

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

Baker, Samuel L. a/k/a Samuel Luther Baker, dec'd.

Late of West Lampeter Township.
Executor: Eric C. Baker, 1928 Waldheim Road, Bethlehem, PA 18015.
Attorney: None.

Bowman, Minerva S., dec'd.

Late of Earl Township.
Executors: Nelson L. Bowman, James C. Bowman c/o Nevin D. Beiler, Esq., 105 S Hoover Ave, New Holland, PA 17557.
Attorney: Nevin D. Beiler, Esq.

Burrey, William C., III, dec'd.

Late of Manheim Township.
Executrix: Carol A. Burrey c/o Jeffrey C. Goss, Esquire. 480 New Holland Avenue, Suite 6205 Lancaster, PA 17602.
Attorney: Brubaker Connaughton Goss & Lucarelli LLC.

Daly, Thomas M., dec'd.

Late of West Cocalico Township.
Executrix: Mary Phillips c/o Jennifer L. Mejia, Mejia Law Group, LLC, 1390 W. Main Street, Ephrata, PA 17522.
Attorney: Mejia Law Group, LLC.

Eberly, David W., dec'd.

Late of West Earl Township.
Executrix: Denise L. Good.
Attorney: Michelle M. Forsell, Esq., WOLF, BALDWIN & ASSOCIATES, P.C., 570 Main Street Pennsburg, PA 18073.

Ekis, David A., dec'd.

Late of Lancaster.
Executrix: Melissa I. Ekis, 31 Bittendorf Way, Reinholds, PA 17569.
Attorney: None.

Evans, Ann S., dec'd.

Late of Manor Township.
Executor: Debra A. Getz c/o 327 Locust Street, Columbia, PA 17512.
Attorney: John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Forry, Harold, dec'd.

Late of Reinholds.
Deceased: Berks County.
Executor: Ronald E. Forry.
Attorney: Scott G. Hoh, Esquire, Law Office of Scott G. Hoh, 606 North 5th Street, Reading, PA 19601.

Frey, Joyce Lee a/k/a Joyce L. Frey, dec'd.

Late of Lancaster City.
Executor: Barry L. Frey, Jr. c/o Pyfer, Reese, Straub, Gray &

Farhat, P.C., 128 N. Lime Street,
Lancaster, PA 17602.
Attorney: Pyfer, Reese, Straub,
Gray & Farhat, P.C.

Imler, Darryl E. a/k/a Darryl Eugene Imler, dec'd.

Late of Upper Leacock Township.
Executrix: Jean L. Imler c/o
H. Charles Benner, Attorney,
200 East Main Street, Leola, PA
17540.
Attorney: H. Charles Benner,
Esq.

Garrett, Irene B., dec'd.

Late of Earl Township.
Executor: Carol J. Taylor c/o
Kling, Deibler & Glick, LLP, 131
W. Main Street, New Holland,
PA 17557.
Attorney: Linda Kling, Esq.,
Kling, Deibler & Glick, LLP.

Harlan, Philip L. a/k/a Philip Lee Harlan, dec'd.

Late of Lancaster Township.
Executrix: Debra A. Harlan c/o
Christopher A. Sarno, Esq. 408
West Chestnut Street Lancaster,
PA 17603.
Attorney: Clymer Musser &
Sarno, PC.

Hernandez, Anthony Jaden,
dec'd.

Late of Colombia Borough.
Executor: Ferdinand Hernandez,
Jr. c/o Russell, Krafft &
Gruber, LLP, 101 North Pointe
Blvd., Suite 202, Lancaster, PA
17601.
Attorney: Holly S. Filius, Es-
quire.

Heyder, Wolfgang H., a/k/a Wolfgang Herman Heyder, dec'd.

Late of Caernarvon Township.

Executor: Mark H. Heyder c/o
Nevin D. Beiler, Esq., 105 S.
Hoover Ave, New Holland, PA
17557.
Attorney: Nevin D. Beiler, Esq.

Keller, Kurt H., dec'd.

Late of Lititz.
Co-Executrices: Jaclyn S.
Brendle, Heather L. Robison,
96 Spruce Street, Ephrata, PA
17522.
Attorney: None.

Ketner, LaRue D. a/k/a LaRue Doris Ketner, dec'd.

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

Kopp, Arlene R., dec'd.

Late of East Donegal Township.
Executor: Diane M. Kepner c/o
Law Office of Shawn Pierson,
105 East Oregon Rd., Lititz, PA
17543.
Attorney: Shawn M. Pierson,
Esq.

McFalls, John J., dec'd.

Late of Manheim Township.
Co-Executors: Heather F. Blake,
John H. McFalls c/o John H.
May, Esquire, 49 North Duke
Street, Lancaster, PA 17602.
Attorneys: May, Herr & Grosh,
LLP.

Mesropian, Diana, dec'd.

Late of New Holland Borough.
Executor: Randall M. Fischer,
47 Sherks Church Road, Palmy-
ra, PA 17078.
Attorney: David M. Roth, Es-
quire, The Roth Law Firm, 123
North Fifth Street, Allentown,

PA 18102.

Mylin, Abram L., dec'd.

Late of Pequea Township.
Executor: John W. Mylin c/o Kling, Deibler & Glick, LLP 131 W. Main Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler, Esq. Kling, Deibler & Glick, LLP; Samuel Goodley, III, Esq. Sam Goodley Law, LLC.

Nissley, Clayton, dec'd.

Late of Manheim Township.
Administrator: Barbara N. Good c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young.

Platt, DiAnn M., dec'd.

Late of West Lampeter Township.
Executor: Melvin R. Grill, Jr. c/o Mark L. Blevins, Esquire, 701 Penn Grant Road, Lancaster, PA 17602.
Attorney: Mark L. Blevins, Esq.

Ressel, Barry R. a/k/a Barry R. Ressel, Sr., dec'd.

Late of East Lampeter Township.
Executrix: Michelle M. Pawling c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Esquire.

Riehl, Emma a/k/a Emma B. Riehl, dec'd.

Late of New Holland Borough.
Executors: David E. Riehl, LeRoy A. Riehl c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Es-

quire.

Roush, John R. a/k/a John Robert Roush, dec'd.

Late of Warwick Township.
Executrix: Dawn M. Roush c/o Thomas M. Gish, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorney: Gibbel Kraybill & Hess, LLP.

Schmidt, E. Doris a/k/a Evelyn Doris Schmidt, dec'd.

Late of West Donegal Township.
Executor: Susan M. Hower c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Kevin D. Dolan, Esq.

Shultz, Faye L. a/k/a Faye Louise Shultz, dec'd.

Late of Manheim Township.
Co-Executors: Penny L. Shultz, Jennifer Shultz Pizii c/o Belomo & Associates, LLC 3198 East Market Street, York, PA 17402.
Attorney: Jeffrey R. Bellomo, Esquire.

Sites, Marcia G., dec'd.

Late of Ephrata Township.
Executrix: Lisa J. Steffen c/o Jennifer L. Mejia, Mejia Law Group, LLC, 1390 W. Main Street, Ephrata, PA 17522.
Attorney: Mejia Law Group, LLC.

Snow, Brian Douglas, dec'd.

Late of Mount Joy Township.
Executor: Chelsea Snow, 44 N Poplar St. Elizabethtown PA 17022.
Attorney: None.

Snyder, Anna Mae, dec'd.

Late of Caernarvon Township

Executor: Denise A. Myers c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: James K. Noel, IV Esq.

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

Sprankle, Mary Louise a/k/a Sprankle, Mary Lou, dec'd.

Late of Manor Township.
Executor: Jeffrey P. Ouellet c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: Jeffrey P. Ouellet, Esquire.

Bauer, Scott, dec'd.

Late of Manheim Borough.
Administrator: Adrienne Lynn Bauer Reholz c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young.

Walker, Marie A. a/k/a Marie Ann Walker, dec'd.

Late of Ephrata Township.
Executor: Bruce Edward Walker c/o Appel, Yost & Zee LLP, 33 N. Duke St., Lancaster, PA 17602.
Attorney: Michael J. Rostolsky.

Donohue, Marie K., dec'd.

Late of West Cocalico Township.
Executor: Joseph F. Donohue, Jr. c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster, PA 17602.
Attorney: James K. Noel, IV Esq.

Waller, Shirley L., dec'd.

Late of West Hempfield Township.
Executrix: Candis R. Brendel, 237 S. 4th Street, Apt. 11, Columbia, PA 17512.
Attorney: None.

Fischer, Edith N., dec'd.

Late of Manheim Township.
Personal Representative: Linda H. Scurman c/o John W. Metzger, Esquire, 901 Rohrerstown Road, Lancaster, PA 17601.
Attorneys: Metzger and Spencer, LLP.

Weaver, Helen J., dec'd.

Late of East Hempfield Township.
Executor: Susan F. Weaver c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.
Attorney: Bradley A. Zuke.

Furches, Howard L., dec'd.

Late of Fulton Township.
Executors: Samuel Lloyd Furches, Delena Ann Swisher, Joleen Denel Furches c/o Robert F. Musser, Esq., 408 West Chestnut Street, Lancaster, PA 17603.
Attorney: Clymer Musser & Sarano, PC.

SECOND PUBLICATION

Barnes, Roberta E., dec'd.

Late of Manheim Township.
Co-Executors: Laura G. Heikinen, Roberta A. Springer c/o John S. May, Esquire, 49 North

Gladstone, Ann M., dec'd.

Late of Elizabethtown.
Co-Executrices: Michelle R. Kinney, Gail Kinney c/o George W. Porter, Esquire, 909 E. Chocolate Ave., Hershey, Pennsylvania 17033.

Attorney: George W. Porter, Esquire.

Hammer, Larry L., dec'd.

Late of Manheim Borough.
Administrator: Sandy Fausner c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.
Attorney: Young and Young.

Huber, Ann E. a/k/a Ann Huber Gordon, dec'd.

Late of Manheim Township.
Administratrix: Elizabeth Colvin, 5726 Hampton Woods Boulevard, Sebring, FL 33872.
Attorney: David F. Wedge, Esquire.

Morgan, Glenn F., dec'd.

Late of Township of Warwick.
Executrix: Rosemary L. Copenhagen c/o Gibbel Kraybill & Hess, LLP., P.O. Box 5349, Lancaster, PA 17606.
Attorney: Marci S. Miller, Attorney.

Oberdorff, David a/k/a David L. Oberdorff, dec'd.

Late of Elizabethtown Borough.
Executrix: Brittany Mumford c/o Jeffrey C. Goss, Esquire, Brubaker Connaughton Goss & Lucarelli LLC, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorney: Jeffrey C. Goss, Esquire.

Riehl, Christian L., dec'd.

Late of Eden Township.
Executors: Melvin S. Riehl, Stevie S. Riehl, Jesse S. Riehl c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Linda Kling, Esq.,

Kling, Deibler & Glick, LLP.

Ringer, Jonathan David, dec'd.

Late of West Donegal Township.
Executrix: Lindsay S. Ringer c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.
Attorney: Jeffrey S. Shank, Esquire.

Robinson, George A., Jr., a/k/a Robinson, George A., dec'd.

Late of Manheim Township.
Executor: Thomas A. Yohe, Mary S. Yohe c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.
Attorneys: Good & Harris, LLP.

Schindler, Eugene C., dec'd.

Late of Manheim Township.
Executor: Robert E. Schindler c/o George H. Eager, Esquire, 1347 Fruitville Pike, Lancaster, PA 17601.
Attorney: Eager, Stengel, Quinn, Sofilka & Babic.

Sheaffer, Eileen L., dec'd.

Late of Manor Township.
Executrix: Jennifer A. Bennawit c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.
Attorney: Mountz & Kreiser, 553 Locust Street, Columbia, Pennsylvania 17512.

Shoup, Michael A., dec'd.

Late of Morgantown.
Executrix: Cynthia D. Shoup c/o Legacy Law, PLLC., 147 W. Airport Road, Suite 300, Lititz, PA 17543.
Attorney: Neal A. Rice, Esq.

Stoltzfus, Enos S., dec'd.

Late of East Lampeter Town-

ship.

Executor: Enos S. Stoltzfus, Jr.
c/o James N. Clymer, Esq., 408
West Chestnut Street, Lancaster,
PA 17603.

Attorney: Clymer Musser & Sar-
no, PC.

Van Pelt, Sally H., dec'd.

Late of East Hempfield Town-
ship.

Co- Executors: James Van Pelt,
II, Stacey Van Pelt Brennan, Ro-
berta V. Montgomery c/o Rober-
ta V. Montgomery, 130 Biddulph
Road, Wayne, PA 19087.

Attorney: David F. Wedge, Es-
quire.

**Walkuskie, Brian a/k/a Brian
Francis Walkuskie a/k/a Brian
F. Walkuskie,** dec'd.

Late of Lancaster County.

Executor: Darren J. Hill c/o
Roland Law LLC, 8 N. Queen
Street, Mezzanine, Lancaster,
PA 17603.

Attorney: Catharine I. Roland.

Weller, Cora Mae, dec'd.

Late of Lancaster.

Co-Executors: Susan Herr, Ed-
ward Weller, 6738 Shawn Drive,
Huntingdon, PA 16652.

Attorney: None.

Zook, Dunwoody, dec'd.

Late of East Nantmeal Town-
ship.

Executor: Susanna C. Zook c/o
Law Office of James Clark, 277
Millwood Road, Lancaster, PA
17603.

Attorney: James R. Clark.

THIRD PUBLICATION

Anavitate-Santos, Luis Manuel,
dec'd.

Late of Lancaster City.

Administratrix: Liza Anavitate,
208 Conestoga St., Lancaster,
PA 17603.

Attorney: John B. Zonarich,
Esq. Skarlatos Zonarich, 320
Market St., Ste. 600W, Harris-
burg, PA 17101.

Andrus, Stanley T., dec'd.

Late of Lancaster.

Executor: Jonathan Alverio,
3733 Huntley Meadows Lane,
Alexandria, VA 22306.

Attorney: None.

Avilez, Judith C., dec'd.

Late of Mount Joy Township.

Executors: Jonell Stahlman, J.
Michael Lutz c/o Nikolaus &
Hohenadel, LLP, 222 S. Market
St., Suite 201, Elizabethtown,
PA 17022.

Attorney: John M. Smith, Es-
quire.

Beshore, Joan M., dec'd.

Late of Fulton Township.

Co-Executors: Teresa L. Greider,
Kenneth N. Greider, 71 Peach
Bottom Rd, Peach Bottom, PA
17563.

Attorney: None.

Bonatsos, Lorraine, dec'd.

Late of Brownstown.

Executor: James Bonatsos, PR,
17 Grebill Court, Ephrata, PA
17522.

Attorney: None.

Bouder, Richard A., dec'd.

Late of E. Lampeter Township.

Administratrix: Kim D. Bouder,
1973 Drexel Ave., Lancaster, PA
17602.

Attorney: Latisha B. Schuene-
mann, Esq., Barley Snyder, LLP,
2755 Century Blvd., Wyomiss-

ing, PA 19610.

Cirilo, Angel Luis, Sr., dec'd.

Late of Leola.
Administrator: Angel E. Cirilo
c/o John D. Lychak, Esquire,
Law Offices of John D. Lychak,
P.C., 60 W. Broad Street, Suite
98, Bethlehem, PA 18018.
Attorney: John D. Lychak, Es-
quire.

Cogley, John Milton, dec'd.

Late of E. Cocalico Township.
Executors: Joshua Cogley,
634 W. Vine St., Lancaster, PA
17603, Gene Scott Cogley, 617
Mohns Hill Rd., Sinking Spring,
PA 19608.
Attorney: Rose Kennedy, Esq.,
Curran Estate & Elder Law,
PLLC, 1212 Liggett Ave., Read-
ing, PA 19611.

Corey, Donna J., dec'd.

Late of East Lampeter Town-
ship.
Executor: Thomas L. Strohl c/o
Good & Harris, LLP, 132 West
Main Street, New Holland, PA
17557.
Attorney: Good & Harris, LLP.

Daveler, Betty J., dec'd.

Late of Elizabethtown Borough.
Executor: Bruce E. Daveler c/o
Nikolaus & Hohenadel, LLP,
222 South Market Street, Suite
201, Elizabethtown, PA 17022
Attorney: Kevin D. Dolan, Es-
quire.

Dunkle, Debora E., dec'd.

Late of The City of Irvine, CA.
Executor: Kaethe Morris Hoffer
c/o Russell, Krafft & Gruber,
LLP, 101 North Pointe Blvd,
Suite 202, Lancaster, PA 17601.
Attorney: Holly S. Filius, Es-

quire.

Eshleman, Barbara A., dec'd.

Late of Columbia Borough.
Executor: Luann Monk c/o 327
Locust Street, Columbia, PA
17512.
Attorney: John F. Markel, Ni-
kolaus & Hohenadel, LLP, 327
Locust Street, Columbia, PA
17512.

Garber, June K., dec'd.

Late of E. Lampeter Township.
Executor: J. Donald Garber c/o
Young and Young, 44 S. Main
Street, P.O. Box 126, Manheim,
PA 17545.
Attorney: Young and Young.

Gawronski, John A., dec'd.

Late of Lancaster City.
Executrix: Elaine Petruzzelli
c/o Dennis R. Primavera, Esq.,
3200 Magee Ave., Philadelphia,
PA 19149.
Attorney: Dennis R. Primavera,
3200 Magee Ave., Philadelphia,
PA 19149.

Gutter, Richard M., dec'd.

Late of West Lampeter Town-
ship.
Co-Executrices: Irene Berry,
Sarah Gutter c/o Vance E. An-
tonacci, Esquire, McNees Wal-
lace & Nurick LLC, 570 Lausch
Lane, Suite 200, Lancaster, PA
17601.
Attorney: McNees Wallace &
Nurick LLC.

Hagedoorn, Florence, dec'd.

Late of Manheim Township
Executor: Bernard J. Hage-
doom, Jr. c/o Young and
Young, 44 S. Main Street, P.O.
Box 126, Manheim, PA 17545.
Attorney: Young and Young.

Hampilos, Frank G., dec'd.

Late of Lancaster Township.
Administratrix: Bessie Hampilos, 12 N. School Lane, Lancaster, PA 17601-2509.
Attorney: Edwin L. Stock, Esquire, RICK STOCK LAW, 50 N. 5th Street 12 N, 4th Floor, Reading, PA 19601.

Herr, Patricia T., dec'd.

Late of Manheim Township.
Executrix: Martha H. Brown c/o Andrew H. Dohan, Esq., 460 E. King Rd., Malvern, PA 19355-3049.
Attorney: Andrew H. Dohan, Esq., Lentz, Cantor & Massey, Ltd., 460 E. King Rd., Malvern, PA 19355- 3049.

Jacobs, Ina R., dec'd.

Late of East Donegal Township
Co-Executors: Jane E. King, Stephen W. Jacobs, 19 Ardmore Drive, Hummelstown, PA 17033.
Attorney: A. Mark Winter, Esquire, JSDC Law Offices, 11 East Chocolate Avenue, Suite 300, Hershey, PA 17033.

Jeannette, William a/k/a William W. Jeannette, dec'd.

Late of Rapho Township.
Executrix: Sharon Jeannette c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA 17552.
Attorney: Scott E. Albert, Esq.

Kallman, Leonard D., dec'd.

Late of Manheim Township.
Lifetime Revocable Trust of Leonard D. Kallman dated June 26, 2020, as amended.
Administrator C.T.A: Andrew G. Kallman.

Successor Trustee: Helene M. Kallman c/o Blakinger Thomas, PC 28 Penn Square Lancaster, PA 17603.

Attorneys: Blakinger Thomas, PC.

Kallman, Leonard D., dec'd.

Leonard D. Kallman Revocable Declaration of Trust dated October 9, 1998, as amended.

Successor Trustees: Gary Robert Kallman, Marc Bruce Kallman, Andrew Gordon Kallman c/o Blakinger Thomas, PC, 28 Penn Square, Lancaster, PA 17603

Attorney: Blakinger Thomas, PC.

Lefever, Ruth H., dec'd.

Late of Kirkwood.

Executor: Eileen Scotten, 402 Blue Gill Rd., Oxford, PA 19363.
Attorney: Ira D. Binder, 227 Cullen Rd, Oxford, PA 19363.

Louden, Adam H., Jr., dec'd.

Late of Manheim Township.

Administratrix: Emily Walker c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster PA 17602.

Attorney: Samuel M. Mecum.

Mehler, William A. Jr., dec'd.

Late of East Hempfield Township.

Executor: John R. Mehler c/o Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602.

Attorney: Randy R. Moyer - Barley Snyder LLP.

Miller, Jennifer R., dec'd.

Late of Conoy Township.

Executor: Jason R. Miller c/o Barley Snyder LLP, 126 East

King Street, Lancaster, PA 17602.

Attorney: Emily Watkins Marzock - Barley Snyder LLP.

Mimnall, Richard S., dec'd.

Late of Columbia Borough
Executor: Patricia A. Mimnall
c/o 327 Locust Street, Columbia, PA 17512.

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

Nguyen, Kim-Anh Dao, dec'd.

Late of Lancaster.

Executor: Dung V. Dao, 366 N. Farm Dr., Litiz, PA 17543.

Attorney: None.

Orchard, Virginia H., dec'd.

Late of Elizabethtown Borough
Co-Executors: Randolph Harrison, Jeanne Harrison c/o Nikolaus & Hohenadel, LLP, 222 South Market Street, Suite 201, Elizabethtown, PA 17022.

Attorney: John M. Smith, Esquire.

Reifsnyder, Martin Z. a/k/a Martin Zell Reifsnyder, dec'd.

Late of Terre Hill Borough.

Executor: Patsy Ann Reifsnyder c/o Barbara Reist Dillon, Esquire, 212 North Queen Street, Lancaster, PA 17603.

Attorney: Nikolaus & Hohenadel, LLP.

Scheetz, Howard A. a/k/a Howard Ansel Scheetz, dec'd.

Late of Manheim Township.

Executor: Kyle R. Cooper c/o Good & Harris, LLP, 132 West Main Street, New Holland, PA 17557.

Attorneys: Good & Harris, LLP.

Shirk, Sarah E. a/k/a Sally Shirk a/k/a Sarah Elizabeth Shirk, dec'd.

Late of West Lampeter Township.

Executor: Jon M. Gruber c/o Lindsay M. Schoeneberger, Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd, Suite 202, Lancaster, PA 17601.

Attorney: Lindsay M. Schoeneberger.

Shirk, Sally Living Trust, dec'd.

Late of West Lampeter Township.

Trustee: Mary C. Shirk c/o Russell, Krafft & Gruber, LLP 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.

Attorney: Lindsay M. Schoeneberger.

Snyder, Joseph David, dec'd.

Late of Manheim Township.

Executrix: Irma Snyder c/o Patrick J. Schaeffer, Esquire, Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Suite 2, York, PA 17408.

Attorney: Patrick J. Schaeffer, Esquire and Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Suite 2, York, PA 17408.

Stoner, Clarence B., dec'd.

Late of West Earl Township.

Executor: Wilmer G. Stoner, 332 Stoner Road, Jonestown, PA 17038, C. Alvan Stoner, 464 Mountain Drive, Fredericksburg, PA 17026.

Attorney: Gary J. Heim, Esquire, Mette, Evans & Woodside, 3401 North Front Street, Harrisburg, PA 17110-0950.

Sweigart, Clair E., dec'd.

Late of Cocalico Township.
Executrix: Bonnie Jean Thompson c/o E. Richard Young, Jr., Esq., 1248 W. Main St., Ephrata, PA 17522.
Attorney: E. Richard Young, Jr., Esq.

Thatcher, Richard S. a/k/a Richard Stockton Thatcher, dec'd.

Late of W. Lampeter Township.
Executor: PNC Bank NA, Attn.: Peggy Feldman, VP, 1600 Market St. 6 Fl., Phila., PA 19103.
Attorney: Jennifer A. Galloway, Esq., Saxton & Stump, 280 Granite Run Dr., Ste. 300, Lancaster, PA 17601.

Tillman, Norman R., dec'd.

Late of Columbia Borough.
Executors: Robin L. Wallace, Paula K. Amsley, Joshua N. Tillman c/o 327 Locust Street, Columbia, PA 17512.
Attorney: John F. Markel, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512.

Weinhold, Harold E., dec'd.

Late of Penn Township.
Executors: Michael E. Weinhold, Donna L. Sensenig, Diane L. Grube c/o Appel Yost & Zee LLP, 33 North Duke Street, Lancaster PA 17602.
Attorney: James K. Noel, IV.

ACTION IN MORTGAGE FORECLOSURE NOTICES

CIVIL ACTION
COURT OF COMMON PLEAS
CIVIL ACTION-LAW
NO. CI-22-07939

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
PHH MORTGAGE
CORPORATION, Plaintiff
V.
ANNA BRACHT, IN HER
CAPACITY AS HEIR OF JOSEPH
M. KLEJNOWSKI A/K/A JOSEPH
MICHAEL KLEJNOWSKI; et al,
Defendants
To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER **JOSEPH M. KLEJNOWSKI** A/K/A JOSEPH MICHAEL KLEJNOWSKI Defendant(s), 53 SADDLER DRIVE CHRISTIANA, PA 17509
COMPLAINT IN MORTGAGE
FORECLOSURE

You are hereby notified that Plaintiff, PHH MORTGAGE CORPORATION, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of LANCASTER County, PA docketed to No. CI-22-07939, seeking to foreclose the mortgage secured on your property located, 53 SADDLER DRIVE CHRISTIANA, PA 17509.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be

entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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

J-30

Court of Common Pleas
Number: 23-01971
 Notice of Action in Mortgage Foreclosure

Carrington Mortgage Services LLC, Plaintiff v. Stephanie Shearer, Known Surviving Heir of Mary S. Shearer, Jennifer Luchko, Known Surviving Heir of Mary S. Shearer,

and Unknown Surviving Heir of Mary S. Shearer, Defendants

TO: Unknown Surviving Heir of Mary S. Shearer. Premises subject to foreclosure: 105 Haskell Drive, Lancaster, Pennsylvania 17601. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. **Lancaster Bar Association, Lawyer Referral Service, 28 East Orange Street, Lancaster, Pennsylvania 17602, 717- 393-0737.** McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010

J-30

NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS

CIVIL ACTION -LAW
NO.: CI-23-02955

U.S. BANK NATIONAL ASSOCIATION, Plaintiff,
 vs.

Megan Proitte, as Believed Heir and/or Administrator of the Estate

of Mark F. Steininger; Unknown Heirs and/ or Administrators of the Estate of Mark F. Steininger (if any),

Defendants

TO: Unknown Heirs and/or Administrators of the Estate of **Mark F. Steininger** (if any)

You are hereby notified that Plaintiff, U.S. Bank National Association, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Lancaster County, Pennsylvania, docketed to No. CI-23-02955, seeking to foreclose the mortgage secured by the real estate located at 1324 West Main Street, Ephrata, PA 17522.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD

ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE

Lawyer Referral Service Lancaster Bar Association

28 East Orange Street Lancaster, PA 17602

(717) 393-0737

J-30

ACTION TO QUIET TITLE

COURT OF COMMON PLEAS -

No. CI-23-00964

CIVIL ACTION - LAW

QUIET TITLE

Corporate Venture Group, a Pennsylvania general partnership,
Plaintiff

vs.

Vernon L. Redcay, individually
and as Executor of the Estate of
Ruth W. Redcay,
Defendant

To: Vernon L. Redcay, Defendant,
individually and as executor of
the Estate of Ruth W. Redcay

This is an action to quiet title to the property located at 327 E. Main Street, Ephrata, PA 17522 purchased by Corporate Venture Group at tax sale. NOTICE - If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF

YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lancaster Bar Assn., Lawyer Referral Service, 28 E. Orange St., Lancaster, PA 17602, 717.393.0737. Edward Hayes, Atty. for Plaintiff, Fox Rothschild LLP, 2000 Market St., 20th FL, Phila., PA 19103, 215.299.2000

J-30

ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN that **Cafe Puree, Inc.** a PA corporation with its registered office at 2733 Lititz Pike, Lancaster, PA 17606, Lancaster County, is now engaged in winding up its affairs. The corporation will be filing Articles of Dissolution with the Commonwealth of PA, so that its corporate existence shall be ended by issuance of a Certificate of Dissolution by the Department of State under the provisions of the Business Corporation Law of 1988 (as amended).

J- 30

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that a business corporation known as: **ANC Home Improvements Inc.** has been incorporated under the provisions of the Pennsylvania

Business Corporation Law of 1988.

NICHOLAS T. GARD, ESQUIRE
SMOKER GARD ASSOCIATES
LLP

J-30

GatheringThreadsCo gives notice that articles of incorporation will be filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, NO. 177, effective October 1, 1989, as amended. Registration of Fictitious Name, Filed on 04/18/2023. The Purpose for which the corporation is Designing, Manufacturing, and Selling of Sewing Thread Spool Holder/Racks.

J- 30

ASSUMED NAME NOTICE

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name **Cafe Puree** for the conduct of business in Lancaster County, Pennsylvania, with the principal place of business being 2733 Lititz Pike, Lancaster, PA 17606, was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 15th day of June 2023, pursuant to 54 Pa.C.S. §311. The name of the entity owning or interested in the said business is Medtrition, Inc.

McNEES WALLACE & NURICK
LLC

Attorneys at Law
100 Pine Street
Harrisburg, PA 17101

J-30

CHANGE OF NAME NOTICES

NOTICE IS HEREBY GIVEN, a Petition has been filed with the Court of Common Pleas of Lancaster County, Pennsylvania, to change the name of **Constance Mae Bernhard** to Niki Samantha Bernhard. A hearing is scheduled on August 28, 2023 at 2:30 p.m. in Courtroom 4, Lancaster County Courthouse, at which time interested persons may attend and show cause, if any, why the request should not be granted. BY; REBECCA CHEUVRONT, ESQUIRE.

J-23, 30

A hearing will be held on July 31, 2023, at 2:45 p.m. in Courtroom No. 4, 3rd floor of the Lancaster County Courthouse, 50 N. Duke St., Lancaster, PA regarding the request of **Darius Isaiah Lopez McCowin** to change his name from Darius Isaiah Lopez McCowin to Darius Isaiah Lopez.

Any person with objections may attend and show cause why the request should not be granted.

J-30

CORPORATE NOTICE

Registration of Foreign Nonprofit Corporation: Notice is hereby given that **CODE NATION, INC.** filed articles of foreign registration on 06/14/2023 under the Pennsylvania Nonprofit Corporation law of 1988. Commercial registered office provider is Harbor Business Compliance Corporation, Lancaster, PA.

J-30

FICTITIOUS NAME NOTICE

Notice is hereby given that Hope S. Glidden did file in the Office of the Secretary of the Commonwealth of Pennsylvania on or about April 19, 2023 registration of the name: **“Rooty Branches Genealogy Services”** under which she intends to do business at 42 River Bend Park, Lancaster, PA 17602, pursuant to the provisions of the Act of Assembly of December 16, 1982, Chapter 3, known as the “Fictitious Name Act”.

J-30

NOTICE OF SHERIFF’S SALE

UTILITIES EMPLOYEES CU
PLAINTIFF

vs.

Christopher J. Witter, known Heir of Linda C. Witter, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Linda C. Witter, deceased

DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
LANCASTER COUNTY

NO: CI-23-00247

NOTICE OF SHERIFF’S SALE
OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under *Linda C. Witter*, deceased

59 South 2nd Street
Bainbridge, PA 17502
Your house (real estate)
at: 259 South 2nd Street,
Bainbridge, PA 17502
Parcel ID: 130-13724-0-0000
is scheduled to be sold at Sher-

iffs Sale at Lancaster County Government Center 150 North Queen Street, Suite 102/104 Lancaster, PA 17602 on November 29, 2023 at 10:00AM to enforce the court judgment of \$104,604.66 obtained by UTILITIES EMPLOYEES CU against you:

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE

**To prevent this Sheriff's
Sale you must take**

immediate action:

The sale will be canceled if you pay back to UTILITIES EMPLOYEES CU the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLP., (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

J-30

ORPHANS' COURT NOTICE

Orphans' Court Division
Auditing Notices

To All Claimants, Beneficiaries, Heirs and Next of Kin, and other persons interested: NOTICE IS GIVEN that the following accounts in decedents', incapacitated persons, minors', and trust estates have been filed in the office of the Clerk of the Orphans' Court division of the Court of Common Pleas

of Lancaster County and will be presented to said Orphans' Court Division for Audit and confirmation therein to the parties legally entitled thereto on

July 5, 2023

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

1. CONESTOGA MEMORIAL PARK, INC., Trust, 1984-0663. Twenty-First and Partial Acct., Conestoga Memorial Park, Inc., Trustee, Todd T. Turin, atty.
2. CUNNINGHAM, BARBARA ANN, decd., 2022-0027. First & Final Acct., Timothy Cunningham, Exec., Barbara Reist Dillon, atty.
3. THE ETHEL L. LEWIS IRREVOCABLE TRUST DATED 12/13/1985, Trust, 2023-1489. First Acct., Mark Stanley, Trustee, Vance E. Antonacci, atty.
4. THE ETHEL LIGHT LEWIS IRREVOCABLE TRUST DATED 02/26/1999, Trust, 2023-1486. First Acct., The Haverford Trust Company, Trustee, Vance E. Antonacci, atty.

Anne L. Cooper
Clerk of the Orphans' Court Division
of the Court of Common Pleas.
J-23,30

SUITS ENTERED

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

June 14, 2023
to June 21, 2023

ACEVEDO-ARROYO, EDGAR-DO; First Commonwealth Federal Credit Union; 04266; Nesfeder

ADIDALA, TIMBREL CHYATEE, CHYATEE; QS Zamagias LLC; 04301; Ebersole

ALAIMO, EMILY; Axiom Acquisition Ventures LLC; 04223; Tsarouhis

BUSH, RONALD L.; Onemain Financial Group LLC; 04175; Borer
CENTENO, ARNALDO A.; Onemain Financial Group LLC; 04170; Borer

CLEMONS, VIRGINIA, CLEMONS, RANDALL; James Grubb; 04194

CORONADO, ISMINY; Joseph Tyson; 04198; Gromen

COUNTY OF LANCASTER; Kevin S. Ringer; 04112; Larsen

DELONG, LINDSAY; Berlitz Figueroa-Gonzalez; 04149; Schneider

DUDRICK, DAVID; Joseph Perzia; 04237; McGrath

FOX-GONZALEZ, EDDIE A., DEPTULA, MARIAH; PPL Electric Utilities Corp; 04081; Manley

FREDO, DOMINIC J.; Onemain Financial Group LLC; 04177; Borer

HOPKINS, JOHN D.; Onemain Financial Group LLC; 04172; Borer

HOSTETTER, ISSAC G.,

SWEIGART, MASON KIRK, SWEIGART, JASON K., SWEIGART, JESSICA A.; Jeremy Mentzer; 04262; Hagelgans
Josiah Omoriakpor Ntekume; 04119

LESHER ROOFING SIDING LLC; ODK Capital LLC; 04207; Strand
MEADOWS, MORGAN; Raphael Gamble; 04141; Rosenau

MEDINA, RAFAEL, SCACCIA, DAWN, JOHN DOES 1-10 XYZ; Cruzdivina Medina; 04161; Weiner

MYERS, DONALD, MYERS, JOAN; Newport Meadows Health and Rehabilitation Center LLC; 04294; Eisemann

NUNEZ, FRANCIS, NUNEZ, F.; Discover Bank; 04215; Strand

PENNSYLVANIA STATE POLICE; Riverapp LLC; 04142; Winter

PIERRE, LOUNA; Axiom Acquisition Ventures LLC; 04256; Tsarouhis

PIONTEK ESQ., VICKI; Midland Credit Management Inc; 04206; Baynard

POETZL, JON D.; River Bend Park Condominium Owners Association; 04291; Costlow

RANDALL, HAUNANI G.; Onemain Financial Group LLC; 04176; Borer

RED ROSE TRANSIT AUTHORITY, CASIANO-VEGA, SYLVIA J.; Jennifer D. Hogue; 04160; Rankin

RICKER, HEIDI M.; Onemain Financial Group LLC; 04187; Borer

ROBERTS, CODY; Boadiah Taylor; 04263; Grutzmacher

ROBERTS, CODY; Nicole Marie Baxter; 04268; Swartz

SIGNATURE PROPERTY PROFESSIONALS; Torres Electric Inc.; 04158

SUAREZ, OWEN E., CANARTE,

NATALIA; First Commonwealth Federal Credit Union; 04260; Nesfeder

TANG, TIFFANY P.; LE, BRITANY; Citizens Bank N.A.; 04197; Dougherty

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, RODRIGUEZ, ANNA L., WALKER, ZACHARY H.A., WALKER, ZACHARY HYDEN ALTON; Midfirst Bank; 04093; Haller

THIRTY INC, LANCASTER RESORT LIMITED PARTNERSHIP, EDEN RESORTS, EDEN RESORT & SUITE, JOHN DOE; James Perkins; 04118; Bishop

TRUMAN, JUDITH L.; Sylvia E. Vernon; 04150; Merrill

TWYMAN, COREY, ESTATE OF WHITE, TERRY F., WHITE, TERRY; Pennymac Loan Services LLC; 04113; Linn

TYLER, WILLIAM D.; Onemain Financial Group LLC; 04184; Border

VALDEZ, HIPOLITO G., MAKONERO, ISMAIL; Jimmie Brock; 04275; Hagelgans

WALMART STORES #2334, WALMART INC, WALMART STORES EAST INC, WALMART STORES EAST INC, WALMART STORES EAST LP; Dwayne Navak; 04173; Justice



**SHERIFF SALE OF VALUABLE
REAL ESTATE**

**Wednesday, July 26, 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 Pennsyl-

vania 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

CI-22-00338
ROCKET MORTGAGE LLC
vs
JESSICA FLORY SOLELY IN
HER CAPACITY AS HEIR OF
DEBORAH J. YODER, DE-
CEASED, JAMES STALLION
SOLELY IN HIS CAPACITY AS
HEIR OF DEBORAH J. YODER,
DECEASED, JASON YODER
SOLELY IN HIS CAPACITY AS
HEIR OF DEBORAH J. YODER,
DECEASED, THE UNKNOWN
HEIRS OF DEBORAH J. YODER
DECEASED

PROPERTY ADDRESS: 4 Cedar
Terrace, Columbia, PA 17512
UPI / TAX PARCEL NUMBER:
300-56722-0-0000
JUDGMENT: \$78,960.41
REPUTED OWNERS: JESSICA
FLORY Solely in Her Capacity as
Heir of DEBORAH J. YODER, De-
ceased, JAMES
STALLION Solely in His Capacity
as Heir of DEBORAH J. YODER,
Deceased, JASON YODER Solely
in His Capacity as Heir of DEBO-
RAH J. YODER, Deceased & The

Unknown Heirs of DEBORAH J.
YODER Deceased
DEED BK. or INSTR. NO.:
5512368
MUNICIPALITY: TOWNSHIP OF
WEST HEMPFIELD
AREA: 0.08 Acres
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-22-05913
NATIONSTAR MORTGAGE LLC
vs
THOMAS W. HALTON, AKA
THOMAS HALTON

PROPERTY ADDRESS: 124 EAST
WALNUT STREET, EPHRATA, PA
17522
UPI / TAX PARCEL NUMBER:
260-46794-0-0000
JUDGMENT: \$210,167.50
REPUTED OWNERS: Thomas W.
Halton, an unmarried man
INSTR. NO.: 6300620
MUNICIPALITY: Borough of
Ephrata
AREA: N\A
IMPROVEMENTS: Residential
Dwelling

CI-10-13952
U.S. BANK NATIONAL ASSOCI-
ATION, AS INDENTURE TRUST-
EE, SUCCESSOR IN INTEREST
TO WACHOVIA BANK NATION-
AL ASSOCIATION, AS INDEN-
TURE TRUSTEE FOR AEGIS
ASSET BACKED SECURITIES
TRUST 2005-2, MORTGAGE
BACKED NOTES
vs
ALAINA HENDERSON, KNOWN

HEIR OF HERBERT P. HENDERSON, II, KELLY L. HENDERSON, NIKELLE HENDERSON, KNOWN HEIR OF HERBERT P. HENDERSON, II, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HERBERT P. HENDERSON, II

PROPERTY ADDRESS: 111 BULLRUSH LANDING, ELIZABETH-TOWN, PA 17022
UPI / TAX PARCEL NUMBER: 160-46591-0-0000
JUDGMENT: \$683,915.25
REPUTED OWNERS: KELLY L. HENDERSON AND HERBERT P. HENDERSON, II, DECEASED
DEED BOOK 6310, PAGE 288
MUNICIPALITY: TOWNSHIP OF WEST DONEGAL,
AREA: PRIMARY HOMESITE
26,136 SQ FT.
IMPROVEMENTS: RESIDENTIAL

CI-19-08084

LNV CORPORATION

vs

DAWN KREIDER, AKA DAWN M. KREIDER (DECEASED)

PROPERTY ADDRESS: 119 WEST FERDINAND STREET, MANHEIM, PA 17545
UPI / TAX PARCEL NUMBER: 400-15857-0-0000
JUDGMENT: \$78,690.30
REPUTED OWNERS: Dawn M. Kreider
DEED BK 4500, PAGE 0221,
DOC ID: 5365645

MUNICIPALITY: Borough of Manheim
AREA: N\A
IMPROVEMENTS: Residential Dwelling

CI-21-07625

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

vs

RICHARD MUCKEL JR, SOLELY IN HIS CAPACITY AS HEIR OF SHIRLEY E. MUCKEL, DECEASED, DONNA SHAFER AKA DONNA GRAVELLE SOLELY IN HER CAPACITY AS HEIR OF SHIRLEY E. MUCKEL, DECEASED, THE UNKNOWN HEIRS OF SHIRLEY E. MUCKEL, DECEASED, VIRGINIA MAY STAUFFER SOLELY IN HER CAPACITY AS HEIR OF SHIRLEY E. MUCKEL, DECEASED

PROPERTY ADDRESS: 647 SOUTH CHIQUES RD, MANHEIM, PA 17545

UPI / TAX PARCEL NUMBER: 290-18817-0-0000

JUDGMENT: \$96,776.44

REPUTED OWNERS: RICHARD MUCKEL JR Solely in His Capacity as Heir of SHIRLEY E. MUCKEL, Deceased, DONNA SHAFER aka DONNA GRAVELLE Solely in Her Capacity as Heir of SHIRLEY E. MUCKEL, Deceased, The Unknown Heirs of SHIRLEY MUCKEL Deceased & VIRGINIA MAY STAUFFER Solely in Her Capacity as Heir of SHIRLEY E. MUCKEL, Deceased

DEED BK. or INSTR. NO.:
5873755
MUNICIPALITY: EAST HEMP-
FIELD TOWNSHIP
AREA: 810 Sq. Ft.
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-19-09598
PENN TOWNSHIP

vs

MARY K. RIVERA

PROPERTY ADDRESS: 455 MEAD-
OWLARK LANE, MANHEIM, PA
17545
UPI / TAX PARCEL NUMBER:
500-32383-0-0000
JUDGMENT: \$7,008.19
REPUTED OWNERS: Mary K.
Rivera
DEED BK. and PAGE or INSTR.
NO.: 6107811
MUNICIPALITY: Penn Township
AREA: 0.07 acres
IMPROVEMENTS: Single Family

CI-19-11669
BANK OF AMERICA, N.A.

vs

**VICTOR ROJAS JR., SOLELY
IN HIS CAPACITY AS HEIR OF
VICTOR ROJAS, DECEASED,
LYDIA ROJAS, SOLELY IN HER
CAPACITY AS HEIR OF VICTOR
ROJAS, DECEASED, MIGUEL
ROJAS, SOLELY IN HIS CAPACI-
TY AS HEIR OF VICTOR ROJAS,
DECEASED, THE UNKNOWN
HEIRS OF VICTOR ROJAS, DE-
CEASED**

PROPERTY ADDRESS: 721 MILL-
ERSVILLE ROAD, LANCASTER,

PA 17603
UPI / TAX PARCEL NUMBER:
410-17112-0-0000
JUDGMENT: \$173,780.70
REPUTED OWNERS: VICTOR RO-
JAS JR., Solely in His Capacity as
Heir of VICTOR ROJAS, Deceased,
LYDIA ROJAS, Solely in Her Ca-
pacity as Heir of VICTOR ROJAS,
Deceased, MIGUEL ROJAS, Sole-
ly in His Capacity as Heir of VIC-
TOR ROJAS, Deceased & The Un-
known Heirs of VICTOR ROJAS,
Deceased
DEED BK. or INSTR. NO.:
5432530
MUNICIPALITY: TOWNSHIP OF
MANOR
AREA: 1316 SQ. FT.
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

CI-22-05579
MIDFIRST BANK

vs

LEONARD P SHANK

PROPERTY ADDRESS: 226
GRANDVIEW CIRCLE, MOUNT
JOY, PA 17552
UPI / TAX PARCEL NUMBER:
450-96253-0-0000
JUDGMENT: \$106,517.43
REPUTED OWNERS: Leonard P.
Shank, adult individual
INSTR. NO.: 5749363
MUNICIPALITY: Borough of
Mount Joy
AREA: N\A
IMPROVEMENTS: Residential
Dwelling

CI-17-05011

**PENNSYLVANIA HOUSING FI-
NANCE AGENCY**

vs

TIFFANIE J. SHAUD

PROPERTY ADDRESS: 307 ALEX-
ANDRIA COURT, MARIETTA, PA
17547
UPI / TAX PARCEL NUMBER:
150-55618-0-0000
JUDGMENT: \$133,009.77
REPUTED OWNERS: TIFFANIE J.
SHAUD
DEED BK. or INSTR. NO.:
6115987
MUNICIPALITY: TOWNSHIP OF
EAST DONEGAL
AREA: 1452
IMPROVEMENTS: A RESIDEN-
TIAL DWELLING

—————
CI-22-04858

LOANCARE, LLC

vs

**JOHN M. STOLTZFOOS, KATIE
MAE STOLTZFOOS**

PROPERTY ADDRESS: 5869 LI-
MEVILLE RD, GAP, PA 17527-
9651
UPI / TAX PARCEL NUMBER:
560-38179-0-0000
JUDGMENT: \$106,384.04
REPUTED OWNERS: John M.
Stoltzfoos and Katie Mae Stoltzfoos
DEED BK. 6096 and PAGE 595 or
INSTR. NO.: 9990-1193
MUNICIPALITY: SALISBURY
AREA:
IMPROVEMENTS:

—————
CI-22-03772

**JPMORGAN CHASE BANK, NA-
TIONAL ASSOCIATION**

VS

**KIMBERLY A. URBAN, LEE A.
URBAN**

PROPERTY ADDRESS: 316 DE-
CATUR STREET, ELIZABETH-
TOWN, PA 17022
UPI / TAX PARCEL NUMBER:
160-50010-0-0000
JUDGMENT: \$98,494.92.
REPUTED OWNERS: Kimberly A.
Urban and Lee A. Urban
DEED BK. and PAGE or INSTR.
NO.: Document ID# 3834988
MUNICIPALITY: West Donegal
Township
AREA: ALL THAT CERTAIN LOT
OR TRACT OF LAND WITH ANY
IMPROVEMENTS THEREON
ERECTED (316
DECATUR STREET), SITUATE
IN WEST DONEGAL TOWNSHIP,
LANCASTER COUNTY, PENNSYL-
VANIA, SAID TRACT MORE PAR-
TICULARLY SHOWN AS LOT 5 ON
A FINAL PLAN PREPARED FOR
HERBERT E. HOOVER AND DI-
ANE L. STEFFEN BY D. C. GOHN
ASSOCIATES, INC., SURVEYORS
AND ENGINEERS, ON OCTOBER
6, 1987, SAID FINAL PLAN BEING
RECORDED IN THE LANCAST-
ER COUNTY PENNSYLVANIA,
RECORDER OF DEEDS OFFICE
IN SUBDIVISION PLAN BOOK
J-158, PAGE 65, ON FEBRUARY
12, 1988, AND ALL THE SAME
BEING MORE FULLY BOUNDED
AND DESCRIBED AS FOLLOWS,
TO WIT:
IMPROVEMENTS: Residential
Dwelling

—————
CI-21-07896

**PENNSYLVANIA HOUSING FI-
NANCE AGENCY**

VS

DENZEL WILLIAMS

PROPERTY ADDRESS: 81 SOUTH
PEARL STREET, LANCASTER, PA
17603

UPI / TAX PARCEL NUMBER:
338-96442-0-0000

JUDGMENT: \$162,658.59

REPUTED OWNER(S): DENZEL
WILLIAMS

DEED or INSTRUMENT NO:
6517320

MUNICIPALITY: CITY OF LAN-
CASTER

AREA: 0.07 ACRES

IMPROVEMENTS: A TWO-FAMILY
RESIDENTIAL DWELLING

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