq.

Law, Mary Ellen a/k/a Mary E. Law, dec'd.

Late of Adamstown Borough.

Administrator: Kevin J. Law c/o Garner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: John C. Stevens.

McCauley, Vicki Jo, dec'd.

Late of West Hempfield Township.

Co-Executors: Paul E. McCauley, Jr., James W. McCauley c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.

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

McClune, Belva N., dec'd.

Late of East Hempfield Township.

Executor: Randal P. McClune 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.

Nolt, Irwin W., dec'd.

Late of Ephrata.

Co-Executrixes: Mary E Zimmerman, Marilyn H. Martin c/o Legacy Law, PLLC, 147 W. Airport Road, Suite 300, Lititz, PA 17543.

Attorney: Katelyn M. Haldeman, Esq.

Quinn, William M., dec'd.

Late of Lancaster.

Executrix: Victoria Quinn, 1510 Country Club Drive, Lancaster, PA, 17601.

Attorney: Patti Spencer, Esq., Spencer Law Firm, 320 Race Ave., Lancaster, PA 17603.

Rhodes, Mary T., dec'd.

Late of E. Hemptfield Township.

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

Attorney: Young and Young.

Sackal, Kathleen M. a/k/a Kathleen Maria Sackal, dec'd.

Late of West Hempfield Township.

Administrator: Sylvester J. Sackal c/o Angelo J. Fiorentino, Attorney, P.O. Box. 5349, Lancaster, PA 17606.

Attorney: Gibbel Kraybill & Hess LLP.

Selcher, Myrna, dec'd.

Late of the Borough of Mount Joy.

Executor: Wayne A. Selcher c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022

Attorney: Kevin D. Dolan, Esq.

Shultz, Charles F., Jr., dec'd.

Late of Earl Township.

Executor: Timothy L. Shultz c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

Wagner, Louise J., dec'd.

Late of the Township of West Hempfield.

Executrix: Leslie W. Hoover, 179 Pierce Hill Road, Vestal, NY 13850.

Attorney: Paul A. Roman, Esq., 1700 Four Mile Drive, Williamsport, PA 17701.

Yacobowsky, Mary E., dec'd.

Late of Lancaster.

Executrix: Barbara T. Yacobowsky, 166 Colonial Crest Drive, Lancaster, PA 17601.

Attorney: None.

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Pennsylvania Department of State on June 1, 2022, for the purpose of incorporating a non-profit corporation under the Non-profit Corporation Law of 1988, 15 Pa. C.S. Section 5306, et seq., known as:

WELL SPRING CARE, INC.

The corporation is organized to foster, support, and to benefit charitable, educational, religious and scientific purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

NICHOLAS T. GARD, ESQUIRE
SMOKER GARD ASSOCIATES
LLP

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NOTICE OF SHERIFF'S SALE

**NOTICE OF SHERIFF'S SALE
LANCASTER COUNTY,
PENNSYLVANIA**

Valleybrook Estates

Condominium Association vs.

Debrah Laurie Fisher

(CI-21-05980)

To: Debrah Laurie Fisher

Your real property located at 102 Valleybrook Drive, Lancaster, Pennsylvania 17601 is scheduled to be sold at Sheriff's Sale on **Wednesday, July 27, 2022, at 10:00 A.M** in Rooms 102/104 of the Lancaster County Government Center, 150 N. Duke Street, Lancaster, PA 17603 to enforce the court judgment of \$13,838.00 obtained by Valleybrook Estates Condominium Association, Inc. against you and docketed to No. CI-21-05980 in the Court of Common Pleas, Lancaster County, Pennsylvania.

NOTICE OF OWNERS RIGHTS

To prevent this Sheriff's Sale you must take **immediate action:**

1. The sale will be cancelled if you pay to the Plaintiff, Valleybrook Estates Condominium Association, Inc., the money judgment obtained against you, including costs and reasonable attorney's

fees due. To find out how much you must pay, you may call: **(717) 293-9293.**

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

**YOU MAY STILL BE ABLE TO
SAVE YOUR PROPERTY AND
YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF SALE
DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped your property will be sold to the highest bidder.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the Buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call Russell, Krafft & Gruber, LLP at (717) 293-9293.

4. If the amount due from the Buyer is not paid to the Sheriff you will remain the owner of the property as if the sale never happened.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the Buyer. At that time, the Buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff. This schedule will state

who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days.

