

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, Robert H. a/k/a Robert Henry Adams, dec'd.

Late of Akron Borough.
Executor: Mark A. Adams c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, 2221 Dutch Gold Drive, Dutch Gold Business Center, Lancaster, PA 17601.
Attorney: Melvin E. Newcomer, Esq.

Alexander, Alan R. a/k/a Alan Richard Alexander, dec'd.

Late of Manheim Township.
Executor: Bradley M. Alexander c/o Robert E. Sisko, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.
Attorneys: Morgan, Hallgren, Crosswell & Kane, P.C.

Baker, Russel P. a/k/a Russell P. Baker, dec'd.

Late of West Donegal Township.
Executor: Nicole E. Durborow c/o Robert E. Sisko, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.
Attorneys: Morgan, Hallgren, Crosswell & Kane, P.C.

Bedrosian, Peter G. a/k/a Peter Giragos, dec'd.

Late of Manheim Township.
Executor: Peter L. Bedrosian c/o Michael C. Giordano, Esq., 221 W. Main Street, Mechanicsburg, PA 17055.
Attorney: Michael C. Giordano, Attorney & Counselor at Law.

Bond, Suzan W. a/k/a Suzan Wallin Bond, dec'd.

Late of West Lampeter Township.
Executor: Laura Sue Bond c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.
Attorneys: Morgan, Hallgren, Crosswell & Kane, P.C.

Bruno, Michael a/k/a Michael J. Bruno, dec'd.

Late of Leacock Township.
Executor: Michael J. Bruno c/o Linda Kling, Esquire, 121 E. Main Street, New Holland, PA 17557.
Attorneys: Smoker Gard Associates LLP.

Costrello, Kyle Anthony a/k/a Kyle A. Costrello a/k/a Kyle Costrello, dec'd.

Late of Rapho Township.

Administratrix: Beth Moore-Weirich, 607 Waverly Drive, Hollidaysburg, PA 16648.

Attorney for Estate: Jessica L. Fisher, Esquire, McQuaide Blasko, Gateway Centre, 601 Hawthorne Drive, Suite 2A, Hollidaysburg, PA 16648.

Diem, Deborah K. a/k/a Deborah K. Styer, dec'd.

Late of Salisbury Township.

Executor: Ronald L. Diem, Sr. c/o Good Law Firm, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good Law Firm

Evans, Leslie C., dec'd.

Late of Manheim Borough.

Co-Executors: Jonathan D. Evans, Pamela J. Evans c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Fasnacht, Terry L. a/k/a Terry Lynn Fasnacht, dec'd.

Late of East Cocalico Township.

Executrix: Susan A. Fasnacht c/o Robert E. Sisko, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

Ferguson, Jane S., dec'd.

Late of Colerain Township.

Executor: T. Joseph Ferguson c/o Andrew S. Rusniak, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601.

Attorneys: McNees Wallace & Nurick LLC.

Gordon, Bonnie M. a/k/a Bonnie Mary Gordon, dec'd.

Late of Providence Township.

Executrix: Jill Glessner c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.

Attorney: Jeffrey R. Bellomo, Esquire.

Gregson, Donna W., dec'd.

Late of Elizabethtown.

Executor: Robert D. Gregson c/o Lindsay A. Casadei, Esq., Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17601.

Attorney: Lindsay A. Casadei, Esq.

Greiner, Anthony A., dec'd.

Late of Manheim Borough.

Executrix: Cathy G. Hower c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: Kurt A. Gardner.

Groff, Rose T. a/k/a Rose Teresa Groff, dec'd.

Late of Providence Township.

Executor: John G. Groff, Jr. c/o Nikolaus & Hohenadel, LLP, 303 West Fourth Street, Quarryville, PA 17566.

Attorney: Jeffrey S. Shank, Esquire.

Harmes, Linda D. a/k/a Linda Darlene Harmes, dec'd.

Late of West Hempfield Township.

Administratrix: Lisa M. Howry c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.

Attorney: Jeffrey R. Bellomo, Esquire.

Hatch, Louise F., dec'd.

Late of Lancaster Township.
Executor: Stephen M. Hatch c/o Angela M. Ward, Esq., AWARD Law, LLC, 2173 Embassy Dr., Lancaster, PA 17602.
Attorney: Angela M. Ward, Esq.

Hutchinson, John R., dec'd.

Late of Elizabethtown Borough.
Co-Executors: Judi L. Altobello, Chad M. Hutchinson, Todd M. Hutchinson c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Dana C. Panagopoulos.

Knosp, James L., dec'd.

Late of Paradise Township.
Executors: Joshua L. Knosp, Jamie L. Knosp c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Kuehn, Mark R., dec'd.

Late of Earl Township.
Executor: Theodore R. Kuehn c/o Good Law Firm, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good Law Firm.

Maser, Gretchen C., dec'd.

Late of West Lampeter Township.
Executor: Robert C. Maser c/o Angelo J. Fiorentino, Attorney, P.O. Box 5349, Lancaster, PA

17606.

Attorneys: Gibbel Kraybill & Hess LLP.

Moeller, John A., Sr., dec'd.

Late of Lancaster Township.
Executrix: Stephanie Bernstein c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoenberger.

Moorehead, Edward a/k/a Edward J. Moorehead, dec'd.

Late of Fulton Township.
Administrator: John Deal c/o Steven M. Zelinger, Esq., 1650 Market St., #3600, Philadelphia, PA 19103.
Attorney: Steven M. Zelinger, LLC, Atty., 1650 Market St., #3600, Philadelphia, PA 19103.

Moran, Margaret M., dec'd.

Late of Rapho Township.
Executrix: Theresa M. Camara c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorneys: Young and Young.

Myers, Eva Blanche a/k/a Eva B. Myers, dec'd.

Late of Elizabethtown Borough.
Co-Executors: Gregory A. Myers, Debra J. Fritchman c/o Kluxen, Newcomer & Dreisbach, Attorneys-at-Law, 2221 Dutch Gold Drive, Dutch Gold Business Center, Lancaster, PA 17601.
Attorney: Melvin E. Newcomer, Esq.

Sturgis, Barbara A., dec'd.

Late of Earl Township.
Executor: John H. May c/o John

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

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

SECOND PUBLICATION

Taylor, Betty Ann M., dec'd.

Late of Lancaster.
Executor: Lori Stoltzfus c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.
Attorney: Katelyn M. Haldeman, Esq.

Abugov, Ilana, dec'd.

Late of Upper Leacock Township.
Administrator: Leanne Schaller c/o Law Office of Shawn Pierson, 105 East Oregon Road, Lititz, PA 17543.
Attorney: Shawn M. Pierson, Esq.

Torp-Smith, Mary Lou, dec'd.

Late of West Lampeter Township.
Executor: Jonathan M. Saxe c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.
Attorney: James R. Clark.

Barshinger, Ann B., dec'd.

Late of West Lampeter Township
Co-Executors: Fulton Bank, N.A., Elaine S. Kowalski c/o Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.
Attorney: Randy R. Moyer – Barley Snyder LLP.

Waldrop, Martha E., dec'd.

Late of Earl Township.
Executrix: Debra W. Tarrant c/o Linda Kling, Esquire, 121 E. Main Street, New Holland, PA 17557.
Attorneys: Smoker Gard Associates LLP.

Beiler, Elizabeth A., dec'd.

Late of Salisbury Township.
Executor: Edwin J. Beiler c/o James N. Clymer, Esq., 408 West Chestnut Street, Lancaster, PA 17603.
Attorneys: Clymer Musser & Sarno, PC.

Warfel, Urbana M., dec'd.

Late of Pequea Township.
Executor: Glenn D. Warfel c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger, Esquire.

Berkey, Daniel R., Sr., dec'd.

Late of Salisbury Township.
Executor: Daniel R. Berkey c/o Linda Kling, Esquire, 121 E. Main Street, New Holland, PA 17557.
Attorneys: Smoker Gard Associates LLP.

Wiker, Eleanor L., dec'd.

Late of Warwick Township.
Executor: Brian R. Wiker c/o Robert E. Sisko, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

Bicking, Shane Craig a/k/a Shane C. Bicking, dec'd.

Late of New Holland Township.
Administratrix: Mimi T. Bicking, 308 Don Dr., New Holland, PA

17557 c/o Kristen R. Matthews, Atty., Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341.
Attorney: Kristen R. Matthews.

Bitzer, Betty L., dec'd.

Late of Mount Joy Borough.
Executrix: Bonnie L. Peifer c/o Marci S. Miller, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Burkhart, Wilmer G., dec'd.

Late of East Cocalico Township.
Executrix: Maryann Burkhart c/o Good Law Firm, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good Law Firm.

Cohen, Stephanie R. a/k/a Stephanie Reed Cohen, dec'd.

Late of East Earl Township.
Executor: Michael B. Cohen c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.
Attorneys: Smoker Gard Associates LLP.

Cooper, Nancy C., dec'd.

Late of West Lampeter Township.
Executor: Keith A. Cooper c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.
Attorney: James R. Clark.

Cosgrove, James F., dec'd.

Late of Lancaster.
Executor: Kathleen Cosgrove c/o Eric L. Winkle, Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17601.
Attorney: Eric L. Winkle.

Diehm, Glen L., dec'd.

Late of Manheim Township.
Executor: Glen L. Diehm, Jr. c/o John R. Gibbel, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorney: Gibbel Kraybill & Hess, LLP.

Eno, Alfred A., dec'd.

Late of Salisbury Township.
Administrator: Christopher M. Eno, 104 Cedar Knoll Rd., Coatesville, PA 19320 c/o Kristen R. Matthews, Atty., Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341.
Attorney: Kristen R. Matthews.

Fox, Grace V., dec'd.

Late of Lititz Borough.
Co-Executors: H. Dean Fox, Dawn A. Fox, Darla M. Stoner, Dody L. Bartlebaugh c/o Linda Kling, Esquire, 121 E. Main Street, New Holland, PA 17557.
Attorneys: Smoker Gard Associates LLP.

Glick, Barbara K., dec'd.

Late of Providence Township.
Executors: Emanuel Z. Fisher, John F. Glick c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Samuel A. Goodley, III, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Grim, Charles W., dec'd.

Late of Lititz Borough.
Executor: Security National Trust Company c/o Glick, Goodley, Deibler & Fanning, LLP, 131 W. Main Street, New Holland, PA 17557.

Attorney: Thomas A. Fanning, Esq., Glick, Goodley, Deibler & Fanning, LLP.

Harkness, Ryan William a/k/a Ryan W. Harkness, dec'd.

Late of Lancaster City.
Co-Administrators: James E. Harkness, James E. Harkness, Jr. c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603.
Attorneys: Blakinger Thomas, PC.

Holsinger, Eugene G. a/k/a Gene Holsinger, dec'd.

Late of West Lampeter Township.
Executor: Damond Holsinger, 141 Huntingwood Dr., Lancaster, PA 17602.
Attorney: None.

Horning, Frances T., dec'd.

Late of Brecknock Township.
Executrix: Audrey A. Weber c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.
Attorney: A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

Huepenbecker, Camilla L., dec'd.

LATE OF EAST HEMPFIELD TOWN-SHIP.

Executor: John Huepenbecker c/o RKG Law, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger.

Huizing, Albert H. a/k/a Albert Henry Huizing, Sr., dec'd.

Late of Lancaster.
Executor: Elizabeth O. Huizing

c/o Russell Huizing, 142 Millstone Trail, Clarkesville, GA 30523.

Attorney: Russell Huizing.

Janssen, Theodorus S. a/k/a Theodorus Stephanous Janssen, dec'd.

Late of Christiana Borough.
Executor: Sheena M. Janssen c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Kerns, Britt M., dec'd.

Late of Strasburg Borough.
Executor: Anne K. Harnish c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lancaster, PA 17602.
Attorneys: Pyfer, Reese, Straub, Gray & Farhat, P.C.

Krewson, Jane E., dec'd.

Late of Earl Township.
Executor: Thomas D. Krewson c/o Donna J. Wengiel, Esq., Two N. State St., P.O. Box 70, Newtown, PA 18940.
Attorney: Donna J. Wengiel, Atty., Stuckert and Yates, Two N. State St., P.O. Box 70, Newtown, PA 18940.

Martin, Geneva K., dec'd.

Late of Manheim Township.
Executor: Sheldon Martin c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess LLP.

Martin, John F. a/k/a John F. Martin, Sr., dec'd.

Late of Fulton Township.

Executor: James M. Martin
c/o Paterson Law LLC, 2819 J
Willow Street Pike N., Willow
Street, PA 17584.
Attorney: Kim Carter Paterson.

Mercurio, Sophie, dec'd.
Late of Lititz Borough.
Executor: Andrew Molloy c/o
The Murray Firm, LLC, 150
Morristown Rd., Suite 125,
Bernardsville, NJ 07924.
Attorney: Robert J. Murray,
Esq.

Moyer, Catherine C., dec'd.
Late of East Earl Township.
Executrix: Patricia Cay Francis
c/o Andrew H. Dohan, Esq.,
460 E. King Rd., Malvern, PA
19355-3049.
Attorney: Andrew H. Dohan,
Atty., Wisler Pearlstine, LLP,
460 E. King Rd., Malvern, PA
19355-3049.

Nixdorf, A. Elizabeth, dec'd.
Late of East Hempfield
Township.
Executrix: Janet L. Rowand
c/o Karl Kreiser, Esquire, 553
Locust Street, Columbia, PA
17512.
Attorneys: Mountz, Kreiser &
Fleckenstein, 553 Locust Street,
Columbia, PA 17512.

Noble, David W., dec'd.
Late of West Lampeter
Township.
Executrix: Rebecca M.
Schroeder c/o William F.
Schroeder, Esquire, 1956
Buckingham Drive, Jamison,
PA 18929.
Attorney: William F. Schroeder.

Petrone, Anthony James a/k/a

Anthony Petrone, dec'd.
Late of Manor Township.
Administratrix: Janice Petrone
c/o Robert E. O'Connor, Esq.,
341 West State Street, Media,
PA 19063.
Attorney: Robert E. O'Connor,
Esq.

Rauhe, Joyce L., dec'd.
Late of Earl Township.
Executor: Cassidy A. Thomson
c/o Good Law Firm, 132 West
Main Street, New Holland, PA
17557.
Attorneys: Good Law Firm.

Reeder, Rosann R., dec'd.
Late of Manheim Township
Borough.
Executor: James B. Reeder c/o
Jeffrey C. Goss, Esquire, 480
New Holland Avenue, Suite
6205, Lancaster, PA 17602.
Attorneys: Brubaker Connaugh-
ton Goss & Lucarelli LLC.

Ressler, Helen G., dec'd.
Late of West Earl Township.
Executrix: Velma Jane Sauder
c/o Linda Kling, Esquire, 121
E. Main Street, New Holland,
PA 17557.
Attorneys: Smoker Gard
Associates LLP.

**Rohrer, Jean R. a/k/a Jean
Rote Rohrer**, dec'd.
Late of Manheim Township.
Executors: Suzanne M. Schu-
mann, Anne Wilson Wineholt
c/o Good Law Firm, 132 West
Main Street, New Holland, PA
17557.
Attorneys: Good Law Firm

Sensenig, Noah N., dec'd.
Late of Ephrata Borough.

Executors: Roy E. Sensenig,
Robert L. Sensenig c/o Law
Office of James Clark, 277
Millwood Road, Lancaster, PA
17603.
Attorney: James R. Clark.

c/o William B. Anstine, Jr.,
Esquire, Anstine & Sparler,
117 East Market St., York, PA
17401.
Attorney: William B. Anstine,
Jr., Esq.

Shirk, Earl D., dec'd.

Late of Lancaster.
Executrix: Nancy Shirk c/o
Legacy Law, PLLC., 147 W.
Airport Road, Suite 300, Lititz,
PA 17543.
Attorney: Timothy E. Shawaryn,
Esq.

Stinebaugh, Vernon H., dec'd.

Late of Manheim Township.
Executor: Janice C. Booz c/o
MPL Law Firm LLP, 96 So.
George Street, Suite 520, York,
PA 17401.
Attorney: John D. Miller, Jr.

Sideman, Carl E., dec'd.

Late of Manheim Township.
Executrix: Marci E. Sideman
Miller c/o Marci E. Sideman
Miller, Attorney, P.O. Box 5349,
Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess LLP.

TRUST

Stinebaugh, Vernon H., dec'd.

Late of Manheim Township.
Stinebaugh Revocable Family
Trust.
Trustee: PeoplesBank, a
Codorus Valley Company, A
division of Orrstown Bank, 105
Leader Heights Road, York, PA
17403.
Attorney: John D. Miller, Jr.,
MPL Law Firm, LLC.

Siegrist, Glen R., dec'd.

Late of East Lampeter Township.
Executor: Sharon K. Dunkle,
Jeffrey E. Siegrist c/o Law Office
of James Clark, 277 Millwood
Road, Lancaster, PA 17603.
Attorney: James R. Clark.

Texter, Joan C., dec'd.

Late of Ephrata Borough.
Executors: Christine L. Kindt,
Kimberly A. Whitekettle c/o
Glick, Goodley, Deibler &
Fanning, LLP, 131 W. Main
Street, New Holland, PA 17557.
Attorney: Thomas A. Fanning,
Esq., Glick, Goodley, Deibler &
Fanning, LLP.

**Smith, Brett Kline a/k/a Brett
K. Smith**, dec'd.

Late of City of Lancaster.
Co-Administrators: Vonde M.
Smith, Shannon V. Henshaw
c/o Sarah Rubright McCahon,
Esquire, Barley Snyder LLP, 126
East King Street, Lancaster, PA
17602.
Attorney: Sarah Rubright
McCahon – Barley Snyder LLP.

Trimble, Levis A., dec'd.

Late of East Hempfield
Township.
Executrix: Dette C. Steele c/o
Nikolaus & Hohenadel, LLP, 303
West Fourth Street, Quarryville,
PA 17566.
Attorney: John C. Hohenadel,
Esquire.

Smith, Carrie L., dec'd.

Late of Mount Joy Township.
Executor: Robert Lynn Smith

Tyson, Harry E., Jr., dec'd.

Late of Columbia Borough.
Executor: Craig W. Flinchbaugh
c/o 327 Locust Street,
Columbia, PA 17512.
Attorney: John F. Markel,
Nikolaus & Hohenadel, LLP,
327 Locust Street, Columbia,
PA 17512.

Vogel, Judy A., dec'd.

Late of East Cocalico Township.
Executrices: Carol Lynn
Kinnan, Kelly Ann Martin c/o
Brian F. Boland, Esq., 2640
Westview Dr., Wyomissing, PA
19610.
Attorney: Brian F. Boland, Atty.,
Kozloff Stoudt, 2640 Westview
Dr., Wyomissing, PA 19610.

Wagner, Thomas C., Jr., dec'd.

Late of Brecknock Township.
Executor: Angela L. Brackin
c/o Appel Yost & Zee LLP, 33
North Duke Street, Lancaster,
PA 17602.
Attorney: James K. Noel, IV,
Esq.

Wanner, MaryAnn, dec'd.

Late of Clay Township.
Executrix: Traci L. Powers c/o
Russell, Krafft & Gruber, LLP,
101 North Pointe Blvd., Suite
202, Lancaster, PA 17601.
Attorney: Nichole M. Baer,
Esquire.

**Wolf, Paul Harlan, Jr. a/k/a P.
Harlan Wolf, Jr.**, dec'd.

Late of Earl Township.
Executors: Craig A. Wolf,
Timothy R. Wolf c/o Glick,
Goodley, Deibler & Fanning,
LLP, 131 W. Main Street, New

Holland, PA 17557.

Attorney: Patrick A. Deibler,
Esq., Glick, Goodley, Deibler &
Fanning, LLP.

**Wynne, Emily A. a/k/a Emily
Alma Wynne**, dec'd.

Late of West Lampeter
Township.
Co-Executors: Krista J. Visconti,
Elizabeth A. Wagman c/o Law
Office of Shawn Pierson, 105
East Oregon Road, Lititz, PA
17543.
Attorney: Shawn M. Pierson,
Esq.

Yoder, Tyler, dec'd.

Late of Narvon.
Administrator: Jeffrey Yoder,
952 Narvon Road, Salisbury
Township, Narvon, PA
17555 c/o Scott G. Mayhart,
Esquire, Scott G. Mayhart and
Associates, LLC., P.O. Box 1539
Chadds Ford, PA 19317.
Attorney: Scott G. Mayhart.

THIRD PUBLICATION

**Bailey-Haynal, Heidi Anne
a/k/a Heidi A. Bailey-Haynal**,
dec'd.

Late of Manor Township.
Executrix: Hope A. Krantz,
154 Oak Road, Conestoga, PA
17516 c/o Jeffrey L. Rehmeyer
II, Esquire, 135 North George
Street, York, PA 17401.
Attorney: Jeffrey L. Rehmeyer
II, Esquire, 135 North George
Street, York, PA 17401.

Barr, Wayne T., dec'd.

Late of Clay Township.
Executor: Patrick Barr c/o A.
Anthony Kilkuskie, 117A West

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

Bartlett, Helen I. a/k/a Helen I. Groff a/k/a Helen Groff-Bartlett, dec'd.

Late of Manheim Borough.
Executor: James C. Bartlett c/o
Anthony P. Schimaneck, 700
North Duke Street, P.O. Box
4686, Lancaster, PA 17604-
4686.
Attorney: Morgan, Hallgren,
Crosswell & Kane, P.C.

Buckwalter, Catharine S. Martin a/k/a Catharine M. Buckwalter a/k/a Catharine S. Buckwalter, dec'd.

Late of Manor Township.
Executor: Phillip L. Buck-
walter c/o Thomas M.
Gish, Attorney, P.O. Box
5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill &
Hess, LLP.

Dattisman, Diane M., dec'd.

Late of West Donegal Township.
Executor: Steven L. Morgan-
ti c/o Scott E. Albert, Esq., 50
East Main Street, Mount Joy,
PA 17552.
Attorney: Scott E. Albert, Esq.

Eby, Jeanette R. a/k/a Jeanette Ruth Eby, dec'd.

Late of East Hempfield Town-
ship.
Personal Representative:
John W. Metzger c/o John
W. Metzger, Esquire, 901
Rohrerstown Road, Lancaster,
PA 17601.
Attorneys: Metzger and Spen-

cer, LLP.

Frey, Lucille H., dec'd.

Late of Mount Joy Township.
Executor: Terry L. Frey c/o
Scott E. Albert, Esq., 50 East
Main Street, Mount Joy, PA
17552.
Attorney: Scott E. Albert, Esq.

Haba, Thomas A., Sr., dec'd.

Late of Rapho Township.
Executor: Michael S. Grab c/o
327 Locust Street, Columbia,
PA 17512.
Attorney: Michael S. Grab, Es-
quire, Nikolaus & Hohenadel,
LLP, 327 Locust Street, Colum-
bia, PA 17512.

Hagmayer, Joyce B., dec'd.

Late of West Lampeter Town-
ship.
Executrix: Adele H. Huntzing-
er c/o Law Offices of Mark L.
Blevins, Esquire, 701 Penn
Grant Road, Lancaster, PA
17602.
Attorney: Mark L. Blevins, Es-
quire.

Horst, Edith S., dec'd.

Late of Ephrata Borough.
Co-Executors: Ruth E. Mar-
tin, Stanley R. Horst c/o Appel
Yost & Zee LLP, 33 North Duke
Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Es-
quire.

Martin, Kyle A., dec'd.

Late of Upper Leacock Town-
ship.
Executrix: Kimberly N. Mar-
tin c/o Douglas A. Smith,
Attorney, P.O. Box 5349,
Lancaster, PA 17606.

Attorneys: Gibbel Kraybill & Hess LLP.

17601.

Attorney: Stephen S. Kao, Esq.

McAdams, Helen L. a/k/a Helen Louise McAdams, dec'd.

Late of Earl Township.

Executrix: Karleen B. McAdams, 15 Carriage Way, East Fallowfield, PA 19320 or Frank W. Hayes, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382.

Attorney: Frank W. Hayes, Esquire.

Mendez, Aida V. a/k/a Aida Victoria Mendez, dec'd.

Late of Manor Township.

Administrator: Tayding A. Mendez c/o Julia M. Parrish, Esquire, 100 East Market Street, York, PA 17401.

Attorneys: Barley Snyder.

Monger, Linda J., dec'd.

Late of New Providence.

Executor: Lisa J. Powers c/o Lindsay Casadei, Esq., Byler & Winkle, P.C., 363 West Roseville Road, Lancaster, PA 17601. Attorney: Lindsay Casadei, Esq.

Ney, Fern A., dec'd.

Late of Mount Joy Borough.

Executrix: Cheri S. Garrett c/o Anthony P. Schimanek, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686. Attorney: Morgan, Hallgren, Crosswell & Kane, P.C.

Pritchard, Douglas E. a/k/a Douglas Edward Pritchard, dec'd.

Late of Strasburg Township.

Executrix: Christal M. Pritchard c/o Stephen S. Kao, Esq., 2111 Mallard Drive, Lancaster, PA

Rossiter, Keith, dec'd.

Late of Mount Joy Township.

Executor: Megan M. Zimmerman c/o Stacey W. Betts, Esq., 75 East Main Street, Mount Joy, PA 17552.

Attorney: Stacey W. Betts, Esq.

Rudisill, Virginia Evelyn W. a/k/a Evelyn W. Rudisill, dec'd.

Late of Lancaster Township.

Executor: Carl David Wytovich c/o Stacey W. Betts, Esq., 75 East Main Street, Mount Joy, PA 17552.

Attorney: Stacey W. Betts, Esq.

Snovel, Dennis R., dec'd.

Late of Manheim Township.

Executrix: Cynthia G. Snovel c/o Attorneys Patrick J. Schaeffer, Esquire and Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408.

Attorneys: Patrick J. Schaeffer, Esquire and Laura E. Bayer, Esquire.

Strubeck, Arlene R., dec'd.

Late of Ephrata Borough.

Executor: Ronald J. Strubeck c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522. Attorney: E. Richard Young, Jr., Esq.

Styer, Kathryn H., dec'd.

Late of Ephrata Borough.

Co-Executors: Christie A. Witmer, David L. Styer c/o Pyfer, Reese, Straub, Gray & Farhat, P.C., 128 N. Lime Street, Lan-

caster, PA 17602.
Attorneys: Pyfer, Reese, Straub,
Gray & Farhat, P.C.

Watson, Lenora M., dec'd.

Late of Paradise Township.
Administrator: John C. Watson
c/o James N. Clymer, Esq., 408
West Chestnut Street, Lancaster,
PA 17603.
Attorneys: Clymer Musser &
Sarno, PC.

**Weatherly, Elizabeth Ann a/k/a
Elizabeth A. Weatherly a/k/a
Elizabeth Weatherly**, dec'd.

Late of Manheim Township.
Administrator: Paul Thomas
Morrison c/o Jeffrey D. Scibetta,
Esq., 120 West Tenth Street,
Erie, PA 16501.
Attorney: Jeffrey D. Scibetta,
Knox McLaughlin Gornall &
Sennett, P.C., 120 West Tenth
Street, Erie, PA 16501.

Williams, Henry E., dec'd.

Late of East Earl Township.
Executor: Tracey A. DeBlasio
c/o Bellomo & Associates, LLC,
3198 East Market Street, York,
PA 17402.
Attorney: Jeffrey R. Bellomo, Es-
quire.

**Wilson, Herbert Ray a/k/a Her-
bert R. Wilson**, dec'd.

Late of Manor Township.
Executor: Michelle Foels c/o Py-
fer, Reese, Straub, Gray & Far-
hat, P.C., 128 N. Lime Street,
Lancaster, PA 17602.
Attorneys: Pyfer, Reese, Straub,
Gray & Farhat, P.C.

Winters, Aalsey M. III, dec'd.

Late of East Drumore Township.

Administratrix: Courtney A.
Winters c/o Bellomo & Asso-
ciates, LLC, 3198 East Market
Street, York, PA 17402.
Attorney: Jeffrey R. Bellomo, Es-
quire.

Young, Charles Edmund, dec'd.

Late of Salisbury Township.
Executors: Charles E. Young,
Jr., Robert A. Young c/o J. Garver
Law PLLC, 3723 Allentown
Blvd., Harrisburg, PA 17112.
Attorney: Jayne A. Garver, Es-
quire.

ARTICLES OF DISSOLUTION

Notice is hereby given to all persons interested or who may be affected by **Nook Books LLC** a Pennsylvania limited liability company ("Company"), is engaged in winding up and settling the affairs of said Company so that its existence shall be ended by the filing of Certificate of Termination with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, as amended. It is hereby publicly requested that all persons with claims against said Company present them in accordance with this notice. Any such claims must be submitted in writing to Barley Snyder LLP, 126 East King Street, Lancaster, PA, 17602, Attn: Raymond A. Durkin, Esq., Re: Nook Books LLC. The written claim must describe the claim in reasonable detail, set forth the amount of the claim, be accompanied by any written evidence to support the claim, and contain return contact information of the claimant or claimant's

counsel. A claim against said Company will be barred unless an action to enforce the claim is commenced within two years after publication of this notice.

BARLEY SNYDER LLP, Attorneys
S-6

CHANGE OF NAME NOTICES

IN THE COURT OF COMMON PLEAS
CIVIL ACTION - LAW

No. CI-23-08164

IN RE: CHANGE OF NAME OF JOSHUA DAVID GORDNER and

Petitioner

LEAH RENEE ESBENSHADE

Party Petitioner

Notice is hereby given that Joshua David Gordner and Leah Renee Esbenshade have filed a petition in the Court of Common Pleas of Lancaster County Pennsylvania, at No. CI-23-08164, requesting the Court to change the name of Petitioner from **Joshua David Gordner** to Joshua David Colby and Party Petitioner from **Leah Renee Esbenshade** to Leah Renee Colby. A Hearing on the Petition will be held Thursday, October 3, 2024 at 2:15 p.m. in Courtroom #4 of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which any person interested may attend and show cause, if any, why the Petition should not be granted.

MAKAYLA D. GILCHRIST, Esquire
S-6

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Lancaster County, Pennsylvania, seeking to change the name

of **Kadance Elizabeth Collins** to Tabitha Elizabeth Guzman. A hearing on the petition will be held on October 9th, 2024 at 11:30 a.m. in Courtroom No.11 at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which any persons interested may attend and show cause, if any, why the Petition should not be granted

S-6

A hearing will be held on October 28, 2024 at 1:45 p.m., in Courtroom No.4, 3rd floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the request of Mary E. Kauffman to change the name from **Mary E. Kauffman** to Mary Kay Robert. Any person with objections may attend and show cause why the request should not be granted.

S-6

A hearing will be held on October 28, 2024 at 2:30 p.m., in Courtroom No.4, 3rd floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA, regarding the request of Noah Bahe to change the child's name from **River German** to River Bahe. Any person with objections may attend and show cause why the request should not be granted.

S-6

CORPORATE NOTICES

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about 8/6/2024 for

a foreign corporation by the name of and with a registered address in the Commonwealth of Pennsylvania as follows:

HDR Corporate Services, Inc.
c/o Harbor Business Compliance Corporation

This corporation is incorporated under the laws of Nebraska.

The address of its principal office is 1917 S 67th Street, Omaha, NE 68106.

The corporation has been registered in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

S-6

Registration of Foreign Nonprofit Corporation: Notice is hereby given that **PROPEL AMERICA** filed articles of foreign registration on 08/27/2024 under the Pennsylvania Nonprofit Corporation law of 1988. Commercial registered office provider is Harbor Business Compliance Corporation, Lancaster, PA.

S-6

Registration of Foreign Corporation: Notice is hereby given **Printvis, Inc** filed articles of foreign registration on 02/18/2021 under the Pennsylvania BCL of 1988. Principal office is 315 West Ponce de Leon Ave, Ste 440 Decatur, GA 30030. Commercial registered office provider is Harbor Business Compliance Corporation.

S-6

Registration of Foreign Corporation: Notice is hereby given **White Hat Studios Limited** filed articles of foreign registration on 08/26/2024 under the Pennsylvania BCL of 1988. 85 ST JOHN ST

II-BELT. Commercial registered office provider is Harbor Business Compliance Corporation.

S-6

TERMINATION OF PARENTAL RIGHTS NOTICE

**TERMINATION OF PARENTAL RIGHTS NOTICE
COURT OF COMMON PLEAS
ORPHANS' COURT DIVISION
No. 2024-00463**

IN RE: ADOPTION OF BABY BOY LARKIE

A/K/A MASON ANDREW TROUT:

NOTICE

TO: Unknown Biological Father

A Petition for Involuntary Termination of Parental Rights and for Adoption has been filed by Andrew C. Trout and Shannon A. Trout in the Orphans' Court Division, Court of Common Pleas of Lancaster County, Pennsylvania, at No. 2024-00463 asking the Court to put an end to any rights you have or might have concerning the child known as Baby Boy Larkie a/k/a Mason Andrew Trout, a male child born February 16, 2024 in Lancaster, Pennsylvania. The last name of the child's birth mother is Larkie. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 11, Fourth Floor of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, PA, on Wednesday, September 18, 2024, at 10:00 a.m. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right

to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

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

This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child, a birth parent, and/or a birth relative of the child if all parties agree, and the voluntary agreement is approved by the Court. The agreement must be signed and approved by the Court to be legally binding.

You may obtain a copy of the Petition or learn about your options for a voluntary contract agreement prior to the hearing by contacting counsel for Petitioners as set forth below:

Holly S. Filius, Esquire
RUSSELL, KRAFFT & GRUBER,
LLP
101 North Pointe Boulevard,
Suite 202
Lancaster, PA 17601
Telephone: (717) 293-9293

SUITS ENTERED

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

**August 21, 2024
to August 29, 2024**

ALANMORE INVESTMENTS;
Estate of Vincent A. Lombardo
and Estate of Marianna Lombardo;
05930; Noel

ALLAR, MARGARET E; Solanco
School District; 06005; Leininger
ALSTON, STEVEN; Lendmark
Financial Services LLC; 05979;
Fox

ALVARDO FELICIANO, HERIBERTO L.; Lancaster Green GP
LLC; 06046; Bonner

BASKIN, WILLIAM H; Dawn
Evanko; 06094; Roth

BLACKFOOT DECKING AND
FENCING; Lamar Advertising
Penn Inc.; 06040; Spahr

BORTZ, CHRISTOPHER; Elizabeth
Rosenkrans; 06013; Brown

BRACKBILL, MICHAEL A.; Solanco
School District; 06033;
Leininger

BREIDENSTEIN JR, MICHAEL;
Discover Bank; 05906; Armstrong

BURKEY PRECISION TOOLS &
EQUIPMENT LLC, BURKEY, JARED;
Headway Capital LLC; 06034;
Grady

C. GEYER CONSTRUCTION
LLC, ECI CONSTRUCTION LLC;
Rohrers Quarry Inc; 06096; Worley

COLE, ANDRE; FRESH BOUTIQUE
LLC; American Express
National Bank; 05978; Armstrong
COMMONWEALTH OF PENN-

S-6

SYLVANIA, MANHEIM TOWN-
 SHIP, FILLMAN, ALEXANDER; Re-
 nee Beauchamp; 06132; Justice
 COMMONWEALTH OF PENN-
 SYLVANIA; Michael A. Washing-
 ton; 05921; Cody
 CORL, CARL; Accelerated In-
 ventory Management; 05972; Tsa-
 rouhis
 CRAIG, RYAN; Costco.com;
 06152; Sklar
 CRUZ, LIZBETH, CANDELARIO,
 JOSUE T.; Southwood Financial
 Trust I; 06163; Dougherty
 DAVIDSON, SHERRI; Discover
 Bank; 05902; Armstrong
 DEMATIC CORPORATION,
 SCHOUT, RANDY; Ingrid Lewis;
 06056; Decker
 EASTERN SHORE FISHING
 TACKLE AND OUTFITTERS LLC;
 Headway Capital LLC; 06079;
 Grady
 EURICH, KATHRYN; Accel-
 erated Inventory Management;
 059591; Tsarouhis
 FRADY, FAITH; Accelerated In-
 ventory Management; 05977; Tsa-
 rouhis
 FREY, JOHN; Jeffrey Espen-
 shade; 06008; Justice
 HOUSER, DAWN; Discover
 Bank; 05904; Armstrong
 JAMISON, FAYE D.; Solanco
 School District; 06030; Leininger
 JOHNSON, JERRY; Belco Com-
 munity Credit Union; 06099; Mill-
 er
 KANUHA II, EDWARD J., KANU-
 HA, PAULA L.; Solanco School
 District; 06028; Leininger
 KECKI, KATIE; Accelerated In-
 ventory Management; 05962; Tsa-
 rouhis
 LANDIS, VERONICA; Discover
 Bank; 05931; Armstrong
 MANGES, DANNY; Accelerated
 Inventory Management; 05964;

Tsarouhis
 PRUDENTIAL INSURANCE
 COMPANY OF AMERICA; JG
 Wentworth Originations LLC;
 05998; Maro
 RODRIGUEZ, AGUSTIN; Pascal
 Mossengo; 06191; Justice
 RODRIGUEZ, DORIE L.; Bank-
 ers Healthcare Group LLC; 05941;
 Tsarouhis
 SANCHEZ, LEA N; Southwood
 Financial Trust I; 06158; Dough-
 erty
 SHOEMAKER, NICOLE; Discov-
 er Bank; 06025; Grady
 STEPHENS, SHARON; Accel-
 erated Inventory Management;
 05966; Tsarouhis
 STOLTZFUS, MERLIN W.,
 STOLTZFUS, MARIE R.; Solanco
 School District; 05997; Leininger
 THATCHER, ZACHARY M; So-
 lanco School District; 06014;
 Leininger
 TINDALL, RICKY C.; Solanco
 School District; 05996; Leininger
 TINDALL, RICKY C.; Solanco
 School District; 06032; Leininger
 TOLENTINO, EFRAIN; Accel-
 erated Inventory Management;
 05969; Tsarouhis
 UNITED ZION RETIREMENT
 COMMUNITY, UPMC LITITZ,
 UPMC, JOHN/JANE DOES
 1 THROUGH 10, ABC CORP
 1 THROUGH 10, XYZ CO 1
 THROUGH 10; Rose Parker;
 05919; Foster, Reid
 VAZQUEZ, DAVID; Accelerated
 Inventory Management; 05970;
 Tsarouhis
 WANNER, ANDREW; Kaylor, Er-
 ica; 06086; Cooper
 WEIK, ROBERT E.; Capital One
 Auto Finance; 06085; Dyer
 WILLIS, BRITTANY L.; WOOD,
 RYAN M; Solanco School District;
 05993; Leininger

WOODS, CHARLES A.; PNC
Bank; 05989; Gable
ZEAMER ESQ., AARON K.,
RUSSELL KRAFFT & GRUBER
LLP; Nathan



**NOTICE
SHERIFF SALE
OF VALUABLE
Real Estate
Wednesday, September 25, 2024 @
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 at <https://lancaster.pa.realforeclose.com>.

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. There may 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. NOTE: The RealAuction website provides a "Street View" of the listed properties for reference only! This should not be used as a representation as to the condition, or even existence of, the Property and such views may be out of date. The Sheriff's Office will not make these determinations for you. Bidders are solely responsible for the conditions of the actual real property and improvements thereon.

Once you make a bid, which is accepted as the highest bid, you have bought whatever interests the defendants have 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 or condition of the property. 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 of a 10% down payment towards the purchase of any property must be made prior to the Sale through the REALAUCTION website. The final 90% of the purchase price for properties must be in the form of law-

ful 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 make an opening bid of costs and, if necessary, to thereafter place competitive bids. Any bidding above the plaintiff's opening costs bid for such property will begin at the next increment of One Thousand Dollars over the Costs bid. Subsequent bids shall be in no less than \$1000 increments. Pursuant to Pennsylvania law, 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 buyers name will be made public on the REALAUCTION website and the 10% down payment will be deducted from any funds on deposit with REALAUCTION. The Buyer must upload picture ID as part of the registration process. If a Buyer chooses to use a corporate, partnership, or other entity form, Pennsylvania ID of a responsible individual must be provided to the Sheriff's Office immediately. The buyer must subsequently pay the balance of their bid within 30 days after the sale date.

Each buyer shall file a properly completed and signed Pennsylvania Realty Transfer Tax Statement of Value in duplicate with the Sheriff's Office within 15 days after the sale date. All applicable realty transfer taxes will be fully paid from the sale proceeds by

the Sheriff's Office. If the proceeds are insufficient to pay all the sale costs, realty transfer taxes, and priority liens, then the buyer shall pay the balance of such amounts to the Sheriff's Office within 30 days after the sale date.

If no petition has been filed to set aside a property sale, the Sheriff will execute and record a deed 60 days or more after the Sale Date conveying all the real estate rights, title, & interests of the defendants in the property. In addition, prior to payout of funds on hand from the Sale, the Sheriff shall file a proposed Schedule of Distribution with the Prothonotary's Office, Distribution of the sale proceeds will be made per the proposed Schedule of Distribution 30 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
Burke & Hess, Solicitor

CI-24-01662
NORTHWEST BANK

vs

COLUMBIA POST NO. 153 AMVETS HOME ASSOCIATION

PROPERTY ADDRESS: 401 South Second Street, Columbia, Pa 17512

UPI/TAX PARCEL NUMBER: 110-71134; 110-86424; 110-75159

JUDGMENT: \$330,991.50, together with interest at the rate of 5.875% per annum (\$46.89 per diem) from February 28,2024 forward, additional late charges, prepayment penalty, and reimbursement of attorneys' fees and collection costs

REPUTED OWNERS: Columbia Post No. 153 Amvets Home Association

DEED BK. and PAGE or INSTR. NO.: 6692593

MUNICIPALITY: Columbia Borough

AREA: Approx. 1.38 acres

IMPROVEMENTS: Multi-Commercial Building and Garage

CI-23-06997
NATIONSTAR MORTGAGE LLC

vs

MICHAEL D. DONNELLY

PROPERTY ADDRESS: 1231 HIGH

STREET, LANCASTER, PA 17603
UPI/TAX PARCEL NUMBER: 338-98978-0-0000

JUDGMENT: \$9,827.53

REPUTED OWNERS: MICHAEL D DONNELLY

DEED BK. or INSTR. NO.: Book 5558, Page 459

MUNICIPALITY: CITY OF LANCASTER

AREA: 0.08

IMPROVEMENTS: A RESIDENTIAL DWELLING

CI-23-08029
PENNSYLVANIA
HOUSING FINANCE AGENCY

vs

STEPHANIE HOMSHER, PAUL B. PETERSHEIM, THE UNITED STATES OF AMERICA

PROPERTY ADDRESS: 16 BIRCH INTERVAL, WILLOW STREET, PA 17584

UPI/TAX PARCEL NUMBER: 520-59283-0-0000

JUDGMENT: \$212,051.26

REPUTED OWNER(S): Stephanie Homsher And Paul B. Petersheim

DEED or INSTRUMENT NO:6434294

MUNICIPALITY: PROVIDENCE TOWNSHIP

AREA: 0.500 ACRES

IMPROVEMENTS: A Residential Dwelling And Outbuildings

CI-24-00053
NEW AMERICAN FUNDING, LLC FKA BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING

vs

MARK C. HOWE

PROPERTY ADDRESS: 1550 N

READING ROAD, STEVENS, PA
17578
UPI/TAX PARCEL NUMBER: 080-
83565-0-0000
JUDGMENT: \$82,952.66
REPUTED OWNERS: Mark C
Howe
DEED BK. and PAGE or INSTR.
NO.: 6548494
MUNICIPALITY: TOWNSHIP OF
EAST COCALICO
AREA: 1040
IMPROVEMENTS: Residential
Dwelling

CI-23-07853

**J.P. MORGAN MORTGAGE
ACQUISITION CORP. C/O
NEWREZ LLC F/K/A NEW PENN
FINANCIAL, LLC D/B/A SHELL-
POINT MORTGAGE SERVICING**

vs

JOHN D. LIBERTY

PROPERTY ADDRESS: 442
SOUTH PRINCE STREET, LAN-
CASTER, PA 17603
UPI/TAX PARCEL NUMBER: 334-
65779-0-0000
JUDGMENT: 17,143.72
REPUTED OWNERS: John D. Lib-
erty
DEED BK. 3445 Page 458
MUNICIPALITY: Lancaster City
AREA: .08 Acres
IMPROVEMENTS: Single Family
Dwelling

CI-23-03310

**U.S. BANK TRUST NATION-
AL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUST-
EE FOR RCF2 ACQUISITION
TRUST C/O U.S. BANK TRUST
NATIONAL ASSOCIATION**

vs

**CLAIRE E. MARTIN AKA
CLARIE E. MARTIN, JEF-
FREY L. MARTIN**

PROPERTY ADDRESS: 7 THIRD
STREET, WASHINGTON BORO,
PA 17582-9778
UPI/TAX PARCEL NUMBER: 410-
72700-0-0000
JUDGMENT: \$138,785.39
REPUTED OWNERS: Claire E.
Martin A/K/A Clarie E. Martin
and Jeffrey L. Martin
DEED BK. and PAGE.: 2151, 88
MUNICIPALITY: Manor Township
AREA: RES - Residential
IMPROVEMENTS: 21,780

CI-23-06728

**FREEDOM MORT-
GAGE CORPORATION**

vs

BRIDGETT MEAD

PROPERTY ADDRESS: 218 RUBY
STREET, LANCASTER, PA 17603
UPI/TAX PARCEL NUMBER: 338-
66375-0-0000
JUDGMENT: \$181,365.52
REPUTED OWNERS: Bridgett
Mead
DEED INSTRUMENT NO.:
6399531
MUNICIPALITY: City Of Lancaster
IMPROVEMENTS: Residential
Dwelling

CI-23-07792

**U.S. BANK TRUST NATION-
AL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST C/O
NEWREZ LLC F/K/A NEW PENN
FINANCIAL, LLC D/B/A SHELL-
POINT MORTGAGE SERVICING**

vs

WANDA MOORE,

JENNIFER ANNETTE KENDIG

PROPERTY ADDRESS: 43 WEST CHARLOTTE STREET, MILLERSVILLE, PA 17551
UPI/TAX PARCEL NUMBER: 440-07420-0-0000
JUDGMENT: 227,623.38
REPUTED OWNERS: Wanda Moore and Jennifer Annette Kendig
DEED BK. or INSTR. NO.: Instrument NO. 6332222
MUNICIPALITY: Millersville Borough
AREA: .733 Acres
IMPROVEMENTS: Single Family Dwelling

CI-20-00974

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST

vs

WANDA I. NIEVES CARABALLO, JOHANNA TORRES-MALDONADO

PROPERTY ADDRESS: 914 RACE AVE, LANCASTER, PA 17603
UPI/TAX PARCEL NUMBER: 390-28245-0-0000
JUDGMENT: \$194,643.07
REPUTED OWNERS: Wanda I. Nieves Caraballo And Johanna Torres-Maldonado
INSTRUMENT NO. 6107765.
MUNICIPALITY: Township of Manheim
AREA: Primary Homesite 3,485 Sq Ft.
IMPROVEMENTS: Residential

CI-23-06226

GITSIT SOLUTIONS, LLC

vs

JOHN P. PIZZOLO AKA JOHN PIZZOLO

PROPERTY ADDRESS: 325 CHERRY STREET, COLUMBIA, PA 17512
UPI/TAX PARCEL NUMBER: 110-21253-0-0000
JUDGMENT: \$91,256.57
REPUTED OWNERS: Jonn P. Pizzolo Aka John Pizzolo
DEED BK. or INSTR. NO.: INSTRUMENT #5535882
MUNICIPALITY: Borough Of Columbia
AREA: 0.0800
IMPROVEMENTS: A Residential Dwelling

CI-23-07895

FULTON BANK, N.A.

vs

JUAN L. RODRIGUEZ MATIAS, MIGUELINA RODRIGUEZ

PROPERTY ADDRESS: 352 S ANN STREET, LANCASTER, PA 17602
UPI/TAX PARCEL NUMBER: 337-14404-0-0000
JUDGMENT: \$144,033.02
REPUTED OWNERS: Juan L. Rodriguez Matias and Miguelina Rodriguez
DEED BK. and PAGE or INSTR. NO.: 6617380
MUNICIPALITY: City of Lancaster
AREA: 1,562.00 Sq. Ft.
IMPROVEMENTS: Residential property

CI-24-01860

UNIVEST BANK AND TRUST CO.

vs

STUCKMAN PROPERTIES LLC

PROPERTY ADDRESS: 8 CHESTER STREET, LANCASTER, PA

17602
UPI/TAX PARCEL NUMBER: 337-56474-0-0000
JUDGMENT: \$194,884.46
REPUTED OWNERS: Stuckman Properties LLC
DEED BK. and PAGE or INSTR. NO.: 6670790
MUNICIPALITY: Lancaster City AREA:
IMPROVEMENTS: Single Family Dwelling

CI-23-07520
SIERRA PACIFIC
MORTGAGE COMPANY, INC.

vs

GREGORY L. TROYER,
AMY S. TROYER

PROPERTY ADDRESS: 2354 SUE ANN DRIVE, LANCASTER, PA 17602
UPI/TAX PARCEL NUMBER: 310-05468-0-0000
JUDGMENT: \$116,305.49
REPUTED OWNERS: Gregory L. Troyer And Amy S. Troyer
DEED INSTRUMENT NO.: 6695027
MUNICIPALITY: East Lampeter Township
IMPROVEMENTS: Residential Dwelling

CI-23-06023
PNC BANK,
NATIONAL ASSOCIATION
vs
MICHAEL WEINSTEIN, IN
HIS CAPACITY AS HEIR OF
MARY J. WEINSTEIN, TAMMY
HAMPTON, IN HER CAPACI-
TY AS HEIR OF MARY J. WEIN-
STEIN, SCOTT WEINSTEIN, IN
HIS CAPACITY AS HEIR OF

MARY J. WEINSTEIN, JESSICA LOVE, IN HER CAPACITY AS HEIR OF MARY J. WEINSTEIN, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY J. WEINSTEIN

PROPERTY ADDRESS: 159 SOUTH GRANT STREET, MANHEIM, PA 17545
UPI/TAX PARCEL NUMBER: 400-34450-0-0000
JUDGMENT: \$66,386.94
REPUTED OWNERS: Melvin R. Weinstein And Mary J. Weinstein
INSTRUMENT NO. 5393813.
MUNICIPALITY: Borough of Manheim
AREA: Primary Homesite 1,742 SQ FT.
IMPROVEMENTS: Residential

CI-23-06704
ROCKET MORTGAGE, LLC
F/K/A QUICKEN LOANS, LLC

vs

SUSAN LYNN YODER A/K/A
SUSAN YODER, ZACHARY
HAYDEN ALTON WALKER

PROPERTY ADDRESS: 37 S LIME STREET, LANCASTER, PA 17602-3564
UPI/TAX PARCEL NUMBER: 333-26705-0-0000
JUDGMENT: \$294,785.38
REPUTED OWNERS: Zachary Hayden Alton Walker
INSTR. NO.: 6733068
MUNICIPALITY: Lancaster Township
AREA:
IMPROVEMENTS: