



SINCE 1792

LANCASTER BAR ASSOCIATION

Lancaster Law Review

The Official Legal Periodical of Lancaster County

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LEGAL NEWS

Calendar of Events.....	4
CLE Calendar.....	5
PBIs at the LBA.....	6
Job Board.....	7

LEGAL NOTICES

Change of Name Notices.....	16
Estate and Trust Notices.....	8
Notice of Judicial Tax Sales.....	17
Notice of Upset Tax Sales.....	17
Orphans' Court Division	
Auditing Notices.....	18
Sheriff's Sale of Valuable	
Real Estate.....	20
Suits Entered.....	18

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LANCASTER BAR ASSOCIATION

2021

2021 LBA CONTACTS, SECTION & COMMITTEE CHAIRS

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LANCASTER BAR ASSOCIATION
CALENDAR OF EVENTS

January Events

January 21, 2022

Annual Membership Meeting
Zoom Conference

Mediation and ADR Solutions

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



- 24 years on the Federal bench (Third Circuit Court of Appeals and Middle District of Pennsylvania)
- Unmatched credentials and experience makes him uniquely qualified to assist parties resolve disputes with guidance that is informed, impartial, fair and objective
- Available to resolve disputes in business and commercial, class action and mass tort, employment, ERISA, insurance, antitrust, securities, intellectual property, civil rights and personal injury cases
- Serves as a Special Master in complex litigation and is highly experienced in the area of e-discovery and privilege review

Stevens & Lee

215.568.7560 • tiv@stevenslee.com

LANCASTER BAR ASSOCIATION
CONTINUING LEGAL EDUCATION CALENDAR

January 18, 2022

Navigating the Maze of Medicare

Time: 12:00pm -1:00pm

Location: Virtual via Zoom

Speaker: Wendy Tribioli, Registered Nurse
and Licensed Insurance Broker

1.0 Substantive Credit

Free for LBA Members

Description: The presentation “Navigating the Maze of Medicare” breaks down the individual parts of Medicare A, B, C, and D, including eligibility, benefits, and basic costs of minimal Medicare coverage. Building on these fundamentals, we will explore the private insurance options available to cover the twenty percent original Medicare does not cover, including Medicare supplement, Medicare Advantage, and Prescription Drug Plans. Finally, discuss misconceptions and services Medicare does not cover. This presentation focuses on educating and empowering individuals to choose health coverage, decreasing financial risk.

This course is free to LBA Members.

Wendy Tribioli is a Registered Nurse and licensed insurance broker with Comprehensive Medicare Advisors. Her education includes a Bachelor of Science in Nursing from West Chester University and Master of Organizational Development from Pennsylvania State University. Her professional experience spans sixteen plus years, ranging from ER/trauma patients to Medicare and insurance regulations for a non-profit health organization. This experience provides her the insight to understand Medicare beneficiaries’ educational and guidance needs within the community.

UPCOMING PBI_s AT THE LBA

December 17, 2021	Essential Ethics 2021 9:00am-12:20pm 3.0 Ethics Credits
January 25, 2022	The Burned Out Lawyer: Recognition and Prevention Strategies in the Post-COVID World 2022 9:00am-11:00am 2.0 Ethics Credits
January 27, 2022	Joint and Several Liability in 2022 9:00am-12:15pm 3.0 Substantive Credits
January 31, 2022	Wills of the Rich and Famous 2022 9:00am-1:15pm 3.0 Substantive, 1.0 Ethics Credit

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

**LANCASTER BAR ASSOCIATION
JOB BOARD**

AVAILABLE ATTORNEY POSITIONS –

Attorney Position - Kegel Kelin Litts & Lord LLP, located in historic downtown Lancaster, is a boutique law firm that represents a range of institutional clients, including well-established businesses in numerous market sectors, dozens of public entities, and professional firms of all types. We are looking for an attorney to handle corporate, public finance, commercial, and educational work, to take on a significant role in both interacting with clients and spearheading projects, and to integrate into our collaborative practice. This is a very unique opportunity for an attorney who not only enjoys sophisticated and challenging work, but who would also like significant responsibility for managing and strengthening client relationships. If interested, please contact Hiring Partner, KKLL, 24 N. Lime St., Lancaster, PA 17602 or lord@kklj.law

Assistant County Solicitor –Children and Youth - County of Lancaster, Pennsylvania- This position will provide and/or supervise a full range of legal services relating to the Child Protective Services Law. This position requires a JD degree. For a detailed job description and application, refer to www.co.lancaster.pa.us

AVAILABLE ATTORNEY/LEGAL ASSISTANT POSITIONS –

Legal Assistant - Lancaster litigation law firm seeks experienced legal assistant for busy law practice representing prominent businesses. Must be very polished with excellent computer skills and ability to multi-task, work under frequent deadlines, maintain attorney's schedules and deadlines, timekeeping, scheduling meetings/calls. Lancaster County residence. 8:30 - 5pm. Resumes should be sent to lawreview@lancasterbar.org

Paralegal/Legal Assistant - Kegel, Kelin Litts & Lord, a downtown Lancaster boutique law firm, is looking for an paralegal/legal assistant to provide litigation support as well as day to day assistance to attorneys working to handle corporate, public finance, commercial, and educational work, as well as to integrate into our collaborative practice. If interested, please contact Hiring Partner, KKLL, 24 N. Lime St., Lancaster, PA 17602 or lord@kklj.law

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

Achenbach, Shirley Mease a/k/a Shirley E. Achenbach, dec'd.

Late of the Borough of Ephrata.
Executor: David M. Mease c/o Gibble Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.
Attorney: Stephen R. Gibble.

Adame, Mary M., dec'd.

Late of the Township of Rapho.
Executrix: Deborah Longenecker c/o Richard J. Gromen, Jr., 3121C Mount Joy Road, Mount Joy, PA 17552.
Attorney: Richard J. Gromen, Jr.

Bard, Patricia E., dec'd.

Late of Providence Township.
Executor: Roy Martin Glackin, Jr. c/o James N. Clymer, Esquire, 408 West Chestnut Street, Lancaster, PA 17603.
Attorney: Clymer Musser & Sar-

no, PC.

Bonawitz, Annette Lynn, dec'd.

Late of Ephrata Borough.
Administrator: John E. Bonawitz c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.
Attorney: John C. Stevens.