7. You may also have other rights and defenses, or ways of getting you home back if you act immediately after the sale.

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

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

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ORPHANS' COURT NOTICES

**IN RE: M.R., a minor
TO: UNKNOWN FATHER**

Notice is hereby given that the Lancaster County Children & Youth Social Service Agency has presented to Orphans' Court Division, Court of Common Pleas of Lancaster County, PA, a Petition for termination of any rights you have or might have concerning the child assigned female at birth born on September 16, 2019, in Lancaster County, PA to birth mother Rebecca Rodriguez. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 2 of the Lancaster County Courthouse,

50 North Duke Street, Lancaster, PA, on **July 5, 2022 at 1:30 p.m.** prevailing time. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

**NOTICE REQUIRED BY ACT 101
OF 2010 - 23 Pa. C.S. §§2731-
2742**

You are hereby informed of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact with your child following an adoption.

LANCASTER COUNTY CHILDREN
&
YOUTH SOCIAL SERVICE
AGENCY
150 NORTH QUEEN STREET
LANCASTER, PA 17603
(717) 299-7925

J-24, Ju-1

Orphans' Court Division
Auditing Notices

To All Claimants, Beneficiaries,
Heirs and Next of Kin, and oth-

er 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

July 5, 2022

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

1. IRION, RUTH M., Trust under Deed of Trust, 2022-1431. First & Final Acct., PNC Bank, NA, Trustee, Kendra D. McGuire, Atty.
2. MAZAHERI, MOHAMMAD, Incap., 2021-2182. Amended First & Final Acct., Casey Ball Support Coordination, LLC, Guardian of the Estate, John P. Corcoran, Jr., Atty.
3. RODRIGUEZ, MIGUEL A., 2021-1498. First and Final Acct., Vicky Ellen Fisher, Exec., Jeffrey C. Goss, Atty.

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

J-24, Ju-1

SUITS ENTERED

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

June 16, 2022
to June 22, 2022

BROWN JR., DAVID H.; Solanco School District; 03688; Boehret
COELLO, EMILY, COELLO, LUIS; Alan H. Cherkin; 03715
FIGUEROA, MOISES, HER-
NANDEZ, ELVIRA; Sharon Dean; 03625; Cooper
FIRST AID AND SAFETY PATROL OF LEBANON; Robert J. Huber, Sr.; 03648; Low
GOMEZ, ELIEZER O.; Discover Bank; 03728; Fish
GOOD, PHILIP H.; Commonwealth of Pennsylvania Department of Transportation; 03627; Pike
IGPS LOGISTICS INC., IGPS LOGISTICS LLC; Chartwell Staffing Solutions; 03703; Flynn
IRIZARRY-RIVERA, JESSIEL; Rick Wennerstorm's; 03758
JOHNSON AND JOHNSON; John A. Corr; 03659
JONES, PRESTON LEE; Solanco School District; 03685; Boehret
KIELY, BRIAN J.; Discover Bank; 03643; Nolan
LAPP, DEVIN J.; Barbara J. Keith; 03741; Veronis
LONGO, GARY; Timepayment Corp.; 03644; Schwartz
MARTIN, ANDREA; Tristan Harnish Long; 03706; Kennett
MCGINNIS JR., KENNETH L.; Lois Masel; 03668; Justice
MILLER, BRITTANY E., MAULE,

MELISSA E.; Shane M. Berstler;
03691; Leshner

PENN TOWNSHIP ZONING
HEARING BOARD; Pleasant View
Retirement Community; 03673;
Yoder

STARLIGHT COVE LLC; Talcott
Resolution Life Insurance Compa-
ny; 03655; Dugalic

THOMPSON, MICHAEL S.,
THOMPSON KATHY V.; Exterior
Company Inc.; 03737; Blair

TIPPETTS WEAVER ARCHI-
TECTS INC.; PEOPLESBANK; 240
NORTH PLUM LLC, NFS LEASING
INC.; Caldwell Heckles & Egan
Inc.; 03722; Kanfer

TSOFLIAS, JOHN; Redevelop-
ment Authority of the City of Lan-
caster; 03652; Mincarelli

VARGAS, ALEX; Manheim
Township ; 03745 ; Lovett

WAFFLE HOUSE INC., EAST
COAST WAFFLES INC.; Joseph
Sims; 03721; Diamond

WALLACE, BRETT W., MARTIN,
KAREY J.; Anthony J. DeMarco;
03692; Price

WARNER, ERIN; Absolute Reso-
lutions Investments, LLC; 03665;
Carfagno

WEST EARL TOWNSHIP ZON-
ING HEARING BOARD; West Earl
Township; 03647; Cleary

WEST EARL TOWNSHIP ZON-
ING HEARING BOARD; West Earl
Township; 03649; Cleary

NOTICE



**SHERIFF SALE OF VALUABLE
Real Estate**

**Wednesday, July 27, 2022 @
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 in the Lancaster County Government Center, Room 102/104, 150 North Queen Street, in the City of Lancaster, PA.

Audio and Video Devices Are Prohibited in Court Facilities

Beginning January 1, 2017, the taking or recording of pictures, photographs, videos, or audio recordings; and the use or possession of audio or video broadcast or recording equipment, or any other device capable of capturing or transmitting sound or images (including, without limitation, cameras and cell phones); in a courtroom, hearing room, or their respective environs during the progress of or in connection with any action, whether or not court is actually in session, is prohibited in compliance with L.C.R. Crim.P. No. 112.

CONDITIONS OF SALE

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

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

All properties are sold "AS IS", with NO expressed or implied warranties or guarantees whatsoever. In other words, the Sheriff's Office does not guarantee or warrant, in any way, the real estate upon which you are bidding. The Sheriff's Office is merely following the requests of the plaintiffs and selling whatever interests the defendants may have in the properties. It is up to you or your attorney to determine what those interests are, before you buy. The defendants might not own the properties at all, other persons may own the properties, or there might 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. The Sheriff's Office will not make these determinations for you. Once you make a bid, which is accepted as the highest bid, you have bought whatever interests the defendants have, if any, 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. 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 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 announce an "upset" price, which is the least amount the plaintiff will accept for a property. Any bidding above the plaintiff's opening costs bid for such property will begin at that stated upset price. Subsequent bids shall be in no less than \$1000 increments. 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 buyer must state the buyer's name (unless buying the property on behalf of the plaintiff for costs only) and come forward to settle with the clerks. The buyer must present a legal picture identification acceptable to the Sheriff's Office, such as a driver's license, and immediately pay 20% of their bid as a down payment to the Sheriff's Office. 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 20 days or more after filing a proposed Schedule of Distribution with the Prothonotary's Office, conveying all the real estate rights, title, & interests of the defendants in the property. Distribution of the sale proceeds will be made per the proposed Schedule of Distribution 11 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
Michael D Hess, Esquire,
Solicitor

CI-16-08626
JPMORGAN CHASE BANK
NATIONAL ASSOCIATION C/O
CARRINGTON MORTGAGE SER-
VICES, LLC

vs

ZACHARY D ACOX

PROPERTY ADDRESS: 21 LAKEVIEW PLACE, LITITZ, PA 17543
UPI / TAX PARCEL NUMBER:
600-88842-0-0000
JUDGMENT: \$111,504.27.
REPUTED OWNERS: Zachary D. Acox
INSTR. NO.: 5195834
MUNICIPALITY: Township of Warwick
AREA: ALL THAT CERTAIN lot or tract of land situate along the East side of Lakeview Place in the Township of Warwick, County of Lancaster, Commonwealth of Pennsylvania, being shown as Lot No. 129 on a Final Subdivision Plan of Crosswinds - Section VI, said plan recorded in Subdivision Plan Book J, Volume 138, Page 119, said Lot No. 129 being more fully bounded and described as follows, to wit:
IMPROVEMENTS: Residential Dwelling

CI-18-02174
BAYVIEW LOAN SERVICING,
LLC

vs

ALL KNOWN/UNKNOWN HEIRS,
EXECUTORS, ADMINISTRATORS
AND DEVISEES OF THE
ESTATE OF ISAAC H. MCDON-
ALD, DECEASED, CLARICE L.
MCDONALD, AS REAL OWNER

PROPERTY ADDRESS: 236 SOUTH QUEEN STREET, LANCASTER, PA 17603
UPI / TAX PARCEL NUMBER:
334-98628-0-0000
JUDGMENT: \$24,755.01
REPUTED OWNERS: All Known/Unknown Heirs, Executors, Administrators and Devisees of the Estate of Isaac H. McDonald, Deceased and Clarice L. McDonald, as Real Owner
DEED BK. and PAGE or INSTR. NO.: 5903439
MUNICIPALITY: Lancaster City AREA:
IMPROVEMENTS:

