

PUBLIC NOTICE

**UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

**NOTICE OF CHANGE IN PROCEDURE RE CONSENT REFERENCE
OF A CIVIL ACTION OR PROCEEDING TO A RANDOMLY ASSIGNED
MAGISTRATE JUDGE**

Effective immediately, in cases in which the Court grants a request to assign a case to a Magistrate Judge on consent, the Magistrate Judge will be selected randomly from the entire Magistrate Judge roster. Detailed procedures and the *Consent and Reference of a Civil Action to a Randomly Assigned Magistrate Judge* form are available on the Court's website:

www.paed.uscourts.gov

The Board of Judges adopted this change to achieve more even distribution of consent cases amongst the Magistrate Judges.

Court Of Common Pleas of Lancaster County
Criminal

Commonwealth v. Jamie Cruz-Rivera
PCRA Opinion — Ineffective Assistance of Counsel — Failure to File
Direct Appeal — Credibility of Witness

Opinion: Commonwealth v. Jamie Cruz-Rivera. No. 2987-2016.
Andrew J. Gonzalez, Esquire for Commonwealth
Dennis C. Dougherty, Esquire for Defendant

OPINION BY ASHWORTH, P.J., January 7, 2022. Before the Court is Jamie Cruz-Rivera’s Amended Petition filed pursuant to the Post Conviction Relief Act (PCRA), 42 Pa. C.S.A. §9541-46. For the reasons set forth below, this petition will be denied following a hearing.

I. PROCEDURAL BACKGROUND

On May 3, 2017, Petitioner, Jamie Cruz-Rivera (“Petitioner”) appeared before the Court and entered a negotiated guilty plea to two charges at Docket No. 2987-2016, specifically to Corruption of Minors (Count Two) and Unlawful Contact with a Minor (Count Three).¹ The Court accepted the guilty plea and proceeded to sentence Petitioner on that date in accordance with the terms of the negotiated plea agreement to time served to twenty-three months incarceration, five years of probation, restitution, and costs.² Petitioner did not adjust well to supervision and was back before the Court for a parole violation hearing on August 23, 2017. At that time, the Honorable Judge Howard F. Knisely found Petitioner in violation of the terms of supervision and sentenced him to the unexpired balance of his parole term. Petitioner was to be paroled after three months with special conditions and the continuation of the previously imposed five-year probation period.

Petitioner appeared before this Court on May 24, 2019, this time for a probation violation.³ After a hearing, the Court revoked Petitioner’s probation and deferred sentencing pending the completion of a Pre-Sentence Investigation (“PSI”) to assist the Court in fashioning an appropriate and reasonable sentence. Judgment of sentence was entered on August 22, 2019, when the Court sentenced Petitioner to an aggregate term of two to five years’ incarceration in a state correctional facility.⁴ No post sentence motion was filed, and no appeal was taken. Petitioner was represented throughout both violation proceedings by privately retained counsel, Anthony J. Ratasiewicz, Esquire (“trial counsel”).

Acting *pro se* on March 20, 2020,⁵ Petitioner submitted a plead-

¹ In violation of 18 Pa.C.S.A. §6301(a)(1)(iii), and 18 Pa.C.S.A. § 6318(a)(1), respectively.

² Petitioner was also ordered to have no contact with the victim and to undergo an evaluation by the Sexual Offenders Assessment Board for determination of sexually violent offender status.

³ Petitioner’s parole expired on March 11, 2018.

⁴ Specifically, Petitioner was sentenced to two to five years incarceration on the corruption of minors count and two to five years incarceration on the unlawful contact with a minor charge, said sentences to be served concurrently.

⁵ Although the filing was docketed by the Clerk of Courts on March 25, 2020, it is deemed filed on the date of mailing, March 20, 2020, rather than the date of docketing, pursuant to the “prisoner mailbox rule.” See *Commonwealth v. Crawford*, 17 A.3d 1279, 1281 (Pa. Super. 2011) (“Under the prisoner mailbox rule, we deem a pro se document filed on the date it is placed in the hands of prison authorities for mailing.”).

ing entitled “Motion for Withdrawal [sic] of Counsel Ineffective Assistance of Counsel (IAC)”. Upon review, the Court deemed Petitioner’s pleading to be a timely⁶ petition for post-conviction collateral relief under the PCRA, however, at the time of filing, the Court was operating at a severely restricted capacity due to the statewide Judicial Emergency declared in response to the Covid-19 pandemic.⁷ Consequently, the Court did not officially appoint counsel pursuant to Rule 904(A) of the Pennsylvania Rules of Criminal Procedure until June 19, 2020,⁸ at which time it appointed Dennis C. Dougherty, Esquire (“PCRA counsel”) to represent Petitioner on his collateral claims, and granted leave to file an amended petition by August 19, 2020. Upon request of PCRA counsel, the Court twice extended the deadline to allow counsel time to obtain the necessary files and records from Petitioner’s trial counsel.⁹ Ultimately, an Amended Petition for Post Conviction Collateral Relief was submitted on November 25, 2020, raising the single issue that trial counsel rendered ineffective assistance for failing to comply with Petitioner’s alleged request to file a post-sentence motion and/or a direct appeal to the Superior Court. The Commonwealth filed a response to the Amended Petition, conceding the need for an evidentiary hearing, which the Court held on June 11, 2021. The parties have filed briefs and this matter is ripe for adjudication.

II. DISCUSSION

The Court begins its analysis by noting that “counsel’s failure to pursue a direct appeal upon request is grounds alone for relief under the PCRA, in the form of restoration of direct appeal rights.” *Commonwealth v. Champney*, 2001 Pa. Super. 272, 783 A.2d 837, 840 (2001)(citing *Commonwealth v. Lanzy*, 588 Pa. 214, 736 A.2d 564 (1999)). Further, [t]he fact that the issue which appellant seeks to raise on appeal, [concerns] the discretionary aspects of his sentence, does not preclude PCRA relief, since [petitioner’s] claim that counsel’s failure to perfect the appeal denied the accused the assistance of competent counsel guaranteed by the Sixth Amendment to the United States Constitution and Article I, Section 9 of the Pennsylvania Constitution, as well as the right to a direct appeal under

⁶ Pursuant to 42 Pa.C.S.A. § 9545(b), a petition for relief must be filed within one year of the date the judgment of sentence becomes final. For purposes of the PCRA, a judgment of sentence becomes final at the conclusion of direct review, including discretionary review in the Supreme Court of Pennsylvania, or at the expiration of the time for seeking such review. *Id.* at § 9545(b)(3). See also *Commonwealth v. Jones*, 54 A.3d 14, 17 (Pa. Super. 2012). As Petitioner did not file a notice of appeal with the Pennsylvania Superior Court, his judgment of sentence became final on September 22, 2019, when the period for filing an appeal with the Superior Court expired (30 days after the judgment of sentence was entered on August 22, 2019). Petitioner filed his Motion, which the Court deemed to be a pro se PCRA petition, on March 20, 2020; it is timely. See *Filing Discussion*, supra n5.

⁷ See Order Nos. 531/532 of the Supreme Court of Pennsylvania (March 16, 2020, March 18, 2020, March 24, 2020, April 1, 2020, and April 28, 2020); see also *Administrative Orders of the Lancaster County Court of Common Pleas at Supreme Court Docket No. 44 MM 2020* (beginning March 17, 2020 as continued through June, 2020).

⁸ In the interim, Petitioner submitted a second pro se pleading entitled “Motion to Modify Sentence Nunc Pro Tunc” on April 21, 2020, which in substance repeats the alleged grounds for relief stated in Petitioner’s filing of March 20, 2020.

⁹ The Court entered an Order on October 21, 2020, at PCRA counsel’s request, directing trial counsel to provide copies of the necessary documents to PCRA counsel.

Article V, Section 9, and, thus, such neglect by counsel alone is sufficient to establish prejudice for the purposes of 42 Pa. C.S.A. § 9543(a)(2)(ii).”

Commonwealth v. Hernandez, 755 A.2d 1, 6-7 (Pa. Super. Ct. 2000), *aff'd in part*, 572 Pa. 477, 817 A.2d 479 (2003). Importantly, to be entitled to the reinstatement of appellate rights via the PCRA, the burden is on the petitioner to plead and prove that he did in fact request that their counsel file a direct appeal and that counsel failed to do so. *Champney*, 783 A.2d at 840.

While the Petitioner here has adequately pled that he requested, both orally and in writing, that his attorney file a direct appeal on his behalf, he has failed to provide the Court with any credible proof to support a factual basis for this allegation. At the evidentiary hearing, the only two witnesses to testify were the Petitioner and his trial counsel. They both testified to having a verbal conversation in the holding cell behind the courtroom after the sentencing. Notes of Testimony (“N.T.”) at 5, 9-10. Their testimony diverges, however, with regard to the substance of that conversation. While trial counsel has no recollection of being asked to pursue an appeal (N.T. at 6), Petitioner maintains the two “talked about filing an appeal,” and that Petitioner “told [trial counsel] to talk to [Petitioner’s] friend Jess and tell her how much money to send.” *Id.* at 10. Petitioner further presented the Court with a handwritten letter that he claims to have sent trial counsel requesting post sentence motions and a direct appeal. *See* Pet. Evid. Hearing, Ex.1; *see also* Pet. Mot. to Withdraw Counsel at Ex. A; Pet. Mot. to Modify at Ex.1. Trial counsel never received that letter. N.T. at 6. The issue, therefore, turns on a single question of fact: did the Petitioner ask trial counsel, whether orally, in writing, or both, to file a direct appeal on his behalf? Counsel agree the answer to this question boils down to a matter of credibility. Does the Court believe the testimony of trial counsel? Or does the Court believe the testimony of Petitioner?

Having examined the conflicting testimony regarding the oral conversation after the sentencing hearing, the Court turns next to the letter offered with Petitioner’s pleadings and moved into evidence at the Evidentiary Hearing as Petitioner’s Exhibit 1. This Exhibit contains a copy of a handwritten letter Petitioner claims he personally mailed to trial counsel within the time frame for filing an appeal. N.T. at 10. Petitioner explained that since he cannot read or write, he had another individual write the letter on his behalf. *Id.* Petitioner did not, however, provide the name of that individual or call the individual to testify. *Id.* at 11. Although the letter bears the date of August 25, 2019, Petitioner stated at the hearing that the date was incorrect. When pressed, however, he could recall neither the date the letter was written nor the date on which he claims to have mailed it. *Id.* Trial counsel testified that he never received the letter, although he has maintained the same office address both prior to and throughout his representation of Petitioner, including throughout the relevant appeal period. N.T. 6, 7-8. Petitioner clearly

knew his counsel's correct mailing address; he testified to having retained counsel on several prior occasions and to providing copies of trial counsel's business cards to past acquaintances. N.T. at 12.

The Court has heard and reviewed the live testimony of the witnesses and examined the various iterations of the letter submitted by the Petitioner. Considering the totality of the attendant circumstances, the Court finds that while trial counsel's testimony was candid and credible, the Petitioner's testimony was utterly lacking in indicia of reliability and candor. He could not recall key details, such as the date on which he mailed the letter or who even wrote the letter for him. The letter itself bears no hallmarks of authenticity, having been written by an unnamed individual who the Petitioner failed to produce for authentication. Such a witness could easily have corroborated Petitioner's account that the letter was written and mailed, as Petitioner claims it was, within the appropriate timeframe for a direct appeal.¹⁰ On the contrary, trial counsel is an experienced and respected member in good standing with the Pennsylvania Bar who has no motivation to testify untruthfully. He stated plainly that Petitioner neither verbally requested nor directed through written letter that counsel file post sentence motions or a direct appeal on his behalf. Trial counsel represented the Petitioner on more than one occasion prior to the instant matter without incident. In fact, Petitioner himself admitted that trial counsel had never before failed to be responsive to his needs and that he had recommended trial counsel to others. N.T. at 12. Based on all of these factors, it is apparent to the Court that while Petitioner may now wish he had requested that trial counsel file post trial motions or a direct appeal, Petitioner simply cannot prove that he actually did so.

III. CONCLUSION

For the foregoing reasons, Petitioner Jamie Cruz-Rivera's Amended Petition must be dismissed.

Accordingly, I enter the following:

¹⁰ The Court further notes its independent observation that with Petitioner's original pleading of March 20, 2020 (entitled "Motion to Withdraw [sic] of Counsel"), he attaches (as Exhibit A) a two-sided letter that appears to be a photocopy of the letter Petitioner claims to have mailed trial counsel. In his subsequent pleading of April 21, 2020 (entitled "Motion to Modify Sentence Nun Pro Tunc"), however, he attaches (Exhibit 1) a seemingly identical yet noticeably different letter. A cursory glance at this second letter would lead the unwary to believe the two exhibits are duplicates; however, a closer examination reveals that the exhibits contain two different letters. First, Exhibit A is a photocopy, while Exhibit 1 is an original document, handwritten in blue ink. Second, although the handwriting of the two letters appears to be the same, the wording is not actually identical. For example, there are misspellings in one letter that do not appear in the other and capitalized letters in one that are lower-cased in the other. Most tellingly, however, is the simple difference in formatting – for example, a whole line of writing in one letter is broken into two lines in the other, and a word is hyphenated in one and not the other. Although the parties made no mention of these discrepancies or their meaning during the evidentiary hearing, the Court finds Petitioner's intentional yet failed effort at producing identical letters to bear negatively on Petitioner's credibility and testimony as a whole.

ORDER

AND NOW, THIS 7th day of January, 2022, upon consideration of Jamie Cruz-Rivera's Amended Petition for Post-Conviction Collateral Relief, it is hereby ORDERED that said petition is DENIED following a hearing, for the reasons stated in the Opinion filed on this same date.

Pursuant to Pa. R.Crim.P. 907(4), this Court advises Cruz-Rivera that he has the right to appeal from this Order. Cruz-Rivera shall have **30 days** from the date of this final Order to appeal to the Superior Court of Pennsylvania. **Failure to appeal within 30 days will result in the loss of appellate rights.**

It is further ORDERED that Cruz-Rivera shall have the right, if indigent, to appeal *in forma pauperis* and to proceed with assigned counsel as provided in Pa. R.Crim.P. 122.

BY THE COURT:

DAVID L. ASHWORTH
PRESIDENT JUDGE

ESTATE AND TRUST NOTICES

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

FIRST PUBLICATION

Adams, Elizabeth M., dec'd.

Late of East Lampeter Township.
Personal Representative:
Christine M. Willard c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.
Attorneys: Metzger and Spencer, LLP.

Bergeron, Clifford M., dec'd.

Late of Warwick Township.
Executrix: Patricia A. Dupuis c/o Anthony P. Schimaneck, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4868.
Attorneys: Morgan, Hallgren, Crosswell & Kane, P.C.

Breneman, Ruth B., dec'd.

Late of Manor Twp.
Executor: James L. Breneman c/o 327 Locust Street, Colum-

bia, PA 17512.

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

Chaparro, Luz Delia, dec'd.

Late of Lancaster City.
Executor: Edward Rivera c/o James N. Clymer, Esq., 408 West Chestnut Street, Lancaster, PA 17603.
Attorney: Clymer Musser & Sarno, PC.

Conover, Guy Arthur a/k/a Guy A. Conover Jr., a/k/a Guy A Conover a/k/a Guy Conover, dec'd.

Late of Lancaster Township.
Executor: Dru C. Kevit, 7849 Vervain Court, Springfield, Virginia 22152.
Attorney: Terence J. Barna, Esquire, BENNLAWFIRM, 103 East Market Street, P.O. Box 5185, York, Pennsylvania 17405-5185.

Cutting, Joyce C., dec'd.

Late of Manor Township.
Executrix: Robin M. Batz c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.
Attorney: Jeffrey R. Bellomo, Esquire.

Double, Jay H. a/k/a Jay Harold Double, dec'd.

Late of Lititz Borough.
Executors: Linda K. Klase c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young

Douts, Verna M., dec'd.

Late of Colerain Township.
Executrix: Peggy D. Huber c/o
Nikolaus & Hohenadel, LLP, 303
West Fourth Street, Quarryville,
PA 17566.
Attorney: Jeffrey S. Shank, Es-
quire.

Dunlevy, Janice C., dec'd.

Late of the Township of West
Hempfield.
Executors: Jan Longenecker, Jill
Brewster c/o Gible Law Offic-
es, P.C., 126 East Main Street,
Lititz, PA 17543.
Attorney: Stephen R. Gible.

**Drumm, Richard C. a/k/a Rich-
ard C. Drumm, Jr.**, dec'd.

Late of Martic Township.
Administrator: Gladys D.
Drumm, 40 Pencroft Drive
North, Holtwood, PA 17532.
Attorney: None.

**Fernando, Valentine A.F. a/k/a
Valentine A. Fernando**, dec'd.

Late of Salisbury Township.
Executrix: Srma Deepangani
Fernando c/o Nicholas T. Gard,
Esquire, 121 E. Main Street,
New Holland, PA 17557.
Attorneys: Smoker Gard Associ-
ates LLP.

**Gehman, Gerald D. a/k/a Gerald
David Gehman**, dec'd.

Late of Brecknock Township.
Executor: James W. Appel c/o
Appel Yost & Zee LLP, 33 North
Duke Street, Lancaster, PA
17602.
Attorney: James W. Appel.

Graff, Edith P., dec'd.

Late of Manheim Township.

The Charles E. Graff and Edith
P. Graff Living Trust U/A
04/07/2015.

Trustee: David L. Graff c/o Ste-
phen J. Olsen, Esq., 17 E. Gay
St., West Chester, PA 19380.

Attorney: Stephen J. Olsen,
Gawthrop Greenwood, 17 E. Gay
St., West Chester, PA 19380.

Jones, Wendell Clinton, Sr.,
dec'd.

Late of Millersville Borough.
Executrix: Lisa Blanche Jones
Esbenshade c/o Karl Kreiser,
Esquire, 553 Locust Street, Co-
lumbia, PA 17512.

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

Kendig, Linda Carol, dec'd.

Late of Rapho Township.
Administratrix: Steven C. Young
c/o Young and Young, 44 S.
Main Street, P.O. Box 126, Man-
heim, PA 17545.

Attorney: Young and Young.

Kramer, John W., dec'd.

Late of Marietta Borough.
Executors: Kimberly A. Brehm,
Jean M. Schemel c/o 327 Locust
Street, Columbia, PA 17512.

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

Kreider, Kevin S., dec'd.

Late of East Lampeter Township.
Administrator: Kerry G. Kreider
c/o Jeffrey C. Goss, Esquire,
480 New Holland Avenue, Suite
6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaugh-
ton Goss & Lucarelli LLC.

Lightcap, Mabel E., dec'd.

Late of West Hempfield.
Executrix: Amanda H. Lightcap
Trustee: Amanda H. Lightcap
Revocable Living Trust Agreement of Mabel E. Lightcap Dated 10/14/2020 c/o Law Office of James Clark 277 Millwood Road, Lancaster, PA 17603.
Attorney: James R. Clark.

Lucas, Ronald S. a/k/a Ronald Steven Lucas, dec'd.

Late of Martic Township.
Executor: Shannan Marie Barsky-Pearce c/o Lucy Dowd, Lucy Dowd Law LLC, 342 N. Queen Street Rear, Lancaster, PA 17603.
Attorney: Lucy F. Dowd.

Ludwig, Amy C. a/k/a Amy Cole Ludwig, dec'd.

Late of W. Earl Township.
Executrix: Colleen M. Moore c/o Robert M. Slutsky, Esq., 600 W. Germantown Pike, #400, Plymouth Meeting, PA 19462.
Attorney: Robert M. Slutsky, Atty., Slutsky Elder Law, 600 W. Germantown Pike, #400, Plymouth Meeting, PA 19462.

Martin, David Ray, dec'd.

Late of Clay Township.
Executors: Dale A. Martin c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Linda Kling, Esq., Kling, Deibler & Glick, LLP.

Martin, John M., dec'd.

Late of Brecknock Township.
Executors: Jason Z. Martin, Galen Z. Martin c/o Kling, Deibler

& Glick, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler, Esq., Kling, Deibler & Glick, LLP.

Miller, John M., dec'd.

Late of Elizabethtown Borough.
Executrix: Allison P. Miller c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.
Attorney: Holly S. Filius.

Moyer, Connie D., dec'd.

Late of the Township of West Calico.
Executor: Jeffery L. Moyer c/o Lindsay M. Schoeneberger, Russell, Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.
Attorney: Lindsay M. Schoeneberger

Nauss, Elsie E., dec'd.

Late of West Donegal Township.
Executrix: Judy K. Flowers c/o Randall K. Miller, 659 East Willow Street, Elizabethtown, PA 17022.
Attorney: Law Office of Randall K. Miller.

Paraschos, Kimberly Jean, dec'd.

Late of Manor Township.
Administrator: Robert Paraschos c/o Marc Vogin, Esq., 1608 Walnut St., Ste. 1703, Phila., PA 19103.
Attorney: Marc Vogin, Atty., Klein, Vogin & Gold, 1608 Walnut St., Ste. 1703, Phila., PA 19013.

Parker, Ruth M. a/k/a Ruth Musser Parker, dec'd.

Late of the Township of Martic.
Executor: Amos M. Conley
c/o Mark L. Blevins, Esq., 701
Penn Grant Road, Lancaster, PA
17602.
Attorney: Mark L. Blevins.

Parkhouse, David R., dec'd.

Late of Ephrata Township.
Co-Executors: Vicky Lynn Westwood and Daniel Parkhouse c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.
Attorney: E. Richard Young, Jr., Esq.

Plank, Robert R., dec'd.

Late of Ephrata Borough.
Administratrix: Kristin Hoehn-warter c/o John S. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.
Attorney: May, Herr & Grosh, LLP.

Risser, Lois Anne, dec'd.

Late of West Lampeter Township.
Co-Executors: Carol R. Fahnestock, J. Ronald Risser c/o Nancy Mayer Hughes, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.
Attorneys: Barley Snyder LLP.

Rowe, Richard B., Jr., dec'd.

Late of W. Hempfield Twp.
Executor: Dawn Ann Helm c/o 327 Locust Street, Columbia, PA 17512.
Attorney: John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Rudy, Doris M., dec'd.

Late of East Hempfield Township.
Executor: Steven D. Rudy c/o Anthony P. Schimaneck, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4868.
Attorneys: Morgan, Hallgren, Crosswell & Kane, P.C.

Sangrey, Leroy D., dec'd.

Late of East Lampeter Township.
Executrix: Sherry L. Reighard c/o H. Charles Benner, Attorney, 200 East Main Street, Leola, PA 17540.
Attorney: H. Charles Benner

Slotterback, Grace A. a/k/a Grace Arlene Slotterback a/k/a Grace Slotterback, dec'd.

Late of the Borough of Elizabethtown.
Executor: Jane M. Walter, 449 Taylorsville Mtn. Road, Pitman, PA 17964.
Attorney: Anthony James Urban, Esquire, 474 North Centre Street, P.O. Box 890, Pottsville, PA 17901-0890.

Wert, Dorothy B., dec'd.

Late of the Township of East Drumore.
Executor: Melanie R. Lutz c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.
Attorney: Trisha L. Lantz.

Will, Henry, Sr., dec'd.

Late of East Hempfield Township.
The Henry Will, Sr. and Marie E. Will Revocable Living Trust.
Executor/Trustee: Henry Will, Jr. c/o Charice D. Chait, Peck-

man Chait LLP, 29 Mainland Road, Harleysville, PA 19438.
Attorney: Charice D. Chait.

Wood, Marie P., dec'd.

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

Yoder, Shirley Ann a/k/a Shirley A. Yoder, dec'd.

Late of Manheim Township.
Administratrix: Sharon L. Shue c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibble Kraybill & Hess LLP.

Younger, Beverly J., dec'd.

Late of Lancaster City.
Administrator: Lester W. Younger c/o Good & Harris, LLP, 132 West Man Street, New Holland, PA 17557.
Attorney: Good & Harris, LLP.

SECOND PUBLICATION

Abel, Pauline W., dec'd.

Late of Manheim Township.
Co-Executors: Michael L. Abel, Patrick W. Abel, Erik J. Abel c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Shoeneberger, Esquire.

Bates, Stephen C., dec'd.

Late of Warwick Township.
Executor: Madelynne E. Mar-

tin c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young.

Bender, Donald H., Sr., dec'd.

Late of Ephrata Borough.
Executrix: Donna L. Martin c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.
Attorney: A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

Bomberger, Charlene M., dec'd.

Late of Manheim Township.
Executor: Joanne H. Mateer c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.
Attorney: Good & Harris.

Ciemiesicz, Jon T., dec'd.

Late of Lancaster Township.
Executor: Sean M. Ciemiewicz, P.O. Box 2646, White Salmon, WA 98672.
Attorney: None.

Crosby, Rebecca, dec'd.

Late of Mountville Borough.
Administrator: Sean M. Crosby c/o Russell, Krafft & Gruber, LLP., 101 North Point Blvd., Suite 202, Lancaster, PA 17601.
Attorney: Nichole M. Baer.

Cwienk, Edythe M., dec'd.

Late of Bart Township.
Executor: Douglas S. Cwienk, 12 Megan Rd., Quarryville, PA 17566.
Attorney: None.

Davis, Grace Elaine, dec'd.

Late of W. Hempfield Township.

Administratrix: Prudence Vito
c/o Young and Young, 44 S.
Main Street, P.O. Box 126, Man-
heim, PA 17545.
Attorney: Young and Young.

**Dissinger, Floyd R. a/k/a Floyd
Raymond Dissinger, Sr.**, dec'd.

Late of Manheim Township.
Executor: Henry Todd Dissinger
c/o Russell, Krafft & Gruber,
LLP, 101 North Pointe Blvd.,
Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoene-
berger.

**Dockey, L. N. a/k/a Ruth L. N.
Dockey a/k/a Ellen Dockey**,
dec'd.

Late of Manheim Township.
Executor: Michael DiPaolo c/o
Nikolaus & Hohenadel, LLP, 212
North Queen Street, Lancaster,
PA 17603.
Attorney: Barbara Reist Dillon.

**Downin, Jacqueline K. a/k/a
Jacqueline K. Eby Downin**, dec'd.

Late of Providence Township.
Executrix: Lisa M. Eby c/o Ni-
kolaus & Hohenadel, LLP, 303
West Fourth Street, Quarryville,
PA 17566.
Attorney: Jeffrey S. Shank, Es-
quire.

Groff, Vernon J., dec'd.

Late of Manheim Township.
Executor: Vernon E. Groff c/o
O'Day Law Associates, 158 East
Chestnut Street, Lancaster, PA
17602.
Attorney: O'Day Law Associates.

Heineman, Sally, dec'd.

Late of East Donegal Township.
Executor: Michael Dixon, 3

Clearview Road, Malvern, PA
19355.

Attorney: Edward Coyle, Es-
quire, Buzgon Davis Law Of-
fices, 525 South Eighth Street,
Lebanon, PA 17042.

Hoover, Frank L., dec'd.

Late of Elizabethtown.
Co-Executors: Doug M. Hoover,
Jeffrey A. Hoover c/o Legacy
Law, PLLC, 147 W. Airport Road,
Suite 300, Lititz, PA 17543.
Attorney: Katelyn M. Haldeman,
Esq.

Imber, Eric, dec'd.

Late of Lancaster County.
Interested Party: Excentia Hu-
man Services c/o Cipriani &
Werner, PC, 45 East Orange St,
Lancaster, PA 17602.
Attorney: Jeffrey C. Gray, Esq.

Johnson, Rosemarie B., dec'd.

Late of Lancaster Township.
Executrix: Suzanne J. Roland
c/o Anthony P. Schimaneck,
Esq., 700 North Duke Street,
P.O. Box 4686, Lancaster, PA
17604-4686.
Attorneys: Morgan, Hallgren,
Crosswell & Kane, P.C.

Kosalek, Francis R., dec'd.

Late of Ephrata Township.
Executor: Ruth M. Neville c/o
Kling, Deibler & Glick, LLP, 131
W. Main Street, New Holland, PA
17557.
Attorney: Patrick A. Deibler,
Esq., Kling, Deibler & Glick,
LLP.

**Powell, Theresa M. a/k/a There-
sa Marguerite Powell**, dec'd.

Late of East Hempfield.

Executor: R. Jeffrey Powell c/o Alspach and Ryder LLC, 232 N. Duke St., Lancaster, PA 17602.
Attorney: Alspach and Ryder LLC.

Ranck, Woodrow H. Jr., dec'd.

Late of Adamstown Borough.
Executrix: Ann P. Ranck c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.
Attorney: A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

Ross, Jr., Richard V., dec'd.

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

Schriver, Barbara J., dec'd.

Late of Elizabethtown Borough.
Executor: Michael Schriver c/o Kearney Graybill, LLC, 940 S. Queen Street, York, PA 17403.
Attorney: Jack L. Graybill II, Esq.

Silvers, Harmon T. a/k/a Ted Silvers, dec'd.

Late of West Hempfield Township.
Administratrix: Suzanne S. Van Arsdale, 11544 E. Camino Del Desierto, Tucson, AZ 85747.
Attorney: None.

Smith, Elvin G., dec'd.

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

Stipe, Lisa E., dec'd.

Late of Lancaster City.
Administrator: Lloyd D. Dimmig, Jr. c/o O'Day Law Associates, 158 East Chestnut Street, Lancaster, PA 17602.
Attorney: O'Day Law Associates.

Titus, Paula a/k/a Paula G. Titus, dec'd.

Late of Earl Twp.
Executrix: Kristen Drennen, 2 Nature Lane, Levittown, PA 19054.
Attorney: Harriet R. Litz, Esq., Harriet R. Litz, P.C. 3881 Skip-pack Pike, P.O. Box 1368, Skip-pack, PA 19474.

THIRD PUBLICATION

Adams, Audell M., dec'd.

Late of Lancaster County.
Executors: Lisa M. Hopkins and Robert K. Adams c/o Bruce J. Warshawsky, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., P.O. Box 60457, Harrisburg, PA 17106-0457.
Attorney: Bruce J. Warshawsky, Esquire.

Allmendinger, Nellie E. a/k/a Nellie Esther Allmendinger, dec'd.

Late of Lancaster County.
Executrix: Barbara J. Pell c/o E. Kenneth Nyce Law Office, LLC, 105 East Philadelphia Avenue, Boyertown, PA 19512.
Attorney: Nicole C. Manley, Esquire, E. Kenneth Nyce Law Office, LLC, 105 East Philadelphia Avenue, Boyertown, PA 19512.

Berg, Bruce R. a/k/a Bruce Robert Berg, dec'd.

Late of Lancaster Township.
Executrix: Lori K. Miller c/o Emily Watkins Marzock, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.
Attorney: Barley Snyder LLP.

Late of New Holland.
Executrix: Diana R. Fischer c/o The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.
Attorney: David M. Roth, Esquire, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.

Blakeslee, Jennifer D. a/k/a Du'i Kim Blakeslee a/k/a Du'i Kim, dec'd.

Late of Ephrata Township.
Personal Representative: Steven D. Guinter, J.D. c/o Law Office of Steven D. Guinter, J.D., 480 Cabin Hollow Rd., Dillsburg, PA 17019.
Attorney: Steven D. Guinter, J.D.

Dumas, Jamie L., dec'd.

Late of the Borough of Ephrata.
Administrator: Jeremy S. Mozeliak c/o Lindsay M. Schoeneberger, Russell, Krafft & Gruber, LLP, 108 Main Street, Ephrata, PA 17522.
Attorney: Lindsay M. Schoeneberger.

Casler, Donald W. a/k/a Donald Wayne Casler a/k/a Donald Wayner Casler, dec'd.

Late of the Township of Dru-
more.
Executrix: Patricia Ann Casler Tacy c/o Mark L. Blevins, Esquire, 701 Penn Grant Road, Lancaster, PA 17602.
Attorney: Mark L. Blevins, Esquire.

Ebersole, Jeanette B., dec'd.

Late of Mount Joy Borough.
Executor: Brian K. Ebersole c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.
Attorney: Scott E. Albert, Esq.

Colson, Dixie L., dec'd.

Late of East Hempfield Town-
ship.
Executor: Thomas J. Colson c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.
Attorney: Mount & Kreiser, 553 Locust Street, Columbia, PA, 17512.

Elliott, L. Jean, dec'd.

Late of Earl Township.
Executor: The Security National Trust Company c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
Attorney: Matthew A. Grosh.

Davis, Pauline M. a/k/a Pauline Mesropian Davis, dec'd.

Frey, Anna Mae, dec'd.

Late of the Borough of New Hol-
land.
Executors: Dawn M. Bell c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler, Esq., Kling, Deibler & Glick, LLP.

Good, Glenn W., dec'd.

Late of Warwick Township.

Executors: Tina Good Bellanca, Jeffrey G. Good c/o James N. Clymer, Esquire, 408 West Chestnut Street, Lancaster, PA 17603.

Attorney: Clymer Musser & Sarno, PC.

Hallgren, Audrey C. a/k/a Audrey Case Hallgren, dec'd.

Late of Lititz Borough.

Co-Executors: Susan J. Hallgren, Craig P. Hallgren c/o Nancy Mayer Hughes, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorney: Barley Snyder LLP.

Hoover, Lowell L. a/k/a Lowell Lloyd Hoover, dec'd.

Late of Manheim Township.

Administrator: Russell L. Galbaugh c/o Mongiovi Law, LLC, 235 North Lime Street, Lancaster, PA 17602.

Attorney: Michael J. Mongiovi.

Johnson, Dorothy L. a/k/a Dorothy Leonard Johnson, dec'd.

Late of West Lampeter Township.

Executrix: Sandra J. Mast c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorney: McNees Wallace & Nurick LLC.

Kissinger, Clara J., dec'd.

Late of Lancaster City.

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

Attorney: Young and Young.

Kuhn, John, dec'd.

Late of Paradise Township.

Executrix: Jennifer A. Smoker c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.

Attorney: Jeffrey S. Shank, Esquire.

Kuserk, Gertrude, dec'd.

Late of New Holland.

Executor: Michael Clancy, 1561 Tralee Drive, Dresher, PA 19025.

Attorney: None.

Musser, Betty Jane, dec'd.

Late of Manheim Township.

Executrix: Beth E. Stoltzfus c/o James N. Clymer, Esquire, 408 West Chestnut Street, Lancaster, PA 17603.

Attorney: Clymer Musser & Sarno, PC

Myers, Thomas E., Jr., dec'd.

Late of Mount Joy Township.

Executor: Tracy L. Hawthorne c/o Nikolaus & Hohenadel, LLP, 222 S. Market St., Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esquire.

Noffz, Jay C., dec'd.

Late of West Hempfield Township.

Executor: Kevin Noffz c/o 327 Locust Street, Columbia, PA 17512.

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

Osborne, Janice E., dec'd.

Late of Manheim Township.
Executor: The Lodge Life Services, Inc. c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Dana C. Panagopoulos.

Smith, Dorothy C., dec'd.

Late of West Lampeter Township.
Executor: Bradford L. Smith c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.
Attorney: Mountz & Kreiser, 553 Locust Street, Columbia, PA 17512.

Telfer, Charles W., dec'd.

Late of West Donegal Township.
Executor: Darrell N. VanOrmer, Jr. c/o VanOrmer & Stephenson, P.C., 344 South Market Street, Suite 101, Elizabethtown, PA 17022.
Attorney: Daniel A. Stephenson, Esq.

Youndt, Theresa E., dec'd.

Late of Earl Township.
Executors: Lois A. Stober & Sandra F. Styer c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.
Attorney: Good & Harris, LLP.

**ACTION TO QUIET TITLE
NOTICE**

IN THE COURT OF COMMON
PLEAS OF LANCASTER COUNTY
CIVIL ACTION – LAW
ACTION TO QUIET TITLE-

NO. 22-02083

RICHARD L. HACKMAN, JR. and
LORELEI M. HACKMAN,

Plaintiffs
vs.

**ANY AND ALL UNKNOWN
HEIRS, OR ASSIGNS OF
WILLIAM PENN**

Defendants

NOTICE

TO: ANY AND ALL UNKNOWN
HEIRS OR ASSIGNS OF WILLIAM
PENN

NOTICE is hereby given that an Order for Default Judgment was filed on the 21st day of June, 2022 barring Defendants from asserting any right, lien, title or interest in the real property described below, located in West Hempfield Township, Lancaster County, Pennsylvania, defined in the Complaint as the Title Gap Area, unless Defendants take action to assert its claim within thirty (30) days hereafter.

ALL THAT CERTAIN TRACT OF LAND AND IMPROVEMENTS SITUATE IN THE TOWNSHIP OF WEST HEMPFIELD, COUNTY OF LANCASTER, COMMONWEALTH OF PENNSYLVANIA, BEING THE TITLE GAP AREA AS SHOWN ON A BOUNDARY PLAT PREPARED FOR RICHARD L., JR. AND LORELEI M. HACKMAN BY SITE DESIGN CONCEPTS, INC., FILE 375.9-T-1, AND MORE FULLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING at a steel pin at a common corner of lands now or formerly of Forry Farms Partnership (Plan Book J-131, Page 64, Lot 1) and lands now or formerly of Jamie S. and Rachel A. Clinton (Plan Book J-229, Page 142, Block A, Lot 3); THENCE along said lands of Forry Farms Partnership, South 78 degrees 04 minutes 37 seconds West, 496.56 feet to a steel pin with cap at other lands now or formerly of Forry Farms Partnership (Deed

Instrument 5832800); THENCE along said lands of Forry Farms Partnership, North 10 degrees 28 minutes 42 seconds West, 7.43 feet to a steel pin at lands now or formerly of Richard L., Jr. and Lorelei M. Hackman (Deed Instrument 4393747); THENCE along said lands of Richard L., Jr. and Lorelei M. Hackman, North 74 degrees 52 minutes 55 seconds East, 503.94 feet to a steel pin with cap at the previously mentioned lands now or formerly of Jamie S. and Rachel A. Clinton; THENCE along said lands of Jamie S. and Rachel A. Clinton, South 01 degrees 06 minutes 47 seconds East, 36.16 feet to a steel pin and PLACE OF BEGINNING.
Containing 0.245 acres.

JU-22

ARTICLES OF INCORPORATION

Family Life Complex has been incorporated under the provisions of Article B of the Nonprofit Corporation Law of 1988.

GIBBEL KRAYBILL & HESS LLP
Attorneys

JU-22

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 5th day of July, 2022, for the purpose of incorporating a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the Corporation is:

Manheim Township High School Softball Booster Club

The purposes for which it has been organized are:

To comply with the requirements of all applicable sections of the Internal Revenue Code, including Section 501(c)(3), and the regulations thereunder as such code and regulations now exist or as they may be hereafter amended. In addition, the purpose for which the Corporation is organized is to assist, encourage, and support the Manheim Township High School Junior Varsity and Varsity Softball program. The Corporation is to have and exercise all rights and powers conferred on non-profit corporations under the laws of the Commonwealth of Pennsylvania, or that may hereafter be conferred, including, but not limited to, the power to acquire, own, lease, and/or set real and/or personal property.

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

JU-22

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the 27th day of May, 2022, for the purpose of creating a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **SAKSE Corporation**.

JU-22

CHANGE OF NAME NOTICE

IN THE COURT OF
COMMON PLEAS
OF LANCASTER COUNTY
CIVIL ACTION-LAW
CI-22-00740

In re: CHANGE OF NAME OF
**VIVIANN GRACE SAPP-
REINHART**
NOTICE OF NAME CHANGE
PROCEEDING

Notice is hereby given that the Petition of Viviann Grace Sapp-Reinhart was filed with the Court of Common Pleas of Lancaster County, Pennsylvania, praying to change the name of Viviann Grace Sapp-Reinhart to Viviann Grace Reinhart. A Hearing will be held on said Petition on August 29, 2022 at 3:00 p.m. in Courtroom No. 4 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the prayer of the Petition should not be granted.

Respectfully submitted,
Nikolaus & Hohenadel, LLP
212 North Queen Street
Lancaster, PA 17603
Phone: (717) 299-3726

JU-22

CORPORATE NOTICES

NON-PROFIT CORPORATION NOTICE Notice is hereby given that a nonprofit corporation known as **EAA Chapter 540 Lancaster County, Inc.** was incorporated on July 7, 2022 under the provisions of the Nonprofit Corporation Law of 1988, as amended, exclusively for charitable, scientific, and educational purposes as defined in Section 501 (c)(3) of the Internal Revenue Code. Patricia J. Arthur, Incorporator

JU-22

Registration of Foreign Non-Profit Corporation: Notice is hereby given that **If/When/How** filed articles of foreign registration on 07/11/2022 under the Pennsylvania nonprofit corporation law of 1988. Commercial registered office provider is Harbor Business Compliance Corporation.

JU-22

VILLAGE INN INVESTMENT COMPANY has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

BRUBAKER CONNAUGHTON
GOSS & LUCARELLI LLC
ATTORNEYS

JU-22

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 29, 2022, for:

COMMONWEALTH FINANCIAL ASSOCIATES

at 110 Leaman Road, Lancaster, PA 17603, pursuant to the provisions of the Act of Assembly of December 16, 1982, as amended, Chapter 3, known as the "Fictitious Name Act". The name and address of the individual who is a party to the registration is Jeffrey A. Kirk, 110 Leaman Road, Lancaster, PA 17603.

Brubaker Connaughton Goss & Lucarelli LLC
Attorneys

JU-22

ORPHANS' COURT NOTICES

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

August 2, 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. ECKERT, KEVIN D., decd., 2019-2730. First & Final Acct., Darryl L. Eckert, Admin., Justin J. Bollinger, Atty.
2. HERSHEY, KENNETH W., decd., 2021-1357. First & Final Acct., Michael Hershey, Exec., Randy R. Moyer, Atty.
3. OSIRIS HOLDING OF PENNSYLVANIA, LLC D/B/A GREENWOOD CEMETERY PERMANENT LOT CARE FUND, Trust, 2005-0235½. Fourth & Interim Acct., Regions Bank, Trustee, Nina B. Stryker, Atty.

Anne L. Cooper
Clerk of the Orphans' Court
Division
of the Court of Common Pleas.
JU-22, 29

SUITS ENTERED

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

July 7, 2022
to July 13, 2022

AMCE MARKETS INC., Sean Smith; 04175; Grant

ATF CONTRACTOR LLC; Carolina Casualty Insurance Company; 04075; Wilson

BLESSING, MATTHEW RYAN, HOLLIS ELIZABETH ELLEN; Diamond Credit Union; 04070; Curtin

BRA BIZZ PRIVATE PARTY PROMOTIONS LLC, SMITH, MARCUS, KING, JENNIFER ANN, PEREZ, CHARISSE; City of Lancaster; 04069; Albert

CITY OF LANCASTER, LANCASTER CITY COUNCIL; Brook Farms Development II LLC; 04145; Bartos

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION; Kelly A. Hannon; 04144

DINENNO, JOSEPH; US Bank Trust National Association; 04127; Tracy

HERNANDEZ-BURGOS, ELIS, VELEZ, LUIS; Apartment at General Cigar Place LP; 04294; Wentzel

HOLINKA, JEFFREY, F M BROWN'S SONS, INC.; Eric Assmann; 04085; Rankin

L.H. BRUBAKER APPLIANCES, INC.; Sandra J. Van Allen; 04082; Milsten

LEAMAN, DORIS, SHELL, MARCIA; Conestoga View SNF Opera-

tions LLC; 04199; Eisemann

LONG, LISA M., LONG, JODY W., WILLIAMS, VINCENT J.; Lakeview Loan Servicing LLC; 04171; Baldolato

MIDDLETON, CARL; Sun East Federal Credit Union; 04131; Allard

RADNOR TOWNSHIP; Dolan Construction, Inc.; 04073; Woolford

RETREAT AT LANCASTER COUNTY PA LLC, RETREAT AT LANCASTER COUNTY, NR PENNSYLVANIA ASSOCIATES LLC, RETREAT BEHAVIORAL HEALTH; Adrian Marks; 04111; Baldino

ROWE, WILLIAM, ROWE, WILLIAM J.; Bryan Harnish; 04043

SLATEHOUSE GROUP LLC, SLATEHOUSE GROUP PROPERTY MANAGEMENT LLC, CARDEA MANAGEMENT LLC, HOME365 LLC, ORTEGA, LUIS, JONES, NATHAN, GALLAGHER, CHAD; Traquan W. McCready; 04086; Rothermel

SPROUT, RONALD E., SPROUT, LISA M.; Park Tree Investments 24 LLC; 04094; McCaffery

TAK TIME LLC; John Hancock Life Insurance Company; 04160; Sophocles

TORRES, FRANCISCO; Solanco School District; 04159; Boehret

TUCCI, HARRY J.; Annabella E. Orsini; 04063; Troisi

VANDERSLICE, JANICE, VANDERSLICE, ROBIN; Harrison Senior Living of Christiana; 04113; Eisemann

WARNER, DAWN CLAYTON; Jennifer Truong-Nguyen; 04119

WARSHAWSKY ESQ, BRUCE J., KLOPP ESTATE OF SR., TIMOTHY S.; Dawn Laird; 04126; McDaniel

WILLEY, SARAH; State Farm Mutual Automobile Insurance Co.; 04123; Allen