Boswa, Francis J., dec'd.

Late of Lancaster.
Executor: Cindy L. MacPherson, 14 Whitetail Way, Pequea, PA 17565.
Attorney: None.

Dommel, John J., dec'd.

Late of Martic Township.
Executor: Kenneth Eugene Dommel 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.

Frederick, Mildred, dec'd.

Late of East Cocalico Township.
Co-Executors: Lois K. Brumbach, Barbara A. Ludwig and Gregory S. Frederick c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.
Attorney: E. Richard Young, Jr., Esquire.

Heidecker, Ruth A., dec'd.

Late of West Lampeter Township.
Executor: Kenneth P. Johnson, 228 Eden Road, Quarryville, PA 17566.
Attorney: None.

Heidecker, Walter J., dec'd.

Late of West Lampeter Town-

ship.

Executor: Kenneth P. Johnson,
228 Eden Road, Quarryville, PA
17566.

Attorney: None.

Houser, Susan Hane, dec'd.

Late of Columbia Borough.

Executors: Andrew J. Houser
and Gretchen Houser-Benner
c/o 327 Locust Street, Colum-
bia, PA 17512.

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

Killough, Steven F., dec'd.

Late of the City of Lancaster.

Executor: Anne S. Killough
c/o Barley Snyder LLP, 126
East King Street, Lancaster, PA
17602.

Attorney: Nancy Mayer Hughes;
Barley Snyder LLP.

King, Annie S., dec'd.

Late of Leacock Township.

Co-Executors: John E. King and
Elmer S. King c/o Blakinger
Thomas, PC, 28 Penn Square,
Lancaster, PA 17603.

Attorney: Blakinger Thomas,
PC.

Kramers, Ella N., dec'd.

Late of West Donegal Township.

Personal Representative: Da-
vid B. Smuck, Executor, 1323
Vestavia Circle, Melbourne, FL
32940.

Attorney: Amy E.W. Ehrhart,
Esquire; 118 Carlisle St., Suite
202, Hanover, PA 17331.

Krissinger, Robert C., dec'd.

Late of East Hempfield Town-

ship.

Co-Executors: John R. Krissing-
er and Susan A. Trinchere c/o
Blakinger Thomas, PC, 28 Penn
Square, Lancaster, PA 17603.

Attorney: Blakinger Thomas,
PC.

Lohin, Jean L., dec'd.

Late of Manheim Township.

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

Attorney: McNees Wallace &
Nurick, LLC.

**Michaelson, Kristine A. a/k/a
Kristine A. Pirrello a/k/a Kris-
tine Michaelson**, dec'd.

Late of Ephrata Borough.

Executor: Joseph John Pirrello,
Jr. c/o Angela M. Ward, Esquire,
Going & Plank, 140 E. King
Street, Lancaster, PA 17602.

Attorney: Angela M. Ward, Es-
quire.

Minnick, Marie E., dec'd.

Late of Manheim Township.

Executrix: Valerie Stauffer c/o
Appel Yost & Zee LLP, 33 North
Duke Street, Lancaster, PA
17602.

Attorney: James W. Appel, Es-
quire.

Mylott, Michael Christopher,
dec'd.

Late of Manor Township.

Executors: John S. Mylott and
Lou Ann Mylott c/o Jeffrey C.
Goss, Esquire, 480 New Holland
Avenue, Suite 6205, Lancaster,
PA 17602.

Attorney: Brubaker Connaugh-

ton Goss & Lucarelli LLC.

Oberle, Jane B., dec'd.

Late of Manheim Township.
Executrix: Julie A. Rasp c/o Law Office of Shawn Pierson, 105 East Oregon Road, Lititz, PA 17543.
Attorney: Shawn M. Pierson, Esquire.

Rathman, Betty J. a/k/a Betty Jane Rathman, dec'd.

Late of West Cocalico Township.
Executor: Howard Curtis Rathman c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler, Esquire; Kling & Deibler, LLP.

Reinhart, Larry E., dec'd.

Late of Strasburg Township.
Executor: Edward Leroy Reinhart c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorney: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Retalack, Helen B., dec'd.

Late of Strasburg Borough.
Administrator: Beth Ann Retalack c/o Nikolaus & Hohenadel, LLP, 212 North Queen Street, Lancaster, PA 17603.
Attorney: Barbara Reist Dillon.

Ruth, Mary C., dec'd.

Late of the Township of Ephrata.
Personal Representative: Corrina A. Burkholder c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorney: Gibbel Kraybill & Hess LLP.

Sensenig, Dorothy B., dec'd.

Dorothy B. Sensenig Trust.
Late of the Township of Ephrata.
Trustees: Lowell A. Sensenig and Kenneth L. Sensenig c/o James R. Clark, Esquire, 277 Millwood Road, Lancaster, PA 17603.
Attorney: James R. Clark.

Severino, Paula A., dec'd.

Late of Lancaster Township.
Executor: Eric P. Severino c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
Attorney: Matthew A. Grosh.

Sweigart, Walter Adam, Jr. a/k/a Walter A. Sweigart, Jr. a/k/a Wally A. Sweigart, Jr., dec'd.

Late of Brecknock Township.
Co-Administratrix: Savannah S. Sweigart and Tamia S. Sweigart, 12 Cambridge Lane, Lewistown, PA 17044.
Attorney: Jessica L. Fisher, Esquire; McQuaide Blasko, Inc., Gateway Centre, 601 Hawthorne Drive, Suite 2A, Hollidaysburg, PA 16648.

Trachte, Caryl C., dec'd.

Late of Warwick Township.
Executor: Elizabeth A. Trachte, 61 Pebble Creek Drive, Lititz, PA 17543.
Attorney: Patrick M. Reb, Esquire; 547 South 10th Street, Lebanon, PA 17042.

Tumolo, John J., Jr., dec'd.

Late of West Donegal Township.
Executor: John J. Tumolo, III, 3660 Pricetown Road, Fleetwood, PA 19522.
Attorney: Rebecca L. Bell, Es-

quire; Allerton, Bell & Muir P.C.,
1095 Ben Franklin Hwy. East,
Douglassville, PA 19518.

Vath, Fredric B., dec'd.

Late of Columbia City.
Executrix: Anne Marie Flowers
c/o Attorney J. Elvin Kraybill,
P.O. Box 5349, Lancaster, PA
17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

SECOND PUBLICATION

Bauder, Jay F., dec'd.

Late of West Cocalico Township.
Administratrix C.T.A.: Jill R.
Glose c/o Blakinger Thomas,
PC, 28 Penn Square, P.O. Box
1889, Lancaster, PA 17608-
1889.
Attorneys: Blakinger Thomas,
PC.

Boyer, Charles Ross, dec'd.

Late of Rapho Township.
Personal Representative: Kathe
Ann Boyer c/o Megan C. Huff,
Esquire, Nestico Druby, P.C.,
1135 East Chocolate Avenue,
Suite 300, Hershey, PA 17033.
Attorney: Megan C. Huff, Es-
quire.

Brown, Paul J., dec'd.

Late of East Donegal Township.
Administrators: Eric C. Brown
and Jason P. Brown c/o Ste-
ven R. Blair, Attorney at Law,
650 Delp Road, Lancaster, PA
17601.
Attorney: Steven R. Blair, Attor-
ney at Law.

**Byers, Naomi C. a/k/a Naomi
Caroline Byers**, dec'd.

Late of Strasburg Borough.
Co-Executrices: Beverly A.
Landis, Carol L. Byers Davis,
Audrey J. See and Debra E. Bru-
baker c/o H. Charles Benner,
Attorney, 200 East Main Street,
Leola, PA 17540.
Attorney: H. Charles Benner.

DeFrees, Robert A., dec'd.

Late of West Cocalico Township.
Executor: Eric DeFrees c/o E.
Richard Young, Jr., Esq., 1248
W. Main Street, Ephrata, PA
17522.
Attorney: E. Richard Young, Jr.,
Esquire.

Dohner, Victor F., dec'd.

Late of West Donegal Township.
Executor: Raymond W. Dohner
c/o 327 Locust Street, Colum-
bia, PA 17512.
Attorney: Michael S. Grab, Es-
quire; Nikolaus & Hohenadel,
LLP, 327 Locust Street, Colum-
bia, PA 17512.

Eichler, Franklin R., dec'd.

Late of West Donegal Township,
Elizabethtown.
Executor: Randall K. Miller, 659
East Willow Street, Elizabeth-
town, PA 17022.
Attorney: Randall K. Miller; Law
Office of Attorney Randall K.
Miller.

Fisher, Jonas B., dec'd.

Late of Ephrata Township.
Administrator: Melvin M. Fisher
c/o Kling and Deibler, LLP, 131
W. Main Street, New Holland, PA
17557.
Attorney: Patrick A. Deibler, Es-
quire; Kling & Deibler, LLP.

Gallagher, Donald W. a/k/a Donald Wayne Gallagher, dec'd.

Late of West Hempfield Township.

Personal Representative: Sarah J. Gallagher, Executrix, c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606. Attorneys: Gibbel Kraybill & Hess LLP.

Gambino, Giuseppe, dec'd.

Late of Rapho Township.

Executor: Nicole Anna Gambino c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.

Attorneys: Smoker Gard Associates LLP.

Geltmacher, Jacob Elwood, dec'd.

Late of Mount Joy Borough.

Administrator: Barry L. Geltmacher, Jr. c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.

Attorney: Scott E. Albert, Esquire.

Golden, Harold C., dec'd.

Late of West Donegal Township.

Executrix: Sherry L. Pacheco c/o Nikolaus & Hohenadel, LLP, 222 S. Market St., Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esquire.

Hawthorne, Jason Quinn a/k/a Jason Q. Hawthorne, dec'd.

Late of Kirkwood, PA.

Administrator: Paul Hawthorne c/o Raymond W. Ferrario, Attorney, Suite 528, Scranton Life Building, 538 Biden Street, Scranton, PA 18503-1816.

Attorney: Raymond W. Ferrario, P.C.

Herr, Marcianne, dec'd.

Late of the Borough of Akron.

Executor: David Carlton Bright c/o Lindsay M. Schoeneberger, Russell, Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.

Attorney: Lindsay M. Schoeneberger.

Hopkins, John Lee, dec'd.

Late of Mount Joy.

Administrator: Nancy H. Sioma c/o Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362.

Attorney: Craig A. Diehl, Esquire, CPA.

Jury, Jacqueline R., dec'd.

Late of Penn Township.

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

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Kepiro, Harriet S., dec'd.

Late of West Earl Township.

Co-Executors: Joseph L. Kepiro, Suzanne K. Yoder and James M. Kepiro c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540.

Attorney: H. Charles Benner.

Lazor, Olivia M. a/k/a Olivia Mary Lazor, dec'd.

Late of Manheim.

Executrix: Teresa A. Paporello, 889 Cambridge Drive, Manheim, PA 17545.

Attorney: Janice H. Chisnell,

Esquire, 140 Golden Gate Drive,
Verona, PA 15147.

Manley, Carl A., dec'd.

Late of Columbia Borough.

Executrix: Michele A. Manley
c/o Karl Kreiser, Esquire, 553
Locust Street, Columbia, PA
17512.

Attorney: Mountz & Kreiser.

McComsey, Jamie L., Sr., dec'd.

Late of Lancaster.

Administratrix: Connie F. Mc-
Comsey, 529 5th Avenue, Den-
ver, PA 17517.

Attorney: Peggy M. Morcom, Es-
quire; Morcom Law, LLC, 226 W.
Chocolate Avenue, Hershey, PA
17033.

Nissley, Faith G., dec'd.

Late of the Township of Man-
heim.

Personal Representative: Ever-
ence Trust Company, Executor,
c/o Ann L. Martin, Attorney,
P.O. Box 5349, Lancaster, PA
17606.

Attorneys: Gibbel Kraybill &
Hess LLP.

Payne, Paul A., dec'd.

Late of Little Britain Township.

Executors: Mitchell A. Payne,
Michael P. Payne, and Melissa
L. Rutt c/o Jeffrey Gonick, 1398
Oregon Road, Leola, PA 17540.

Attorney: Jeffrey Gonick.

Riemersma, Marion B., dec'd.

Late of West Lampeter Town-
ship.

Executrix: Mary Lee Catalano
c/o Vance E. Antonacci, Es-
quire, McNees Wallace & Nurick
LLC, 570 Lausch Lane, Suite

200, Lancaster, PA 17601.

