

**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**

**Armstrong, Dwylin R.,** dec'd.

Late of East Drumore Township.

Executrix: Lynda K. Frutchev c/o Appel & Yost LLP, 33 N. Duke Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet.

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**Beiler, Enos M.,** dec'd.

Late of Upper Leacock Township.

Executors: Ephraim Beiler and Henry Beiler c/o Kling and Deibler, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorneys: Linda Kling, Esquire; Kling & Deibler, LLP.

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**Conroy, James F.,** dec'd.

Late of Lancaster.

Executor: Yahna McFalls, 227 Tobacco Road, Ephrata, PA 17522.

Attorney: None.

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**Griffiths, Stephen R.,** dec'd.

Late of Millersville Borough.

Executrix: I. Nadine Shaw c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

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**Groff, Merlin Louise,** dec'd.

Late of East Drumore Township.

Administrators: Avril Amanda McFarlane, Calvin Edward Bent and Oneil N. Harvey c/o James N. Clymer, 408 West Chestnut Street, Lancaster, PA 17603.

Attorneys: Clymer Bodene PC.

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**Harry, Dale E. a/k/a Dale Eugene Harry,** dec'd.

Late of Upper Leacock Township.

Executrix: Donna K. Massar c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540.

Attorney: H. Charles Benner.

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**Hershey, Brayton M.,** dec'd.

Late of East Drumore Township.

Executrices: Susan J. Hackman, Sandra K. Wright, Sally A. Hershey and Shirley M. Fenninger c/o Appel & Yost LLP, 33 N. Duke Street, Lancaster, PA 17602.

Attorney: Jeffrey P. Ouellet.

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**Hershey, Reba H.,** dec'd.

Late of Rapho Township.

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

Attorneys: Young and Young.

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**Hess, Claude H.,** dec'd.

Late of Manheim Township.

Claude H. Hess Declaration of Trust dated December 2, 1994, as amended and re-stated.

Trustee: J. Clair Hess c/o Nancy Mayer Hughes, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorneys: Barley Snyder LLP.

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**Hower, Candi J.,** dec'd.

Late of West Donegal Township.

Administratrix: Nancy Fackler c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

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**Kline, David Allen,** dec'd.

Late of Lancaster City.

Administratrix: Lynne Kline c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

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**Krow, Jane A. a/k/a Jane Krow,** dec'd.

Late of Columbia Borough.

Co-Executors: Brett D. Krow and Londa D. Windlebleck c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.

Attorneys: Mountz & Kreiser.

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**Leisey, Betty L.,** dec'd.

Late of Adamstown Borough. Co-Executrices: Andrea L. Moore and Michelle Lee Goshert c/o E. Richard Young, Jr., Esquire, 1248 West Main Street, Ephrata, PA 17522.

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

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**Little, David M.,** dec'd.

Late of the Township of Rapho.

Co-Executrices: Michele M. Bennett and Kimberly A. Ruth c/o Scott E. Albert, Esquire, 50 East Main Street, Mount Joy, PA 17552.

Attorney: Scott E. Albert, Esquire.

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**Longenecker, Evelyn E.,** dec'd.

Late of Lititz Borough.

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

Attorneys: Young and Young.

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**Lunt, Virginia L. a/k/a Virginia Long Lunt,** dec'd.

Late of Manheim Township.

Executor: George D. Alspach, 232 N. Duke Street, Lancaster, PA 17602.

Attorneys: Alspach and Ryder LLC.

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**Martin, Lillian E.,** dec'd.

Late of Earl Township.

Co-Executors: Cynthia L. Weaver, Todd A. Martin and Chadwick S. Martin c/o Shirk Law Associates, 115 South State Street, Ephrata, PA 17522-2412.

Attorney: Kenelm L. Shirk, III.

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**Minnich, Arlene E.,** dec'd.

Late of the Borough of Lancaster.

Executor: David E. Minnich c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esquire.

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**Ober, Gail E.,** dec'd.

Late of Penn Twp.

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

Attorneys: Young and Young.

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**Pollard, Joyce H. a/k/a Joyce**

**Hornberger Pollard**, dec'd.

Late of W. Lampeter Twp.

Executors: Richard W. Pollard and Pamela P. Krum c/o Christopher K. Barber, 2 Brookline Blvd., Ste. 2, Havertown, PA 19083.

Attorneys: Christopher K. Barber; Barber Law Offices.

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**Rudenos, Barbara A.**, dec'd.

Late of West Lampeter Township.

Co-Administratrices: Betty J. Myers and Sharon L. Myers c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

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**Sahm, Jay H., Sr.**, dec'd.

Late of E. Hempfield Twp.

Executrix: Susan Young Nicholas, Esquire, Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

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**Schneider, William F.**, dec'd.

Late of West Donegal Township.

Personal Representative: Philip R. Pratt, Sr. c/o John S. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorneys: May, May and Zimmerman, LLP.

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**Shiffler, Anthony W.**, dec'd.

Late of Lancaster Twp.

Administrator: Rory A. Shiffler c/o Young and Young, 44 S.

Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

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**Showers, Sally A.**, dec'd.

Late of the Township of Warwick.

Executor: Ronald D. Long c/o Gibble Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.

Attorney: Stephen R. Gibble.

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**Shultz, Bonnie Lou**, dec'd.

Late of Columbia Borough.

Executor: William L. Shultz, Jr. c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.

Attorneys: Mountz & Kreiser.

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**Stoner, Earl M.**, dec'd.

Late of Warwick Township.

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

Attorneys: Young and Young.

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**Weir, Clair H.**, dec'd.

Late of Narvon Township.

Executrix: Lisa Eldridge c/o Rice Law Firm, 3314 Lincoln Highway East, Suite 2, Paradise, PA 17562.

Attorney: Neal A. Rice, Esquire.

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**Zook, Savilla L.**, dec'd.

Late of Paradise Township.

Executrix: Hilda J. Zook c/o Herr & Low, P.C., 234 North Duke Street, P.O. Box 1533, Lancaster, PA 17608.

Attorney: Matthew A. Grosh.

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**SECOND PUBLICATION**

**Baker, Floy E.**, dec'd.

Late of Brecknock Township.

Executors: John M. Baker and Carolyn F. Herr c/o Blakinger

Thomas, PC, 28 Penn Square,  
Lancaster, PA 17603.  
Attorneys: Blakinger Thomas,  
PC.

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**Berchin, Darlene F.,** dec'd.

Late of Manheim Borough.  
Executrix: Deanna L. Ellison  
c/o Young and Young, 44 S.  
Main Street, P.O. Box 126,  
Manheim, PA 17545.  
Attorneys: Young and Young.

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

Late of the Township of Man-  
heim.  
Executor: Timothy W. Bom-  
berger c/o John R. Gibbel,  
Attorney, P.O. Box 5349, Lan-  
caster, PA 17606.  
Attorneys: Gibbel Kraybill &  
Hess LLP.

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

Late of Upper Leacock Town-  
ship.  
Executrix: Peggy L. Lintner,  
907 Walnut Street, New Hol-  
land, PA 17557.  
Attorney: None.

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**Daubert, Harvey K.,** dec'd.

Late of Columbia Borough.  
Executrix: Margery R. Pryor  
c/o John F. Markel, 327 Lo-  
cust Street, Columbia, PA  
17512.  
Attorneys: John F. Markel;  
Nikolaus & Hohenadel, LLP.

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**Fiorini, Charles a/k/a Charles  
Joseph Fiorini,** dec'd.

Late of Bronx, NY.  
Administrator: Joseph Mark  
Fiorini c/o H. Charles Benner,  
Attorney, 200 East Main  
Street, Leola, PA 17540.  
Attorney: H. Charles Benner.

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**Fitzgerald, Melanie J.,** dec'd.

Late of Columbia Borough.  
Executors: Robert H. Fitzger-  
ald, Gary L. Fitzgerald and  
Richard F. Fitzgerald, Jr. c/o  
Mongiovi Law, LLC, 235 North  
Lime Street, Lancaster, PA  
17602.  
Attorney: Michael J. Mongiovi.

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**Giordano, Theresa,** dec'd.

Late of the Borough of Lititz.  
Executrix: Theresa Giordano  
c/o Gibble Law Offices, P.C.,  
126 East Main Street, Lititz,  
PA 17543.  
Attorney: Stephen R. Gibble.

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**Grill, Meta B. a/k/a Meta Grill,**  
dec'd.

Late of Millersville Borough.  
Co-Executors: Max Grill, Jr.  
and Dorothy Gamaldi c/o  
Clifton R. Guise, Esquire, Hal-  
bruner, Hatch & Guise, LLP,  
2109 Market Street, Camp  
Hill, PA 17011.  
Attorneys: Clifton R. Guise,  
Esquire; Halbruner, Hatch &  
Guise, LLP.

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**Grumbling, Henry R.,** dec'd.

Late of Warwick Township.  
Executors: Martha Weinhold  
and Paul Sweigart c/o Young  
and Young, 44 S. Main Street,  
P.O. Box 126, Manheim, PA  
17545.  
Attorneys: Young and Young.

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**Hagan, Dorothea,** dec'd.

Late of 903 North Duke St.,  
Lancaster.  
Executor: Anthony Hagan c/o  
Connors Law, 405 Lancaster  
Ave., Lancaster, PA 17603.  
Attorney: Kathleen A. Con-  
nors.

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**Hall, Constance S.**, dec'd.

Late of West Lampeter Township.

Executrix: Jacqueline H. Wright c/o Andrew S. Rusniak, Esquire, McNeese Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorneys: McNeese Wallace & Nurick LLC.

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**Hallgren, Carl R., Jr. a/k/a Carl Richard Hallgren, Jr.**, dec'd.

Late of Mount Joy Borough.

Executrix: Nancy L. Hallgren c/o Carl R. Hallgren, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

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**Johns, David B.**, dec'd.

Late of Warwick Twp.

Co-Executors: David L. Johns and Janet L. Shaffer c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540.

Attorney: H. Charles Benner.

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**Kolb, Cora Lee**, dec'd.

Late of Manheim Twp.

Executrix: Deborrah Trammell c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

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**Kramer, Joann Marie**, dec'd.

Late of Strasburg Township.

Executrix: Catharine I. Roland, 110 East King Street, Lancaster, PA 17602.

Attorneys: Catharine I. Roland; Roland Law LLC.

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

Late of Manheim Twp.

Executors: Dee Lafferty Pugh, 1455 County Line Rd., Bryn Mawr, PA 19010 and John E. Lafferty, 1019 Farm Ln., West Chester, PA 19382.

Attorneys: Linda M. Anderson; Anderson Elder Law.

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**Lefever, John David**, dec'd.

Late of Lititz.

Executor: Michael Lefever, 850 Tenth Street, NW, Washington DC, 20001-4956.

Attorney: None.

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**Lubitz, Mary Ellen**, dec'd.

Late of the Township of Manor.

Executor: Raymond D. Casimano c/o Nikolaus & Hohe-nadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Jeffrey S. Shank, Esquire.

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**Morgan, Leo P. a/k/a Leo P. Morgan, Jr.**, dec'd.

Late of the City of Lancaster.

Executor: James F. Morgan c/o George J. Morgan, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

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**Reem, Elaine B.**, dec'd.

Late of Rapho Township.

Executrix: Debra Groff c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorneys: Young and Young.

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**Rossiter, Randolph Earl**, dec'd.

Late of the Township of Rapho.

Administrator: Keith Rossiter c/o Stacey W. Betts, Esquire,

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75 East Main Street, Mount Joy, PA 17552.  
Attorney: Stacey W. Betts, Esquire.

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**Schmeck, Anna M.,** dec'd.  
Late of East Cocalico Township.  
Executors: Dorothy L. Musser and Marion Means c/o Michael J. Rostolsky, Esquire, 45 East Orange Street, Lancaster, PA 17602.  
Attorney: Michael J. Rostolsky, Esquire.

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**Spielberger, Joyce M.,** dec'd.  
Late of the Township of Manor.  
Executrix: Dorothea L. Lippart c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorneys: Gibbel Kraybill & Hess LLP.

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**Weiss, Alfred C.,** dec'd.  
Late of West Lampeter Township.  
Executors: Elaine E. Blakeslee and Carl A. Weiss c/o Herr & Low, P.C., 234 North Duke Street, P.O. Box 1533, Lancaster, PA 17608.  
Attorney: Matthew A. Grosh.

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**West, Charles O. a/k/a Charles O. West, Jr.,** dec'd.  
Late of Conestoga Township.  
Executor: Matthew C. West c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.  
Attorneys: Mountz & Kreiser.

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**Yeager, Rosemary,** dec'd.  
Late of East Hempfield Township.  
Executor: Joseph J. Kilgore, Jr. c/o Karl Kreiser, Esquire,

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

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**THIRD PUBLICATION**

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**Balmer, Doris S.,** dec'd.  
Late of Elizabethtown Borough.  
Executor: Joel D. Balmer c/o Gregory L. Hollinger, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331.  
Attorneys: Gregory L. Hollinger, Esquire; Gates & Gates, P.C.

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**Briggs, Charles R., Jr.,** dec'd.  
Late of Paradise Township.  
Executor: Ronald F. Briggs c/o Robert F. Musser, 408 West Chestnut Street, Lancaster, PA 17603.  
Attorneys: Clymer Bodene PC.

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**Brossman, Jay G.,** dec'd.  
Late of W. Donegal Twp.  
Executors: Sarah A. Kinzey and Thomas F. Toscani, 400 Berwyn Park, 899 Cassatt Rd., #320, Berwyn, PA 19312.  
Attorneys: Thomas F. Toscani; Toscani & Lindros LLP.

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**Cogansparger, Russell E.,** dec'd.  
Late of East Hempfield Township.  
Executor: Lee A. Cogansparger c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.  
Attorneys: McNees Wallace & Nurick LLC.

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**Davies, Esther M.,** dec'd.  
Late of West Lampeter Township.  
Executors: John C. Davies, II and Scott R. Davies c/o Appel

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& Yost LLP, 33 N. Duke Street,  
Lancaster, PA 17602.  
Attorney: James W. Appel.

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**Dunn, Janice K.,** dec'd.

Late of West Lampeter Twp.  
Executor: Richard E. Dunn  
c/o Angela M. Ward, Esquire,  
Going & Plank, 140 E. King  
St., Lancaster, PA 17602.  
Attorneys: Angela M. Ward,  
Esquire; Going & Plank.

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**Essis, Frank M., Jr. a/k/a Frank  
M. Essis, Jr., M.D. a/k/a Frank  
Mike Essis, Jr. a/k/a Frank M.  
Essis, Jr., M.S., M.D.,** dec'd.

Late of West Lampeter Town-  
ship.  
Executrix: Lauren M. Essis  
c/o Appel & Yost, LLP, 33  
North Duke Street, Lancaster,  
PA 17602.  
Attorney: Jeffrey P. Ouellet.

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**Haagen, Conrad Hess,** dec'd.

Late of the Borough of Lititz.  
Personal Representative: Paul  
H. Haagen c/o Marci S. Miller,  
Attorney, P.O. Box 5349, Lan-  
caster, PA 17606.  
Attorneys: Gibbel Kraybill &  
Hess LLP.

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**Howey, Edward J.,** dec'd.

Late of Manheim Township.  
Co-Executors: Richard L.  
Howey and Hans de Bruijn c/o  
Jeffrey C. Goss, Esquire, 480  
New Holland Avenue, Suite  
6205, Lancaster, PA 17602.  
Attorneys: Brubaker Con-  
naughton Goss & Lucarelli  
LLC.

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**Hynicka, Kathleen D.,** dec'd.

Late of the Township of West  
Hempfield.  
Executor: Steven F. Hynicka  
c/o James R. Clark, Esquire,

277 Millwood Road, Lancas-  
ter, PA 17603.  
Attorney: James R. Clark.

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**Lowe, Anna L.,** dec'd.

Late of Eden Township.  
Executrix: Nancy L. Hoffer c/o  
William W. Campbell, Attor-  
ney At Law, 303 West Fourth  
Street, Quarryville, PA 17566.  
Attorney: William W. Camp-  
bell.

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**Mable, Philomene,** dec'd.

Late of Columbia Borough.  
Executrix: Cynthia A. Mable  
c/o Karl Kreiser, Esquire, 553  
Locust Street, Columbia, PA  
17512.  
Attorneys: Mountz & Kreiser.

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**Martin, Anna H.,** dec'd.

Late of the Borough of Millers-  
ville.  
Anna H. Martin Revocable Liv-  
ing Trust dated September 20,  
2012.  
Trustee: Elizabeth H. Martin  
c/o James R. Clark, Esquire,  
277 Millwood Road, Lancas-  
ter, PA 17603.  
Attorney: James R. Clark.

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**Martin, Wilma M.,** dec'd.

Late of Manheim Township.  
Executor: Kenneth Eugene  
Martin c/o James N. Clymer,  
408 West Chestnut Street,  
Lancaster, PA 17603.  
Attorneys: Clymer Bodene PC.

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**Mercado, Daniel,** dec'd.

Late of Lancaster City.  
Administrator: Sol M. Mercado  
c/o James N. Clymer, 408  
West Chestnut Street, Lan-  
caster, PA 17603.  
Attorneys: Clymer Bodene PC.

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**Mowery, William L.,** dec'd.

Late of Colerain Twp.

Executor: Scott T. Mowery c/o Kristen R. Matthews, Esquire, 17 W. Miner St., West Chester, PA 19382.

Attorneys: Kristen R. Matthews; MacElree Harvey, Ltd.

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**Nixdorf, Carol A.,** dec'd.

Late of Manheim Township. Executors: Bonita L. Mummert and James S. Nixdorf c/o Michael J. Rostolsky, Esquire, 45 East Orange Street, Lancaster, PA 17602.

Attorney: Michael J. Rostolsky, Esquire.

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**Ogle, Linda K.,** dec'd.

Late of Mount Joy. Administratrix: Gloria L. McIntyre, 179 Woodlawn Avenue, Palmyra, PA 17078.

Attorneys: Elizabeth H. Feather, Esquire; Caldwell & Kearns, P.C.

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**Robbins, Harriet P. a/k/a Harriet L. Robbins a/k/a Harriet Polier Robbins,** dec'd.

Late of Lancaster Township. Executor: Brett A. Robbins c/o Nancy Mayer Hughes, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorneys: Barley Snyder LLP.

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**Roka, Florence R. a/k/a Florence Rutter Roka,** dec'd.

Late of West Lampeter Township.

Executors: Fritz M. Roka, Stephen Roka, II and Susan M. Roka Kalbach c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorneys: McNees Wallace & Nurick LLC.

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**Sargen, Virginia M.,** dec'd.

Late of Manheim Township. Executor: James C. Sargen c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.

Attorneys: Mountz & Kreiser.

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**Sponsler, Melvin G.,** dec'd.

Late of the Township of West Lampeter.

Executor: Theodore M. Sponsler c/o Scott E. Albert, Esquire, 50 East Main Street, Mount Joy, PA 17552.

Attorney: Scott E. Albert, Esquire.

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**Stoltzfus, Samuel K. a/k/a Sam K. Stoltzfus,** dec'd.

Late of Upper Leacock Township.

Executors: David S. Stoltzfus and Chester D. Stoltzfus c/o Barbara Reist Dillon, Esquire, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Nikolaus & Hohe-nadel, LLP.

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**Toth, George J.,** dec'd.

Late of the Borough of Lititz. Executrices: Cathy DeTroia and Deborah Goldsmith c/o Gible Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.

Attorney: Stephen R. Gible.

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**Weaver, Edna G.,** dec'd.

Late of Ephrata Borough. Executors: Nelson G. Weaver and Grace L. Weaver c/o Michael P. Kane, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.



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

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**Welk, Robert Curtis a/k/a R.  
Curtis Welk, dec'd.**

Late of the Township of War-  
wick.

Executrix: Mary H. Welk c/o  
James R. Clark, Esquire, 277  
Millwood Road, Lancaster, PA  
17603.

Attorney: James R. Clark.

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**CHANGE OF NAME NOTICES**

NOTICE IS HEREBY GIVEN that  
a Petition has been filed in the Court  
of Common Pleas of Lancaster Coun-  
ty, Pennsylvania, seeking to change  
the name of Gabriel Michael DeWitt  
to Gabriel Michael Hyman. A hearing  
on the Petition will be held on June  
5, 2018 at 11:00 a.m. in Courtroom  
3 of the Lancaster County Court-  
house, 50 North Duke Street, Lan-  
caster, Pennsylvania, at which time  
any persons interested may attend  
and show cause, if any, why the Peti-  
tion should not be granted.

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In the Court of Common Pleas of  
Lancaster County, Pennsylvania  
Civil Action—Law

No. 17-10281

IN THE MATTER OF PETITION FOR  
CHANGE OF NAME OF PAMELA  
LYNNE HOOVER

NOTICE IS HEREBY GIVEN that  
Pamela Lynne Hoover has filed a  
petition in the Court of Common  
Pleas of Lancaster County, Pennsyl-  
vania, requesting the Court to change  
her name from Pamela Lynne Hoover  
to Pamela Lynne Lilith. A Hearing on  
the Petition will be held Thursday,  
July 19, 2018 at 1:50 p.m. in Court-  
room #TBA of the Lancaster County  
Courthouse, 50 North Duke Street,  
Lancaster, Pennsylvania, at which

time any person interested may at-  
tend and show cause, if any, why the  
Petition should not be granted.

JULIE B. MILLER, ESQUIRE

A-27; M-4

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NOTICE IS HEREBY GIVEN that  
a Petition has been filed in the Court  
of Common Pleas of Lancaster Coun-  
ty, Pennsylvania, seeking to change  
the name of Zachary Rivera to Zee  
Shary Rivera. A hearing on the Peti-  
tion will be held on July 19, 2018 at  
1:30 p.m. in a Courtroom to be an-  
nounced at the Lancaster County  
Courthouse, 50 North Duke Street,  
Lancaster, Pennsylvania, at which  
time any persons interested may at-  
tend and show cause, if any, why the  
Petition should not be granted.

ALBERT J. MEIER, ESQUIRE  
PYFER, REESE, STRAUB,  
GRAY & FARHAT, P.C.

128 North Lime Street  
Lancaster, PA 17602

(717) 299-7342

A-27; M-4

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**NOTICE OF TERMINATION OF  
PARENTAL RIGHTS HEARING**

Court of Common Pleas of  
Lancaster County, Pennsylvania  
Orphans' Court Division

NO. 2721 OF 2017

IN RE: JAMIE LYNN LEFEVER

NOTICE

TO: DEVON BOSLEY

NOTICE IS HEREBY GIVEN that  
the Lancaster County Children &  
Youth Social Service Agency has  
presented to Orphans' Court Divi-  
sion, Court of Common Pleas of  
Lancaster County, PA, a Petition for  
termination of any rights you have or  
might have concerning the child  
known as Jamie Lynn Lefever  
(07/26/2013). The Court has set a  
hearing to consider ending your

rights to your child. That hearing will be held in Courtroom Number 9, Fourth Floor, at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, PA, on Monday, May 21, 2018 at 8:30 a.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  
Suite 111  
Lancaster, PA 17603  
(717) 299-7925

A-20, 27

**NOTICES OF ACTION IN  
MORTGAGE FORECLOSURE**

In the Court of Common Pleas of  
Lancaster County, Pennsylvania  
Civil Action—Law

No. 18-01131

WELLS FARGO BANK, NA  
Plaintiff

vs.

STEPHEN J. KLECKNER  
Defendant

NOTICE

To: STEPHEN J. KLECKNER

You are hereby notified that on February 16, 2018, Plaintiff, WELLS FARGO BANK, NA, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LANCASTER County, Pennsylvania, docketed to No. 18-01131. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 422 SOUTH WEST END AVENUE, LANCASTER, PA 17603-5045 whereupon your property would be sold by the Sheriff of LANCASTER County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

LANCASTER LAW REVIEW

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:  
Lawyer Referral Service  
Lancaster Bar Association  
28 East Orange Street  
Lancaster, PA 17602  
Telephone (717) 393-0737

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Court of Common Pleas  
Lancaster County  
Civil Action—Law

No. CI-17-01182

LOANDEPOT.COM, LLC  
Plaintiff

vs.

The Unknown Heirs of  
Sheila E. Turnbull, Deceased,  
Mortgagor and Real Owner  
Defendant(s)

To: The Unknown Heirs of Sheila E. Turnbull, Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 717 North Lime Street, Lancaster, PA 17602

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, LOANDEPOT.COM, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Lancaster County, PA, docketed to No. CI-17-01182, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 717 North Lime Street, Lancaster, PA 17602, whereupon your property will be sold by the Sheriff of Lancaster County. Notice: You have

been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lancaster Bar Assn.  
28 E. Orange St.  
Lancaster, PA 17602  
(717) 393-0737

MICHAEL T. McKEEVER  
KML LAW GROUP, P.C.  
Attys. for Plaintiff  
Mellon Independence Center  
701 Market St.  
Ste. 5000  
Philadelphia, PA 19106-1532  
(215) 627-1322

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**NOTICES OF INCORPORATION**

NOTICE IS HEREBY GIVEN that: GOODS & SERVICES INC has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

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NOTICE IS HEREBY GIVEN that: WILLGENS RENTAL WORLD, INC. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. MATTHEW C. SAMLEY, ESQUIRE REESE, SAMLEY, WAGENSELLER, MECUM & LONGER, PC

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**FICTITIOUS NAME NOTICES**

Chad Johnson, 331 Richland Dr., Lancaster, PA 17601 did file in the office of the Secretary of the Commonwealth of Pennsylvania, on or about March 26, 2018 registration of the name:

AVALANCHE FINANCIAL under which he intends to do business at: 331 Richland Dr., Lancaster, PA 17601 pursuant to the provision of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act."

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Amy L. Fields and Robert H. Fields of 626 North Duke Street, P.O. Box 298, Lancaster, PA 17608-0928, did file in the office of the Secretary of the Commonwealth of Pennsylvania, on or about April 10, 2018, registration of the name:

RSA PROPERTIES under which they intend to do business at: 626 North Duke Street, P.O. Box 298, Lancaster, PA 17608-0298, pursuant to the provision of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act."

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Osiris America Inc., a Delaware corporation, has filed an application to register to do business in this Commonwealth under Chapter 4 of the Associations Code. Osiris America Inc.'s proposed resident agent is Harbor Business Compliance Corporation, 48-50 W. Chestnut St., Suite 301, Lancaster, PA 17603. Osiris America Inc. has filed an application

to register under the Fictitious Names Act to conduct business under the name:

SHOWCASE

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**SUITS ENTERED**

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

April 13, 2018  
to April 20, 2018

ALDAVE, GRECIA; Portfolio Recovery Associates, LLC; 02617; Gerd-ing

ANDERSON, MARK A.; Bank of America, N.A.; 02659; Flink

BAKER, KELLY; Kate Guzman; 02699; Mecum

BCJ CONTRACTING, LLC; APR Supply Co.; 02673; Santiago

BECK, KENNETH, BOAS, SHARON; AmeriCredit Financial Services, Inc.; 02545; Apothaker

BEECHER CONCRETE, INC., BEECHER, LEONARD R., JR., BEECHER, NINA, BEAR CONCRETE, INC.; Wells Fargo Bank, N.A.; 02633; Berger

BISHOP, CRYSTAL; AmeriCredit Financial Services, Inc.; 02543; Apothaker

BOLLI, ANNMARIE; Portfolio Recovery Associates, LLC; 02616; Gerd-ing

BOOTIE, MICHAEL D., JR., BOOTIE, AMY E.; Bank of America, N.A.; 02575; Crawley

BROOKS, JASON ANDREW; Bank of America, N.A.; 02669; Weinberg

CALASCIONE, MICHAEL; LVNV Funding, LLC; 02646; Sanginiti

CONNOLLY, DANIEL; AmeriCredit Financial Services, Inc.; 02563; Apothaker

DiPRINZIO, ANTHONY B., DiPRINZIO, DIANE E., HERTZLER, CHAD M., HERTZLER, JENNIFER L.; Marjorie A. Lindberg; 02637; Ermolovich

LANCASTER LAW REVIEW

- DOSS, JAMES; Portfolio Recovery Associates, LLC; 02693; Gerding
- DULL, TERRY; Portfolio Recovery Associates, LLC; 02688; Gerding
- DUVALL, ROGER, JR., TRIPLE D TRANSPORT; Quality Carriers, Inc.; 02649; Wendolowski
- EYMAN, RICHARD E.; Bank of America, N.A.; 02607; Flink
- FULTON, CHRISTINA; Portfolio Recovery Associates, LLC; 02686; Gerding
- GEIBE, JAMES E.; Mid-Atlantic Systems of CPA, Inc.; 02694; Ormsby
- GLATFELTER, CHRISTOPHER; Vicky Lynne Martin; 02587
- GRIFFITH, BRANDON; Joseph Cascarino; 02697; Aaron
- HABECKER, KRYSYTN; AmeriCredit Financial Services, Inc.; 02559; Apothaker
- HAGY, GABRIEL P., HAGY, LORRAINE R.; Santander Bank, N.A.; 02573; Bates
- HALL, CLAUDIA H.; Bank of America, N.A.; 02668; Weinberg
- HALL, KIM MARIE; Hailey Brown; 02624; Jaffe
- HEISEY, MICHAEL, HEISEY, SONYA L., HEISEY, J. KENNETH; 02654; Prime Home Investments, LLC; 02654; Diehl
- HILL, LAUREN ELIZABETH; Bank of America, N.A.; 02656; Flink
- HILMER, ASHLEY, HILMER, STEVEN; Carrington Mortgage Services, LLC; 02732; Osborne
- HOUSER, DOROTHY, HOUSER, JIM; Donna Byrd; 02625
- KARR, DAVID, III; Portfolio Recovery Associates, LLC; 02614; Gerding
- KELLY, JOSE M., RAMIREZ, JENNY; Vivacity National Holding, Inc.; 02665; McDonald
- KIRILUK, KEITH D.; Portfolio Recovery Associates, LLC; 02593; Babcock
- LASKEY, JORDAN P.; Portfolio Recovery Associates, LLC; 02603; Babcock
- LAWTON, KENNETH; AmeriCredit Financial Services, Inc.; 02549; Apothaker
- LEISEY, SARA M., REMAX OF READING, KING, JENNIFER; William E. Weiss, Jr.; 02631; Sarno
- LESHER, DAVID A., LESHER, MICHELLE L.; Nationstar Mortgage, LLC; 02691; McDonald
- LETTERHOUSE, SAMUEL, LETTERHOUSE, LATICIA; AmeriCredit Financial Services, Inc.; 02556; Apothaker
- LUCIDONIO, MICHAEL; Ronald Tripp; 02635; Hagelgans
- McMONAGLE, KARA; AmeriCredit Financial Services, Inc.; 02562; Apothaker
- MILLARD REFRIGERATED SERVICES, LINEAGE LOGISTICS; Floyd G. Martin, LLC; 02618; DeCinti
- MILLER, MARVIN L., MILLER, STACEY L.; AmeriCredit Financial Services, Inc.; 02551; Apothaker
- MILLERSVILLE BIBLE CHURCH; Elizabeth Kuehne; 02664; Held
- OSBERG, DIANE; Portfolio Recovery Associates, LLC; 02687; Gerding
- OSBORN, LARA K.; AmeriCredit Financial Services, Inc.; 02554; Apothaker
- PAI CORPORATION, EXCENTIA; Jill B. Walmer; 02701; Strang-Kutay
- PASKER, THOMAS D., PASKER, MANDY L.; Branch Banking and Trust Company; 02580; Crawley
- PENDLETON, JEREMY; Portfolio Recovery Associates, LLC; 02690; Gerding
- PERRING, EDWARD W., PERRING, JENNIFER L.; Branch Banking and Trust Company; 02634; Gairo
- PHILBERT, VANESSA, PHILBERT, RONNIE; AmeriCredit Financial Services, Inc.; 02560; Apothaker
- PIROZZI, PAUL, SR.; Midland Funding, LLC; 02652; Santucci
- POHLIG, NATHAN; PHH Mortgage Corporation; 02612; Bates
- POMMERENING, ERIC, POMMERENING, ERIC DAVID; PPL Electric Utilities Corporation; 02698; Krzywicki
- POPOLIS BROTHERS REALTY, POPOLIS, RUDY S., POPOLIS, STE-

LANCASTER LAW REVIEW

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- PHEN J., POPOLIS, STEVEN J.; Michael P. Kiernan; 02564; Justice
- PRINCE, DAVID W.; Bank of America, N.A.; 02610; Flink
- ROOP, DONNA; Portfolio Recovery Associates, LLC; 02680; Gerding
- SHUPERT, KATHLEEN S.; Union National Community Bank; 02639; Schimaneck
- STANTON, TREVA MARIE; Bank of America, N.A.; 02660; Weinberg
- STEUDLER, FREDERICK W.; Ronald Oster; 02692; Simon
- STRUBE, GAVIN M.; Portfolio Recovery Associates, LLC; 02683; Gerding
- SWEIGART, WALTER A.; Live Well Financial, Inc.; 02734; Gairo
- SWISS, SPENCER L., SWISS, KATHLEEN A.; Branch Banking and Trust Company; 02695; Markowitz
- SZWAST, MICHAEL C., SZWAST, HELENA; Branch Banking and Trust Company; 02644; Crawley
- THERNG, PHANY; Carrington Mortgage Services, LLC; 02591; Lutz
- THOMPSON, ERIC SCOTT, JR.; Allstate Settlement Corporation; 02663; Jones
- ULRICH, MATTHEW; Portfolio Recovery Associates, LLC; 02684; Gerding
- VASQUEZ, ANTONIO; M&T Bank; 02662; Solarz
- WALTERS, ADAM, MCKS ENTERPRISES, INC., QUALITY FLOORS, INC.; Kathryn Graziano; 02670; Knickerbocker
- WARWICK TOWNSHIP ZONING HEARING BOARD; Log Cabin Holdings, LLC; 02640; Kriner
- WEISE, KIMBERLY; AmeriCredit Financial Services, Inc.; 02547; Apothaker
- WICKENHEISER, SAMANTHA L.; AmeriCredit Financial Services, Inc.; 02548; Apothaker
- WOLPERT, JAMES P., WERTZ, MELISSA; Pennsylvania State Employees Credit Union; 02650; Urban
- WOLPERT, LAWRENCE E., III, WOLPERT, STEPHANIE L.; Wells Fargo Bank, N.A.; 02570; Brunner
- WYNIAWSKYJ, IRENE, WYNIAWSKYJ, BONNIE, WYNIAWSKYJ, BONNIE S.; PPL Electric Utilities Corporation; 02604; Krzywicki
- YABLON, JEFFREY; Charles Blanchard; 02736; Lewis
- YEE, SPAGE M., EYECARE GROUP OF LANCASTER, LLC; Crystal A. Bear; 02585; Schibinger
- ZURITA, JOSE; Flex Jacquet; 02737; Kofsky