CI-19-10484
FIRSTKEY MASTER FUNDING
2021-A COLLATERAL TRUST

vs

YOLANDA BARNETT

PROPERTY ADDRESS: 69 SOUTH PEARL STREET, LANCASTER, PA 17603
UPI / TAX PARCEL NUMBER:
338-85428-0-0000
JUDGMENT: \$116,420.84
REPUTED OWNERS: Yolanda Barnett
INSTR. NO.: 05699926
MUNICIPALITY: Lancaster City AREA: 0.00
IMPROVEMENTS: Residential Dwelling

CI-20-05041
CONESTOGA VALLEY SCHOOL
DISTRICT

vs
SUSAN L. BRENNER, SHIRLEY
M. FREY

PROPERTY ADDRESS: 501 OAK
GROVE DRIVE, LANCASTER, PA
17601

UPI / TAX PARCEL NUMBER:
310-02497-0-0000

JUDGMENT: \$2,898.04

REPUTED OWNERS: Susan L.
Brenner and Shirley M. Frey
INSTR. NO.: 5966922

MUNICIPALITY: East Lampeter
Township

AREA: .28 Acres

IMPROVEMENTS: SINGLE FAMI-
LY DWELLING

CI-18-06959
JPMORGAN CHASE BANK NA-
TIONAL ASSOCIATION

vs
FRANK R BROMMER, JR, JEN-
NIFER L. BROMMER

PROPERTY ADDRESS: 101
CHELMSFORD DRIVE, MARIET-
TA, PA 17547

UPI / TAX PARCEL NUMBER:
150-09546-0-0000

JUDGMENT: \$134,259.32.

REPUTED OWNERS: Frank R.
Brommer, Jr., Jennifer L. Brom-
mer

DEED BK. and PAGE or INSTR.
NO.: 5954710

MUNICIPALITY: East Donegal
Township

AREA: ALL THAT CERTAIN lot
or piece of ground known as 101
Chelmsford Drive, with the im-
provements thereon erected, sit-
uate in East Donegal Township,

Lancaster County, Pennsylvania,
and being Lot 47 on a Final Sub-
division Plan for Hoffer/Frey Joint
Venture, Phases III and IV, pre-
pared by Herbert, Rowland & Gr-
bic, Inc., dated March 21, 1996,
and recorded in Lancaster Coun-
ty Subdivision Plan Book J-193,
Page 107, said lot being more fully
bounded and described as follows:
IMPROVEMENTS: Residential
Dwelling

CI-12-09100
JPMORGAN CHASE BANK, NA-
TIONAL ASSOCIATION

vs
CHRIS COBLE, SANDRA COBLE

PROPERTY ADDRESS: 2042-2044
River Road, Bainbridge, PA 17502

UPI / TAX PARCEL NUMBER:
130-40057; 130-47443

JUDGMENT: \$200,320.08

REPUTED OWNERS: Chris Coble,
Sandra Coble

INSTR. NO.: 5227582

MUNICIPALITY: Conoy Township

AREA: ALL THAT CERTAIN tract of
land with a two and one half story
two-unit residential frame dwell-
ing, situate on the North side of
River Road (PA 441) in the Town-
ship of Conoy, County of Lancaster
and Commonwealth of Pennsylva-
nia, more fully bounded and de-
scribed as follows:

IMPROVEMENTS: Residential
Dwelling

CI-21-06897
PHH MORTGAGE CORPORA-
TION

vs
TINA M. EDWARDS A/K/A TINA
M. BATON A/K/A TINA M. ED-
WARDS BATON

PROPERTY ADDRESS: 221 N
MARKET AVENUE, MOUNT JOY,
PA 17552
UPI / TAX PARCEL NUMBER:
450-23368-0-0000
JUDGMENT: \$87,818.63
REPUTED OWNERS: Tina M. Ed-
wards a/k/a Tina M. Baton a/k/a
Tina M. Edwards Baton
DEED BK.: Book 5765 Page 684
MUNICIPALITY: Borough of Mount
Joy
AREA: N/A
IMPROVEMENTS: Residential
Real Estate