Attorney: McNees Wallace &
Nurick LLC.

Savransky, Bernard, dec'd.

Late of the Township of Man-
heim.

Executor: Alvin H. Blitz c/o Ni-
kolaus & Hohenadel, LLP, 222
S. Market Street, Suite 201,
Elizabethtown, PA 17022.

Attorney: John M. Smith, Es-
quire.

Scott, Mary Jane, dec'd.

Late of Manheim Township.

Executor: Perry Bruce Scott,
Jr. c/o Young and Young, 44 S.
Main Street, P.O. Box 126, Man-
heim, PA 17545.

Attorney: Young and Young.

Siaton, Tomas C., dec'd.

Late of E. Hempfield Township.

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

Attorney: Young and Young.

Sweigart, Vera L., dec'd.

Late of West Cocalico Township.

Executrix: Tammy A. Stief c/o A.
Anthony Kilkuskie, 117A West
Main Street, Ephrata, PA 17522.

Attorney: A. Anthony Kilkuskie.

Trego, Ola Grace, dec'd.

Late of Paradise.

Executor: Darrell Scott Hall, 274
S. Vintage Road, Paradise, PA
17562.

Attorney: None.

**Tucker, Muriel B. a/k/a Muriel
Tucker**, dec'd.

Late of West Lampeter Town-

ship.

Executrix: Shirley E. Tucker c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorneys: Barley Snyder LLP.

Van Huystee, Willem R.H.M., dec'd.

Late of Lancaster.

Executor: W. Bryan Byler, Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17601.

Attorney: W. Bryan Byler; Byler & Winkle, P.C.

Wade, Harold S., dec'd.

Late of Lancaster County.

Executor: Melissa A. Kashner c/o James D. Wolman, Esquire, 53 North Duke Street, Suite 309, Lancaster, PA 17602.

Attorney: James D. Wolman, Esquire.

Yingst, Ruth M., dec'd.

Late of West Lampeter Township.

Executor: James T. Yingst, 634 West Drive, West Cape May, NJ 08204.

Attorney: None.

Ziemer, James, dec'd.

Late of Ephrata Borough.

Co-Executrices: Eileen M. Germany and Karen A. Smith c/o E. Richard Young, Jr., Esq., 1248 W. Main Street, Ephrata, PA 17522.

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

Executor: Robert K. Aungst c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.

Attorney: James R. Clark.

Belock, Ruth C., dec'd.

Late of Manheim.

Co-Executors: Roberta J. McCann, 342 Maxson Road, Lancaster, PA 17601, and Rosalyn A. Sensenig, 1621 Bradford Avenue, Reading, PA 19607.

Attorney: None.

Breneman, Edgar G., dec'd.

Late of East Lampeter Township.

Executrix: Kim M. Miller c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, P.O. Box 539, 339 North Duke Street, Lancaster, PA 17608-0539.

Attorney: Melvin E. Newcomer, Esquire.

Frey, Wesley Scott, Sr., dec'd.

Late of Mount Joy Township.

Executrix: Jodi L. Frey c/o James N. Clymer, Esquire, 408 West Chestnut Street, Lancaster, PA 17603.

Attorney: Clymer Musser & Sarno, PC.

Greenawalt, Betty M., dec'd.

Late of East Donegal Township.

Executor: Sonya A. Benner c/o 327 Locust Street, Columbia, PA 17512.

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

THIRD PUBLICATION

Aungst, Harry S., dec'd.

Late of Mount Joy Borough.

Hargreaves, Annabelle, dec'd.

Late of Manheim Township.

Personal Representative: Kev-

in A. Hargreaves c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.

Attorneys: Metzger and Spencer, LLP.

Herr, Henry E. a/k/a Henry Eby Herr, dec'd.

Late of West Lampeter Township.

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

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

Hiemenz, Josephine A., dec'd.

Late of Lancaster Township.

Administrator: Eric Hiemenz c/o Andrew S. Rusniak, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorney: McNees Wallace & Nurick LLC.

Irvin, Jeffrey Scott, dec'd.

Late of East Lampeter Township.

Executrix: Elsie Marie Crowther c/o James N. Clymer, Esquire, 408 West Chestnut Street, Lancaster, PA 17603.

Attorney: Clymer Musser & Sarno, PC.

Kauffman, Elmer L., dec'd.

Late of Gordonville.

Executrix: Janette D. Kauffman, 54C Queen Road, Gordonville, PA 17529.

Attorney: Beulah P. Mall, Esquire.

Kline, William N., dec'd.

Late of Upper Leacock Town-

ship.

Executor: Michael J. Kline c/o E. Richard Young, Jr., Esquire, 1248 W. Main St., Ephrata, PA 17522.

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

Lowman, Konnor Mathew, dec'd.

Late of West Hempfield Township.

Executrix: Janice M. Lowman c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.

Attorney: Mountz & Kreiser.

McVey, Harold M., dec'd.

Late of Providence Township.

Executor: Donald E. McVey, Sr. c/o 327 Locust Street, Columbia, PA 17512.

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

Murphy, Doris B., dec'd.

Late of East Donegal Township.

Executor: Dale C. White, II c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.

Attorney: Scott E. Albert, Esquire.

Newslinger, Paul Z., dec'd.

Late of East Earl Township.

Executors: Harvey O. Newslinger and Lester O. Newslinger c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

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

Remp, Arthur D., Sr., dec'd.

Late of the City of Lititz.
Executor: Jeffery B. Remp c/o
James R. Clark, Esquire, 277
Millwood Road, Lancaster, PA
17603.
Attorney: James R. Clark.

Sensenig, Dorothy B., dec'd.

Late of the Township of Ephrata.
Executors: Lowell A. Sensenig
and Kenneth L. Sensenig c/o
James R. Clark, Esquire, 277
Millwood Road, Lancaster, PA
17603.
Attorney: James R. Clark.

Silvius, Elvin F., dec'd.

Late of the Township of West
Donegal.
Executor: Brett A. Silvius c/o
Nikolaus & Hohenadel, LLP,
222 S. Market Street, Suite 201,
Elizabethtown, PA 17022.
Attorney: Matthew S, Bleacher,
Esquire.

Smith, Milagros V., dec'd.

Late of West Lampeter Town-
ship.
Personal Representative: Darwin
T. Smith, III, Executor, 9 Myrtle-
wood Ct., Lancaster, PA 17603.
Attorney: None.

**Steffy, Ethel J. a/k/a Ethel Jane
Steffy**, dec'd.

Late of Terre Hill Borough.
Executor: Daniel J. Steffy c/o
Nicholas T. Gard, Esquire, 121
E. Main Street, New Holland, PA
17557.
Attorneys: Smoker Gard Associ-
ates, LLP.

Stetler, Richard R., dec'd.

Late of Lancaster City.
Executor: Brandi Peelor c/o Ni-

kolaus & Hohenadel, LLP, 212
North Queen Street, Lancaster,
PA 17603.
Attorney: Richard G. Greiner,
Esquire.

Townsley, Pauline, dec'd.

Late of Ephrata Township.
Executor: David R. Townsley,
14 Overlook Drive, Ephrata, PA
17522.
Attorney: None.

Vergheese, Thomas, dec'd.

Late of Upper Leacock Town-
ship.
Executrix: Brenda A. Vergheese
c/o H. Charles Benner, Attor-
ney, 200 East Main Street, Leo-
la, PA 17540.
Attorney: H. Charles Benner.

Witwer, Jay Clair, dec'd.

Late of Manor Township.
Executor: Jane M. Witwer, 238
Bender Road, Millersville, PA
17551.
Attorney: None.

Youndt, Kenneth C., dec'd.

Late of East Cocalico Township.
Executrix: Helen L. Youndt c/o
Appel Yost & Zee LLP, 33 North
Duke Street, Lancaster, PA
17602.
Attorney: James K. Noel, IV.

CHANGE OF NAME NOTICE

A hearing will be held on Jan-
uary 31, 2022, at 3:00 p.m., in
Courtroom No. 4, 3rd floor of the
Lancaster County Courthouse,
50 N. Duke St., Lancaster, PA,
regarding the request of Marylou
Perez to change the name from
Marylou Perez to Luna Gagot. Any

person with objections may attend and show cause why the request should not be granted.

D-24

Lancaster County
Court of Common Pleas
No. 21-06847

IN RE: MARVIN AND DEBORAH WEILER, GRANDPARENTS OF HUNTER MASON CORLEY

NOTICE IS HEREBY GIVEN that on October 4, 2021 the Petition of Marvin W. and Deborah A. Weiler, grandparents of Hunter Mason Corley, was filed in the above Court praying for a Decree to change the name of Hunter Mason Corley to Hunter Mason Frable.

The Court has fixed the 10th day of February 2022, at 2:00 p.m. in Courtroom No. 4 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, for a hearing of said Petition, when and where all persons interested may appear and show cause, if any, why said Petition should not be granted.

Kurt A. Gardner, Esquire

D-17, 24

**NOTICE OF JUDICIAL
TAX SALES**

NOTICE REGARDING PROPERTIES SOLD OR EXPOSED TO SALE AT THE LANCASTER COUNTY TAX CLAIM BUREAU JUDICIAL TAX SALES ON NOVEMBER 15, 2021 TO COLLECT DELINQUENT REAL ESTATE TAXES:

Notice is hereby given that on December 14, 2021, the Lancaster County Tax Claim Bureau presented to the Lancaster County

Court of Common Pleas Petitions for Confirmation Nisi of the judicial tax sales held on November 15, 2021 in accordance with the Pennsylvania Real Estate Tax Sale Law, 72 P.S. 5860.607 of the following properties:

524 Woodward Street, Lancaster City

Owners: Jessie M. Bemis and Richard M. Bemis (deceased)
TaxParcelNo.337-32570-0-0000
Docket No. CI-21-01286

110 Old Dorwart Street, Lancaster City

Owner: Floyd Thweatt (Deceased)
TaxParcelNo.338-96923-0-0000
Docket No. CI-21-01284

THE COURT ENTERED A CONFIRMATION NISI ON DECEMBER 14, 2021 OF THE JUDICIAL TAX SALE IN EACH OF THE ABOVE REFERENCED CASES. OBJECTIONS OR EXCEPTIONS TO THE CONFIRMATION NISI OF THE JUDICIAL TAX SALE MAY BE FILED BY ANY OWNER OR LIEN CREDITOR WITHIN THIRTY (30) DAYS AFTER THE DATE OF THE DECEMBER 14, 2021 CONFIRMATION NISI. IF NO OBJECTIONS OR EXCEPTIONS ARE FILED, THE SALES WILL BE CONFIRMED ABSOLUTELY. IF YOU HAVE ANY QUESTIONS, PLEASE CALL YOUR ATTORNEY OR THE COUNTY LAWYER REFERRAL SERVICE AT 717-393-0737 OR MID-PENN LEGAL SERVICES AT 717-299-0971. By: Lancaster County Tax Claim Bureau

D-24

NOTICE OF UPSET TAX SALES

NOTICE RE PROPERTIES SOLD AT THE LANCASTER COUNTY TAX CLAIM BUREAU UPSET TAX SALES ON NOVEMBER 15, 2021 TO COLLECT DELINQUENT REAL ESTATE TAXES:

Notice is hereby given that on December 14, 2021, the Lancaster County Tax Claim Bureau filed a Consolidated Return with respect to properties sold at the November 15, 2021 Continued Upset Tax Sales in accordance with the Pennsylvania Real Estate Tax Sale Law, 72 P.S. §5860.607. Said Consolidated Return was filed with the Lancaster County Court of Common Pleas in the Prothonotary's Office located at 50 N. Duke Street, Lancaster, PA under docket no. CI-21-06797. A Confirmation Nisi was entered by the Court on December 14, 2021.

OBJECTIONS OR EXCEPTIONS TO THE CONFIRMATION NISI MAY BE FILED BY ANY OWNER OR LIEN CREDITOR WITHIN THIRTY (30) DAYS OF THE DECEMBER 14, 2021 CONFIRMATION NISI OF THE CONSOLIDATED RETURN. IF NO OBJECTIONS OR EXCEPTIONS ARE FILED WITHIN THIRTY (30) DAYS OF THE CONFIRMATION NISI, THE NOVEMBER 15, CONTINUED 2021 UPSET TAX SALES WILL BE CONFIRMED ABSOLUTELY.

By: Lancaster County Tax Claim Bureau, 150 N. Queen St., Lancaster, PA, Phone: (717) 299-8233.
D-24

**ORPHANS' COURT DIVISION
AUDITING NOTICES**

To All Claimants, Beneficiaries, Heirs and Next of Kin, and other

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

January 4, 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. CUCUZELLA, ANTHONY JOSEPH, aka ANTHONY "TONY" JOSEPH CUCUZELLA, decd., 2019-1674, First and Final Account, Angie C. Dorsey, Executrix, Michael J. Mongiovi, atty.
2. HERING, DWIGHT D., decd., 2020-0151, First and Final Account, Robert H. Jovanov, Executor, Tilman P. Larson, atty.
3. KOCEVAR, MARGARET F., decd., 2019-1899, First and Final Account, Shelly A. Espenshade, aka Shelly A. Burd, Executrix, LeRoy Smigel, atty.
4. MAYER, ALICE R., decd., 2020-0854. First and Final Account, Donna M. Woods Millhouse and Sandra Lech, Co-Executrices, Alex E. Snyder, atty.

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

D-24, 31

SUITS ENTERED

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

December 9, 2021
to December 15, 2021

ACKERMAN, JOHN N.; JPMorgan Chase Bank, N.A.; 08628; Axelrod

BASSOF, ARON, BASSOFF, ARON P.; Discover Bank; 08615; Santucci

BEILER HYRAULICS, INC. ; Stephen D'Ercole ; 08614 ; O'Neil

BHATTARAI, HARI K.; U.S. Bank National Association; 08619; Santucci

BILLET, ADRIENNE S., BILLET, ADRIENNE; Elan Financial Services ; 08610 ; Santucci

BILLS, DANIELLE, GROVE, CLIFFORD; LCS Capital, LLC; 08512; Raker

BJ BALDWIN ELECTRIC, INC., LANCASTER ELECTRIC, INC., FINNEGAN, TYLER S.; Ronald Paterson; 08621; Feenane

BLACK, THOMAS G.; JPMorgan Chase Bank, N.A.; 08552; Axelrod
BUCKS RENTALS, LLC ; BC ; 08611 ; Yee

CAMPALANS, RODERICO M.; JPMorgan Chase Bank, N.A.; 08555; Axelrod

CAMPBELL, COLIN D.; Cavalry SPV I, LLC; 08592; Apothaker

CLAEYSSEN, TRACY A.; JPMorgan Chase Bank, N.A.; 08636; Axelrod

CLOUD, WILLIAM J.; JPMorgan Chase Bank, N.A.; 08550; Axelrod

COLON, KARIELIS; BestChoice Realty, Inc.; 08579

DAVIS, JESSICA, DAVIS, JESSICA L.; American Express National Bank; 08561; Doyle

GARRETT, DENNIS; Cavalry SPV I, LLC; 08596; Apothaker

GEIGER, JAMES; Citibank, N.A.; 08642; Axelrod

HOLTRY, CHRISTOPHER; Discover Bank; 08612 ; Dhanda

HUGHES JR., RAY B.; Harbor Business Compliance Corporation; 08569; Shaw

IN RE: J.G.; 08648; Green
JAMISON, DOUGLAS; Dorian London; 08587; Pittenger

KAUFFMAN, LINDSAY R.; Cavalry SPV I, LLC; 08626; Apothaker
KLEINSCHMIDT ASSOCIATES; Rettew Associates; 08639; Hallinger

KUHNS, STEVEN; LVNV Funding, LLC; 08616; Goodchild

LANCASTER GENERAL HEALTH, LANCASTER GENERAL HOSPITAL, PENN MEDICINE LANCASTER GENERAL HEALTH; Dale Crowe; 08637; Atlee

LEISEY, HARRY; American Express National Bank; 08565; Doyle

MEDINA, ROSA; Cavalry SPV I, LLC; 08623; Apothaker

MERCER, DEVIN, MERCER, DEVIN L. ; Discover Bank ; 08613 ; Nolan

MONTAGUE, JAMES; JPMorgan Chase Bank, N.A.; 08551; Axelrod

MONTAGUE, JAMES; JPMorgan Chase Bank, N.A.; 08625; Axelrod

ROCK, DAVID; JPMorgan Chase Bank, N.A.; 08554; Axelrod

ROGERS, LEE; JPMorgan Chase Bank, N.A.; 08633; Axelrod

SANCHEZ, JACKLYN; Andrew Kalbach; 08540

THOMAS, STANLEY H.; Police and Fire Federal Credit Union; 08498; Dougherty

TRAVELERS PROPERTY CASUALTY INSURANCE CO.; Melissa Peck; 08588; Lutz

WOLPERT, LAWRENCE E.; JPMorgan Chase Bank, N.A.; 08575; Goodchild

ZONING HEARING BOARD OF THE CITY OF LANCASTER; Brook Farm Development II, LLC; 08618; Bartos

NOTICE



**SHERIFF SALE OF VALUABLE
REAL ESTATE**

**Wednesday, January 26, 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 Courthouse, Courtroom A, 50 North Duke 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

No. CI-21-04387
FREEDOM MORTGAGE
CORPORATION

vs

BRUCE F. BARR, JOAN E. BARR

PROPERTY ADDRESS: 148
COUNTRY DR., DENVER, PA
17517

UPI / TAX PARCEL NUMBER:
040-64831-0-0000

JUDGMENT: \$232,446.44

REPUTED OWNERS: BRUCE F.
BARR AND JOAN E. BARR

DEED INSTRUMENT NO.:
5644420

MUNICIPALITY: BRECKNOCK
TOWNSHIP

IMPROVEMENTS: RESIDEN-
TIAL DWELLING

No. CI-21-01899

US BANK TRUST NATIONAL AS-
SOCIATION, NOT IN ITS INDI-
VIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR LEG-
ACY MORTGAGE ASSET TRUST
2018-RPL2

vs

TRAVIS A. COLLIER, UNKNOWN
SURVIVING HEIRS OF BETTY
JANE COLLIER, DECEASED

PROPERTY ADDRESS: 31
SOUTH 4TH STREET, DENVER,
PA 17517

UPI / TAX PARCEL NUMBER:
140-60812-0-0000

JUDGMENT: \$88,725.89

REPUTED OWNERS: Betty Jane
Collier

INSTR. NO. 5508827

MUNICIPALITY: Borough of
Denver

AREA: 0.11

IMPROVEMENTS: Single Family
Residential Dwelling

No. CI-08-11873

U.S. BANK TRUST NATIONAL
ASSOCIATION AS TRUSTEE OF
THE LODGE SERIES III TRUST

vs

JOSEPH DINENNO

PROPERTY ADDRESS: 2262
LAUREL RD, NARVON, PA
17555

UPI / TAX PARCEL NUMBER:
050-44270-0-0000

JUDGMENT: \$688,020.50

REPUTED OWNERS: Joseph
Dineno

INSTR. NO.: 5631721

MUNICIPALITY: Caernarvon and
Brecknock Townships

AREA: 2,912 Square Feet

IMPROVEMENTS: Residential
Dwelling

No. CI-20-00506

WILMINGTON TRUST, NA, SUC-
CESSOR TRUSTEE TO CITI-
BANK, N.A., AS TRUSTEE, FOR
THE BENEFIT OF REGISTERED
HOLDERS OF STRUCTURED AS-
SET MORTGAGE INVESTMENTS
II TRUST 2007-AR3, MORT-
GAGE PASS-THROUGH CERTIF-
ICATES, SERIES 2007-AR3

vs

DAVID J. GOLDBERGER, SR.

PROPERTY ADDRESS: 1555
RIDGEVIEW AVE, LANCASTER,
PA 17603

UPI / TAX PARCEL NUMBER:
290-03942-0-0000
JUDGMENT: \$286,127.74
REPUTED OWNERS: David J.
Goldberger and Donna F. Gold-
berger
INSTR. NO. 986038290
MUNICIPALITY: East Hempfield
Township
AREA: 0.21
IMPROVEMENTS: Single Family
Residential

No. CI-19-10695
SOLANCO SCHOOL DISTRICT

vs

SHERRY L. HERR

PROPERTY ADDRESS: 475
LANCASTER PIKE, NEW PROVID-
ENCE, PA 17560
UPI / TAX PARCEL NUMBER:
520-54955-0-0000
JUDGMENT: \$3,564.97
REPUTED OWNERS: Sherry L.
Herr
INSTR. NO.: 6111825
MUNICIPALITY: Providence
Township
AREA: 1.04 Acres
IMPROVEMENTS: SINGLE FAM-
ILY DWELLING

No. CI-14-04989
NATIONSTAR MORTGAGE LLC

vs

NORMAN L. HUYETT, A/K/A
NORMAN HUYETT, DOROTHY
J. HUYETT, A/K/A DOROTHY
HUYETT, A/K/A DOROTHY J.
STOLTZFUS HUYETT, F/K/A
DOROTHY J. STOLTZFUS

PROPERTY ADDRESS: 3147
LINCOLN HIGHWAY EAST, PAR-
ADISE, PA 17562
UPI / TAX PARCEL NUMBER:
490-54033-0-0000
JUDGMENT: \$169,970.86
REPUTED OWNERS: Norman

Huyett and Dorothy J Huyett
INSTR. NO.: 5708321
MUNICIPALITY: Township of
Paradise
IMPROVEMENTS: Residential
Dwelling

No. CI-19-05822
M&T BANK

vs

EDWARD P. MCKEAGUE, RUTH
ANN MCKEAGUE

PROPERTY ADDRESS: 847 HIL-
TON DRIVE, LANCASTER, PA
17603
UPI / TAX PARCEL NUMBER:
338-85804-0-0000
JUDGMENT: \$60,048.17
REPUTED OWNERS: RUTH
ANN MCKEAGUE & EDWARD P.
MCKEAGUE
DEED BK.: 2 PAGE 749
MUNICIPALITY: CITY OF LAN-
CASTER
AREA: 1200.00 Sq.Ft
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

No. CI-20-06965
WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS INDEN-
TURE TRUSTEE, FOR THE
NRPL TRUST 2019-3 MORT-
GAGE-BACKED NOTES, SERIES
2019-3

vs

DIONICIO MENA

PROPERTY ADDRESS: 1986
OLD PHILADELPHIA PIKE, LAN-
CASTER, PA 17602
UPI / TAX PARCEL NUMBER:
310-99238-0-0000
JUDGMENT: \$308,654.84
REPUTED OWNERS: DIONICIO
MENA
INSTR. NO.: 5786087
MUNICIPALITY: EAST LAMPET-
ER TOWNSHIP

AREA: 1867 SQ. FT.
IMPROVEMENTS: A RESIDENTIAL DWELLING

IMPROVEMENTS: SINGLE FAMILY DWELLING

No. CI-21-02939
WELLS FARGO BANK NA

No. CI-19-02703
CONESTOGA VALLEY SCHOOL DISTRICT

vs
DEBORAH MORGAN, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF ESTATE OF ERNEST S. MORGAN, UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF ERNEST S. MORGAN

vs
JANET A. NELSON
PROPERTY ADDRESS: 40 AMANDA AVE, LEOLA, PA 17540
UPI / TAX PARCEL NUMBER: 360-97341-0-0000
JUDGMENT: \$3,626.26
REPUTED OWNERS: Janet A. Nelson
DEED BK.: 6884 Page 17
MUNICIPALITY: Upper Leacock Township
AREA: .29 Acres
IMPROVEMENTS: RESIDENTIAL SINGLE FAMILY DWELLING

PROPERTY ADDRESS: 39 SPRINGVILLE ROAD, MOUNT JOY, PA 17552
UPI / TAX PARCEL NUMBER: 450-38478-0-0000
JUDGMENT: \$89,626.53
REPUTED OWNERS: Ernest S. Morgan and Carol W. Morgan, husband and wife
DEED BK.: Volume 3465, Page 579
MUNICIPALITY: Borough of Mount Joy
AREA: N\A
IMPROVEMENTS: Residential Dwelling

No. CI-20-00974
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST

No. CI-19-10341
SOLANCO SCHOOL DISTRICT

vs
WANDA I. NIEVES CARABALLO, JOHANNA TORRES-MALDONADO

vs
JOSEPH E. MORRIS
PROPERTY ADDRESS: 112 JUBILEE RD, PEACH BOTTOM, PA 17563
UPI / TAX PARCEL NUMBER: 280-89169-0-0000
JUDGMENT: \$2,644.99
REPUTED OWNERS: Joseph E. Morris
DEED BK. And PAGE.NO.: 60, 793
MUNICIPALITY: Fulton Township
AREA: 1.1 Acres

PROPERTY ADDRESS: 914 RACE AVE, LANCASTER, PA 17602
UPI / TAX PARCEL NUMBER: 390-28245-0-0000
JUDGMENT: \$ 194,643.07
REPUTED OWNERS: Wanda I Nieves Caraballo and Johanna Torres-Maldonado
INSTR. NO.: 6107766
MUNICIPALITY: Lancaster Township
AREA: .0800 Acres
IMPROVEMENTS: Single Family

Dwelling

No. CI-20-06147

CONESTOGA VALLEY SCHOOL DISTRICT

vs

RIDGE PROPERTY HOLDINGS, L.P.

PROPERTY ADDRESS: 415 S. 7th STREET, AKRON, PA 17501
UPI / TAX PARCEL NUMBER: 210-33623-0-0000
JUDGMENT: \$4,406.99
REPUTED OWNERS: Ridge Property Holdings, L.P.
INSTR. NO.: 5478693
MUNICIPALITY: West Earl Township
AREA: 2.03 Acres
IMPROVEMENTS: INDUSTRIAL

No. CI-21-04318

US BANK NATIONAL ASSOCIATION

vs

KATHLEEN S. SHUPERT, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF WILLIAM H. SHUPERT, DECEASED

PROPERTY ADDRESS: 2356 TURNPIKE ROAD, ELIZABETHTOWN, PA 17022
UPI / TAX PARCEL NUMBER: 130-55005-0-0000
JUDGMENT: \$123,296.44
REPUTED OWNERS: William H. Shupert and Kathleen S. Shupert, Husband and Wife
DEED BK. and PAGE or INSTR. NO. 995023169
MUNICIPALITY: Township of Conoy
AREA: 6.1
IMPROVEMENTS: Single Family Residential Dwelling

No. CI-18-05799

M&T BANK S/B/M HUDSON CITY SAVINGS BANK

vs

LINDA PORR SWEENEY, JOSEPH V. SWEENEY

PROPERTY ADDRESS: 177 RIVER DRIVE, LANCASTER, PA 17603
UPI / TAX PARCEL NUMBER: 340-05496-0-0000
JUDGMENT: \$875,295.01
REPUTED OWNERS: LINDA PORR SWEENEY & JOSEPH V. SWEENEY
INSTR.: 5081580
MUNICIPALITY: LANCASTER TOWNSHIP
AREA: 7,411 Sq. Ft.
IMPROVEMENTS: A RESIDENTIAL DWELLING

No. CI-21-00902

WELLS FARGO BANK NA

vs

UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF BARRY W. HERSHEY

PROPERTY ADDRESS: 817 Union Street, Lancaster, PA 17603
UPI / TAX PARCEL NUMBER: 338-39166-0-0000
JUDGMENT: \$35,030.95
REPUTED OWNERS: Barry W. Hershey
DEED BK. or INSTR. NO.: Volume 7265, Page 15
MUNICIPALITY: City of Lancaster
AREA: N\A
IMPROVEMENTS: Residential Dwelling

No. CI-17-06955

ISANTHES, LLC

vs

ELISHA NIEVES A/K/A ELISHA SANTIAGO NIEVES, SR, UN-

KNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELISHA NIEVES A/K/A ELISHA SANTIAGO NIEVES, SR, DECEASED HIER OF CARMEN NIEVES A/K/A CARMEN C. NIEVES, VINCENT NIEVES, JR., IN HIS CAPACITY AS HEIR OF CARMEN NIEVES A/K/A CARMEN C NIEVES, DECEASED, RUTH ANN NIEVES, IN HER CAPACITY AS HEIR OF CARMEN NIEVES A/K/A CARMEN C NIEVES, DECEASED, RACHEL SERRANO, IN HER CAPACITY AS HEIR OF CARMEN NIEVES A/K/A CARMEN C NIEVES, DECEASED, JESSICA NIEVES, IN HER CAPACITY AS HEIR OF CARMEN NIEVES A/K/A CARMEN C NIEVES, DECEASED, JOSEFINA NIEVES, IN HER CAPACITY AS HEIR OF CARMEN NIEVES A/K/A CARMEN C NIEVES, DECEASED, MINOR DEFENDANT 1, IN HIS CAPACITY AS HEIR OF ALEX NIEVES A/K/A ALEXANDER CRUZ, DECEASED, CARMEN NIEVES A/K/A CARMEN C. NIEVES, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CARMEN NIEVES A/K/A CARMEN C. NIEVES, DECEASED, ALEX NIEVES A/K/A ALEXANDER CRUZ, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALEX NIEVES A/K/A ALEXAN-

DER CRUZ, DECEASED, DORCAS NIEVES, IN HER CAPACITY AS HEIR OF CARMEN NIEVES A/K/A CARMEN C. NIEVES, DECEASED

PROPERTY ADDRESS: 515 S. LIME ST., LANCASTER, PA 17602
UPI / TAX PARCEL NUMBER: 337-11468-0-0000
JUDGMENT: \$23,746.89
REPUTED OWNERS: VINCENTE NIEVES AND CARMEN NIEVES
INSTR. NO.: 5238856
MUNICIPALITY: 7th Ward of the City of Lancaster
AREA: 2,739.10 Square Feet
IMPROVEMENTS: Residential Dwelling

**No. CI-19-07965
SOLANCO SCHOOL DISTRICT
vs
WAGONERS CUSTOM CONTRACTING, INC.**

PROPERTY ADDRESS: 1146 FISHING CREEK ROAD, DRUMORE, PA 17518
UPI / TAX PARCEL NUMBER: 170-69660-0-0000
JUDGMENT: \$3,084.22
REPUTED OWNERS: Wagoners Custom Contracting, Inc.
INSTR. NO.: 5434921
MUNICIPALITY: Drumore Township
AREA: 1.05 ACRES
IMPROVEMENTS: SINGLE FAMILY DWELLING

D-24, 31; J-7

POTOMAC.LEGAL

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