

**NOTICE FROM REGISTER OF WILLS' OFFICE**

Our office is working toward making filed documents accessible to the public online excluding death certificates and documents which are sealed by law. When submitting documents for filing, please do not staple originals.

Copies may be downloaded at a charge of 25 cents per page with an additional convenience fee for payment by credit card. Requests for documents to be made available online may be submitted either by phone or email. Please note: This only applies to files that were established within the last five (5) years. Older files are stored in the Archives department located at the County Government Center. Any requests for these files should be made directly to the Archives Dept.

Requests for copies to be mailed will still be accepted, however we will need advance payment and a self-addressed, stamped envelope for the return of the documents to you.

**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**

**Anderson, Ray Allen**, dec'd.

Late of Martic Township.  
Administrator: Megan H. Herr c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.  
Attorney: Pyfer, Reese, Straub, Gray & Farhat, P.C.

**Antrim, Helen L.**, dec'd.

Late of Lititz Borough.  
Executrices: Anda L. Johnson, Erin A. Maurer c/o Nichole M. Baer, Russell, Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.  
Attorney: Nichole M. Baer.

**Atkins, Gerald L.**, dec'd.

Late of Manor Township.  
Co-Executors: Jarred S. Atkins, Jordan Lamar Atkins c/o Jennifer A. Galloway, Esq., Saxton & Stump, LLC, 280 Granite Run

Dr., Ste. 300, Lancaster, PA 17601.  
Attorney: Saxton & Stump, LLC.

**Bowman, Patricia**, dec'd.

Late of Mount Joy Township.  
Executors: Ashly Faulkner c/o 327 Locust Street, Columbia, PA 17512.  
Attorney: John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

**Brandt, Kelvin E. a/k/a Kelvin Eugene Brandt**, dec'd.

Late of the Borough of Elizabethtown.  
Executrix: Stacie C. Brandt c/o Randall K. Miller, Esquire, 659 E. Willow Street, Elizabethtown, PA 17022.  
Attorney: Law Office of Attorney Randall K. Miller.

**Dancause, Carolyn J.**, dec'd.

Late of Columbia Borough.  
Executor: James M. Dancause, c/o 327 Locust Street, Columbia, PA 17512.  
Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

**Dyer, Vernon H.**, dec'd.

Late of Manheim Township.  
Executor: Suzanne Rehm c/o 327 Locust Street, Columbia, PA 17512.  
Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

**Hess, Irene B.**, dec'd.

Late of Upper Leacock Township.

Co-Executors: Kenneth B. Hess, John Marlin Hess, Carol Lorraine Hess c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

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**Kistler, Jenni L.**, dec'd.

Late of Lancaster Township.

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

Attorney: Young and Young.

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**Knight-Balbi**, dec'd.

Late of Washington Borough.

Executor: Victor R. Knight, Jr. c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.

Attorney: Neal A. Rice, Esq.

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**Kreider, Mervin M.**, dec'd.

Late of Manor Township.

Administrator CTA: Christopher C. Straub c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.

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

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**Reitz, Ruth A.**, dec'd.

Late of the Township of East Hempfield.

Executor: Fulton Bank, N.A.

Attorney: William C. Haynes, Esq., 2173 Embassy Drive, Suite 274, Lancaster, PA 17603.

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**Theodore A. Saulnier III a/k/a Theodore Alexander Saulnier III**,

dec'd.

Late of Manheim Township.

Executor: Mary Lee Saulnier-Ebert c/o Lucy F. Dowd, Lucy Dowd Law LLC, 342 N. Queen Street Rear, Lancaster, PA 17603.

Attorney: Lucy F. Dowd.

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**Saunders, Adelaide May a/k/a Adelaide M. Saunders**, dec'd.

Late of West Lampeter Township.

Executor: Robert Stephen Saunders c/o Barbara Reist Dillon, Esquire, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Nikolaus & Hohe-nadel, LLP.

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**Stehman, Evelyn B.**, dec'd.

Late of Manor Township.

Co-Executors: Stephen L. Stehman, Philip R. Stehman c/o John S. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorney: May, Herr & Grosh, LLP.

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**Swavely, Irene S.**, dec'd.

Late of the Borough of Lititz.

Administrator: Andrew Swavely c/o Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064.

Attorney: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP

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**Warfield, Audrey Walker**, dec'd.

Late of West Lampeter Township.

Co-Executors: Ronald L. Miller, Richard P. Nuffort c/o John H.

May, Esquire, 49 North Duke Street, Lancaster, PA 17602.  
Attorney: May, Herr & Grosh, LLP.

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**Weaver, Patricia Ann a/k/a Patricia A. Weaver**, dec'd.

Late of West Earl Township.  
Executor: Rose Burkhart c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.  
Attorney: Patrick A. Deibler, Esq., Kling, Deibler & Glick, LLP.

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**Wright, Marsha G.**, dec'd.

Late of Paradise Township.  
Executors: Vernon D. Wright, Lois Ann Wright c/o Aevitas Law, PLLC, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601.  
Attorneys: Santo G. Spataro, Esquire, Aevitas Law, PLLC.

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**SECOND PUBLICATION**

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**Allen, Robert J. a/k/a Robert John Allen**, dec'd.

Late of Manheim Township.  
Executrix: Wendy J. Allshouse c/o J. Elvin Kraybill, Attorney, P.O. Box 5349, Lancaster, PA 17606.  
Attorney: Gibbel Kraybill & Hess LLP.

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**Brosey, Kenneth R.**, dec'd.

Late of Penn Township.  
Executrix: Esther S. Brosey c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.  
Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

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**Brubaker, Sharon Marie**, dec'd.

Late of Ephrata Borough.  
Administrators: Fred R. Brubaker, Gregory C. Brubaker c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.  
Attorney: Linda Kling, Esq., Kling, Deibler & Glick, LLP.

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**Brugger, C. Ann**, dec'd.

Late of Manheim Township.  
Executor: John W. Lorah c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.  
Attorney: Kurt A. Gardner.

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**Cascieri, Margaret A.**, dec'd.

Late of West Lampeter Township.  
Executor: Sandra M. Schmalhofer c/o Cody & Pfursich, 53 North Duke Street, Suite 420, Lancaster, PA 17602.  
Attorney: Stephen W. Cody.

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**Dauber, Katherine M.**, dec'd.

Late of West Lampeter Township.  
Executor: Fred C. Shupp c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.  
Attorney: Barley Snyder LLP.

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**Dixon, Martha I.**, dec'd.

Late of Elizabethtown Borough.  
Executrix: Valerie J. Oldham c/o Clymer Musser & Sarno, PC, 408 West Chestnut Street, Lancaster, PA 17603.  
Attorney: James N. Clymer, Esq.

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

Late of West Lampeter Township.

Co-Executors: Taylor R. Ecenrod, Jenny L. Ecenrode c/o Theodore L. Brubaker, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

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**Elslager, Frederick E.**, dec'd.

Late of Columbia Borough.

Executor: Alice Best, c/o 327 Locust Street, Columbia, PA 17512.

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

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**Enck, Phyllis J.**, dec'd.

Late of West Cocalico Township.

Executor: Bradley S. Wolf c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: John C. Stevens.

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**Fisher, Emma H.**, dec'd.

Late of Paradise Township.

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

Attorney: Ashley A. Glick, Esq., Kling, Deibler & Glick, LLP.

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**Garber, Harriet E.**, dec'd.

Late of Ephrata Township.

Executrices: Cynthia Ann Kauffman, Christine L. Hess c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.

Attorney: Lindsay M. Schoeneberger, Esquire.

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**Gardner, Sheila S.**, dec'd.

Late of Lititz.

Co-Executors: David M. Gardner, Mary Ann Johnston c/o Nancy Mayer Hughes, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorneys: Barley Snyder LLP.

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**Gifford-Upsher, Karen L. a/k/a Karen Louise Gifford a/k/a Karen Louise Gifford-Upsher**, dec'd.

Late of Lancaster City.

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

Attorney: Patrick A. Deibler, Esq., Kling, Deibler & Glick, LLP.

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**Godshall, Jane E.**, dec'd.

Late of Manheim Township.

Executrices: Linda D. Mutzel, Melissa L. Hammer c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: Kurt A. Gardner.

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**Good, Loretta J.**, dec'd.

Late of Ephrata Township.

Co-Executors: Kimberly A. Schware, Michael A. Good c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.

Attorney: E. Richard Young, Esq.

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**Green, Richard E.**, dec'd.

Late of Leola.

Executrix: Rita L. Riker c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA

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17557.

Attorneys: Good & Harris, LLP.

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**Greybill, Robert Alan a/k/a Robert. A. Greybill**, dec'd.

Late of West Lampeter Township.

Executrix: Lisa Maude Greybill c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.

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

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**Hoffman, Paul**, dec'd.

Late of Upper Allen Township.

Executor: Charles Palenz c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A. Grosh.

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**Kelly, Robert G., Jr.**, dec'd.

Late of West Lampeter Township.

Executor: Susan B. Kelly c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A. Grosh.

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**Knippenberg, Elizabeth Ellen Eshleman a/k/a Elizabeth E. Knippenberg**, dec'd.

Late of the Township of Manor.

Executrices: Beth A. Lloyd, Deborah E. Rose c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Jeffrey S. Shank, Esquire.

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**Lantz, Emma S.**, dec'd.

Late of Ronks.

Executor: Paul E. Lantz c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.

Attorney: Neal A. Rice, Esq.

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**Roman, Eliseo a/k/a Eliseo N. Roman**, dec'd.

Late of East Lampeter Township.

Executor: Miriam Roman Carvajal c/o Cody & Pfursich, 53 North Duke Street, Suite 420, Lancaster, PA 17602.

Attorney: Stephen W. Cody.

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**Roy, David B. a/k/a David Bruce Roy**, dec'd.

Late of East Hempfield Township.

Executors: Julie Roy McMurtie, Dana Roy Myers c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.

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

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**Schock, Jacob Eugene**, dec'd.

Late of Lancaster.

Executor: Richard L. Schock c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.

Attorney: Timothy E. Shawaryn, Esq.

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**Sexton, Lore E.**, dec'd.

Late of Manheim Township.

Executrix: Regina G. Sexton c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.

Attorney: Lindsay M. Schoeneberger, Esquire.

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**Shappell, Gerald M.**, dec'd.

Late of City of Borough of Elizabethtown.

Executor: Brett Shappell, 483 N. Market Street, Elizabethtown, PA 17022.

Attorney: Shelby G. Hostetter, Esquire, 75 Memorial Drive, Schuylkill Haven, PA 17972.

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**Sweigart, Scott E.**, dec'd.

Late of Lancaster City.

Executor: Galen R. Sweigart c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew C. Samley.

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**THIRD PUBLICATION**

**Achey, Jenny L.**, dec'd.

Late of West Donegal Township.

Administrator: Timothy L. Ma-teer c/o Paterson Law LLC, 2703 Willow Street Pike N, Willow Street, PA 17584.

Attorney: Kim Carter Paterson.

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**Beck, Jeffrey D.**, dec'd.

Late of Ephrata Township.

Executrix: Tami L. Burkholder c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

Attorney: A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

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**Beissel, Margaret L. a/k/a Margaret Louise Beissel**, dec'd.

Late of Pequea Township.

Executor: Joseph F. Beissel c/o Steven R. Blair, Attorney at Law, 650 Delp Road, Lancaster, PA 17601.

Attorney: Steven R. Blair, Esq.

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**Biechler, Joan A.**, dec'd.

Late of Lititz Borough.

Executrix: Lori A. Biechler c/o Thomas M. Gish, Attorney, P.O. Box 5394, Lancaster, PA 17606.

Attorney: Gibbel Kraybill & Hess, LLP.

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**Bushong, Ann L.**, dec'd.

Late of Lancaster Township.

Executrix: J. Lucinda Santiago c/o Paterson Law LLC, 2703 Willow Street Pike N, Willow Street, PA 17584.

Attorney: Kim Carter Paterson.

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**Cessna, Margaret A. a/k/a Margaret Ann Cessna**, dec'd.

Late of Earl Township.

Executor: Maria C. Rambo c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Patrick A. Deibler, Esq., Kling, Deibler & Glick, LLP.

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**Clouser, Alice a/k/a Alice L. Clouser**, dec'd.

Late of the Township of West Donegal.

Executors: Thomas S. Lytle, Mindy J. Robinson c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esq.

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**Dillio, Clara R.**, dec'd.

Late of Ephrata Borough.

Executor: C. George Dillio c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

Attorney: A. Anthony Kilkuskie, 117A West Main Street, Ephra-

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ta, PA 17522.

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**Doyle, Alan L.**, dec'd.

Late of Elizabethtown Twp.  
Administrator: Katie A. Doyle  
c/o Appel Yost & Zee LLP, 33  
North Duke Street, Lancaster,  
PA 17602.  
Attorney: Jeffrey P. Ouellet, Es-  
quire.

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**Fasnacht, Tony**, dec'd.

Late of Ephrata Borough.  
Administratrix: Audrey M.  
Fasnacht c/o Gardner and  
Stevens, P.C., 109 West Main  
Street, Ephrata, PA 17522.  
Attorney: John C. Stevens.

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

Late of New Holland Borough.  
Executor: Gary S. Gehman c/o  
Russell, Krafft & Gruber, LLP,  
101 North Pointe Blvd, Suite  
202, Lancaster, PA 17601.  
Attorney: Lindsay M. Schoene-  
berger, Esquire.

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**Groome, Robert S.**, dec'd.

Late of Ephrata Township.  
Executor: Dale R. Groome c/o  
Gardner and Stevens, P.C., 109  
West Main Street, Ephrata, PA  
17522.  
Attorney: Kurt A. Gardner.

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**Gutshall, Sylvia M.**, dec'd.

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

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**Habecker, Verna M.**, dec'd.

Late of Warwick Township.

Executors: Melissa K. Wood-  
ruff, Geraldine A. Hollinger c/o  
Young and Young, 44 S. Main  
Street, P.O. Box 126, Manheim,  
PA 17545.

Attorney: Young and Young.

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**Hauenstein, Jessie A.**, dec'd.

Late of City of Lancaster.  
Executors: Matthew A. Freidly,  
Neil P. Friedly c/o Lindsay M.  
Schoeneberger, Russell, Krafft  
& Gruber, LLP, 108 West Main  
Street, Ephrata, PA 17522.  
Attorney: Lindsay M. Schoene-  
berger.

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**Hershey, June D.**, dec'd.

Late of East Cocalico Township.  
Executor: Sheri L. Hackman c/o  
Kling, Deibler & Glick, LLP, 131  
W. Main Street, New Holland, PA  
17557.  
Attorney: Ashley A. Glick, Esq.,  
Kling, Deibler & Glick, LLP.

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**Hoover, Menno Z.**, dec'd.

Late of Ephrata Borough.  
Executrix: Lavina W. Yoder c/o  
Michelle A. Werder, Attorney,  
P.O. Box 5394, Lancaster, PA  
17606.  
Attorney: Gibbel Kraybill &  
Hess, LLP.

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**Kellenberger, Enos E.**, dec'd.

Late of Providence Township.  
Executors: James H. Charles,  
Randy L. Kellenberger, Carol  
Oberholtzer c/o Pyfer, Reese,  
Straub, Gray & Farhat, P.C.,  
128 N. Lime Street, Lancaster,  
PA 17602.  
Attorney: Pyfer, Reese, Straub,  
Gray & Farhat, P.C.



**Lash, Raymond H.**, dec'd.

Late of Brecknock Twp.

Executors: Dennis R. Lash, 70 Cross Key Blvd., Bernville, PA 19506; Kevin M. Lash, 767 Oregon Rd., Mohnton, PA 19540, Pamela Delcollo, 510 Blue Lake Rd., Denver, PA 17517.

Attorney: Brian F. Boland, Kozloff Stout, 2640 Westview Dr., Wyomissing, PA 19610.

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**Lester, James E. a/k/a James Elmore Lester**, dec'd.

Late of Brecknock Township.

Executors: Tammi L. Columbo, Julie L. Lester c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.

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

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**Martinez, Gladys**, dec'd.

Late of Lancaster City.

Executor: Glaberis Rivera, 1241 High St., Lancaster, PA 17603.

Attorney: None.

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**McFadden, Marianne**, dec'd.

Late of the Township of Warwick.

Administrator: Dennis McFadden c/o Mark L. Blevins, Esquire, 701 Penn Grant Road, Lancaster, PA 17602.

Attorney: Mark L. Blevins, Esq.

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**Milbee, Ray E. a/k/a Ray Eugene Milbee**, dec'd.

Late of the Borough of Elizabethtown.

Administratrix: Kathryn L. Milbee c/o Randall K. Miller, Esquire, 659 E. Willow Street, Elizabethtown, PA 17022.

Attorney: Law Office of Attorney

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Randall K. Miller.

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**Miller, Mary E.**, dec'd.

Late of Manheim Township.

Executor: Darryl G. Miller c/o John R. Gibbel, Attorney, P.O. Box 5394, Lancaster, PA 17606.  
Attorney: Gibbel Kraybill & Hess, LLP.

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**Morgan, Ernest Samuel, Jr. a/k/a Ernest S. Morgan, Jr.**, dec'd.

Late of the Borough of Mount Joy.

Executrix: Deborah K. Morgan c/o Randall K. Miller, Esquire, 659 E. Willow Street, Elizabethtown, PA 17022.

Attorney: Law Office of Attorney Randall K. Miller.

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**Myers, June A.**, dec'd.

Late of West Hempfield Township.

Co-Executrices: Joanne C. Harnley, Crystal L. Schaeffer c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.

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

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**Parham, Dawn Lee a/k/a Dawn L. Parham**, dec'd.

Late of East Donegal Township.

Executor: Michael Lee Parham c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.

Attorney: Scott E. Albert, Esq.

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**Reedy, Mildred W.**, dec'd.

Late of Providence Township.

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Executors: Peggy A. Reedy, Judy L. Krauss, Connie F. Hanten c/o Paterson Law LLC, 2703 Willow Street Pike N, Willow Street, PA 17584.

Attorney: Kim Carter Paterson.

**Roe, Glenn T.**, dec'd.

Late of Warwick Township.

Executor: Amy G. Roe c/o Law Office of Shawn Pierson, 105 East Oregon Road, Lititz, PA 17543.

Attorney: Shawn M. Pierson, Esq.

**Snyder, Barbara S.**, dec'd.

Late of Mt. Joy Borough.

Executor: Thomas S. Snyder, 212 Birchland Ave., Mr. Joy, PA 17522.

Attorney: Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

**Sweigart, Marian A. a/k/a Marian Arlene Sweigart**, dec'd.

Late of East Drumore Township. Co-Executrices: Deborah J. Kreider, Dawn E. Brady c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.

Attorney: John C. Hohenadel, Esquire.

**ACTION IN MORTGAGE  
FORECLOSURE**

CIVIL ACTION  
COURT OF COMMON PLEAS  
LANCASTER COUNTY, PA CIVIL  
ACTION-LAW

**NO. CI-22-00457**

NOTICE OF ACTION IN MORT-

GAGE FORECLOSURE

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff

V.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERTHA S. SNYDER A/K/A BERTHA ELLEN SYNDER, Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERTHA S. SNYDER A/K/A BERTHA ELLEN SYNDER Defendant(s), 124 N RESERVOIR STREET, LANCASTER, PA 17602

**COMPLAINT IN MORTGAGE  
FORECLOSURE**

You are hereby notified that Plaintiff, BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, 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-22-00457, seeking to foreclose the mortgage secured on your property located, 124 N RESERVOIR ST LANCASTER, PA 17602.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice 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 or 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, 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lancaster Bar Association  
 Lawyer Referral Service  
 28 East Orange Street  
 Lancaster PA, 17602  
 717-393-0737  
 Robertson, Anschutz, Schneid,  
 Crane & Partners, PLLC  
 A Florida professional limited  
 liability company  
 ATTORNEYS FOR PLAINTIFF  
 Jonathan Etkowicz, Esq. ID No.  
 208786  
 133 Gaither Drive, Suite F  
 Mt. Laurel, NJ 08054  
 855-225-6906

D-23

**ARTICLES OF DISSOLUTION**

Notice is hereby given to all persons interested or who may be affected by **CSG PARTNERS, INC.**, a Pennsylvania corporation, that the Board of Directors are now engaged in winding up and settling the affairs of such corporation so that its existence shall be ended by the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988. Accordingly, CSG PARTNERS, INC. is hereby providing notice of its dissolution and requests that all claims against the corporation be presented in writing and contain sufficient information reasonably to inform the corporation of the identity of the claimant and the substance of the claim. The claim must be sent to Barley Snyder LLP, 50 North Fifth Street, 2nd Floor, Reading, Pennsylvania 19601, Attn: EmmaRose Strohl, Esq., Re: CSG PARTNERS, INC. The deadline to submit such a claim is 60 days after the date hereof and the claim will be barred if not received by that deadline. Furthermore, CSG PARTNERS, INC. may make distributions to other claimants and the shareholders of the corporation or persons interested as having been such without further notice to you.

BARLEY SNYDER LLP, Attorneys  
 D-23

**ARTICLES OF INCORPORATION**

NOTICE is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of engaging

in any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended.

The name of the corporation is: **KREM Capital, Inc.** Articles of Incorporation have been filed on: **December 7, 2022**

D-23

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania under the provisions of the Pennsylvania Non Profit Corporation Law of 1988. The name of the corporation is

**TerraClear Foundation.**

The corporation is incorporated for the purpose of increasing affordable access to clean water, promoting children's rights, and contributing to environmental protection internationally.

D-23

Articles of Incorporation: Notice is hereby given that **THE ALFRED WILLIAMS FOUNDATION** filed articles of incorporation on 10/27/2022 under the Pennsylvania Nonprofit Corporation law of 1988. Commercial registered office provider is Harbor Business Compliance Corporation, Lancaster, PA.

D-23

**Bible2School Penn Manor** hereby gives notice that articles of incorporation have been filed with the Dept. of State of Pennsylvania, under the provisions of the PA Business Corporation Law of 1988. The purpose for which the corpo-

ration is to be organized is for religious teaching.

D-23

Notice is hereby given that Articles of Incorporation-Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania, under the Pennsylvania Nonprofit Corporation Law of 1988, on December 9, 2022 for:

**MENTAL HEALTH AMERICA  
OF LANCASTER COUNTY  
FOUNDATION**

SAXTON & STUMP, LLC  
280 Granite Run Drive, Suite 300  
Lancaster, PA 17601

D-23

Notice is hereby given that a nonprofit corporation known as **WYNFIELD AT MILLERSVILLE HOMEOWNERS ASSOCIATION** was incorporated on December 10, 2022, under the provisions of the Nonprofit Corporation Law of 1988, for the purpose to be the Association of Unit Owners organized pursuant to the Pennsylvania Uniform Planned Community Act, Act 180 of 1996, Title 68 Pa. C.S.A. Section 5101 et seq., as amended (the "Act"), with respect to Wynfield at Millersville, a Planned Community, located in Millersville Borough, Lancaster County, Pennsylvania, and established or to be established pursuant to the provisions of the Act. In furtherance of its purposes, the corporation may exercise all rights, privileges, powers and authority of a corporation organized under the Nonprofit Corporation Law of 1988, as amended, and of an association of unit owners organized under the Act.

D-23

**NOTICES OF CONFIRMATION  
NISI**

**NOTICE RE PROPERTIES SOLD AT THE LANCASTER COUNTY TAX CLAIM BUREAU UPSET TAX SALES ON NOVEMBER 14, 2022 TO COLLECT DELINQUENT REAL ESTATE TAXES:**

Notice is hereby given that on December 16, 2022, the Lancaster County Tax Claim Bureau filed a Consolidated Return with respect to properties sold at the November 14, 2022 Upset Tax Sales in accordance with the Pennsylvania Real Estate Tax Sale Law, 72 P.S. §5860.607. Said Consolidated Return was filed with the Lancaster County Court of Common Pleas in the Prothonotary's Office located at 50 N. Duke Street, Lancaster, PA under docket no. CI-22-06023. A Confirmation Nisi was entered by the Court on December 16, 2022.

OBJECTIONS OR EXCEPTIONS TO THE CONFIRMATION NISI MAY BE FILED BY ANY OWNER OR LIEN CREDITOR WITHIN THIRTY (30) DAYS OF THE DECEMBER 16, 2022 CONFIRMATION NISI OF THE CONSOLIDATED RETURN. IF NO OBJECTIONS OR EXCEPTIONS ARE FILED WITHIN THIRTY (30) DAYS OF THE CONFIRMATION NISI, THE NOVEMBER 14, 2022 UPSET TAX SALES WILL BE CONFIRMED ABSOLUTELY.

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

D-23

**NOTICE REGARDING PROPERTIES SOLD OR EXPOSED**

**TO SALE AT THE LANCASTER COUNTY TAX CLAIM BUREAU JUDICIAL TAX SALES ON NOVEMBER 14, 2022 TO COLLECT DELINQUENT REAL ESTATE TAXES:**

Notice is hereby given that on December 16, 2022, the Lancaster County Tax Claim Bureau presented to the Lancaster County Court of Common Pleas Petitions for Confirmation Nisi of the judicial tax sales held on November 14, 2022 in accordance with the Pennsylvania Real Estate Tax Sale Law, 72 P.S. 5860.607 of the following properties:

Lot - Riverview Road, Fulton Township

Owners: Nicholas S. Anderton  
Tax Parcel No. 280-51337-0-0000  
Docket No. 22-02168

Lot - Covered Bridge Road, Conoy Township

Owner: Charles F. Durborow, Jr.  
Tax Parcel No. 130-40001-0-0000  
Docket No. CI-02160

425 S. Market Avenue, Rear: Mount Joy Borough

Owner: Jones & Zink, Inc.  
Tax Parcel No. 450-99660-0-0000  
Docket No. CI-22-02156

429 S. Market Avenue, Rear: Mount Joy Borough

Owner: Jones & Zink, Inc.  
Tax Parcel No. 450-98720-0-0000  
Docket No. CI-22-02156

427 S. Market Avenue, Rear: Mount Joy Borough

Owner: Jones & Zink, Inc.  
Tax Parcel No. 450-99137-0-0000  
Docket No. CI-22-02156

431 S. Market Avenue, Rear: Mount Joy Borough

Owner: Jones & Zink, Inc.  
Tax Parcel No. 450-98404-0-0000  
Docket No. CI-22-02156

433 S. Market Avenue, Rear:

Mount Joy Borough

Owner: Jones & Zink, Inc.  
Tax Parcel No. 450-98187-0-0000  
Docket No. CI-22-02156

435 S. Market A venue, Rear;

Mount Joy Borough

Owner: Jones & Zink, Inc.  
Tax Parcel No. 450-97458-0-0000  
Docket No. CI-22-02156

5311 Lincoln Highway; Salisbury Township

Owner: Lakeland West Capital VI, LLC

Tax Parcel No. 560-61308-0-0000  
Docket No. CI-22-02172

Lot - Mountain Road; Rapho Township

Owner: Harold Lehman and Doris Lehman

Tax Parcel No. 540-73683-0-0000  
Docket No. CI-22-02159

977 Rettew Mill Road; Lot #76:

Ephrata Township

Owner: Matthew J. Lorditch and Karen L. Lorditch  
Tax Parcel No. 270-02751-3-0088  
Docket No. CI-22-02162

Lot - Lime Street; West Donegal Township

Owner: Paulino Trevino  
Tax Parcel No. 160-23500-0-0000  
Docket No. CI-22-02166

Lot - Akron Road; Ephrata Township

Owner: Unknown  
Tax Parcel No. 270-62838-0-0000  
Docket No. CI-22-02169

THE COURT ENTERED A CONFIRMATION NISI ON DECEMBER 16, 2022 OF THE JUDICIAL TAX SALE IN EACH OF THE ABOVE REFERENCED CASES. OBJECTIONS OR EXCEPTIONS TO THE CONFIRMATION NISI OF THE JUDICIAL TAX SALE MAY BE FILED BY ANY OWNER OR LIEN CREDITOR WITHIN THIRTY (30) DAYS AFTER THE DATE OF THE DE-

CEMBER 16, 2022 CONFIRMATION NISI. IF NO OBJECTIONS OR EXCEPTIONS ARE FILED, THE SALES WILL BE CONFIRMED ABSOLUTELY. IF YOU HAVE ANY QUESTIONS, PLEASE CALL YOUR ATTORNEY OR THE COUNTY LAWYER REFERRAL SERVICE AT 717-393-0737 OR MID-PENN LEGAL SERVICES AT 717-299-0971. By: Lancaster County Tax Claim Bureau

D-23

**ORPHANS' COURT NOTICE**

Orphans' Court Division  
Auditing Notices

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

January 3, 2023

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

1. DETWEILER, F. ROBERT, Testamentary Trust, 2013-2430. First & Final Acct., John E. Muir, Trustee, J. William Widling, III, Atty.

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

D-23, 30

**SUITS ENTERED**

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

December 08, 2022  
to December 14, 2022

ALFARO, WILLIAM H., Conestoga Valley School District; 07684; Boehret

CHENG, BERNADETTE; LVNV Funding LLC; 07754; Morris

CITY OF LANCASTER, COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION; Hector L. Leon; 07669; Falcone

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION; Ciara N. Beltran, 07713

DIRECT WIRE & CABLE INC., BERGMAN, SHANE; Kalas Manufacturing Inc.; 07639; Chilson

GENVEST LLC; PeoplesBank, A Codorus Valley Company; 07655; Hess

HAMILTON ARMS CENTER OPCO LLC; JConnect Infotech Inc.; 07761; Muir

HANSON, ALYNNE; University of the Sciences in Philadelphia; 07720; Allard

HATCH, DONALD; Capital One Bank (USA) NA; 07762; Ratchford

HAUGH, TONY L.; First Commonwealth Federal Credit Union; 07611; Nesfeder

JOHN, JESSE, KEPHART, LINDA; American Heritage Property Management; 07634

ORTEGA, JONY DIEQUEZ; TCB Investments LLC; 07620; Berent  
PORTER AND CHESTER INSTI-

TUTE INC.; Paramount LMS MT II LLC; 07758; Lange

RISING SON INVESTMENT GROUP LLC, THE NIV LEMOINE REAL ESTATE GROUP INC, LEMOINE, NIV; Betty Ramos; 07717; Setley

VOLTAGE LLC, VOLTAGE NC LLC, GEXPRO; Travelers Property Casualty Company of America; 07675; Kelly

WILLOW SUNNYBROOK LLC, WILLOW COMPANY, SAMUEL GELTMAN & CO, MANHEIM TOWNSHIP; Vilma Rivera; 07681; Justice

YAKE, DEVIN; Jordan Brown, 07662; Rothermel

**NOTICE**



**SHERIFF SALE OF VALUABLE  
REAL ESTATE**

—————  
**Wednesday, January 25, 2023**  
**@ 10:00 a.m. Prevailing Time**  
—————

Pursuant to writs of Execution directed to me by the Court of Common Pleas of Lancaster County, Pa., I will expose the following Real Estate to public sale at 10:00 a.m. on the above date in the Lancaster County Government Center, Room 102/104, 150 North Queen Street, in the City of Lancaster, PA.

**Audio and Video Devices Are  
Prohibited in Court Facilities**

Beginning January 1, 2017, the taking or recording of pictures, photographs, videos, or audio recordings; and the use or possession of audio or video broadcast or recording equipment, or any other device capable of capturing or transmitting sound or images (including, without limitation, cameras and cell phones); in a courtroom, hearing room, or their respective environs during the progress of or in connection with any action, whether or not court is actually in session, is prohibited

in compliance with L.C.R. Crim.P. No. 112.

**CONDITIONS OF SALE**

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

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

All properties are sold "AS IS", with NO expressed or implied warranties or guarantees whatsoever. In other words, the Sheriff's Office does not guarantee or warrant, in any way, the real estate upon which you are bidding. The Sheriff's Office is merely following the requests of the plaintiffs and selling whatever interests the defendants may have in the properties. It is up to you or your attorney to determine what those interests are, before you buy. The defendants might not own the properties at all, other persons may own the properties, or there might be mortgages or other liens against the properties that you may have to pay before you obtain clear title to a property. All of these factors are for you alone to determine. The Sheriff's Office will not make these determinations for you. Once you make a bid, which is accepted as the highest bid, you have bought whatever interests the defendants have, if any, in that property and you must pay that sum of money



to the Sheriff's Office regardless of what you later find out about the title. You must know what you are bidding on before you bid and NOT after. All sales are FINAL after the property has been struck off to you as the highest bidder, and no adjustments will be made thereafter.

Payment for properties must be in the form of lawful money of the United States, a certified or cashier's check from a bank, or a Lancaster County attorney's check. The Sheriff's Office will NOT accept any other form of payment.

In order to expedite the sale, the Sheriff's Office encourages, but does not require, plaintiffs to announce an "upset" price, which is the least amount the plaintiff will accept for a property. Any bidding above the plaintiff's opening costs bid for such property will begin at that stated upset price. Subsequent bids shall be in no less than \$1000 increments. Plaintiffs may withdraw a property from sale any time before the property is struck off as sold to the highest bidder.

Immediately upon a property being struck off to the highest bidder, the buyer must state the buyer's name (unless buying the property on behalf of the plaintiff for costs only) and come forward to settle with the clerks. The buyer must present a legal picture identification acceptable to the Sheriff's Office, such as a driver's license, and immediately pay 20% of their bid as a down payment to the Sheriff's Office. The buyer must subsequently pay the balance of their bid within 30 days after the sale date.

Each buyer shall file a properly completed and signed Pennsylvania Realty Transfer Tax State-

ment of Value in duplicate with the Sheriff's Office within 15 days after the sale date. All applicable realty transfer taxes will be fully paid from the sale proceeds by the Sheriff's Office. If the proceeds are insufficient to pay all the sale costs, realty transfer taxes, and priority liens, then the buyer shall pay the balance of such amounts to the Sheriff's Office within 30 days after the sale date.

If no petition has been filed to set aside a property sale, the Sheriff will execute and record a deed 20 days or more after filing a proposed Schedule of Distribution with the Prothonotary's Office, conveying all the real estate rights, title, & interests of the defendants in the property. Distribution of the sale proceeds will be made per the proposed Schedule of Distribution 11 or more days after the filing of such Schedule, provided no exceptions are filed regarding the proposed distribution.

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

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

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

Christopher Leppler,  
*Sheriff of Lancaster County*  
Michael D Hess, Esquire,  
*Solicitor*

**CI-22-05352**

**FULTON BANK, N.A.**

**vs**

**AKRON ESTATES, LLC**

PROPERTY ADDRESS: 333 S. 7th St., Akron, PA 17501

UPI / TAX PARCEL NUMBER: 020-83505-0-0000

JUDGMENT: \$2,223,671.49

REPUTED OWNERS: Akron Estates, LLC

DEED BK. or INSTR. NO.: 6244033

MUNICIPALITY: Akron Borough

AREA: 4.63 acres

IMPROVEMENTS: Commercial office building

**CI-22-00687**

**PENNSYLVANIA HOUSING FINANCE AGENCY**

**vs**

**CLINTON D ALEXANDER, UNITED STATES OF AMERICA**

PROPERTY ADDRESS: 422 NORTH ACADEMY DRIVE, EPHRATA, PA 17522

UPI / TAX PARCEL NUMBER: 260-07956-0-0000

JUDGMENT: \$174,552.51

REPUTED OWNER(S): CLINTON D. ALEXANDER

DEED or INSTRUMENT NO: 5654959

MUNICIPALITY: BOROUGH OF EPHRATA

AREA: 15,246 SQUARE FEET  
IMPROVEMENTS: A RESIDENTIAL DWELLING

**CI-22-00314**

**BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST**

**vs**

**TODD ALLEN, KNOWN SURVIVING HEIR OF DOROTHY M ALLEN, AMANDA REED, KNOWN SURVIVING HEIR OF DOROTHY M ALLEN, UNKNOWN SURVIVING HEIR OF DOROTHY M ALLEN**

PROPERTY ADDRESS: 388 FARMVIEW LANE, MOUNT JOY, PA 17552

UPI / TAX PARCEL NUMBER: 450-49368-0-0000

JUDGMENT: \$159,543.69

REPUTED OWNERS: Todd Allen, Known Surviving Heir of Dorothy M Allen, Amanda Reed, Known Surviving Heir of Dorothy M Allen, and Unknown Surviving Heir of Dorothy M Allen

DEED BK. or INSTR. NO.: 5775121

MUNICIPALITY: Mount Joy Borough

AREA: 1,556 SQFT

IMPROVEMENTS: Residential Dwelling

**CI-22-00312**

**M&T BANK**

**vs**

**EDWARD J. ARBOLEDA TORRES**

PROPERTY ADDRESS: 230 JACKSON STREET, LANCASTER, PA 17603

UPI / TAX PARCEL NUMBER: 390-80417-0-0000

JUDGMENT: \$116,062.13  
REPUTED OWNERS: EDWARD J. ARBOLEDA TORRES  
DEED BK. or INSTR. NO.:6222663  
MUNICIPALITY: MANHEIM TOWNSHIP  
AREA:960.00 Sq.Ft.  
IMPROVEMENTS: A RESIDENTIAL DWELLING

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**CI-19-08207**

**M&T BANK**

**vs**

**CHERYL L BARBER**

PROPERTY ADDRESS: 229 LOCUST STREET, NEW HOLLAND, PA 17557  
UPI / TAX PARCEL NUMBER: 480-01151-0-0000  
JUDGMENT: \$62,082.24  
REPUTED OWNERS: CHERYL L. BARBER  
DEED BK. or INSTR. NO.: 001052376  
MUNICIPALITY: BOROUGH OF NEW HOLLAND  
AREA: 1064.00 Sq. Ft.  
IMPROVEMENTS: A RESIDENTIAL DWELLING

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**CI-21-00389**

**SOLANCO SCHOOL DISTRICT**

**vs**

**SAMUEL Y. BLANK, RACHEL F. BLANK**

PROPERTY ADDRESS: 186 PENNSY ROAD, NEW PROVIDENCE, PA 17560  
UPI / TAX PARCEL NUMBER: 520-20092-0-0000  
JUDGMENT: \$4,474.32  
REPUTED OWNERS: Samuel Y. Blank and Rachel F. Blank  
DEED BK. and PAGE or INSTR. NO.: 6457908  
MUNICIPALITY: Providence Township

AREA: 5.6 acres  
IMPROVEMENTS: RESIDENTIAL

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**CI-16-09419**

**WELLS FARGO BANK, NA**

**vs**

**TIMOTHY J. BREEN (DECEASED), UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF TIMOTHY J. BREEN**

PROPERTY ADDRESS: 1780 TEMPLE AVENUE, LANCASTER, PA 17603  
UPI / TAX PARCEL NUMBER: 410-53475-0-0000  
JUDGMENT: \$134,367.81  
REPUTED OWNERS: Timothy J. Breen (deceased)  
DEED BK. or INSTR. NO.:6045578  
MUNICIPALITY: Township of Manor  
AREA: N\A  
IMPROVEMENTS: Residential Dwelling

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**CI-22-05357**

**FULTON BANK, N.A.**

**vs**

**COAL CAPITAL EPHRATA, LLC**

PROPERTY ADDRESS: 1170 SOUTH STATE STREET AND 7TH STREET, EPHRATA, PA 17522  
UPI / TAX PARCEL NUMBER: 260-98081-0-0000;020-41526-0-0000  
JUDGMENT: \$10,476,543.06  
REPUTED OWNERS: Coal Capital Ephrata, LLC  
DEED BK. or INSTR. NO.:5917844  
MUNICIPALITY: Ephrata Borough and Akron Borough  
AREA: approximately 25.1 acres  
IMPROVEMENTS: Commercial motel/inn/lodge and vacant land

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**CI-19-09627**

**USAA FEDERAL SAVINGS BANK**

**vs**

**MATTHEW DAVID COLLMAN,  
STEPHANIE M. SERGENT-COLL-  
MAN**

PROPERTY ADDRESS: 1795 CAM-  
PUS ROAD, ELIZABETHTOWN, PA  
17022

UPI / TAX PARCEL NUMBER: 460-  
26085-0-0000

JUDGMENT: \$181,120.07

REPUTED OWNERS: Matthew Da-  
vid Collman and Stephanie M. Ser-  
gent-Collman

DEED BK. and PAGE or INSTR.  
NO.: Document ID# 5978370

MUNICIPALITY: Township of  
Mount Joy

AREA:2,045 square feet

IMPROVEMENTS: Residential  
Dwelling

**CI-20-01959**

**LAKEVIEW LOAN SERVICING  
LLC**

**vs**

**CRAIG DOBSON**

PROPERTY ADDRESS: 240  
WASHINGTON AVE, EPHRATA, PA  
17522-2247

UPI / TAX PARCEL NUMBER: 260-  
55391-0-0000

JUDGMENT: \$182,739.25

REPUTED OWNERS: CRAIG V.  
DOBSON

DEED BK. or INSTR. NO.: 5914565  
MUNICIPALITY: EPHRATA BOR-  
OUGH

AREA:1744.00 Sq. Ft.

IMPROVEMENTS: A RESIDENTIAL  
DWELLING

**CI-22-01727**

**M&T BANK**

**vs**

**DW A MINOR SOLELY IN HIS/  
HER CAPACITY AS HEIR OF**

**TRAVIS WORK A/K/A TRAVIS  
R. WORK, DECEASED, TW A  
MINOR SOLELY IN HIS/HER  
CAPACITY AS HEIR OF TRA-  
VIS WORK A/K/A TRAVIS R.  
WORK, DECEASED, DOROTHY  
S. WORK AS ADMINISTRATRIX  
OF THE ESTATE OF TRAVIS  
WORK A/K/A TRAVIS R. WORK,  
DECEASED**

PROPERTY ADDRESS: 551 WEST  
VINE STREET, LANCASTER, PA  
17603

UPI / TAX PARCEL NUMBER: 338-  
73074-0-0000

JUDGMENT: \$212,899.70

REPUTED OWNERS: DW A MINOR  
Solely in His/Her Capacity as Heir  
of TRAVIS WORK a/k/a TRAVIS R.  
WORK,

Deceased, TW A MINOR Sole-  
ly in His/Her Capacity as Heir of  
TRAVIS WORK a/k/a TRAVIS R.  
WORK, Deceased &

DOROTHY S. WORK as Admin-  
istratrix of the Estate of TRAVIS  
WORK a/k/a TRAVIS R. WORK,  
Deceased

DEED BK. or INSTR. NO.: 6518912  
MUNICIPALITY: CITY OF LAN-  
CASTER

AREA: 1623.00 Sq.Ft.

IMPROVEMENTS: A RESIDENTIAL  
DWELLING

**CI-19-10858**

**PENNYMAC LOAN SERVICES  
LLC**

**vs**

**ROBERT K. EBY AKA ROB-  
ERT K. EBY, III, THE UNITED  
STATES OF AMERICA**

PROPERTY ADDRESS: 10 WOOD-  
CREST DRIVE, CONESTOGA, PA  
17516

UPI / TAX PARCEL NUMBER: 120-  
65449-0-0000

JUDGMENT: \$221,800.67

REPUTED OWNERS: ROBERT K. EBY aka ROBERT K. EBY, III  
DEED BK. or INSTR. NO.:6330363  
MUNICIPALITY: CONESTOGA TWP  
AREA: 1,624 Sq Ft  
IMPROVEMENTS: A RESIDENTIAL DWELLING

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**CI-22-01935**

**ROCKET MORTGAGE, LLC  
F/K/A QUICKEN LOANS, LLC  
F/K/A QUICKEN LOANS INC.**

**vs**

**CHAD M. ELLIS**

PROPERTY ADDRESS: 116 PEB-  
BLESIDE LANE, LANCASTER, PA  
17602

UPI / TAX PARCEL NUMBER:  
320-24266-0-0000

JUDGMENT: \$139,716.41

REPUTED OWNERS: Chad M.  
Ellis

DEED BK. and PAGE or INSTR.  
NO.: 6368547

MUNICIPALITY: West Lampeter  
AREA:  
IMPROVEMENTS:

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**CI-22-00427**

**CITIZENS BANK, N.A.**

**vs**

**HEATHER R. FACKLER**

PROPERTY ADDRESS: 4 HALL-  
MARK DRIVE, LITITZ, PA 17543

UPI / TAX PARCEL NUMBER: 240-  
28969-0-0000

JUDGMENT: \$283,166.28

REPUTED OWNERS: Heather R.  
Fackler

INSTR. NO.: 6242621

MUNICIPALITY: Township of Eliz-  
abeth

AREA:

IMPROVEMENTS: Residential  
Dwelling

**CI-22-01453**

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

**vs**

**JUSTIN M. GOHN**

PROPERTY ADDRESS: 100 CE-  
DAR STREET, COLUMBIA, PA  
17512

UPI / TAX PARCEL NUMBER: 110-  
39792-0-0000

JUDGMENT: \$51,545.11

REPUTED OWNERS: JUSTIN M.  
GOHN

DEED INSTRUMENT NO.:  
5331549

MUNICIPALITY: BOROUGH OF  
COLUMBIA

IMPROVEMENTS: RESIDENTIAL  
DWELLING

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**CI-21-08935**

**SPECIALIZED LOAN SERVICING  
LLC**

**vs**

**RICHARD KESSELL**

PROPERTY ADDRESS: 4 ABING-  
TON COURT, LANCASTER, PA  
17603

UPI / TAX PARCEL NUMBER: 290-  
22894-0-0000

JUDGMENT: \$184,026.80

REPUTED OWNERS: Richard Kes-  
sell

DEED BK. and PAGE or INSTR.  
NO.: Document ID# 5935229

MUNICIPALITY: Township of East  
Hempfield

AREA: ALL THAT CERTAIN lot  
or piece of ground, with the one  
story brick and frame dwelling  
house, now numbered 4 Abington  
Court erected thereon, situated in  
the Township of East Hempfield,  
County of Lancaster and Common-  
wealth of Pennsylvania, being Lot  
no. 4 on the Plan of Lincoln Park,  
surveyed by J. Haines Shertzter,  
Registered Engineer, on December

1, 1953, recorded in the Recorder of Deeds Office, Lancaster County, Pennsylvania in Plan Display Rack No. 2 Plate 1, bounded and described according thereto as follows, to wit:

IMPROVEMENTS: Residential Dwelling

REPUTED OWNERS: SCOTT A. SHOOP AND RICHELLE L. MC-LASKY

INSTR. NO.: 6403173

MUNICIPALITY: COLUMBIA BOROUGH

AREA: 1,296 SQFT

IMPROVEMENTS: RESIDENTIAL DWELLING

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**No. CI-20-00838  
LOANCARE, LLC**

**vs**

**DUSTEEN A. MAGGS, UNKNOWN  
SURVIVING HEIRS, SUCCESSORS,  
INTERESTS OR CLAIMANTS  
UNDER TITLE RICHARD  
C. MAGGS, DECEASED**

PROPERTY ADDRESS: 562  
GEORGETOWN ROAD, RONKS,  
PA 17572

UPI / TAX PARCEL NUMBER: 490-  
12270-0-0000

JUDGMENT: \$208,557.62

REPUTED OWNERS: Richard C.  
Maggs

DEED BK. or INSTR. NO.: 5855422  
MUNICIPALITY: Paradise Town-  
ship

AREA: 1,643

IMPROVEMENTS: Residential  
Dwelling

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**CI-22-00081  
CITIZENS BANK, N.A.**

**vs**

**RICHELLE L. MCLASKY, HUN-  
TER A. SHOOP, KNOWN SURVIV-  
ING HEIR OF SCOTT A. SHOOP,  
UNKNOWN  
SURVIVING HEIRS OF SCOTT A.  
SHOOP**

PROPERTY ADDRESS: 22 NORTH  
6TH STREET, COLUMBIA, PA  
17512-1206

UPI / TAX PARCEL NUMBER: 110-  
88490-0-0000

JUDGMENT: \$146,713.38

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**CI-21-08430**

**WILMINGTON SAVINGS FUND  
SOCIETY, FSB, AS TRUSTEE OF  
STANWICH MORTGAGE LOAN  
TRUST I**

**vs**

**ROBERT W. MILLEY, JR.**

PROPERTY ADDRESS: 671  
SOUTH CEDAR STREET, LITITZ,  
PA 17543

UPI / TAX PARCEL NUMBER: 370-  
26192-0-0000

Judgment: \$128,280.85

Reputed Owners: Robert W. Milley,  
Jr.

Instrument No. 5888085

Municipality: Lititz Borough

Area: N/A

Improvements: Residential

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**CI-22-01389  
MIDFIRST BANK**

**vs**

**MARK W. MURRAY, JR., AS  
BELIEVED HEIR AND/OR AD-  
MINISTRATOR OF THE ESTATE  
OF MARK W. MURRAY SR.,  
SARAH WAGNER, AS BELIEVED  
HEIR AND/OR ADMINISTRATOR  
OF THE ESTATE OF MARK W.  
MURRAY, SR., SAMANTHA MUR-  
RAY, AS BELIEVED HEIR AND/  
OR ADMINISTRATOR OF THE  
ESTATE OF MARK W. MURRAY,  
SR., UNKNOWN HEIRS AND/  
OR ADMINISTRATORS OF THE  
ESTATE OF MARK W. MURRAY,**

**SR.**  
PROPERTY ADDRESS: 30 NORTH SEVENTH STREET, COLUMBIA, PA 17512  
UPI / TAX PARCEL NUMBER: 110-25106-0-0000  
JUDGMENT: \$45,952.98  
REPUTED OWNERS: Mark W. Murray, Sr., and Susan E. Murray, husband and wife  
DEED BK. or INSTR. NO.: Volume 6259, Page 0450  
MUNICIPALITY: Borough of Columbia  
AREA: N\A  
IMPROVEMENTS: Residential Dwelling

**CI-21-08865  
CSMC 2017-RPL3 TRUST**

**vs  
MARIA T. NICOLAZZO AKA MARIA NICOLAZZO**

PROPERTY ADDRESS: 319 COBLESTONE LANE, LANCASTER, PA 17601  
UPI / TAX PARCEL NUMBER: 390-26417-1-0319  
JUDGMENT: \$84,317.21  
REPUTED OWNERS: MARIA T. NICOLAZZO AKA MARIA NICOLAZZO  
DEED BK. or INSTR. NO.: 5083849  
MUNICIPALITY: TOWNSHIP OF MANHEIM  
AREA: 1120.00 Sq. Ft.  
IMPROVEMENTS: A RESIDENTIAL DWELLING

**CI-21-00638  
SOLANCO SCHOOL DISTRICT**

**vs  
RICKY S. PHILLIPS**  
PROPERTY ADDRESS: 135 QUAKER CHURCH ROAD, CHRISTIANA, PA 17509  
UPI / TAX PARCEL NUMBER: 030-

25426-0-0000  
JUDGMENT: \$3,517.65  
REPUTED OWNERS: Ricky S. Phillips  
DEED BK. and PAGE or INSTR. NO.: Book 7057, Page 348  
MUNICIPALITY: Bart Township  
AREA: 2.3 acres  
IMPROVEMENTS: RESIDENTIAL

**CI-17-09794  
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ADJUSTABLE RATE MORTGAGES TRUST 2007-2  
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2**

**vs  
TROY PRICE, CHRISTINE PRICE**  
PROPERTY ADDRESS: 170 BLUE LAKE ROAD, REINHOLDS, PA 17569

UPI / TAX PARCEL NUMBER: 090-33947-0-0000  
JUDGMENT: \$681,463.23  
REPUTED OWNERS: Troy Price and Christine Price, husband and wife  
INSTR. NO.: 5531839  
MUNICIPALITY: Township of West Cocalico  
AREA: N\A  
IMPROVEMENTS: Residential Dwelling

**CI-19-11447  
LOANDEPOT.COM, LLC**

**vs  
CORY SHAUB**  
PROPERTY ADDRESS: 2319 CHESTNUT VIEW DRIVE, LANCASTER, PA 17603-4156  
UPI / TAX PARCEL NUMBER: 290-97244-0-0000  
JUDGMENT: \$175,157.04  
REPUTED OWNERS: Cory Shaub  
DEED BK. or INSTR. NO.: 6440367

MUNICIPALITY: Township of East  
Hempfield  
AREA: 1,181 sqft  
IMPROVEMENTS: Residential  
Dwelling

**CI-22-01902**

**DEBRA & EARL G CLARK**

**vs**

**FRANK TISDALE, WIMONA TIS-  
DALE**

PROPERTY ADDRESS: 646 LE-  
HIGH AVENUE, LANCASTER, PA  
17602

UPI / TAX PARCEL NUMBER: 336-  
41927-0-0000

JUDGMENT: \$72,736.24

REPUTED OWNERS: Robert LaRue

DEED BK. or INSTR. NO.: 6656993

MUNICIPALITY: City of Lancaster

AREA: 0.03 acres

IMPROVEMENTS: N/A

**CI-18-02662**

**M&T BANK S/B/M KEYSTONE  
FINANCIAL BANK, N.A. DOING  
BUSINESS AS KEYSTONE FI-  
NANCIAL MORTGAGE**

**vs**

**ANTONIO VASQUEZ**

PROPERTY ADDRESS: 567 S.  
CHRISTIAN ST, LANCASTER, PA  
17602

UPI / TAX PARCEL NUMBER: 337-  
72942-0-0000

JUDGMENT: \$36,727.40

REPUTED OWNERS: ANTONIO  
VASQUEZ

DEED BK. or INSTR. NO.: 6312 AT  
PAGE 0433

MUNICIPALITY: CITY OF LAN-  
CASTER

AREA: 1479.00 Sq.Ft.

IMPROVEMENTS: A RESIDENTIAL  
DWELLING

**CI-22-03136**

**LANCASTER REALTY CAPITAL,  
LP**

**vs**

**ZACHARY H.A. WALKER**

PROPERTY ADDRESS: 610 RACE  
AVENUE, LANCASTER, PA 17603  
UPI / TAX PARCEL NUMBER: 339-  
88297-0-0000

JUDGMENT: \$133,694.79

REPUTED OWNERS: Zachary H.A.  
Walker

DEED BK. and PAGE or INSTR.  
NO.: 6413696

MUNICIPALITY: City of Lancaster

AREA:

IMPROVEMENTS:

**CI-19-04258**

**TRUIST BANK, SUCCESSOR BY  
MERGER TO SUNTRUST BANK**

**vs**

**BRETT W WALLACE**

PROPERTY ADDRESS: 3633 KEEN  
AVE, MOUNTVILLE, PA 17554-  
1138

UPI / TAX PARCEL NUMBER: 300-  
11987-0-0000

JUDGMENT: \$145,925.18

REPUTED OWNERS: Brett W. Wal-  
lace

DEED BK. or INSTR. NO.: 6401326  
MUNICIPALITY: Township of West  
Hempfield

AREA: 1,192

IMPROVEMENTS: Residential  
Dwelling

**CI-21-03635**

**SOLANCO SCHOOL DISTRICT**

**vs**

**DONALD W. WHITAKER, KATHY  
ANN WHITAKER**

PROPERTY ADDRESS: 215  
S. SUMMIT AVENUE, QUAR-  
RYVILLE, PA 17566

UPI / TAX PARCEL NUMBER:



530-06307-0-0000  
JUDGMENT: \$3,012.62  
REPUTED OWNERS: Donald W.  
Whitaker and Kathy Ann Whitaker  
DEED BK. and PAGE or INSTR.  
NO.: Book W92, Page 272  
MUNICIPALITY: Quarryville Bor-  
ough  
AREA: .32 acres  
IMPROVEMENTS: RESIDENTIAL

**SHERIFF'S SALES  
150 NORTH QUEEN STREET**

REAL ESTATE EXECUTIONS,

LAST DAY FOR FILING

JANUARY 25, 2023

SEPTEMBER 21, 2022

MARCH 29, 2023

NOVEMBER 16, 2022

MAY 31, 2023

JANUARY 18, 2023

JULY 26, 2023

MARCH 15, 2023

SEPTEMBER 27, 2023

MAY 17, 2023

NOVEMBER 29, 2023

JULY 19, 2023

JANUARY 31, 2024

SEPTEMBER 20, 2023

MARCH 27, 2024

NOVEMBER 15, 2023