CI-19-11162
M&T BANK

vs

BRUCE DOUGLAS EVANS

PROPERTY ADDRESS: 121 RAW-
LINSVILLE ROAD AKA LOT 13
RAWLINSVILLE ROAD, WILLOW
STREET, PA 17584
UPI / TAX PARCEL NUMBER:
510-46518-0-0000
JUDGMENT: \$70,881.21
REPUTED OWNERS: BRUCE
DOUGLAS EVANS
DEED BK. or INSTR. NO.: 5107800
MUNICIPALITY: TOWNSHIP OF
PEQUEA
AREA: 1984.00 Sq. Ft.
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-21-06592
CASCADE FUNDING MORTGAGE
TRUST HB5

vs

JOANNE FRICK

PROPERTY ADDRESS: 472 SCOT-
LAND ROAD, QUARRYVILLE, PA
17566
UPI / TAX PARCEL NUMBER:
180-73148-0-0000

JUDGMENT: \$166,493.40
REPUTED OWNERS: JOANNE
FRICK
BOOK NO. B65 PAGE 382
MUNICIPALITY: TOWNSHIP OF
EAST DRUMORE,
AREA: PRIMARY HOMESITE
26,136 SQ FT.
IMPROVEMENTS: RESIDENTIAL

CI-20-00535

**U.S. BANK NATIONAL ASSOCI-
ATION**

vs

HEATHER GOWER

PROPERTY ADDRESS: 18 PENN
STREET, WASHINGTON BORO,
PA 17582-9709
UPI / TAX PARCEL NUMBER:
410-61053-0-0000
JUDGMENT: \$95,921.49
REPUTED OWNERS: HEATHER
GOWER
DEED INSTRUMENT NO.:
6189339
MUNICIPALITY: TOWNSHIP OF
MANOR
IMPROVEMENTS: RESIDENTIAL
DWELLING

CI-18-10749
M&T BANK

vs

**DONALD R GRAYBILL, CHERYL
L GRAYBILL**

PROPERTY ADDRESS: 2555
BACHMANTOWN ROAD, RONKS,
PA 17572
UPI / TAX PARCEL NUMBER:
310-49035-0-0000
JUDGMENT: \$93,251.32
REPUTED OWNERS: Donald R.
Graybill and Cheryl L. Graybill
DEED BK.: Deed Book 70, Page
388
MUNICIPALITY: East Lampeter

Township
AREA:0.00
IMPROVEMENTS: Residential
Dwelling

CI-18-07837

DITECH FINANCIAL LLC

vs

RENARD ALEXANDER HARRIS

PROPERTY ADDRESS: 57 ROSE-
WOOD LANE, MARIETTA, PA
17547

UPI / TAX PARCEL NUMBER:
150-55828-0-0000

JUDGMENT: \$139,154.17

REPUTED OWNERS: RENARD
ALEXANDER HARRIS

DEED BK. or INSTR. NO.:
6246128

MUNICIPALITY: TOWNSHIP OF
EAST DONEGAL

AREA:1084

IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-21-07917

**MATRIX FINANCIAL SERVICES
CORPORATION LLC**

vs

LEE EVAN HIRSCHHORN,

RICHELLE LEANN

HIRSCHHORN

PROPERTY ADDRESS: 154 CAN-
TERBURY TURN, LANCASTER, PA
17601-5451

UPI / TAX PARCEL NUMBER:
390-41491-0-0000

JUDGMENT: \$474,797.01

REPUTED OWNERS: Lee Evan
Hirschhorn and Richelle Leann
Hirschhorn, husband and wife,
tenants by the entirety

DEED BK. or INSTR. NO.:
6388252

MUNICIPALITY: Township of
Manheim

AREA: N\A

IMPROVEMENTS: Residential
Dwelling

CI-19-10424

**JPMORGAN CHASE BANK, NA-
TIONAL ASSOCIATION**

vs

JAMES DOUGLAS HUMMER

PROPERTY ADDRESS: 203 MID-
LAND CIRCLE, MOUNT JOY, PA
17552

UPI / TAX PARCEL NUMBER:
461-93164-0-0000

JUDGMENT: \$115,676.56.

REPUTED OWNERS: James
Douglas Hummer

DEED BK.: 5414, Page 0391, Doc-
ument ID# 997042774

MUNICIPALITY: Township of
Mount Joy

AREA: ALL THAT CERTAIN lot or
tract of land with the improve-
ments thereon erected being situ-
ate in the Township of Mount Joy,
County of Lancaster and Common-
wealth of Pennsylvania, and more
particularly shown as Lot No. 2 on
a Final Plan prepared for P&E De-
velopment Co., Inc., and recorded
in the Recorder of Deeds Office in
and for Lancaster County, Penn-
sylvania, on February 26, 1988, in
Subdivision Plan Book J-158, Page
85, and all the same being more
fully bounded and described as
follows, to wit:

IMPROVEMENTS: Residential
Dwelling

CI-21-04111

**GOLDEN LANCASTER LLC,
USE-PLAINTIFF AND ASSIGNEE
OF VIST BANK**

vs

**JMB PROPERTIES LP, LANCS
HOSPITALITY LLC**

PROPERTY ADDRESS: 1492
LITITZ PIKE, LANCASTER, PA
17601-6504
UPI / TAX PARCEL NUMBER:
390-19432-0-0000
JUDGMENT: \$4,914,561.45
REPUTED OWNERS: JMB Proper-
ties, LP
DEED BK. or INSTR. NO.:
5725860
MUNICIPALITY: Manheim Town-
ship
AREA: +/- 4.3 Acres
IMPROVEMENTS: Commercial
buildings

CI-20-02539
ROUNDPOINT MORTGAGE SER-
VICING CORPORATION

vs
JUDY A. KILLIAN, ROSE M.
SPIESE

PROPERTY ADDRESS: 536
THORNGATE PLACE, MILLERS-
VILLE, PA 17551
UPI / TAX PARCEL NUMBER:
440-65030-0-0000
JUDGMENT: \$213,556.14
REPUTED OWNERS: JUDY A. KIL-
LIAN & ROSE M. SPIESE
DEED BK. or INSTR. NO.: 5541748
MUNICIPALITY: BOROUGH OF
MILLERSVILLE
AREA: 2260.00 Sq. Ft.
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-19-06420
THE BANK OF NEW YORK MEL-
LON FKA THE BANK OF NEW
YORK, AS TRUSTEE (CWMB
2005-09)

vs
KAMI L. KRITZBERGER, DAVID
A. KRITZBERGER

PROPERTY ADDRESS: 20 ROCK-

RIDGE RD., PARADISE, PA 17562
UPI / TAX PARCEL NUMBER:
490-15725-0-0000
JUDGMENT: \$180,625.65
REPUTED OWNERS: DAVID A.
KRITZBERGER & KAMI L. KRITZ-
BERGER
DEED BK. or INSTR. NO.: Docu-
ment Number 5272066
MUNICIPALITY: PARADISE
TOWNSHIP
AREA: 1.314
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-20-06404
NEWREZ LLC D/B/A SHELL-
POINT MORTGAGE

vs
FREUD LABARRIERE, SUZE
LOUIS

PROPERTY ADDRESS: 521
NORTH PLUM ST., LANCASTER,
PA 17602
UPI / TAX PARCEL NUMBER:
336-24124-0-0000
JUDGMENT: \$86,682.65
REPUTED OWNERS: FREUD LA-
BARRIERE & SUZE LOUIS
DEED BK. or INSTR. NO.:
5298661
MUNICIPALITY: LANCASTER CITY
AREA: 2048.00 Sq. Ft.
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-18-03548
THE BANK OF NEW YORK MEL-
LON FKA THE BANK OF NEW
YORK, AS TRUSTEE (CWALT
2005-57CB)

vs
GREGORY M MIGDON, UNITED
STATES OF AMERICA

PROPERTY ADDRESS: 2660
STAGECOACH LANE, LANCAST-

ER, PA 17601
UPI / TAX PARCEL NUMBER:
390-51459-0-0000
JUDGMENT: \$188,286.02
REPUTED OWNERS: GREGORY
M. MIGDON
INSTR. NO.: 5463365
MUNICIPALITY: TOWNSHIP OF
MANHEIM
AREA:2454
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-19-00320
**REVERSE MORTGAGE SOLU-
TIONS INC**

vs
CONNIE B. PIERCE

PROPERTY ADDRESS: 49 SOUTH
LIME STREET, LANCASTER, PA
17602
UPI / TAX PARCEL NUMBER:
333-23664-0-0000
JUDGMENT: \$178,897.30
REPUTED OWNERS: CONNIE B.
PIERCE
DEED BK. or INSTR. NO.:
6026197
MUNICIPALITY: LANCASTER CITY
AREA:1152.00 Sq.Ft.
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-18-08298
MTGLQ INVESTORS, L.P.

vs
SHERRY PRITZ, SURVIVING
HEIR OF SHARON L. DICKEN,
DECEASED, UNKNOWN SUR-
VIVING HEIRS OF SHARON
L. DICKEN, DECEASED, MI-
CHELLE THORNBERRY, SUR-
VIVING HEIR OF SHARON L
DICKEN, DECEASED, JOHN D.
SHIELDS, SURVIVING HEIR OF
SHARON L. DICKEN, DECEASED

PROPERTY ADDRESS: 902
EDGEWOOD AVE, LANCASTER,
PA 17603
UPI / TAX PARCEL NUMBER:
340-56837-0-0000
JUDGMENT: \$160,450.08
REPUTED OWNERS: John F.
Shields and Sharon L. Dicken
DEED BK. 6982 and PAGE 569
MUNICIPALITY: Lancaster Town-
ship
AREA: 0.05
IMPROVEMENTS: Single Family
Residential

CI-20-01755
**PNC BANK, NATIONAL ASSOCI-
ATION**

vs
ROBERT RITCHIE, JR, AS BE-
LIEVED HEIR AND/OR ADMIN-
ISTRATOR TO THE ESTATE OF
ROBERT G. RITCHIE, JEREMY
RITCHIE, AS BELIEVED HEIR
AND/OR ADMINISTRATOR TO
THE ESTATE OF ROBERT G.
RITCHIE, ANDREW RITCHIE,
AS BELIEVED HEIR AND/OR
ADMINISTRATOR TO THE ES-
TATE OF ROBERT G. RITCHIE,
UNKNOWN HEIRS AND/OR AD-
MINISTRATOR TO THE ESTATE
OF ROBERT G. RITCHIE

PROPERTY ADDRESS: 68 EAST
WASHINGTON STREET, ELIZA-
BETHTOWN, PA 17022
UPI / TAX PARCEL NUMBER:
250-26886-0-0000
JUDGMENT: \$116,549.60
REPUTED OWNERS: Robert G.
Ritchie
DEED BK. or INSTR. NO.:
5650642
MUNICIPALITY: Borough of Eliza-
bethtown
AREA: N\A
IMPROVEMENTS: Residential

Dwelling

AREA: 18 FT. X 70 FT. 3 IN.
IMPROVEMENTS: A RESIDENTIAL DWELLING

**CI-20-02197
MIDFIRST BANK**

vs

**ANNA L RODRIGUEZ, ZACHARY
H.A. WALKER, SUSAN YODER,
SECRETARY OF HOUSING AND
URBAN
DEVELOPMENT**

PROPERTY ADDRESS: 673 WEST
VINE STREET, LANCASTER, PA
17603
UPI / TAX PARCEL NUMBER:
338-24232-0-0000
JUDGMENT: \$40,194.98
REPUTED OWNER(S): ANNA L.
RODRIGUEZ, ZACHARY H. A.
WALKER, SUSAN YODER
DEED or INSTRUMENT NO:
474739
MUNICIPALITY: CITY OF LAN-
CASTER
AREA: 19 FEET 6 INCHES X 78
FEET 3 INCHES
IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-13-02623

**U.S. BANK NATIONAL ASSO-
CIATION, AS TRUSTEE FOR
THE PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

JESSICA RODRIGUEZ

PROPERTY ADDRESS: 27 SEY-
MOUR STREET, LANCASTER, PA
17603
UPI / TAX PARCEL NUMBER:
334-22283-0-0000
JUDGMENT: \$69,195.29
REPUTED OWNER(S): JESSICA
RODRIGUEZ
INSTRUMENT NO: #5527751.
MUNICIPALITY: CITY OF LAN-
CASTER

CI-18-08067

**U.S. BANK NATIONAL ASSO-
CIATION, NOT IN ITS INDIVID-
UAL CAPACITY BUT SOLELY
AS TRUSTEE FOR THE RMAC
TRUST, SERIES 2016-CTT**

vs

SIDNEY N SHEPPARD

PROPERTY ADDRESS: 646 S.
QUEEN ST., LANCASTER, PA
17603
UPI / TAX PARCEL NUMBER:
334-44832-0-0000
JUDGMENT: \$118,954.73
REPUTED OWNERS: Sidney H.
Sheppard
DEED BK. 2121 and PAGE 553
MUNICIPALITY: City of Lancaster
AREA: 0.14
IMPROVEMENTS: Single Family
Residential

CI-16-04401

**WILMINGTON TRUST, NATION-
AL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE FOR
MFRA TRUST 2015-1**

vs

EDWARD SLINGBAUM

PROPERTY ADDRESS: 74 GA-
RILEE LANE, ELIZABETHTOWN,
PA 17022
UPI / TAX PARCEL NUMBER:
160-72153-0-0000
JUDGMENT: \$317,811.80
REPUTED OWNERS: EDWARD
SLINGBAUM
DEED BK. or INSTR. NO.:
5665950
MUNICIPALITY: TOWNSHIP OF
WEST DONEGAL

AREA: 1716 SQ FT
IMPROVEMENTS: A RESIDENTIAL DWELLING

**CI-20-02029
SANTANDER BANK NA**

vs

**JEFFREY B SNYDER, THE
UNITED STATES OF AMERICA
C/O USA ATTORNEY FOR THE
EASTERN DISTRICT OF PA**

PROPERTY ADDRESS: 1182 ELM AVENUE, LANCASTER, PA 17603
UPI / TAX PARCEL NUMBER: 340-58160-0-0000
JUDGMENT: \$120,456.08
REPUTED OWNERS: JEFFREY B. SNYDER
DEED INSTRUMENT NO.: 5597892
MUNICIPALITY: LANCASTER TOWNSHIP
IMPROVEMENTS: RESIDENTIAL DWELLING

**CI-20-02134
AMERIHOM MORTGAGE COMPANY LLC**

vs

DANIEL WAYNE SPOTTS, CRYSTAL C. TYNER

PROPERTY ADDRESS: 3019 PHEASANT DRIVE, LANCASTER, PA 17601-1423
UPI / TAX PARCEL NUMBER: 290-82240-0-0000
JUDGMENT: \$90,038.70
REPUTED OWNERS: DANIEL WAYNE SPOTTS & CRYSTAL C. TYNER
INSTR. NO.: 6408250
MUNICIPALITY: TOWNSHIP OF EAST HEMPFIELD
AREA: 1344.00 Sq. Ft.
IMPROVEMENTS: A RESIDENTIAL DWELLING

**CI-18-05614
BANKUNITED N.A.**

vs

BRENDA S. THOMPSON, NICOLE D. THOMPSON-CARTWRIGHT

PROPERTY ADDRESS: 453 CHERRY STREET, COLUMBIA, PA 17512
UPI / TAX PARCEL NUMBER: 110-81822-0-0000
JUDGMENT: \$138,921.54
REPUTED OWNERS: Brenda S. Thompson, Nicole D. Thompson-Cartwright
DEED BK. and PAGE or INSTR. NO.: Document ID# 6254629
MUNICIPALITY: Borough of Columbia
AREA: ALL THAT CERTAIN lot of ground with a three story brick dwelling house and other improvements thereon erected, Situate Nos. 453-455 on the North side of Cherry Street, between Fourth and Fifth Streets, in the Borough of Columbia, County of Lancaster, Commonwealth of Pennsylvania, bounded and described as follows:
IMPROVEMENTS: Residential Dwelling

**CI-18-10872
CARRINGTON MORTGAGE SERVICES LLC**

vs

JAMES J. TOOLE, WENDY L. PEARSON

PROPERTY ADDRESS: 4045 PARKSIDE COURT, MOUNT JOY, PA 17552
UPI / TAX PARCEL NUMBER: 300-60701-0-0000
JUDGMENT: \$ 264,586.47
REPUTED OWNERS: James J. Toole and Wendy L. Pearson

DEED BK. or INSTR. NO.: 5769575
MUNICIPALITY: Lancaster Town-
ship
AREA: n/a
IMPROVEMENTS: Single Family
Dwelling

CI-18-06333
MTGLQ INVESTORS LP

vs

MELVIN TORRES CRUZ

PROPERTY ADDRESS: 26
GREYTHORNE DRIVE, LANCAST-
ER, PA 17603
UPI / TAX PARCEL NUMBER:
340-54250-0-0000
JUDGMENT: \$113,155.97
REPUTED OWNERS: Melvin Tor-
res Cruz
INSTR. NO. 5982258
MUNICIPALITY: Township of Lan-
caster
AREA: 0.09 Acres
IMPROVEMENTS: Single Family
Residential

CI-19-07735
LAKEVIEW LOAN SERVICING
LLC

vs

TIMOTHY S. WARD, LINDSEY
WINTERS A/K/A LINDSEY
WARD

PROPERTY ADDRESS: 23 CIN-
DER ROAD, NEW PROVIDENCE,
PA 17560-9644
UPI / TAX PARCEL NUMBER:
520-94304-0-0000
JUDGMENT: \$227,935.03
REPUTED OWNERS: Timothy S.
Ward and Lindsey Winters a/k/a
Lindsey Ward
INSTR. NO.: 6293589
MUNICIPALITY: Providence
AREA:
IMPROVEMENTS: