

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

**NOTICE**

The United States District Court for the Eastern District of Pennsylvania is pleased to welcome the Honorable Kelley Brisbon Hodge as a United States District Judge. Judge Hodge took the oath of office on December 28, 2022.

Judge Hodge was a partner in the Labor and Employment section of Fox Rothschild LLP in Philadelphia, Pennsylvania. Prior to joining Fox Rothschild LLP, Hodge was elected in 2017 to serve as the 25th District Attorney by the Board of Judges for the Court of Common Pleas for the First Judicial District. Upon her election, Hodge became the first African American woman to lead the District Attorney's office in its 167-year history and the first African American woman to lead a District Attorney's Office in the Commonwealth of Pennsylvania.

Judge Hodge practiced law in the Commonwealths of Pennsylvania and Virginia, starting her legal career as a public defender in Richmond, Virginia in 1997 and then relocating to Philadelphia, PA where she joined the Philadelphia District Attorney's Office in 2004. Before becoming District Attorney, Hodge was the first independent Title IX coordinator at the University of Virginia. Additionally, during her career, she was appointed by two Pennsylvania Governors to serve on state-wide commissions that focused on school safety, juvenile justice, and citizen's review of law enforcement. Over her twenty-five years as an attorney, Hodge developed an extensive and comprehensive trial, litigation and compliance practice focusing on education law, criminal law, government policy advising, discrimination and civil rights.

Hodge earned her Bachelor of Arts degree from the University of Virginia in 1993 and her Juris Doctor from the University of Richmond School of Law in 1996. She has sat on numerous boards, has been recognized by various legal and professional entities and is an active member of several community-centered organizations.

George Wylesol  
Clerk of the Court

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

**NOTICE**

The United States District Court for the Eastern District of Pennsylvania is pleased to welcome the Honorable John Frank Murphy as a United States District Judge. Judge Murphy took the oath of office on December 28, 2022.

Judge Murphy was a partner at Baker & Hostetler in Philadelphia. His practice focused on intellectual property disputes, including district court litigation through trial and appeal as well as disputes at the Patent Office and the International Trade Commission. Murphy began his legal career as a first-year summer associate at Woodcock Washburn in Philadelphia and stayed there until the firm merged with Baker & Hostetler in 2014. Murphy served as an adjunct professor at Rutgers Law School, teaching patent litigation, and will teach the same class at Villanova Law School in 2023. He also served as a law clerk for Chief Judge Kimberly A. Moore on the United States Court of Appeals for the Federal Circuit from 2008 to 2009. He is co-author of the fourth and fifth editions of the casebook *Patent Litigation & Strategy*. Murphy received his J.D., cum laude, from Harvard Law School, where he was editor-in-chief of the *Harvard Journal of Law & Technology*. Before law school, he obtained his M.S. and Ph.D. in chemical engineering from the California Institute of Technology and his B.S. in chemical engineering, summa cum laude, from Cornell University.

George Wylesol  
Clerk of the Court

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**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.

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**FIRST PUBLICATION**

**Booz, Carol B.**, dec'd.

Late of Ephrata Borough.  
Administrator: Barbara B. Overly 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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**Funk, Naomi S.**, dec'd.

Late of West Hempfield Township.  
Co-Executors: Jacqueline Leaman, J. Scott Funk c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.  
Attorneys: Smoker Gard Associates LLP.

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**Graham, Norman L.**, dec'd.

Late of Manheim Township.  
Executrix: Martha Jean Graham c/o Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite

200, Lancaster, PA 17601.  
Attorney: McNees Wallace & Nurick LLC.

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

Late of New Holland.  
Executor: Kenneth L. Henry, Sr. c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.  
Attorneys: Good & Harris, LLP.

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**Groff, Stavroula**, dec'd.

Late of East Drumore Township.  
Administratrix: Cindy J. Stoner c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.  
Attorney: Jeffrey P. Ouellet, Esquire.

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**Hartranft, Charles W.**, dec'd.

Late of Ephrata Township.  
Executor: Carolyn M. Kramer c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.  
Attorneys: Good & Harris, LLP.

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**Hessemer, Paul B.**, dec'd.

Late of Earl Township.  
Executor: Steven R. Speer 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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**Keller, Lois K.**, dec'd.

Late of Penn Township.  
Executor: Jonathan R. Keller c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.  
Attorney: Young and Young.

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**King, Rebecca S.**, dec'd.

Late of Earl Township.  
Executors: Benjamin F. King,  
John G. King c/o Good & Har-  
ris, LLP, 132 West Main Street,  
New Holland, PA 17557.  
Attorneys: Good & Harris, LLP.

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**Kline, Helen P.**, dec'd.

Late of West Lampeter Town-  
ship.  
Executor: James W. Appel c/o  
Appel Yost & Zee LLP, 33 North  
Duke Street, Lancaster, PA  
17602.  
Attorney: James W. Appel, Es-  
quire.

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**Parrish-Poole, Karen L.**, dec'd.

Late of Manheim Township.  
Executor: Sean C. Parrish c/o  
Jennifer A. Galloway, Esq., Sax-  
ton & Stump, LLC, 280 Granite  
Run Dr., Ste. 300, Lancaster, PA  
17601.  
Attorney: Saxton & Stump, LLC.

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**Shirk, Ruth M.**, dec'd.

Late of Upper Leacock Town-  
ship.  
Co-Executors: Jeffrey R. Shirk,  
Donna J. Shirk c/o H. Charles  
Benner, Attorney, 200 East  
Main Street, Leola, PA 17540.  
Attorney: H. Charles Benner,  
Esq.

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**Strickler, Ruth I.**, dec'd.

Late of West Earl Township.  
Executor: Michael G. Strickler  
c/o H. Charles Benner, Attor-  
ney, 200 East Main Street, Leo-  
la, PA 17540.  
Attorney: H. Charles Benner,  
Esq.

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**Styer, Ralph M.**, dec'd.

Late of Caernarvon Township.  
Executors: Brenda L. Kurtz, Jer-

ry L. Styer, Randy M. Styer 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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**Sweigart, Roy L.**, dec'd.

Late of West Cocalico Township.  
Administrator: John L. Sweigart  
c/o Kling, Deibler & Glick, LLP,  
131 W. Main Street, New Hol-  
land, PA 17557.  
Attorney: Patrick A. Deibler,  
Esq., Kling, Deibler & Glick,  
LLP.

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**Yim, Chae**, dec'd.

Late of Ephrata Borough.  
Administrator: Robert B. Blaus-  
er c/o Barbara Reist Dillon, Es-  
quire, 212 North Queen Street,  
Lancaster, PA 17603.  
Attorney: Nikolaus & Hohe-  
nadel, LLP

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**SECOND PUBLICATION**

**Albright, Wayne Edward a/k/a  
Wayne E. Albright**, dec'd.

Late of East Hempfield Town-  
ship.  
Executrix: Kim M. Reinfried c/o  
George H. Eager, Esquire, 1347  
Fruitville Pike, Lancaster, PA  
17601.  
Attorneys: Eager, Stengel,  
Quinn, Solfilka & Babic.

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**Auker, Ralph L.**, dec'd.

Late of West Earl Township.  
Executor: Trudy D. Weaver c/o  
Good & Harris, LLP, 132 West  
Main Street, New Holland, PA  
17557.  
Attorneys: Good & Harris, LLP.

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

Late of East Petersburg.  
Executrix: Catharine E. Shirk.  
Attorney: Lindsay Casadei, Esq.,  
Byler & Winkle, P.C., 363 West  
Roseville Road, Lancaster, PA  
17601.

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**Ball, Dorothy A.**, dec'd.

Late of Elizabethtown Borough.  
Executor: Robert Ball, 6110 Al-  
leo Lane, Harrisburg, PA 17111.  
Attorney: None.

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**Beesley, Wilma S. a/k/a Wilma  
Sherrill Beesley**, dec'd.

Late of West Lampeter Town-  
ship.

Wilma S. Beesley Revocable Liv-  
ing Trust dtd. 11/01/1989.

RESTATED REVOCABLE TRUST  
OF WILMA S. BEESLEY U/D of  
May 26, 2015.

Trustee: Wendy S. Lindsey c/o  
John W. Metzger, Esquire, 901  
Rohrerstown Road, Lancaster,  
PA 17601.

Attorneys: Metzger and Spencer,  
LLP.

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**Borelli, Joseph E. a/k/a Joseph  
E. Borelli, Sr.**, dec'd.

Late of Mount Joy.

Executor: Lori B. Borelli c/o Bel-  
lomo & Associates, LLC, 3198  
East Market Street, York, PA  
17402.

Attorney: Daniel D. Hill, Es-  
quire.

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

Late of City of Lancaster.

Executor: David M. Cain c/o  
Nicholas T. Gard, Esquire, 121  
E. Main Street, New Holland, PA  
17557.

Attorneys: Smoker Gard Associ-  
ates LLP.

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**Deshong, Theodore G.**, dec'd.

Late of Earl Township.

Executor: Rhonda J. Messner  
c/o Kling, Deibler & Glick, LLP,  
131 W. Main Street, New Hol-  
land, PA 17557.

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

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**Dissinger, George W.**, dec'd.

Late of Township of Earl.

Executors: Mark A. Dissinger,  
Mitchell D. Dissinger c/o Mar-  
ci S. Miller, Attorney, P.O. Box  
5349, Lancaster, PA 17606.

Attorney: Gibbel Kraybill & Hess  
LLP.

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**Fries, Ruth C.**, dec'd.

Late of West Lampeter Town-  
ship.

Executrix: Lesley F. Franconi  
c/o Vance E. Antonacci, Es-  
quire, McNees Wallace & Nurick  
LLC, 570 Lausch Lane, Suite  
200, Lancaster, PA 17601.

Attorney: McNees Wallace &  
Nurick LLC.

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**Grimm, Emma K. a/k/a Emma  
Kathryn Grimm**, dec'd.

Late of East Drumore Township.

Executrix: Becky S. Vick-  
ers-Gross c/o Nancy Mayer  
Hughes, Esquire, Barley Snyder  
LLP, 126 East King Street, Lan-  
caster, PA 17602.

Attorneys: Barley Snyder LLP.

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**Groff, Warren J.**, dec'd.

Late of West Hempfield Town-  
ship.

Executor: John F. Groff c/o Ni-  
kolous & Hohenadel, LLP, 222  
South Market Street, Suite 201,  
Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esq.

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**Guion, Edward W.**, dec'd.

Late of the Township of Penn.  
Executor and Executrix: Stephen W. Guion and Stephanie Greiner c/o Gibble Law Offices, P.C., 126 East Main Street, Lititz, PA 17543.  
Attorney: Stephen R. Gibble.

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**Hanna, Diane S.**, dec'd.

Late of Caernarvon Township.  
Administrator: Amber N. Spencer 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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**Heiser, Ralph R., Sr.**, dec'd.

Late of Warwick Township.  
Executrix: Julie A. Marderness c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.  
Attorney: E. Richard Young, Esq.

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**Jackson, Allen T.**, dec'd.

Late of Colerain Township.  
Executor: Jennifer L. Hart, 46 North Church Street, Quarryville, PA 17566.  
Attorney: Samuel A. Goodley, III, Esq., Sam Goodley Law LLC.

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**Knight-Balbi, Bernice E.**, 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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**Koller, Wilson W.**, dec'd.

Late of West Hempfield.  
Co-Executors: Robert J. Koller, Barbara J. Miller c/o Robert F. Musser, Esq., 408 West Chest-

nut Street, Lancaster, PA 17603.  
Attorney: Clymer Musser & Sarno, PC.

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**Lieber, Carol M.**, dec'd.

Late of East Drumore Township.  
Administrator: James S. Fogarty c/o James N. Clymer, Esq., , 408 West Chestnut Street, Lancaster, PA 17603.  
Attorney: Clymer Musser & Sarno, PC.

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**Martin, Edna Mae a/k/a Edna Mae Martin a/k/a Edna Martin a/k/a Edna Mae Oberholtzer**, dec'd.

Late of East Lampeter Township.  
Executor: Thomas Oberholtzer c/o Law office of Leo T. White, 1220 Valley Forge Road, Suite 37B, Phoenixville, PA 19460.  
Attorney: Leo T. White, 1220 Valley Forge Road, Suite 37B, Phoenixville, PA 19460.

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**Matera, Regina M.**, dec'd.

Late of the City of Brooklyn.  
Executrix: Margaret E. Sosnowski c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.  
Attorney: Nichole M. Baer.

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**Meck, David C.**, dec'd.

Late of West Lampeter Township.  
Executor: Cheryl E. Meck c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.  
Attorney: Bradley A. Zuke.

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**Overly, E. Ruth a/k/a Ruth Greenly**, dec'd.

Late of Penn Township.  
Executors: Gary Lee Greenly, Troy Allen Greenly c/o Young

and Young, 44 S. Main Street,  
P.O. Box 126, Manheim, PA  
17545.

Attorney: Young and Young.

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**Perez, Benny Mark**, dec'd.

Late of Township of Manheim.

Executrix: Leonor P. Perez c/o  
Hopkins & Hopkins, 114 N.  
Main Street, Doylestown, PA  
18901.

Attorney: Eric W. Hopkins, Es-  
quire, Hopkins & Hopkins, 114  
N. Main Street, Doylestown, PA  
18901.

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**Rieker, David F.**, dec'd.

Late of Lancaster City.

Executor: Cody A. Rieker c/o  
May Herr & Grosh, LLP, 234  
North Duke Street, Lancaster,  
PA 17602.

Attorney: Bradley A. Zuke.

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**Rieker, Jacob Frederick**, dec'd.

Late of Lancaster City.

Executor: Cody A. Rieker c/o  
May Herr & Grosh, LLP, 234  
North Duke Street, Lancaster,  
PA 17602.

Attorney: Bradley A. Zuke.

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**Riester, Clara H. a/k/a Clara  
Hermine Riester**, dec'd.

Late of West Lampeter Town-  
ship.

Executor: Hubert A. Riester c/o  
O'Day Law Associates, 158 East  
Chestnut Street, Lancaster, PA  
17602.

Attorney: O'Day Law Associates.

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**Roth, Shirley J. a/k/a Shirley  
June Roth**, dec'd.

Late of Earl Township.

Executrix: Linda R. Wise c/o  
Nicholas T. Gard, Esquire, 121  
E. Main Street, New Holland, PA

17557.

Attorneys: Smoker Gard Associ-  
ates LLP.

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**Rumberger, Lisa A.**, dec'd.

Late of Rapho Township.

Executrix: Nina Rambo c/o John  
H. May, Esquire, 49 North Duke  
Street, Lancaster, PA 17602.

Attorney: May, Herr & Grosh,  
LLP.

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**Sensenig, Roy M.**, dec'd.

Late of West Earl Township.

Co-Executors: Janice L. Ston-  
er, Daryl G. Sensenig, Dale L.  
Sensenig c/o Thomas M. Gish,  
Attorney, P.O. Box 5394, Lan-  
caster, PA 17606.

Attorney: Gibbel Kraybill &  
Hess, LLP.

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**Simmons, Monique E.**, dec'd.

Late of Clay Township.

Executrix: Roberta L. Maurer  
c/o E. Richard Young, Jr., Esq.,  
1248 W. Main St., Ephrata, PA  
17522.

Attorney: E. Richard Young,  
Esq.

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**Smoker, Jean I.**, dec'd.

Late of Manheim Township.

Co-Executrices: Brooke E. Gray-  
bill, Kim C. Brown c/o Russell,  
Krafft & Gruber, LLP, 101 North  
Pointe Blvd, Suite 202, Lancast-  
er, PA 17601.

Attorney: Holly S. Filius.

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**Snyder, Julia T.**, dec'd.

Late of Elizabethtown Borough.

Co-Executrix and Executor:  
Sheri L. Snyder, 348 Whiskey  
Springs Road, Dillsburg, PA  
17019., Todd L. Snyder, 141  
Deerfield Road, Camp Hill, PA  
17011.

Attorney: Richard W. Stewart,

Esq., Johnson, Duffie, Stewart & Weidner, P.C., 301 Market Street, P.O. Box 109, Lemoyne, PA 17043.

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**Steller, June L.**, dec'd.

Late of East Hempfield Township.

Executor: Michael F. Steller c/o Scott Allen Mitchell, Esq., Saxton & Stump, LLC, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601.

Attorney: Saxton & Stump, LLC.

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**Stoltzfus, Leroy S.**, dec'd.

Late of Providence Township.

Executors: Daniel L. Stoltzfus, 330 Cinder Road, New Providence, PA 17560, David L. Stoltzfus, 5130 Mine Road, Paradise, PA 17562.

Attorney: Samuel A. Goodley, III, Esq., Sam Goodley Law LLC.

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**Stoudt, Kenneth G.**, dec'd.

Late of East Lampeter.

Executor: Susan H. Stoudt, 754 Willow Road, Lancaster, PA 17601.

Attorney: Paul T. Fabiano, J.D., LL.M., 6943 Sunflower Lane, Macungie, PA 17062.

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**Strube, Janet L.**, dec'd.

Late of Lititz.

Co-Executors: Ann S. McMichael, Timothy E. Strube c/o John H. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorney: May, Herr & Grosh, LLP.

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**Suter, Jean M.**, dec'd.

Late of Akron Borough.

Executor: Jeffrey C. Goss 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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**Tannehill, Inta M.**, dec'd.

Late of West Lampeter Township.

Executor: Michael P. O'Day, Esq. c/o O'Day Law Associates, 158 East Chestnut Street, Lancaster, PA 17602.

Attorney: O'Day Law Associates.

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**VanLandeghem, Nancy J.**, dec'd.

Late of Lancaster County.

Co-Executors: Dawn Newswanger, David VanLandeghem c/o Yergey.Daylor.Allebach.Scheffey.Picardi, 11269 E. High Street, P.O. Box 776, Pottstown, PA 19464.

Attorney: Jamie V.Ottaviano, Esq., Yergey.Daylor.Allebach.Scheffey.Picardi, 11269 E. High Street, P.O. Box 776, Pottstown, PA 19464.

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**Zangl, Anthony David**, dec'd.

Late of Providence Township.

Administratrix: Stephanie M. Colburn c/o Gardner and Stevens, P.C., 109 West Main Street, Ephrata, PA 17522.

Attorney: John C. Stevens.

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**THIRD 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.

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**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.

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

Late of Manor Township.  
Co-Executors: Jarred S. Atkins,  
Jordan Lamar Atkins c/o Jen-  
nifer A. Galloway, Esq., Saxton  
& Stump, LLC, 280 Granite Run  
Dr., Ste. 300, Lancaster, PA  
17601.  
Attorney: Saxton & Stump, LLC.

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

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

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

Late of the Borough of Eliza-  
bethtown.  
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.

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

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

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

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

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

Late of Upper Leacock Town-  
ship.  
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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**Kreider, Mervin M.**, dec'd.

Late of Manor Township.  
Administrator CTA: Christo-  
pher 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**

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**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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## ARTICLES OF AMENDMENT

### NOTICE OF INTENTION TO FILE ARTICLES OF AMENDMENT FOR RED ROSE TRANSIT AUTHORITY

Public notice is hereby given that the **Red Rose Transit Authority**, with its registered office located at 45 Erick Road, Lancaster, Pennsylvania, intends to file Articles of Amendment of its Articles of Incorporation to increase the term of existence fifty (50) years. These Articles of Amendment are being adopted under and in compliance with the requirements of the Act of the General Assembly of the Commonwealth of Pennsylvania known as the Municipality Authorities Act, approved June 19, 2001, as amended, 53 Pa.C.S.A. Section 5605, providing for the Amendment of Articles of municipal authorities. The Red Rose Transit Authority and the

County of Lancaster have duly adopted Resolutions adopting these proposed Articles of Amendment. The Articles of Amendment of the Red Rose Transit Authority shall be filed with the Secretary of the Commonwealth on January 27, 2023.

J-6

#### CHANGE OF NAME NOTICES

NOTICE IS HEREBY GIVEN that Robert and Mindy Hostetter of Pequea, Lancaster County, Pennsylvania, have filed a Petition in the Court of Common Pleas of Lancaster County, Pennsylvania, requesting the Court to change the name of their minor children, **J.J.H.** (CI-22-04783) and **A.L.H.** (CI-22-04784) to J.J.H. and A.L.H. A hearing will be held on this petition Thursday, January 19, 2023 at 1:45 p.m. in courtroom 4 of the Lancaster County Courthouse, Lancaster, Pennsylvania, at which time anyone having objections to the Petition may be heard.

PAMELA J. BRENNEMAN, ATTORNEY

8 N. Queen Street, Mezzanine  
Lancaster, PA 17603  
Attorney I.D. 90531

J-6, 13

A hearing will be held on March 16, 2023, at 2:10 p.m. in Courtroom No. 4, 3rd floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster PA, regarding the request of Bobby Gillenwater Jr. to change his child's name from **S.G.** to Evan Gray Gillenwater. Any person with objections may attend and show cause why the request should not be granted.

J-6

#### CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on December 15, 2022 for:

#### **DOUBLE C ACRES, LLC**

The said entity has been organized under the provisions of the Pennsylvania Limited Liability Company Law of 1994 of the Commonwealth of Pennsylvania, as amended.

J-6

#### FICTITIOUS NAME NOTICES

401 Hospitality LLC

50 W Grant St, Lancaster, PA 17603 has filed in the office of the Secretary of the Commonwealth of Pennsylvania, on or about July 13, 2022 registration of the name:

#### **401 PRIME**

under which they intend to do business at: 401 N Prince St, Lancaster, PA 17603 pursuant to the provision of the Act of Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act".

J-6

Blackaholic, Inc.

818 Hager Street, Lancaster, PA 17603 has filed in the office of the Secretary of the Commonwealth of Pennsylvania, on or about June 24, 2022 registration of the name:

#### **Lucky Dog Cafe**

under which they intend to do business at: 1942 Columbia Avenue, Lancaster, PA 17603 pursuant to the provision of the Act of

Assembly of December 16, 1982, Chapter 3, known as the "Fictitious Name Act".

J-6

**NOTICE OF SPECIAL MEETING**

**ANNUAL MEETING**

The Annual Meeting of the Members of the Donegal Mutual Insurance Company will be held by means of remote communication on

**THURSDAY,  
FEBRUARY 16, 2023**

commencing at 9:30 A.M. for the purpose of electing directors and the transaction of such other business as shall properly come before the said meeting or any adjournment thereof. Members may register to attend by sending an email to DMICAnnualMeeting@Donegal-Group.com, on or before February 15, 2023.

KEVIN G. BURKE, PRESIDENT  
ATTEST: SHERI O. SMITH, SECRETARY

D-30, J-6, 13

**SUITS ENTERED**

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

December 22, 2022  
to December 28, 2022

CENTRAL PA CONCRETE LEVELING; Two Cousins Pizza; 08104; Raiders

CREASY, TIMOTHY; Cypress Financial Recoveries, LLC; 08032; Ratchford

DEGEORGE, STEVE; Kathy L. Johnson; 08121; Moniak

DELOREFICE, JOSEPH T., DELOREFICE, MICHELE; Solanco School District; 08055; Schley

GREEN, DEBORAH L.; Conestoga Valley School District; 08058; Schley

HEMPFIELD CENTER UNIT OWNERS ASSOCIATION, INC, WVA-FSH 4 MANAGEMENT COMPANY, LLC, WVA-FSH4 LP, MOUNTAIN SPRINGS HOTEL, LLC, OUR TOWN LEASING, LLC; Ahmed Aslam; 08079; Bather

HERR, SHERRY L.; Solanco School District; 08063; Schley

KASE, LYN D.; Penn Township; 08057; Boehret

KOYUKON LP; Redevelopment Authority of the City of Lancaster; 08043; Mincarelli

NOLTS DISCOUNTY OFFICE FURNITURE, LLC, SAUDER, LYDELL, SAUDER, FANNIE, NOLTS OFFICE FURNITURE; Glenn M. Nolt; 08076; Bayer

RODRIGUEZ, XIMENA, GOMEZ-RIVERA, BRYAN; Melidina Houston; 08041; McDonald

RUTT, JONATHAN L., RUTT STEVEN E., RUTT, JOHN R., RUTT, ROBERT R., RUTT, NEIL D., ESTATE OF CLAIR LEE RUTT; Larry D. Rutt; 08038; Schimaneck  
SANCHEZ-RODRIGUEZ, GUALBERTO, ABOELENIN, KHALID; Guadalupe Rojas; 08133; Larsen  
STILES, SHANE; UHG I LLC; 08037; Dougherty

TIMSINA, BASHU; LVNV Funding, LLC; 08040; Morris

TRISLER, EARL; Solanco School District; 08061; Schley

**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 Statement of Value in duplicate with

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

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

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

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

The Sheriff's Office reserves the

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

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

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**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

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**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

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**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

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**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-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

**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

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**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 Shertzer,  
Registered Engineer, on December  
1, 1953, recorded in the Recorder  
of Deeds Office, Lancaster Coun-  
ty, Pennsylvania in Plan Display  
Rack No. 2 Plate 1, bounded and  
described according thereto as fol-  
lows, to wit:  
IMPROVEMENTS: Residential  
Dwelling

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

**vs**

**DUSTEEN A. MAGGS, UNKNOWN**  
**SURVIVING HEIRS, SUCCES-**  
**SORS, INTERESTS OR CLAIM-**  
**ANTS 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 Township  
AREA: 1,643  
IMPROVEMENTS: Residential Dwelling

26192-0-0000  
Judgment: \$128,280.85  
Reputed Owners: Robert W. Milley, Jr.  
Instrument No. 5888085  
Municipality: Lititz Borough  
Area: N/A  
Improvements: Residential

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

vs

**RICHELLE L. MCLASKY, HUNTER A. SHOOP, KNOWN SURVIVING 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  
REPUTED OWNERS: SCOTT A. SHOOP AND RICHELLE L. MCLASKY  
INSTR. NO.: 6403173  
MUNICIPALITY: COLUMBIA BOROUGH  
AREA: 1,296 SQFT  
IMPROVEMENTS: RESIDENTIAL DWELLING

**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-

**CI-22-01389**  
**MIDFIRST BANK**

vs

**MARK W. MURRAY, JR., AS BELIEVED HEIR AND/OR ADMINISTRATOR 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 MURRAY, 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

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-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-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-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

**CI-22-01902**  
**DEBRA & EARL G CLARK**  
**vs**  
**FRANK TISDALE, WIMONA TISDALE**  
PROPERTY ADDRESS: 646 LEHIGH 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:

**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

**CI-19-04258**

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