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**NOTICE**



**SHERIFF'S SALE OF VALUABLE  
REAL ESTATE**

**Wednesday, MAY 30, 2018  
1:30 p.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 1:30 p.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 Pennsylvania 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 \$100 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, and 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 LEPLER  
Sheriff of Lancaster County  
BRADFORD J. HARRIS, ESQUIRE  
Solicitor

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No. CI-17-08563

**THE BANK OF NEW YORK  
MELON f/k/a THE BANK OF  
NEW YORK AS SUCCESSOR IN  
INTEREST TO JPMORGAN CHASE  
BANK, N.A. AS TRUSTEE FOR  
NOVASTAR MORTGAGE FUNDING  
TRUST, SERIES 2004-2,  
NOVASTAR HOME EQUITY LOAN  
ASSET-BACKED CERTIFICATES,  
SERIES 2004-2 C/O OCWEN  
LOAN SERVICING, LLC**

**vs.**



**MARI L. ALICEA-GARCIA,  
JOSHUA GARCIA, THE UNITED  
STATES OF AMERICA**

*Property Address:* 27 Terrace Ave.,  
Stevens, PA 17578  
*UPI/Tax Parcel Number:* 080-64886-  
0-0000  
*Judgment:* \$207,039.34  
*Reputed Owners:* Mari L. Alicea-  
Garcia and Joshua Garcia  
*Instr. No.:* 5316044  
*Municipality:* East Calico Township  
*Area:* N/A  
*Improvements:* Residential Real Es-  
tate

\_\_\_\_\_  
No. CI-17-09765

**SELENE FINANCE LP**

**vs.**

**SALVATORE AMATO**

*Property Address:* 309 Oak Thorne  
Lane, Lancaster, PA 17602  
*UPI/Tax Parcel Number:* 310-99555-  
0-0000  
*Judgment:* \$126,580.19  
*Reputed Owner:* Salvatore Amato  
*Instr. No.:* 5785316  
*Municipality:* Township of East Lam-  
peter  
*Area:* ALL THAT CERTAIN piece,  
parcel or tract of land situated on  
the East side of Oak Thorne Lane,  
located in East Lampeter Town-  
ship, Lancaster County, Pennsyl-  
vania, being known as Lot 83, as  
shown on a final Plan of the Oaks,  
prepared by D.C. Gohn Associ-  
ates, Incorporated, Drawing No.  
CG-1764, recorded in Subdivision  
Plan Book J-190, Page 33, said  
tract being more fully bounded  
and described as follows:

*Improvements:* Residential Dwelling

\_\_\_\_\_  
No. CI-17-08040

**MB FINANCIAL BANK, N.A.**

**vs.**

**PAULA A. ANDERSON,  
PERSONAL REPRESENTATIVE OF  
THE ESTATE OF MICHAEL  
BRAUN, DECEASED**

*Property Address:* 457 Juniata Street,  
Lancaster, PA 17602  
*UPI/Tax Parcel Number:* 337-99860-  
0-0000  
*Judgment:* \$59,333.43  
*Reputed Owner:* Paula A. Anderson,  
Personal Representative of the  
Estate of Michael Braun, De-  
ceased  
*Instr. No.:* 6218894  
*Municipality:* City of Lancaster  
*Area:* 1,742 Square Feet  
*Improvements:* Residential Dwelling

\_\_\_\_\_  
No. CI-17-08305

**PHH MORTGAGE CORPORATION**

**vs.**

**BARBARA J. BATTS**

*Property Address:* 810 North Duke  
Street, Lancaster, PA 17602  
*UPI/Tax Parcel Number:* 336-64069-  
0-0000  
*Judgment:* \$67,022.83  
*Reputed Owner:* Barbara J. Batts  
*Instr. No.:* 5253601  
*Municipality:* Lancaster City  
*Area:* 0.05  
*Improvements:* Residential Dwelling

\_\_\_\_\_  
No. CI-17-08498

**CHASE MORTGAGE  
TRUST 2016-1**

**vs.**

**JAMES D. BAUGHMAN,  
KELLY H. BAUGHMAN**

*Property Address:* 19 Jane Lane,  
Holtwood, PA 17532  
*UPI/Tax Parcel Number:* 430-96404-  
0-0000  
*Judgment:* \$172,871.77  
*Reputed Owners:* James D. Baugh-  
man and Kelly H. Baughman  
*Instr. No.:* 6177361  
*Municipality:* Township of Martic

*Area:* ALL THAT CERTAIN lot or piece of ground with improvements thereon situate on the North side of Jane Lane known as Lot No. 11, Block A as shown on a final plan of the Donald Foltz Tract, Section II, said plan recorded in the Recorder of Deeds in and for Lancaster County, Pennsylvania, in subdivision Plan Book J-87, page 31, said lot located in the Township of Martic, County of Lancaster and Commonwealth of Pennsylvania, bounded and described as follows:

*Improvements:* Residential Dwelling

No. CI-16-04548

**SOLANCO SCHOOL DISTRICT**

**vs.**

**ROXANNE E. BENN,  
EXECUTRIX OF THE  
ESTATE OF JOSEPH A. BUSIA**

*Property Address:* 703 Hollow Road,  
New Providence, PA 17560

*UPI/Tax Parcel Number:* 520-12854-  
0-0000

*Judgment:* \$2,273.99

*Reputed Owner:* Roxanne E. Benn,  
Executrix of the Estate of Joseph  
A. Busia

*Deed Bk.:* 2999 Page 187

*Municipality:* Providence Township  
*Area:* 0.66 Acres

*Improvements:* Residential Single  
Family Dwelling

No. CI-17-09322

**PNC BANK, NATIONAL  
ASSOCIATION, SUCCESSOR  
BY MERGER TO BLC BANK  
NATIONAL ASSOCIATION,  
FORMERLY KNOWN AS BANK  
OF LANCASTER COUNTY,  
NATIONAL ASSOCIATION**

**vs.**

**DIANE M. BENSINGER**

*Property Address:* 944 Homeland  
Drive, Lancaster, PA 17601

*UPI/Tax Parcel Number:* 390-62117-  
0-0000

*Judgment:* \$117,773.56

*Reputed Owner:* Diane M. Bensinger  
*Deed Bk.:* 5291

*Municipality:* Township of Manheim  
*Area:* 0.1500

*Improvements:* Residential Dwellings

No. CI-17-08885

**WILMINGTON SAVING FUND  
SOCIETY, FSB d/b/a  
CHRISTIANA TRUST, NOT  
INDIVIDUALLY BUT AS TRUSTEE  
FOR PRETIUM MORTGAGE  
ACQUISITION TRUST**

**vs.**

**DONALD G. BOLING,  
MARY P. BOLING**

*Property Address:* 957 Pinetree Way,  
Lancaster, PA 17601

*UPI/Tax Parcel Number:* 290-34407-  
0-0000

*Judgment:* \$339,575.90

*Reputed Owners:* Donald G. Boling &  
Mary P. Boling

*Instr. No.:* 5703886

*Municipality:* Township of East  
Hempfield

*Area:* 0.2900

*Improvements:* Residential Dwellings

No. CI-17-03142

**M&T BANK**

**vs.**

**JUSTIN K. BOOTH,  
ASHLEY D. HOUSHOWER**

*Property Address:* 192 Pitney Rd.,  
Lancaster, PA 17601

*UPI/Tax Parcel Number:* 810-47023-  
0-0000

*Judgment:* \$130,179.37

*Reputed Owners:* Justin K. Booth &  
Ashley D. Houshower

*Instr. No.:* 6063952

*Municipality:* City of Lancaster

LANCASTER LAW REVIEW

Area: 0.1500  
Improvements: Residential Dwellings

No. CI-17-08038

**MB FINANCIAL BANK, N.A.**

vs.

**STEPHEN D. BROWN,  
KAREN L. BROWN**

Property Address: 1269 Barclay  
Drive, Lancaster, PA 17601

UPI/Tax Parcel Number: 390-62899-  
0-0000

Judgment: \$233,554.33

Reputed Owners: Stephen D. Brown  
and Karen L. Brown

Instr. No.: 6071373

Municipality: Manheim Township

Area: 13,068 square feet

Improvements: Residential Dwelling

No. CI-17-08675

**CHRISTIANA TRUST, A  
DIVISION OF WILMINGTON  
SAVINGS FUND SOCIETY, FSB,  
AS INDENTURE TRUSTEE, FOR  
THE CSMC 2014-RPL4 TRUST,  
MORTGAGE-BACKED NOTES,  
SERIES 2014-RPL4**

vs.

**GEORGE H. CUTHBERT**

Property Address: 4663 Bossler Rd.,  
Elizabethtown, PA 17022

UPI/Tax Parcel Number: 160-36809-  
0-0000

Judgment: \$142,089.41

Reputed Owner: George H. Cuthbert

Instr. No.: 5274461

Municipality: Township of West Do-  
negal

Area: 0.4400

Improvements: Residential Dwelling

No. CI-17-08287

**WELLS FARGO BANK NA**

vs.

**JUDITH A. DEASCENTI a/k/a  
JUDITH R. DEASCENTI**

Property Address: 113 Sunflower  
Circle, Landisville, PA 17538

UPI/Tax Parcel Number: 290-70524-  
0-0000

Judgment: \$289,621.39

Reputed Owner: Judith A. Deascenti  
a/k/a Judith R. Deascenti

Deed Bk.: N 96, Page 136

Municipality: East Hempfield Town-  
ship

Area: .42 Acres

Improvements: Residential Dwelling

No. CI-17-08961

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

vs.

**ANTHONY T. DeLEON a/k/a  
ANTHONY L. DeLEON**

Property Address: 780 Daniel Cir.,  
Mount Joy, PA 17552

UPI/Tax Parcel Number: 300-42799-  
0-0000

Judgment: \$117,845.76

Reputed Owner: Anthony T. DeLeon  
a/k/a Anthony L. DeLeon

Instr. No.: 6004103

Municipality: Township of West  
Hempfield

Area: N/A

Improvements: Residential Dwelling

No. CI-16-10726

**WELLS FARGO BANK, NA**

vs.

**THOMAS A. DRENNEN,  
PATRICIA H. DRENNEN**

Property Address: 916 Cambridge  
Dr., Manheim, PA 17545

UPI/Tax Parcel Number: 500-58269-  
1-0026

Judgment: \$204,942.16

Reputed Owners: Thomas A. Drennen  
and Patricia H. Drennen, husband  
and wife

Instr. No.: 5741585

LANCASTER LAW REVIEW

*Municipality:* Township of Penn  
*Area:* N\A  
*Improvements:* Residential Dwelling

No. CI-17-01661

**US BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS DELAWARE  
TRUSTEE AND US BANK  
NATIONAL ASSOCIATION,  
NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS  
CO-TRUSTEE FOR GOVERNMENT  
LOAN SECURITIZATION  
TRUST 2011-FV1**

vs.

**MICHAEL S. ECKMAN**

*Property Address:* 110 Den Mar  
Drive, Holtwood, PA 17532  
*UPI/Tax Parcel Number:* 430-84425-  
0-0000  
*Judgment:* \$105,691.45  
*Reputed Owner:* Michael S. Eckman  
*Deed Bk.:* 6157, Page 0535  
*Municipality:* Martic Township  
*Area:* 0.62  
*Improvements:* Residential Dwelling

No. CI-17-09098

**HSBC BANK USA, NA, AS  
INDENTURE TRUSTEE FOR THE  
REGISTERED NOTEHOLDERS OF  
RENAISSANCE HOME EQUITY  
LOAN TRUST 2006-3**

vs.

**ANDREW J. EICKHOLZ a/k/a  
ANDREW J.C. EICKHOLZ**

*Property Address:* 721 Catherine  
Street, Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 290-41802-  
0-0000  
*Judgment:* \$41,613.93  
*Reputed Owner:* Andrew J.C. Eick-  
holz  
*Deed Doc. ID.:* 5103248  
*Municipality:* East Hempfield Town-  
ship

*Area:* .24  
*Improvements:* Residential Dwelling

No. CI-17-09173

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

vs.

**DUANE A. FAUL**

*Property Address:* 1530 Princess  
Anne Dr., Lancaster, PA 17601  
*UPI/Tax Parcel Number:* 810-85327-  
0-0000  
*Judgment:* \$158,421.17  
*Reputed Owner:* Duane A. Faul  
*Instr. No.:* 6039052  
*Municipality:* City of Lancaster  
*Area:* All that parcel of land in City of  
Lancaster, Lancaster County,  
Commonwealth of Pennsylvania,  
as more fully described in Deed  
Dcc # 5510173, ID# 810-85327-  
0-0000, being known and desig-  
nated as:  
*Improvements:* Residential Dwelling

No. CI-17-07787

**JP MORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

vs.

**PETER FITZGERALD,  
SULHEI FITZGERALD**

*Property Address:* 1512 Lampeter  
Rd., Lancaster, PA 17602  
*UPI/Tax Parcel Number:* 320-49836-  
0-0000  
*Judgment:* \$221,247.05  
*Reputed Owners:* Peter Fitzgerald &  
Sulhei Fitzgerald  
*Instr. No.:* 6065829  
*Municipality:* Township of West Lam-  
peter  
*Area:* 0.2200  
*Improvements:* Residential Dwellings

No. CI-17-08231

**FULTON BANK, N.A.**

vs.

**FOR KIDS, LLC**

LANCASTER LAW REVIEW

*Property Address:* 60 Bethany Rd.,  
Ephrata, PA 17522  
*UPI/Tax Parcel Number:* 260-20020-  
0-0000  
*Judgment:* \$329,973.46  
*Reputed Owner:* For Kids, LLC  
*Instr. No.:* 5566933  
*Municipality:* Ephrata Borough  
*Area:* N/A  
*Improvements:* Auto body shop and  
single family residence

No. CI-17-07617

**LAKEVIEW LOAN  
SERVICING, LLC**

vs.

**JEFFRY FULLER,  
ASHLEY FULLER**

*Property Address:* 119 Marion Ter-  
race, Ephrata, PA 17522  
*UPI/Tax Parcel Number:* 260-59214-  
0-0000  
*Judgment:* \$148,921.55  
*Reputed Owners:* Jeffry Fuller and  
Ashley Fuller  
*Instr. No.:* 6197294  
*Municipality:* Ephrata Borough  
*Area:* .11  
*Improvements:* Residential Dwelling

No. CI-17-07759

**THE BANK OF NEW YORK  
MELLON f/k/a THE BANK OF  
NEW YORK, AS SUCCESSOR IN  
INTEREST TO JPMORGAN CHASE  
BANK, NA AS TRUSTEE FOR IXIS  
REAL ESTATE CAPITAL TRUST  
2005-HE2, MORTGAGE PASS-  
THROUGH CERTIFICATES,  
SERIES 2005-HE2**

vs.

**THOMAS J. GARVEY, JR.,  
KAREN L. GARVEY**

*Property Address:* 40 Green Lane,  
Nottingham, PA 19362  
*UPI/Tax Parcel Number:* 380-67334-  
0-0000  
*Judgment:* \$182,586.09  
*Reputed Owners:* Thomas J. Garvey,  
Jr. and Karen L. Garvey

*Deed Bk.:* 6553 and Page 142, or  
*Instr. No.* 000011380  
*Municipality:* Township of Little Brit-  
ain  
*Area:* 1.66 Acres  
*Improvements:* Single Family Resi-  
dential Dwelling and Storage Shed

No. CI-17-06865

**360 MORTGAGE GROUP, LLC**

vs.

**DIANE Y. GERBER,  
ADMINISTRATIX OF THE  
ESTATE OF KYLE GERBER**

*Property Address:* 45 Lake Aldred  
Terrace, Pequea, PA 17565  
*UPI/Tax Parcel Number:* 430-27139-  
0-0000  
*Judgment:* \$156,578.53  
*Reputed Owner:* Kyle Gerber  
*Instr. No.:* 6256564  
*Municipality:* Township of Martic  
*Area:* N/A  
*Improvements:* Residential Dwelling

No. CI-17-08914

**QUICKEN LOANS INC.**

vs.

**SCOT L. GOCKLEY,  
RACHAEL A. GOCKLEY**

*Property Address:* 604 Maple Street,  
East Earl, PA 17519  
*UPI/Tax Parcel Number:* 050-82436-  
0-0000  
*Judgment:* \$152,418.50  
*Reputed Owners:* Scot L. Gockley and  
Rachael A. Gockley  
*Instr. No.:* 5831973  
*Municipality:* Caernarvon  
*Area:* N/A  
*Improvements:* Residential Real Es-  
tate

No. CI-13-06954

**WILMINGTON TRUST, NA,  
SUCCESSOR TRUSTEE TO  
CITIBANK, NA, AS TRUSTEE FOR  
THE BENEFIT OF REGISTERED  
HOLDERS OF STRUCTURED  
ASSET MORTGAGE**

**INVESTMENTS II TRUST 2007-AR3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR3**

vs.

**DAVID J. GOLDBERGER, SR.  
a/k/a DAVID J. GOLDBERGER**

*Property Address:* 1555 Ridgeview Avenue, Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 290-03942-0-0000  
*Judgment:* \$225,181.54  
*Reputed Owner:* David J. Goldberger, Sr. a/k/a David J. Goldberger  
*Deed Bk.:* R95  
*Municipality:* Township of East Hempfield  
*Area:* 0.2100  
*Improvements:* Residential Dwellings

No. CI-17-07302

**DITECH FINANCIAL LLC f/k/a GREEN TREE SERVICING LLC**

vs.

**WARREN V. GULDEN,  
SAMANTHA L. GULDEN**

*Property Address:* 3314 Turnpike Rd., Elizabethtown, PA 17022  
*UPI/Tax Parcel Number:* 130-43394-0-0000  
*Judgment:* \$233,516.52  
*Reputed Owners:* Warren V. Gulden and Samantha L. Gulden  
*Deed Instr. No.:* 5592998  
*Municipality:* Conoy Township  
*Area:* 6.1 Acres  
*Improvements:* Residential Dwelling

No. CI-12-11582

**US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., CSMC MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-6**

vs.

**LESTER H. GUYTON, JR.,  
LORI J. GUYTON**

*Property Address:* 31 Red Oak Drive, Lititz, PA 17543-7429  
*UPI/Tax Parcel Number:* 600-43792-0-0000  
*Judgment:* \$587,435.54  
*Reputed Owners:* Lester H. Guyton, Jr. and Lori J. Guyton  
*Deed Bk.:* 5310, Page 523  
*Municipality:* Warwick Township  
*Area:* 1.50  
*Improvements:* Residential Dwelling

No. CI-17-08881

**JP MORGAN CHASE BANK, NA**

vs.

**SHANNON K. HENDRICKSON  
a/k/a SHANNON K. HUSTON**

*Property Address:* 193 Kirks Mill Rd., Nottingham, PA 19362  
*UPI/Tax Parcel Number:* 380-17945-0-0000  
*Judgment:* \$71,272.88  
*Reputed Owner:* Shannon K. Hendrickson a/k/a Shannon K. Huston  
*Deed Bk.:* 7153, Page 344  
*Municipality:* Little Britain Township  
*Area:* 0.92 Acres  
*Improvements:* Residential Dwelling

No. CI-17-07662

**LAKEVIEW LOAN SERVICING, LLC**

vs.

**JAMES COREY HENRY**

*Property Address:* 1329 Hammon Ave., Ephrata, PA 17522  
*UPI/Tax Parcel Number:* 270-82828-0-0000  
*Judgment:* \$198,045.01  
*Reputed Owner:* James Corey Henry  
*Instr. No.:* 6296744  
*Municipality:* Township of Ephrata  
*Area:* N/A  
*Improvements:* Residential Dwelling

LANCASTER LAW REVIEW

No. CI-15-02789

**BANK OF AMERICA, N.A**

vs.

**DANIEL E. KATELEY,  
SHERRY M. KATELEY**

*Property Address:* 1614 Glenn Road  
a/k/a 1614 Glen Road, Lancaster,  
PA 17601

*UPI/Tax Parcel Number:* 810-71017-  
0-0000

*Judgment:* \$170,697.56

*Reputed Owners:* Daniel E. Kateley,  
Sherry M. Kateley

*Instr. No.:* 5940801

*Municipality:* City of Lancaster

*Area:* 0.14

*Improvements:* Residential

*Property Address:* 43 South Charlotte  
Street, Manheim, PA 17545

*UPI/Tax Parcel Number:* 400-14834-  
0-0000

*Judgment:* \$80,270.52

*Reputed Owners:* Kenneth E. Knouse  
and Dorothy R. Knouse, his wife

*Instr. No.:* 5676793

*Municipality:* Borough of Manheim

*Area:* N\A

*Improvements:* Residential Dwelling

No. CI-17-07262

**CITIZENS BANK, N.A. f/k/a  
RBS CITIZENS N.A.**

vs.

**CLINTON KOSER, CO-  
ADMINISTRATOR OF THE  
ESTATE OF JEFFREY S. KOSER,  
CHRYSTIN GALL, CO-  
ADMINISTRATRIX OF THE  
ESTATE OF JEFFREY S. KOSER**

*Property Address:* 41 Derby Lane,  
Lancaster, PA 17603

*UPI/Tax Parcel Number:* 410-91129-  
0-0000

*Judgment:* \$138,044.31

*Reputed Owners:* Jeffrey S. Koser,  
Clinton Koser, Co-Administrator  
of the Estate of Jeffrey S. Koser,  
and Chrystin Gall, Co-  
Administratrix of the Estate of  
Jeffrey S. Koser

*Instr. No.:* 6122914

*Municipality:* Township of Manor

*Area:* N/A

*Improvements:* Residential Dwelling

No. CI-16-09926

**BRANCH BANKING AND  
TRUST COMPANY, A NORTH  
CAROLINA CORPORATION, AS  
SUCCESSOR IN INTEREST TO  
SUSQUEHANNA BANK f/k/a  
SUSQUEHANNA BANK PA**

vs.

**TONYA L. KAUFFMAN**

*Property Address:* 550 East Front St.,  
Marietta, PA 17547

*UPI/Tax Parcel Number:* 420-41364-  
0-0000

*Judgment:* \$44,192.46

*Reputed Owner:* Tonya L. Kauffman

*Deed Instr. No.:* 5499397

*Municipality:* Marietta Borough

*Area:* 0.37

*Improvements:* Residential Dwelling

No. CI-09-17760

**WELLS FARGO BANK, N.A., AS  
TRUSTEE FOR THE  
CERTIFICATEHOLDERS, MASTR  
ASSET BACKED SECURITIES  
TRUST 2007- NEW MORTGAGE  
PASS-THROUGH CERTIFICATES  
SERIES 2007-NEW**

vs.

No. CI-17-05878

**WELLS FARGO BANK, N.A.**

vs.

**KENNETH KNOUSE a/k/a  
KENNETH E. KNOUSE,  
DOROTHY R. KNOUSE a/k/a  
DOROTHY E. KNOUSE**

**ROBERT A. LAGRASSA,  
MICHELLE E.  
VONNIEDA-LAGRASSA**

*Property Address:* 663 West Chestnut Street, Lancaster, PA 17603-3444  
*UPI/Tax Parcel Number:* 335-77556-0-0000

*Judgment:* \$247,028.08

*Reputed Owners:* Robert A. Lagrassa and Michelle E. Vonnieda-Lagrassa

*Instr. No.:* 5599713

*Municipality:* Lancaster City

*Area:* 0.09

*Improvements:* Residential Dwelling

No. CI-17-09500

**BRANCH BANKING AND TRUST  
COMPANY s/b/m HOMETOWN  
HERITAGE BANK, A DIVISION OF  
NATIONAL PENN BANK**

**vs.**

**DAVID S. LAPP, JR.,  
BARBARA ANN LAPP**

*Property Address:* 5206 Old Strasburg Rd., Kinzers, PA 17535

*UPI/Tax Parcel Number:* 560-43601-0-0000

*Judgment:* \$438,895.65

*Reputed Owners:* David S. Lapp, Jr. and Barbara Ann Lapp

*Deed Bk.:* 5111, Page 252

*Municipality:* Salisbury Township

*Area:* 6.92

*Improvements:* Residential Dwelling

No. CI-17-01720

**CARRINGTON MORTGAGE  
SERVICES, LLC**

**vs.**

**KIRK A. LAWHEAD a/k/a  
KIRK LAWHEAD,  
AMANDA LYNN LAWHEAD a/k/a  
AMANDA LAWHEAD**

*Property Address:* 202 West Main Street, Terre Hill, PA 17581

*UPI/Tax Parcel Number:* 590-43937-0-0000

*Judgment:* \$172,807.99

*Reputed Owners:* Kirk A. Lawhead a/k/a Kirk Lawhead and Amanda Lynn Lawhead a/k/a Amanda Lawhead

*Instr. No.:* 5620487

*Municipality:* Borough of Terre Hill  
*Area:* N/A

*Improvements:* A Residential Dwelling

No. CI-17-10400

**REVERSE MORTGAGE  
SOLUTIONS, INC.**

**vs.**

**SHIRLEY HOOVER LEAHY**

*Property Address:* 58 E. Lincoln Ave., Lititz, PA 17543

*UPI/Tax Parcel Number:* 370-33068-0-0000

*Judgment:* \$126,889.00

*Reputed Owners:* Joseph P. Leary and Shirley Hoover Leary, Husband and Wife

*Deed Bk.:* 87, Page 489

*Municipality:* Borough of Lititz

*Area:* 5,663 Sq. Ft.

*Improvements:* Residential Dwelling

No. CI-17-07335

**LAKEVIEW LOAN  
SERVICING, LLC**

**vs.**

**J. CATHERINE LESPERANCE**

*Property Address:* 528 South West End Ave., Lancaster, PA 17603

*UPI/Tax Parcel Number:* 340-53084-0-0000

*Judgment:* \$42,180.48

*Reputed Owner:* J. Catherine Lesperance

*Deed Bk.:* 5326, Page 403

*Municipality:* Lancaster Township

*Area:* .19 Acres

*Improvements:* Residential Dwelling

No. CI-16-06948

**NEW PENN FINANCIAL, LLC  
d/b/a SHELLPOINT  
MORTGAGE SERVICING**

**vs.**



**ERIC L. LUCAS**

*Property Address:* 1971 Holtwood Rd., Holtwood, PA 17532  
*UPI/Tax Parcel Number:* 430-27029-0-0000  
*Judgment:* \$205,759.05  
*Reputed Owner:* Eric L. Lucas  
*Instr. No.:* 6141461  
*Municipality:* Township of Martic  
*Area:* N/A  
*Improvements:* Residential Single Family

\_\_\_\_\_  
No. CI-17-07985

**WELLS FARGO BANK, N.A.**

**vs.**

**CASEY J. MARION**

*Property Address:* 425 Howard Ave., Ephrata, PA 17522  
*UPI/Tax Parcel Number:* 260-02382-0-0000  
*Judgment:* \$129,261.42  
*Reputed Owner:* Casey J. Marion  
*Instr. No.:* 6286377  
*Municipality:* Borough of Ephrata  
*Area:* N/A  
*Improvements:* Residential Dwelling

\_\_\_\_\_  
No. CI-17-07116

**AAR CAPITAL PARTNERS, LP**

**vs.**

**TROY K. MATTIS**

*Property Address:* 108 West Strawberry Street, Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 338-41892-0-0000  
*Judgment:* \$53,196.53  
*Reputed Owner:* Troy K. Mattis  
*Instr. No.:* 6283692  
*Municipality:* City of Lancaster  
*Area:* n/a  
*Improvements:* Single family residential dwelling

\_\_\_\_\_  
No. CI-17-07114

**AAR CAPITAL PARTNERS, LP**

**vs.**

**TROY K. MATTIS**

*Property Address:* 108 West Strawberry Street, Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 338-41892-0-0000  
*Judgment:* \$53,196.53  
*Reputed Owner:* Troy K. Mattis  
*Instr. No.:* 6283696  
*Municipality:* City of Lancaster  
*Area:* N/A  
*Improvements:* Single family residential dwelling

\_\_\_\_\_  
No. CI-17-09375

**WELLS FARGO BANK, N.A.**

**vs.**

**KEVIN L. MAY, JR.**

*Property Address:* 617 Pointview Avenue, Ephrata, PA 17522  
*UPI/Tax Parcel Number:* 260-87487-0-0000  
*Judgment:* \$93,817.21  
*Reputed Owner:* Kevin L. May, Jr.  
*Instr. No.:* 6169671  
*Municipality:* Ephrata Borough  
*Area:* 0.1  
*Improvements:* Residential Dwelling

\_\_\_\_\_  
No. CI-17-09104

**WELLS FARGO BANK, NA s/b/m  
TO WELLS FARGO HOME  
MORTGAGE, INC.**

**vs.**

**JOSEPH B. McCONATHEY,  
BRENDA L. McCONATHEY**

*Property Address:* 66 Donerville Rd., Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 410-79565-0-0000  
*Judgment:* \$80,529.95  
*Reputed Owners:* Joseph B. McConathey and Brenda L. McConathey  
*Deed Bk.:* 5839, Page 355  
*Municipality:* Manor Township  
*Area:* 0.19 Acres  
*Improvements:* Residential Dwelling

LANCASTER LAW REVIEW

No. CI-17-09850

**LAKEVIEW LOAN  
SERVICING, LLC**

vs.

**WARREN S. MICHAEL,  
BRANDI E. STEINBACHER**

*Property Address:* 937 Maple Ave.,  
Lancaster, PA 17603

*UPI/Tax Parcel Number:* 340-26937-  
0-0000

*Judgment:* \$128,244.39

*Reputed Owners:* Warren S. Michael  
& Brandi E. Steinbaecher

*Instr. No.:* 5578797

*Municipality:* Township of Lancaster  
*Area:* 0.0600

*Improvements:* Residential Dwellings

*UPI/Tax Parcel Number:* 300-18208-  
0-0000

*Judgment:* \$280,058.41

*Reputed Owners:* Jordan Wilson  
Miller a/k/a Jordan W. Miller and  
Krista L. Fansler-Miller a/k/a  
Krista Fansler-Miller

*Instr. No.:* 6107465

*Municipality:* West Hempfield Town-  
ship

*Area:* 0.28

*Improvements:* Residential Dwelling

No. CI-17-08460

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

vs.

**RICHARD C. MILLER, JR.,  
KIMBERLY S. MILLER nka  
KIMBERLY S. RIDDLES**

*Property Address:* 810 Plane Street,  
Columbia, PA 17512

*UPI/Tax Parcel Number:* 110-60369-  
0-0000

*Judgment:* \$57,025.28

*Reputed Owner(s):* Richard C. Miller,  
Jr. and Kimberly S. Miller nka  
Kimberly S. Riddles

*Instrument No:* 5516357

*Municipality:* Borough of Columbia

*Area:* 14'10" x 93

*Improvements:* A Residential Dwelling

*Property Address:* 264 North 11th  
Street, Akron, PA 17501

*UPI/Tax Parcel Number:* 270-78933-  
0-0000

*Judgment:* \$141,010.33

*Reputed Owner:* Virginia Morris

*Instr. No.:* 5550248

*Municipality:* Township of Ephrata

*Area:* N/A

*Improvements:* Residential Real Es-  
tate

No. CI-17-07005

**PNC MORTGAGE, A  
DIVISION OF PNC BANK  
NATIONAL ASSOCIATION**

vs.

**RENBERT MYRIE**

*Property Address:* 316 North Char-  
lotte Street, Lancaster, PA 17603

*UPI/Tax Parcel Number:* 339-58736-  
0-0000

*Judgment:* \$52,822.30

*Reputed Owner:* Renbert Myrie

*Instr. No.:* 5083330

*Municipality:* City of Lancaster

*Area:* 0.0700

*Improvements:* Residential Dwellings

No. CI-17-07954

**WELLS FARGO BANK NA**

vs.

**JORDAN W. MILLER,  
KRISTA L. FANSLER-MILLER**

*Property Address:* 3843 Sterling Way,  
Columbia, PA 17512

No. CI-17-05568

**MORGAN STANLEY MORTGAGE  
LOAN TRUST 2007-8XS, US  
BANK NATIONAL ASSOCIATION,  
AS TRUSTEE, SUCCESSOR IN  
INTEREST TO BANK OF  
AMERICA, NATIONAL  
ASSOCIATION, AS TRUSTEE,  
SUCCESSOR BY MERGER TO  
LASALLE BANK NATIONAL  
ASSOCIATION, AS TRUSTEE**

**vs.**

**BRIAN D. NELSON**

*Property Address:* 56 South Franklin  
Street, Lancaster, PA 17602  
*UPI/Tax Parcel Number:* 337-89007-  
0-0000  
*Judgment:* \$74,671.72  
*Reputed Owner:* Brian D. Nelson  
*Municipality:* Lancaster City  
*Area:* N/A  
*Improvements:* Residential—Two  
Family Dwelling

No. CI-16-10080

**M&T BANK a/k/a  
MANUFACTURERS & TRADERS  
TRUST COMPANY**

**vs.**

**ROSE M. NESS INDIVIDUALLY  
AND AS EXECUTRIX OF THE  
ESTATE OF ANNA M. NESS a/k/a  
ANNA MAE NESS, DECEASED**

*Property Address:* 158 South 2nd  
Street a/k/a 158 2nd Street, Co-  
lumbia, PA 17512  
*UPI/Tax Parcel Number:* 110-99034-  
0-0000  
*Judgment:* \$24,195.05  
*Reputed Owner:* Rose M. Ness Indi-  
vidually and as Executrix of the  
Estate of Anna M. Ness aka Anna  
Mae Ness Deceased  
*Instr. No.:* 5332361  
*Municipality:* Second Ward of the  
Borough of Columbia  
*Area:* 0.0900  
*Improvements:* Residential Dwellings

No. CI-16-10178

**NATIONSTAR MORTGAGE LLC**

**vs.**

**BOBBIE JO OLMO,  
ABRAHAM OLMO**

*Property Address:* 110 New Dorwart  
St., Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 338-61305-  
0-0000  
*Judgment:* \$76,928.39.  
*Reputed Owners:* Bobbie Jo Olmo  
and Abraham Olmo  
*Instr. No.:* 5678220  
*Municipality:* City of Lancaster  
*Area:* ALL THAT CERTAIN lot or piece  
of land situate on the Southwest  
side of New Dorwart Street be-  
tween High and West Vine Streets,  
in the City of Lancaster, County  
of Lancaster, Pennsylvania, hav-  
ing thereon erected a two story  
brick dwelling house known as  
No. 110 New Dorwart Street,  
bounded and described as follows,  
to wit:  
*Improvements:* Residential Dwelling

No. CI-17-09466

**BAYVIEW LOAN SERVICING, LLC**

**vs.**

**CAROL D. OSBORNE a/k/a  
CAROL D. STOUTZENBERGER**

*Property Address:* 31 Charlestown  
Rd., Washington Boro, PA 17582  
*UPI/Tax Parcel Number:* 410-10210-  
0-0000  
*Judgment:* \$138,338.75  
*Reputed Owner:* Carol D. Osborne  
aka Carol D. Stoutzenberger  
*Deed Bk.:* 6988  
*Municipality:* Township of Manor  
*Area:* 0.9700  
*Improvements:* Residential Dwellings

No. CI-16-07361

**US BANK NATIONAL  
ASSOCIATION (TRUSTEE FOR  
THE PENNSYLVANIA HOUSING  
FINANCE AGENCY)**

**vs.**

**BARRY L. PENEPACKER,  
NICOLE I. SMITH**

*Property Address:* 506 Bridge Valley Road, Pequea, PA 17565  
*UPI/Tax Parcel Number:* 430-64622-0-0000  
*Judgment:* \$109,281.78  
*Reputed Owners:* Barry L. Penepacker & Nicole I. Smith  
*Instr. No.:* 5073574  
*Municipality:* Township of Martic  
*Area:* 0.9300  
*Improvements:* Residential Dwellings

No. CI-17-07265

**NATIONSTAR MORTGAGE LLC  
d/b/a CHAMPION  
MORTGAGE COMPANY**

vs.

**GLORIANN S. PETERS**

*Property Address:* 913 Union Street, Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 338-15975-0-0000  
*Judgment:* \$74,618.70  
*Reputed Owner:* Gloriann S. Peters  
*Deed Bk.:* C 46, Page 322  
*Municipality:* Lancaster City  
*Area:* 0.0300  
*Improvements:* Residential Dwelling

No. CI-17-09925

**MIDFIRST BANK**

vs.

**SOMBOUN PHAVIVONG,  
KEUTH SIPANYA**

*Property Address:* 11 West Stiegel Street, Manheim, PA 17545  
*UPI/Tax Parcel Number:* 400-28277-0-0000  
*Judgment:* \$161,845.56  
*Reputed Owner(s):* Somboun Phavivong and Keuth Sipanya  
*Instrument No.:* 5655701  
*Municipality:* Manheim Borough  
*Area:* 0.20 ACRE  
*Improvements:* A Residential Dwelling

No. CI-17-08426

**WELLS FARGO BANK, N.A.**

vs.

**EDWARD RADESKY,  
DANIELLE M. McARROY**

*Property Address:* 690 River Hill Road, Conestoga, PA 17516  
*UPI/Tax Parcel Number:* 120-05311-0-0000  
*Judgment:* \$185,128.05  
*Reputed Owners:* Edward Radesky and Danielle M. Mcarroy  
*Instr. No.:* 5819532  
*Municipality:* Conestoga Township  
*Area:* .64  
*Improvements:* Residential Dwelling

No. CI-17-08507

**WATERFALL VICTORIA  
GRANTOR TRUST II, SERIES G**

vs.

**ALLISON RIOS a/k/a  
ALLISON M. MOORE**

*Property Address:* 210 Meadia Ave., Lancaster, PA 17602  
*UPI/Tax Parcel Number:* 320-80731-0-0000  
*Judgment:* \$49,268.40  
*Reputed Owner:* Allison Rios a/k/a Allison M. Moore  
*Deed Bk.:* 6683, 410  
*Municipality:* West Lampeter  
*Area:* 0.26 acres  
*Improvements:* Single Family Residential Dwelling

No. CI-17-08934

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

vs.

**MIGDALIA RIVERA**

*Property Address:* 118 North Broad St., Lancaster, PA 17602  
*UPI/Tax Parcel Number:* 332-82010-0-0000  
*Judgment:* \$68,379.45

LANCASTER LAW REVIEW

*Reputed Owner:* Migdalia Rivera  
*Instr. No.:* 5894694  
*Municipality:* City of Lancaster  
*Area:* 0.0300  
*Improvements:* Residential Dwellings

No. CI-14-11336

**CITIMORTGAGE, INC.**

**vs.**

**GLENN A. ROBERTS**

*Property Address:* 228 Crystal Street,  
Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 338-71255-  
0-0000  
*Judgment:* \$99,141.54  
*Reputed Owner:*  
*Instrument:* 5521567  
*Municipality:* Lancaster City  
*Area:* 0.07  
*Improvements:* Residential Dwelling

No. CI-17-05630

**360 MORTGAGE GROUP, LLC**

**vs.**

**SCOTT C. ROGERS**

*Property Address:* 868 Pointview Ave.,  
Ephrata, PA 17522  
*UPI/Tax Parcel Number:* 260-57157-  
0-0000  
*Judgment:* \$224,557.75  
*Reputed Owner:* Scott C. Rogers  
*Instr. No.:* 6036661  
*Municipality:* Borough of Ephrata  
*Area:* N/A  
*Improvements:* Residential Dwelling

No. CI-17-08560

**FINANCE OF AMERICA  
MORTGAGE LLC**

**vs.**

**JOSEPH M. RONCA**

*Property Address:* 838 Houston  
Street, Columbia, PA 17512  
*UPI/Tax Parcel Number:* 110-63330-  
0-0000  
*Judgment:* \$73,562.82

*Reputed Owner:* Joseph M. Ronca  
*Instr. No.:* 6156151  
*Municipality:* Columbia Borough  
*Area:* N/A  
*Improvements:* Residential Real Es-  
tate

No. CI-17-00243

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

**vs.**

**AARON M. ROOT a/k/a AARON  
ROOT, KELSEY N. TRIMBLE**

*Property Address:* 1656 Kauffman  
Road, Landisville, PA 17538  
*UPI/Tax Parcel Number:* 300-16778-  
0-0000  
*Judgment:* \$230,063.07  
*Reputed Owners:* Aaron M. Root  
a/k/a Aaron Root and Kelsey N.  
Trimble

*Instr. No.:* 5810585

*Municipality:* West Hempfield Town-  
ship

*Area:* ALL THAT CERTAIN lot situate  
on the Southwest corner of the  
intersection of Kauffman Road  
and Clover Lane in West Hemp-  
field Township, Lancaster County,  
Pennsylvania, being known as Lot  
28, Block A as shown on a plan of  
Westfield—Phase III prepared by  
J.C. Engineering/Surveyor, Inc.,  
dated May 29, 1985, Drawing No.  
85211-03 F-3, recorded in the  
Office for the Recording of Deeds  
in and for Lancaster County,  
Pennsylvania, in Subdivision Plan  
Book J-144, Page 13 and being  
more fully bounded and described  
as follows:

*Improvements:* Residential Dwelling

No. CI-17-07319

**FULTON BANK, N.A. FORMERLY  
KNOWN AS FULTON BANK**

**vs.**

**WILLIAM F. ROSSKOB**

*Property Address:* 1439 New Holland Pike, Lancaster, PA 17601  
*UPI/Tax Parcel Number:* 390-18425-0-0000  
*Judgment:* \$137,701.37  
*Reputed Owner:* William F. Rosskob  
*Deed Bk.:* A, Volume 96, Page 108  
*Municipality:* Manheim Township  
*Area:* n/a  
*Improvements:* Single family residential dwelling

No. CI-16-08276

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

**vs.**

**ROBERT M. ROTHFUS aka  
ROBERT MICHAEL  
ROTHFUS, JR.**

*Property Address:* 113 Knollwood Rd., Millersville, PA 17551  
*UPI/Tax Parcel Number:* 410-82387-0-0000  
*Judgment:* \$155,231.41  
*Reputed Owner:* Robert M. Rothfus a/k/a Robert Michael Rothfus Jr.  
*Document Number:* 5636225  
*Municipality:* Township of Manor  
*Area:* .07 acres  
*Improvements:* Residential dwelling

No. CI-16-04781

**BRANCH BANKING AND TRUST  
COMPANY, A NORTH CAROLINA  
CORPORATION, AS SUCCESSOR  
IN INTEREST TO  
SUSQUEHANNA BANK**

**vs.**

**KAMALELDIN SAEED,  
AMIRA SOROUR**

*Property Address:* 302 Sagamore Hill, Mount Joy, PA 17552  
*UPI/Tax Parcel Number:* 450-22980-1-0050  
*Judgment:* \$109,950.68  
*Reputed Owners:* Kamaleldin Saeed and Amira Sorour  
*Instr. No.:* 5632634

*Municipality:* Mount Joy Borough  
*Area:* 1,280  
*Improvements:* Residential Dwelling

No. CI-17-05135

**MID AMERICA MORTGAGE, INC.,  
AN OHIO CORPORATION**

**vs.**

**ZACHARY SAMILO, AS KNOWN  
HEIR TO THE ESTATE OF  
DANIEL M. SAMILO, THE  
UNKNOWN HEIRS OF  
DANIEL M. SAMILO**

*Property Address:* 506 Country Place Drive, Lancaster, PA 17601  
*UPI/Tax Parcel Number:* 290-42521-1-0506  
*Judgment:* \$150,865.35  
*Reputed Owners:* Zachary Samilo, as Known Heir to the Estate of Daniel M. Samilo and The Unknown Heirs of Daniel M. Samilo  
*Instr. No.:* 6035551  
*Municipality:* East Hempfield  
*Area:* N/A  
*Improvements:* Residential Real Estate

No. CI-17-08987

**BANK OF AMERICA, N.A.**

**vs.**

**E. SCOTT SARGEN,  
VICTORIA N. SARGEN**

*Property Address:* 33 Timber Villa, Elizabethtown, PA 17022  
*UPI/Tax Parcel Number:* 160-18352-1-0033  
*Judgment:* \$71,066.22  
*Reputed Owners:* E. Scott Sargen and Victoria N. Sargen  
*Instr. No.:* 5029496  
*Municipality:* West Donegal Township  
*Improvements:* Residential Dwelling

No. CI-17-08503

**LAKEVIEW LOAN  
SERVICING, LLC**

**vs.**

**BRIAN SCHOENBERGER AS  
REAL OWNER AND MORTGAGOR,  
VIRGINIA SCHOENBERGER, AS  
REAL OWNER**

*Property Address:* 533 East Park St.,  
Elizabethtown, PA 17022  
*UPI/Tax Parcel Number:* 250-13149-  
0-0000

*Judgment:* \$69,349.16  
*Reputed Owners:* Brian Schoen-  
berger and Virginia Schoenberger  
*Instr. No.:* 05739074

*Municipality:* Elizabethtown Borough  
*Area:* 8,712 sq. ft. / 0.2000 acres  
*Improvements:* Detached, One Story,  
Single Family Residential Dwelling

No. CI-17-06697

**BRANCH BANKING AND  
TRUST COMPANY**

vs.

**KYLE M. SHENIGO,  
NICOLE M. O'HARA**

*Property Address:* 228 North Plum  
Street, Mount Joy, PA 17552  
*UPI/Tax Parcel Number:* 450-63850-  
0-0000

*Judgment:* \$120,985.48  
*Reputed Owners:* Kyle M. Shenigo  
and Nicole M. O'Hara  
*Instr. No.:* 6039922

*Municipality:* Borough of Mount Joy  
*Area:* N/A  
*Improvements:* Residential Dwelling

No. CI-17-08748

**THE BANK OF NEW YORK  
MELLON fka THE BANK OF NEW  
YORK SUCCESSOR IN INTEREST  
TO JPMORGAN CHASE BANK AS  
TRUSTEE FOR GSMPS  
MORTGAGE LOAN TRUST 2003-2**

vs.

**JEREMIAH C. SHEPPERSON**

*Property Address:* 51 South Manor  
Street, Mountville, PA 17554  
*UPI/Tax Parcel Number:* 470-90618-  
0-0000

*Judgment:* \$66,655.14  
*Reputed Owner:* Jeremiah C. Shep-  
person

*Deed Bk.:* 6572, Page 352  
*Municipality:* Mountville Borough  
*Area:* 0.17

*Improvements:* Residential Dwelling

No. CI-16-09402

**NATIONSTAR MORTGAGE LLC**

vs.

**JOHN J. SHIELDS, SR.,  
KIMMARIE DOUGHERTY**

*Property Address:* 117 Glebe Lane,  
Lancaster, PA 17602

*UPI/Tax Parcel Number:* 320-03810-  
0-0000

*Judgment:* \$295,963.23

*Reputed Owners:* John J. Shields, Sr.  
and Kimmarie Dougherty, as joint  
tenants with right of survivorship  
*Instr. No.:* 6109162

*Municipality:* Township of West Lam-  
peter  
*Area:* N/A

*Improvements:* Residential Dwelling

No. CI-17-09157

**NORTHWEST BANK f/k/a  
NORTHWEST SAVINGS BANK**

vs.

**DEBORAH A. SHUEY**

*Property Address:* 775 Sharon Dr.,  
Mount Joy, PA 17552

*UPI/Tax Parcel Number:* 150-78961-  
0-0000

*Judgment:* \$95,304.70

*Reputed Owner:* Deborah A. Shuey  
*Instr. No.:* 5852816

*Municipality:* Township of East Done-  
gal  
*Area:* N/A

*Improvements:* Single family dwelling

No. CI-17-07395

**WELLS FARGO BANK N.A.**

vs.

**BRIAN W. SIMMONS**

*Property Address:* 3072 Todd Lane,  
Lancaster, PA 17601  
*UPI/Tax Parcel Number:* 300-34832-  
0-0000  
*Judgment:* \$183,211.48  
*Reputed Owner:* Brian W. Simmons  
*Instr. No.:* 6063391  
*Municipality:* West Hempfield Town-  
ship  
*Area:* 7,841 square feet  
*Improvements:* residential dwelling

\_\_\_\_\_  
No. CI-16-09569

**PENNYMAC LOAN SERVICES, LLC**

**vs.**

**KURT SMITH**

*Property Address:* 314 Pennshire Dr.,  
Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 340-58548-  
0-0000  
*Judgment:* \$143,815.24  
*Reputed Owner:* Kurt Smith  
*Instr. No.:* 6081175  
*Municipality:* Lancaster  
*Area:* N/A  
*Improvements:* Residential

\_\_\_\_\_  
No. CI-17-06885

**DITECH FINANCIAL LLC f/k/a  
GREEN TREE SERVICING LLC**

**vs.**

**SHARON L. SNYDER**

*Property Address:* 832 3rd Street,  
Lancaster, PA 17603  
*UPI/Tax Parcel Number:* 338-92713-  
0-0000  
*Judgment:* \$53,163.14  
*Reputed Owner:* Sharon L. Snyder  
*Deed Bk.:* 2351, Page 622  
*Municipality:* Lancaster City  
*Area:* .04  
*Improvements:* Residential Dwelling

\_\_\_\_\_  
No. CI-15-07818

**FULTON BANK, N.A.**

**vs.**

**HAROLD H. STOYER, KATHLEEN  
K. STOYER, UNITED STATES OF  
AMERICA c/o UNITED STATES  
ATTORNEY FOR THE EASTERN  
DISTRICT OF PENNSYLVANIA**

*Property Address:* 617 Goose Neck  
Drive, Lititz, PA 17543  
*UPI/Tax Parcel Number:* 390-86489-  
0-0000  
*Judgment:* \$247,991.00  
*Reputed Owners:*  
*Municipality:* Township of Manheim  
*Area:* N/A  
*Improvements:* Residential Dwelling

\_\_\_\_\_  
No. CI-17-08804

**THE BANK OF NEW YORK  
MELON f/k/a THE BANK OF  
NEW YORK, AS TRUSTEE FOR  
THE CERTIFICATEHOLDERS  
OF THE CWABS, INC.,  
ASSET-BACKED CERTIFICATES,  
SERIES 2006-22**

**vs.**

**KATHY SUGAR**

*Property Address:* 107 Race Street,  
Bainbridge, PA 17502  
*UPI/Tax Parcel Number:* 130-73409-  
0-0000  
*Judgment:* \$94,768.07  
*Reputed Owner:* Kathy Sugar  
*Instr. No.:* 998080338  
*Municipality:* Township of Conoy  
*Area:* N/A  
*Improvements:* Residential

\_\_\_\_\_  
No. CI-17-07048

**U.S. BANK NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS TRUSTEE FOR THE  
RMAC TRUST, SERIES 2016-CTT**

**vs.**

**HELEN TELLADO, SOLELY AS  
HEIR TO THE ESTATE OF  
CLAUDINE H. TORRES a/k/a  
CLAUDINE HELEN TORRES,  
DECEASED, UNKNOWN HEIRS OF**



**THE ESTATE OF CLAUDINE H. TORRES a/k/a CLAUDINE HELEN TORRES, DECEASED**

*Property Address:* 120 South Ann Street, Lancaster, PA 17602  
*UPI/Tax Parcel Number:* 337-90001-0-0000

*Judgment:* \$173,656.89  
*Reputed Owners:* Helen Tellado, solely as heir to the Estate of Claudine H. Torres a/k/a Claudine Helen Torres, deceased and Unknown Heirs of the Estate of Claudine H. Torres, a/k/a Claudine Helen Torres, deceased

*Deed Bk.:* G 82 page 638.  
*Municipality:* City of Lancaster  
*Area:* N/A  
*Improvements:* Single Family Dwelling

\_\_\_\_\_  
No. CI-17-09425

**OCWEN LOAN SERVICING, LLC**

**vs.**

**ANTHONY H. THOMAS**

*Property Address:* 343 Poplar St., Columbia, PA 17512-1164  
*UPI/Tax Parcel Number:* 110-06884-0-0000

*Judgment:* \$81,163.03  
*Reputed Owner:* Anthony H. Thomas  
*Instr. No.:* 5862592  
*Municipality:* Columbia Borough  
*Area:* N/A  
*Improvements:* Residential Real Estate

\_\_\_\_\_  
No. CI-17-06684

**WELLS FARGO BANK, N.A.**

**vs.**

**JENNIFER L. THOMPSON**

*Property Address:* 630 Courthouse Circle, Lititz, PA 17543  
*UPI/Tax Parcel Number:* 390-39958-0-0000

*Judgment:* \$165,433.39  
*Reputed Owner:* Jennifer L. Thompson

*Deed Instr. No.:* 5377319  
*Municipality:* Manheim Township  
*Area:* .06  
*Improvements:* Residential Dwelling

\_\_\_\_\_  
No. CI-17-05874

**US BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERCIA, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2006-16AX, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-16AX**

**vs.**

**PATRICK J. TULLY, EILEEN G. TULLY**

*Property Address:* 42 Eagle Drive, Ephrata, PA 17522  
*UPI/Tax Parcel Number:* 210-71192-0-0000

*Judgment:* \$170,141.99  
*Reputed Owners:* Patrick J. Tully and Eileen G. Tully  
*Instr. No.:* 5578860  
*Municipality:* West Earl Township  
*Area:* 0.10  
*Improvements:* Residential Dwelling

\_\_\_\_\_  
No. CI-16-09147

**SOLANCO SCHOOL DISTRICT**

**vs.**

**TINA MARIE TURNER, EXECUTRIX OF THE ESTATE OF ROBERT J. JEFFRIES**

*Property Address:* 60 Stump Rd., New Providence, PA 17560  
*UPI/Tax Parcel Number:* 520-35339-0-0000

*Judgment:* \$2,458.33  
*Reputed Owner:* Tina Marie Turner, Executrix of the Estate of Robert J. Jeffries  
*Instr. No.:* 46-492

LANCASTER LAW REVIEW

*Municipality:* Providence Township  
*Area:* 0.90 Acres  
*Improvements:* Residential Single  
Family Dwelling

No. CI-16-07980

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

vs.

**UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT TITLE OR  
INTEREST FROM OR UNDER  
LONG PHI HUYNH, DECEASED,  
KIMBERLY HUYNH, KNOWN HEIR  
OF LONG PHI HUYNH,  
DECEASED, TINA HUYNH,  
KNOWN HEIR OF LONG PHI  
HUYNH, DECEASED, AMANDA  
HUYNH n/k/a AMANDA HUDLER,  
KNOWN HEIR OF LONG PHI  
HUYNH, DECEASED, JADE  
HUYNH-JUARBE, KNOWN HEIR  
OF LONG PHI JUYNH, DECEASED**

*Property Address:* 624 Fremont St.,  
Lancaster, PA 17603

*UPI/Tax Parcel Number:* 338-14937-  
0-0000

*Judgment:* \$41,194.79.

*Reputed Owners:* Unknown Heirs,  
Successors, Assigns and All Per-  
sons, Firms or Associations  
Claiming Right Title or Interest  
From or Under Long Phi Huynh,  
deceased and Tina Huynh, Known  
Heir of Long Phi Huynh, deceased  
and Amanda Huynh n/k/a Aman-  
da Hudler, Known Heir of Long Phi  
Huynh, deceased and Jade  
Huynh-Juarbe, Known Heir of  
Long Phi Juynh, deceased and  
Kimberly Huynh, Known Heir of  
Long Phi Huynh, deceased

*Deed Bk.:* 4363, Page 596

*Municipality:* City of Lancaster

*Area:* ALL THAT CERTAIN lot or piece  
of land, situate on the Southeast  
side of Fremont Street, between

Dorwart and Laurel Streets, in the  
City of Lancaster, County of Lan-  
caster and Commonwealth of  
Pennsylvania, bounded and de-  
scribed as follows, to wit:

*Improvements:* Residential Dwelling

No. CI-15-10837

**SANTANDER BANK, N.A.**

vs.

**TERRY L. WALTON,  
GEORGETTE L. WALTON**

*Property Address:* 1025 Ironville Pike,  
Columbia, PA 17512

*UPI/Tax Parcel Number:* 110-77397-  
0-0000

*Judgment:* \$149,751.95

*Reputed Owners:* Terry L. Walton and  
Georgette L. Walton

*Instr. No.:* 5312342

*Municipality:* Columbia Borough  
*Area:* 11,326 sq. ft.

*Improvements:* residential dwelling

No. CI-16-01248

**PNC BANK, NATIONAL  
ASSOCIATION, SUCCESSOR IN  
INTEREST TO NATIONAL CITY  
REAL ESTATE SERVICES, LLC,  
SUCCESSOR BY MERGER TO  
NATIONAL CITY MORTGAGE,  
INC., FORMERLY KNOWN AS  
NATIONAL CITY MORTGAGE CO.**

vs.

**MICHELE L. YOUNG,  
JEFFREY S. YOUNG**

*Property Address:* 531 Hummingbird  
Dr., Lititz, PA 17543

*UPI/Tax Parcel Number:* 600-61821-  
0-0000

*Judgment:* \$143,482.23

*Reputed Owners:* Michele L. Young &  
Jeffrey S. Young

*Instr. No.:* 5041741

*Municipality:* Township of Warwick  
*Area:* 0.2600

*Improvements:* Residential Dwellings  
A-27; M-4, 11