

NEWS RELEASE

Philadelphia, Allentown, Reading, and Easton, Pennsylvania
July 21, 2022

We are deeply saddened today by the passing of our dear friend the Honorable Marilyn Heffley. A Dauphin County native and longtime Philadelphia lawyer, Judge Heffley served the public with distinguished scholarship, compassion, and diligence. She is an important part of our Court's history and continuing legacy, and a beloved member of our Court family. We will miss her smile and good cheer. We ask for your kindness in respecting the privacy of Judge Heffley's family, her many friends in the Bar, and our Court during this period of profound grief.

Chief Judge Juan R. Sánchez and the Judges of the United States District Court for the Eastern District of Pennsylvania

Court Of Common Pleas of Lancaster County

Criminal

Commonwealth v. Alejandro Cruz-Santiago
 PCRA Opinion — Ineffective Assistance of Counsel — Voluntariness of
 Guilty Plea — Competency

Opinion: Commonwealth v. Alejandro Cruz-Santiago. No. 2365-2017.
 Amara M. Riley, Esquire for Commonwealth
 Daniel C. Bardo, Esquire for Defendant

OPINION BY ASHWORTH, P.J., January 26, 2022. Before the Court is Alejandro Cruz-Santiago's *pro se* petition filed pursuant to the Post Conviction Relief Act (PCRA), 42 Pa. C.S.A. §9541-46. For the reasons set forth below, this petition will be dismissed without a hearing.¹

I. PROCEDURAL BACKGROUND

On June 22, 2017, Petitioner was charged at Information No. 2365-2017 with criminal homicide, burglary of an occupied structure, criminal conspiracy (homicide), and criminal conspiracy (burglary),² stemming from criminal activity occurring in Providence Township, Lancaster County, Pennsylvania. On the night of March 22, 2017, Petitioner and a co-defendant³ unlawfully entered the residence of victim Hugo Ernesto Garcia-Hernandez with the intent to rob the victim. During the course of this crime, the victim was shot and killed by his assailants. Randall L. Miller, Esquire, was initially court-appointed to represent the indigent Petitioner on all charges, however, the Court later rescinded that appointment due to a conflict of interest and on May 2, 2017, appointed Christopher P. Lyden, Esquire to serve as Petitioner's trial and appellate counsel ("trial counsel").

On June 6, 2019, Petitioner appeared before the undersigned and tendered a negotiated guilty plea. Petitioner pled guilty in accordance with the Plea Agreement to criminal homicide (amended to third degree), burglary, and criminal conspiracy (burglary). The Commonwealth entered a *nolle pros* on the criminal conspiracy (homicide) charge. After reviewing the seven-page, seventy-eight paragraph Guilty Plea Colloquy and Post-Sentence Rights form completed by Petitioner with his trial counsel, and after conducting an extensive oral colloquy on the record, the Court accepted the Plea Agreement and Petitioner's guilty plea, finding he entered his plea knowingly, intelligently, and voluntarily. Petitioner waived his right for a presentence investigation and stood for sentencing that same day. The Court sentenced Petitioner to the agreed upon aggregate term of incarceration of twelve to twenty-five years in a state correctional institution, plus restitution and costs.⁴ Notes of Testi-

¹ Under Pa. R.Crim.P. 907, a PCRA court may dispose of post-conviction collateral relief petitions without a hearing if it is satisfied after reviewing the materials submitted that no genuine issues of material fact exists and that petitioner is not entitled to relief. See also *Commonwealth v. Springer*, 961 A.2d 1262, 1264 (Pa. Super. 2008).

² In violation of 18 P.S. § 2501(a); 18 Pa.C.S.A. § 3502(a)(1)(i); and 18 Pa.C.S.A. § 903(a)(1), respectively.

³ Co-Defendant Jose Ferrufino was charged at Information Nos. 2349-2017 and 2350-2017.

⁴ Specifically, Petitioner was sentenced to 12-25 years' incarceration on the third degree criminal homicide,

mony (“N.T.”)⁵ at 12-13. Petitioner was not eligible for a Recidivism Risk Reduction Incentive (“RRRI”) sentence due to the homicide conviction. No post sentence motion was filed, and no direct appeal to the Superior Court of Pennsylvania was taken.

Acting *pro se*, Petitioner filed a timely⁶ petition for post-conviction collateral relief on June 10, 2020,⁷ challenging his guilty plea. Pursuant to Rule 904(A) of the Pennsylvania Rules of Criminal Procedure, Daniel C. Bardo, Esquire (“PCRA counsel”), was appointed to represent Petitioner on his collateral claims and was granted leave to file an amended petition. On October 12, 2020, PCRA counsel filed a petition for leave to hire a forensic psychiatrist and to stay the PCRA proceedings until such time as an expert could be retained, evaluate Petitioner, and render an opinion and report on Petitioner’s mental health and competency. After conferring with PCRA counsel, the Court entered an Order on October 22, 2020, granting the petition to stay the PCRA proceedings, but deferring decision on retention of a forensic psychiatrist pending the production of documentation of a mental health condition that could have rendered Petitioner incompetent at the time of his guilty plea. The Court set a deadline of thirty days after the date of said Order but informally extended this timeframe several times to accommodate PCRA counsel’s diligent investigative efforts to locate records Petitioner insisted existed.

Ultimately, PCRA counsel was unable to obtain any psychiatric medical records for Petitioner, and after a careful and conscientious review of the entire record, concluded the petition did not present any issues of arguable merit and was frivolous as a matter of law. Accordingly, on June 5, 2021, PCRA counsel submitted a “no merit” letter⁸ to Petitioner and filed a motion to withdraw with the Court. After reviewing the *pro se* PCRA petition, counsel’s “no merit” letter, and conducting an independent review of the record, the Court found there were no disputed issues of fact, Petitioner was not entitled to post conviction collateral relief, and no purpose would be served by any further proceedings. Therefore, pursuant to Pa. R.Crim.P. 907 (1), the Court filed a notice of intent to dismiss the PCRA petition without a hearing, allowing Petitioner additional time within which to file a *pro se* amended petition or to otherwise respond to the Court’s Notice. No response by Petitioner has been filed, and this matter is ripe for adjudication.

10-20 years’ incarceration on the burglary, and 10-20 years’ incarceration on the criminal conspiracy (burglary), with restitution in the amount of \$16,268.90.

⁵ All citations to notes of testimony refer to the transcript of the Guilty Plea hearing held before the undersigned on June 6, 2019.

⁶ Pursuant to 42 Pa.C.S.A. § 9545(b), a petition for relief must be filed within one year of the date the judgment of sentence becomes final. For purposes of the PCRA, a judgment of sentence becomes final at the conclusion of direct review, including discretionary review in the Supreme Court of Pennsylvania, or at the expiration of the time for seeking such review. *Id.* at § 9545(b)(3). See also *Commonwealth v. Jones*, 54 A.3d 14, 17 (Pa. Super. 2012). As Petitioner did seek direct review with the Pennsylvania Superior Court, his judgment of sentence became final on July 6, 2019, when the period for filing an appeal with the Superior Court expired (30 days after the guilty plea and sentencing hearing of June 6, 2019). Petitioner’s *pro se* PCRA petition was placed into the prison mail system on June 10, 2020 and was docketed on June 15, 2020; it is timely. See Filing Discussion, *infra* n6.

⁷ Pursuant to the “prisoner mailbox rule” the pleading is deemed filed on the date of mailing rather than the date of docketing. See *Commonwealth v. Crawford*, 17 A.3d 1279, 1281 (Pa. Super. 2011) (“Under the prisoner mailbox rule, we deem a *pro se* document filed on the date it is placed in the hands of prison authorities for mailing.”). Unfortunately, the envelope in which the instant petition was sent to the Court is no longer available, rendering it impossible to discern the precise date of posting. Fortunately, Cruz filed this petition well within one year from the date his judgment of sentence became final on February 27, 2020, so the exact date of posting is irrelevant to this particular matter.

⁸ This was filed pursuant to *Commonwealth v. Turner*, 518 Pa. 491, 544 A.2d 927 (1988), and *Commonwealth v. Finley*, 379 Pa. Super. 390, 550 A.2d 213 (1988), and their progeny.

II. DISCUSSION

Generally, “a plea of guilty amounts to a waiver of all defects and defenses except those concerning the jurisdiction of the court, the legality of the sentence, and the validity of the guilty plea.” *Commonwealth v. Morrison*, 173 A.3d 286, 290 (Pa. Super. 2017) (citation omitted). Here, there are no grounds for challenging the jurisdiction and authority of this Court to prosecute Petitioner. Neither does the record support an allegation that the individual sentences imposed on Petitioner were not legislatively permitted.⁹ Rather, the only possible basis for post-conviction collateral relief under the PCRA would be that Petitioner’s guilty plea was not knowingly, voluntarily, and intelligently made; no evidence to support such a claim exists here.

In assessing the validity of a guilty plea, our Superior Court has noted that “[t]he law does not require that [the defendant] be pleased with the outcome of his decision to enter a plea of guilty; rather [a]ll that is required is that [the defendant’s] decision to plead guilty be knowingly, voluntarily and intelligently made.” *Commonwealth v. Brown*, 48 A.3d 1275, 1277 (Pa. Super. 2012) (citations and internal quotation marks omitted).

With regard to the voluntariness of a plea, a guilty plea colloquy must affirmatively demonstrate the defendant understood what the plea connoted and its consequences. Once the defendant has entered a guilty plea, it is presumed that he was aware of what he was doing, and the burden of proving involuntariness is upon him.

Commonwealth v. Willis, 68 A.3d 997, 1002 (Pa. Super. 2013) (citations and internal quotations omitted). In determining whether a defendant entered into a plea of guilty knowingly, voluntarily, and intelligently, a court “is free to consider the totality of the circumstances surrounding the plea, . . . including, but not limited to, transcripts from other proceedings, ‘off-the-record’ communications with counsel, and written plea agreements.” *Commonwealth v. Allen*, 557 Pa. 135, 146-47, 732 A.2d 582, 588-89 (1999). Moreover, “[a] defendant is bound by the statements made during the plea colloquy, and a defendant may not later offer reasons for withdrawing the plea that contradict statements made when he pled.” *Brown*, 48 A.3d at 1277. Where the defendant enters his plea on the advice of counsel, “[t]he voluntariness of [the] plea depends on whether counsel’s advice was within the range of competence demanded of attorneys in criminal cases.” *Commonwealth v.*

⁹ The individual sentences imposed by this Court on Petitioner are clearly legal sentences as each falls well below the permissible statutory maximum. An individual convicted of the crimes to which Petitioner pled guilty faces a statutory maximum of: 40 years incarceration and a fine of \$50,000 (homicide in the third degree); 20 years’ incarceration and a fine of \$25,000 (burglary); and twenty years’ incarceration with a fine of \$25,000 (conspiracy/burglary), for a possible aggregate sentence of 80 years’ incarceration and \$100,000 in fines. Thus, Petitioner’s agreed upon sentences of 12-25 years’ incarceration (homicide in the third degree), 10-20 years’ incarceration (burglary)(concurrent), 10-20 years’ incarceration (conspiracy/burglary) (concurrent), and zero fines are clearly legal sentences. Again, Petitioner was sentenced to an aggregate of just 12-25 years’ imprisonment, well below the statutory maximums for the serious crimes he admitted to committing.

Lynch, 820 A.2d 728, 732 (Pa. Super. 2003) (citation omitted).

To analyze the voluntary, knowing, and intelligent nature of Petitioner's plea, the Court examines the totality of the circumstances surrounding it. The procedure for pleas and plea agreements is set forth in Rule 590 of the Pennsylvania Rules of Criminal Procedure. Before a trial court may accept a plea of guilty, it must determine, after inquiry of the defendant, that the plea is voluntarily and understandingly tendered. Pa.R.Crim.P. 590(A)(3).¹⁰ The comment to this Rule notes that "at a minimum," the judge should ask the following questions in the guilty plea colloquy: (1) Does the defendant understand the nature of the charges to which he is pleading guilty; (2) Is there a factual basis for the plea; (3) Does the defendant understand that he has the right to trial by jury; (4) Does the defendant understand that he is presumed innocent until he is found guilty; (5) Is the defendant aware of the permissible range of sentences and/or fines for the offenses charged; and (6) Is the defendant aware that the judge is not bound by the terms of any plea agreement tendered unless the judge accepts such agreement. *Commonwealth v. Hart*, 174 A.3d 660, 667 (Pa. Super. 2017). Our Supreme Court has held that inquiry into these six areas is essential to ensure a knowing, voluntary, and intelligent plea. *Commonwealth v. Flanagan*, 578 Pa. 587, 605, 854 A.2d 489, 500 (2004).

The comment to Rule 590 does allow that a determination into these areas may be accomplished by a written colloquy that is "read, completed, signed by the defendant, and made part of the record of the plea proceedings," supplemented by some on-the-record oral examination. In this case, the undersigned did specifically inquire on the record into the six designated areas identified above (N.T. at 3-9), and Petitioner also completed a seven-page written colloquy through which he manifested his understanding of the offenses against him, the maximum sentences, and the procedural due process rights waived by a guilty plea. (*Id.* at 8-9); *see also* Guilty Plea Colloquy. Petitioner indicated that he reviewed the colloquy form with his attorney and signed it. (N.T. at 8-9). Furthermore, while Petitioner answered "yes" on the written colloquy that he had been treated for mental illness in his past, he further indicated that such "illness or its treatment" did not affect his "ability to understand these questions or why [he is] here today [at the Guilty Plea Hearing]." Guilty Plea Colloquy at ¶¶ 5, 6. Thus, the record clearly establishes that Petitioner was aware of his charges (N.T. at 4-6), that he understood the nature of these charges (*Id.*), and that he was giving up his right to a jury trial and the presumption of innocence (*Id.* at 3-4). Moreover, Petitioner indicated that he knew he did not have to plead guilty and that it was his voluntary decision to plead guilty. (*Id.*); *see also* Guilty Plea Colloquy at ¶¶ 10, 49. Petitioner denied being forced to plead guilty and indicated that it was his decision to plead guilty of his own free will. Guilty Plea Colloquy at ¶¶ 50-51; *see also* N.T. at 11.

¹⁰ Rule 590 provides in relevant part: "[t]he judge . . . shall not accept [a plea of guilty] unless the judge determines after inquiry of the defendant that the plea is voluntarily and understandingly tendered. Such inquiry shall appear on the record." Pa.R.Crim.P. 590(A)(3).

As required by Pa.R.Crim.P. 590, this Court must also satisfy itself that there was a factual basis for the plea. *Commonwealth v. Fluharty*, 429 Pa. Super. 213, 219, 632 A.2d 312, 315 (1993). In the instant case, there was substantial independent evidence of guilt on all three charges, as acknowledged by Petitioner and his counsel. (N.T. at 9-10). Furthermore, in exchange for the plea agreement, Petitioner testified against co-defendant Ferrufino at his trial, over which the undersigned presided and received all evidence and testimony. In light of the totality of the circumstances surrounding the plea in this case, it is clear there was a sufficient factual basis to support Petitioner's guilty plea. By the nature, extent, and tone of the guilty plea hearing, and especially the discussions held by the Court directly with Petitioner on the record, this Court was well satisfied that Petitioner was fully competent to enter his guilty plea. Further, the Court was and still is confident that Petitioner's trial counsel fully executed his duties in advising Petitioner of the nature of the charges and the possible consequences of a guilty plea, and that Petitioner was competent to understand those consequences, contrary to his present claims. Thus, considering all the circumstances attendant to the plea, including the adequacy of the written and oral plea colloquies, Petitioner's responses therein, and the representations by Petitioner's trial counsel, the guilty plea was entered knowingly, voluntarily, and intelligently.

As far as Petitioner's relatively recent assertion that he was incompetent at the time of the plea to understand its meaning and consequences due to the effects of some undisclosed mental illness, the Court finds this claim to be without merit. This Court stayed the PCRA proceedings and granted PCRA counsel ample opportunity to uncover and produce medical documentation of any mental illness that might have rendered the Petitioner incompetent at the time of his plea. PCRA counsel engaged in a diligent yet unsuccessful effort over a period of months to locate the medical records Petitioner claims exist. As recounted in PCRA counsel's no merit letter to Petitioner, counsel obtained Petitioner's signed records release form and enlisted the help of Petitioner's sister in locating and securing any relevant mental health documents but no records have been returned. As such, the Court has no choice but to accept Petitioner's original answers to the Plea Colloquy and find that although Petitioner may have at some time been treated for an unnamed mental illness, at the time of the plea he was fully competent to understand the nature and consequences of entering into the plea agreement and pleading guilty in this matter. *See Brown*, 48 A.3d at 1277. Although the Petitioner may now regret having accepted the agreement offered by the Commonwealth, such regret is of no actionable consequence to this Court. *Id.*

III. Conclusion

For the reasons set forth above, Alejandro Cruz-Santiago's *pro se* PCRA petition fails to state any issues of merit and must be denied and dismissed without further proceedings.

Accordingly, I enter the following:

ORDER

AND NOW, this 26th day of January, 2022, upon consideration of Alejandro Cruz-Santiago's *pro se* petition for post-conviction collateral relief, it is hereby ORDERED that said petition is DENIED without a hearing. There are no genuine issues concerning any material fact, Cruz-Santiago is not entitled to post conviction collateral relief, and no purpose would be served by any further proceedings.

Further, the no-merit letter of Defendant's court-appointed attorney, Daniel C. Bardo, Esquire, states that the *pro se* petition is lacking in merit as a matter of law, a conclusion with which the Court agrees after its independent review of the record. Accordingly, Mr. Bardo is GRANTED his request for leave to withdraw as counsel.

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

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

BY THE COURT:

DAVID L. ASHWORTH
PRESIDENT JUDGE

ESTATE AND TRUST NOTICES

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

FIRST PUBLICATION

Adair, Aaron T., dec'd.

Late of Providence Township.
Administratrix: Elaine Adair c/o Russell, Krafft & Gruber, LLP, 101 North Pointe Blvd., Suite 202, Lancaster, PA 17601.
Attorney: Lindsay M. Schoeneberger, Esquire.

Bauer, Gregory Scott, dec'd.

Late of East Lampeter Township.
Administrator: William J. Bauer c/o Jeffrey C. Goss, Esquire, 480 New Holland Avenue, Suite 6205, Lancaster, PA 17602.
Attorney: Brubaker Connaughton Goss & Lucarelli LLC.

Borst, Robert F., dec'd.

Late of West Hempfield Township.
Executor: Robert F. Borst, Jr. c/o O'Day Law Associates, 158 East Chestnut Street, Lancaster,

PA 17602.
Attorney: O'Day Law Associates.

Bradley, Michael P. a/k/a Michael Paul Bradley, dec'd.

Late of Manheim Township.
Executor: Christopher A. Bradley c/o David P. Carson, 2457 Lititz Pike, Lancaster, PA 17601.
Attorney: David P. Carson.

Bucher, Ronald D., dec'd.

Late of Clay Township.
Executor: Thomas L. Bucher c/o Cody & Pfursich, 53 North Duke Street, Suite 420, Lancaster, PA 17602.
Attorney: Stephen W. Cody.

Costanza, Nazzerno D. a/k/a Nazzareno Costanza, dec'd.

Late of Manheim Township.
Executor: Paul Sirbak c/o Alspach and Ryder LLC, 232 N. Duke St., Lancaster, PA 17602.
Attorney: Alspach and Ryder, LLC.

Dannay, Douglas, dec'd.

Late of Lancaster City.
Executor: Jeffrey Dannay c/o Ann L. Martin, Attorney, P.O. Box 5349, Lancaster, PA 17606.
Attorneys: Gibbel Kraybill & Hess, LLP.

DeMascola, Roberta E., dec'd.

Late of Manheim Township.
Executor: Danielle DeMascola, 1425 Fruitville Pike #11, Lancaster, PA 17601.
Attorney: None.

Didner, Marlene, dec'd.

Late of Lancaster City.
Executor: Hal Didner c/o James

D. Wolman, Esquire, 53 North Duke Street, Suite 309, Lancaster, PA 17602.

Attorney: James D. Wolman, Esq.

Doull, Gerald N. Jr., dec'd.

Late of West Donegal Township. Executrix: Kathleen D. Vargo c/o Gardner and Stevens, P.C. 109 West Main Street, Ephrata, PA 17522.

Attorney: Kurt A. Gardner.

Dunlap, Barbara A., dec'd.

Late of the Township of Manheim.

Executor: Terry L. Dunlap c/o Lindsay M. Schoeneberger, Russell, Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.

Attorney: Lindsay M. Schoeneberger.

Dunlap, Donald W., dec'd.

Late of the Township of Manheim.

Executor: Terry L. Dunlap c/o Lindsay M. Schoeneberger, Russell, Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.

Attorney: Lindsay M. Schoeneberger.

Finnegan, Frances J. a/k/a Frances Finnegan, dec'd.

Late of Lancaster City.

Executor: David M. Finnegan c/o David P. Carson, 2547 Lititz Pike, Lancaster, PA 17601.

Attorney: David P. Carson.

Fultineer, Shirley Y., dec'd.

Late of Lancaster City.

Administrators: Jacquelyn Weav-

er, Donald Sample c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.

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

Hatfield, Linda Antoinette a/k/a Linda Hatfield a/k/a Linda Antoinette Griscom a/k/a Linda Antoinette Lady, dec'd.

Late of the Township of West Lampeter.

Executor: Jonathan E. Lady, 29 West 7th Street #145, Waterford, PA 16441.

Attorney: Grant M. Yochim, Esq., 24 Main St. E., P.O. Box 87, Girard, PA 16417.

Heisey, Fairy F. a/k/a Fairy Fay Heisey, dec'd.

Late of Elizabethtown Borough.

Executrix: Gay F. Morris c/o Nikolaus & Hohenadel, LLP, 222 S. Market St., Suite 201, Elizabethtown, PA 17022.

Attorney: Kevin D. Dolan, Esquire.

Jones, Robert F. a/k/a Robert Frank Jones, Jr., dec'd.

Late of Rapho Township.

Executor: Ted D. Jones c/o Anthony P. Schimaneck, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4686.

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

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

Late of Millersville Borough.

Executrix: Lisa Blanche Jones Esbenschade c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.

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

Lapp, Howard Edwin a/k/a H. Edwin Lapp, dec'd.

Late of Paradise Township.
Executor: Christina L. Lapp c/o Cody & Pfursich, 53 North Duke Street, Suite 420, Lancaster, PA 17602.
Attorney: Stephen W. Cody.

Latshaw, Miriam A. a/k/a Miriam Arline Latshaw, dec'd.

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

Mackes, Theresa M. a/k/a Theresa M. Mackes, dec'd.

Late of East Drumore Township.
Executor: Robert J. Mackes c/o Nikolaus & Hohenadel, LLP, 222 S. Market St., Suite 201, Elizabethtown, PA 17022.
Attorney: Jeffrey S. Shank, Esquire.

Martin, Andrew W., dec'd.

Late of East Cocalico Township.
Executors: Jay Clifford Martin and Kenneth L. Martin c/o Appel, Yost & Zee, LLP, 33 N. Duke Street, Lancaster, PA 17602.
Attorney: James K. Noel, IV.

McSorely, Elizabeth, dec'd.

Late of Manheim Township.
Executor: Constance Eurich c/o Law Office of Shawn Pierson, 105 East Oregon Rd., Lititz, PA 17543.
Attorney: Shawn M. Pierson,

Esq.

Reddington, Mark David a/k/a Mark D. Reddington, dec'd.

Late of Earl Township.
Administrator: Melissa J. Reddington c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Ashley Glick, Esq., Kling, Deibler & Glick, LLP.

Riehl, Rebecca May, dec'd.

Late of Earl Township.
Executor: A. Ronald Steinmetz c/o Cody & Pfursich, 53 North Duke Street, Suite 420, Lancaster, PA 17602.
Attorney: Stephen W. Cody.

Sangrey, Dorothy L., dec'd.

Late of East Lampeter Township.
Executor: Terry L. Sangrey, Kathy G. Hake c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Linda Kling, Esq., Kling, Deibler & Glick, LLP.

Turner, Neil W., dec'd.

Late of Lampeter Township.
Executor: Marcella L. Turner, 904 Cadwell Lane, Lancaster, PA 17601-5763.
Attorney: Timothy E. Durant, Esquire, 201 North Second Street Clearfield, PA 16830.

Walker, Stephen L., dec'd.

Late of Ephrata Township.
Administrator: Ann L. Walker c/o A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.
Attorney: A. Anthony Kilkuskie, 117A West Main Street, Ephrata, PA 17522.

SECOND PUBLICATION

Adams, Elizabeth M., dec'd.

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

Attorneys: Metzger and Spencer,
LLP.

Bergeron, Clifford M., dec'd.

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

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

Breneman, Ruth B., dec'd.

Late of Manor Twp.
Executor: James L. Brenerman
c/o 327 Locust Street, Colum-
bia, PA 17512.
Attorney: John F. Markel, Ni-
kolaus & Hohenadel, LLP, 327
Locust Street, Columbia, PA
17512.

Chaparro, Luz Delia, dec'd.

Late of Lancaster City.
Executor: Edward Rivera c/o
James N. Clymer, Esq., 408
West Chestnut Street, Lancast-
er, PA 17603.
Attorney: Clymer Musser & Sar-
no, PC.

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

Late of Lancaster Township.
Executor: Dru C. Kevit, 7849
Vervain Court, Springfield, Vir-
ginia 22152.

Attorney: Terence J. Barna, Es-
quire, BENNLAWFIRM, 103 East
Market Street, P.O. Box 5185,
York, Pennsylvania 17405-
5185.

Cutting, Joyce C., dec'd.

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

Attorney: Jeffrey R. Bellomo,
Esquire.

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

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

Douts, Verna M., dec'd.

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

Dunlevy, Janice C., dec'd.

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

Drumm, Richard C. a/k/a Rich-

ard C. Drumm, Jr., dec'd.

17512.

Late of Martic Township.

Administrator: Gladys D. Drumm, 40 Pencroft Drive North, Holtwood, PA 17532.

Attorney: None.

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

Late of Salisbury Township.

Executrix: Srima Deepangani Fernando c/o Nicholas T. Gard, Esquire, 121 E. Main Street, New Holland, PA 17557.

Attorneys: Smoker Gard Associates LLP.

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

Late of Brecknock Township.

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

Attorney: James W. Appel.

Graff, Edith P., dec'd.

Late of Manheim Township.

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

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

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

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

Late of Millersville Borough.

Executrix: Lisa Blanche Jones Esbshade c/o Karl Kreiser, Esquire, 553 Locust Street, Columbia, PA 17512.

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

Kendig, Linda Carol, dec'd.

Late of Rapho Township.

Administratrix: Steven C. Young c/o Young and Young, 44 S. Main Street, P.O. Box 126, Manheim, PA 17545.

Attorney: Young and Young.

Kramer, John W., dec'd.

Late of Marietta Borough.

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

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

Kreider, Kevin S., dec'd.

Late of East Lampeter Township.

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

Attorneys: Brubaker Connaughton Goss & Lucarelli LLC.

Lightcap, Mabel E., dec'd.

Late of West Hempfield.

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

Attorney: James R. Clark.

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

Late of Martic Township.

Executor: Shannan Marie Barsky-Pearce c/o Lucy Dowd, Lucy Dowd Law LLC, 342 N. Queen Street Rear, Lancaster,

PA 17603.
Attorney: Lucy F. Dowd.

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

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

Martin, David Ray, dec'd.

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

Martin, John M., dec'd.

Late of Brecknock Township.
Executors: Jason Z. Martin, Galen Z. Martin c/o Kling, Deibler & Glick, LLP, 131 W. Main Street, New Holland, PA 17557.
Attorney: Patrick A. Deibler, Esq., Kling, Deibler & Glick, LLP.

Miller, John M., dec'd.

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

Moyer, Connie D., dec'd.

Late of the Township of West Calico.
Executor: Jeffery L. Moyer c/o Lindsay M. Schoeneberger, Rus-

sell, Krafft & Gruber, LLP, 108 West Main Street, Ephrata, PA 17522.

Attorney: Lindsay M. Schoeneberger

Nauss, Elsie E., dec'd.

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

Paraschos, Kimberly Jean, dec'd.

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

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

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

Parkhouse, David R., dec'd.

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

Plank, Robert R., dec'd.

Late of Ephrata Borough.

Administratrix: Kristin Hoehn-warter c/o John S. May, Esquire, 49 North Duke Street, Lancaster, PA 17602.

Attorney: May, Herr & Grosh, LLP.

Risser, Lois Anne, dec'd.

Late of West Lampeter Township.

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

Attorneys: Barley Snyder LLP.

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

Late of W. Hempfield Twp.

Executor: Dawn Ann Helm c/o 327 Locust Street, Columbia, PA 17512.

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

Rudy, Doris M., dec'd.

Late of East Hempfield Township.

Executor: Steven D. Rudy c/o Anthony P. Schimaneck, Esquire, 700 North Duke Street, P.O. Box 4686, Lancaster, PA 17604-4868.

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

Sangrey, Leroy D., dec'd.

Late of East Lampeter Township.

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

Attorney: H. Charles Benner

Slotterback, Grace A. a/k/a

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

Late of the Borough of Elizabethtown.

Executor: Jane M. Walter, 449 Taylorsville Mtn. Road, Pitman, PA 17964.

Attorney: Anthony James Urban, Esquire, 474 North Centre Street, P.O. Box 890, Pottsville, PA 17901-0890.

Wert, Dorothy B., dec'd.

Late of the Township of East Drumore.

Executor: Melanie R. Lutz c/o Law Office of James Clark, 277 Millwood Road, Lancaster, PA 17603.

Attorney: Trisha L. Lantz.

Will, Henry, Sr., dec'd.

Late of East Hempfield Township.

The Henry Will, Sr. and Marie E. Will Revocable Living Trust.

Executor/Trustee: Henry Will, Jr. c/o Charice D. Chait, Peckman Chait LLP, 29 Mainland Road, Harleysville, PA 19438.

Attorney: Charice D. Chait.

Wood, Marie P., dec'd.

Late of West Lampeter Township.

Executor: Gregory R. Wood c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602.

Attorney: Matthew A. Grosh.

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

Late of Manheim Township.

Administratrix: Sharon L. Shue c/o Douglas A. Smith, Attorney, P.O. Box 5349, Lancaster, PA

17606.
Attorneys: Gibble Kraybill &
Hess LLP.

Main Street, New Holland, PA
17557.
Attorney: Good & Harris.

Younger, Beverly J., dec'd.

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

Ciemiesicz, Jon T., dec'd.

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

THIRD PUBLICATION

Abel, Pauline W., dec'd.

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

Crosby, Rebecca, dec'd.

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

Bates, Stephen C., dec'd.

Late of Warwick Township.
Executor: Madelynne E. Mar-
tin c/o Young and Young, 44 S.
Main Street, P.O. Box 126, Man-
heim, PA 17545.
Attorney: Young and Young.

Cwienk, Edythe M., dec'd.

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

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

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

Davis, Grace Elaine, dec'd.

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

Bomberger, Charlene M., dec'd.

Late of Manheim Township.
Executor: Joanne H. Mateer c/o
Good & Harris, LLP, 132 West

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

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

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

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

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

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

Groff, Vernon J., dec'd.

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

Heineman, Sally, dec'd.

Late of East Donegal Township.
Executor: Michael Dixon, 3
Clearview Road, Malvern, PA
19355.
Attorney: Edward Coyle, Es-
quire, Buzgon Davis Law Of-
fices, 525 South Eighth Street,
Lebanon, PA 17042.

Hoover, Frank L., dec'd.

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

Imber, Eric, dec'd.

Late of Lancaster County.
Interested Party: Excentia Hu-

man Services c/o Cipriani &
Werner, PC, 45 East Orange St,
Lancaster, PA 17602.
Attorney: Jeffrey C. Gray, Esq.

Johnson, Rosemarie B., dec'd.

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

Kosalek, Francis R., dec'd.

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

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

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

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

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

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

Late of Manor Township.
Executor: Spencer Proud c/o
Young and Young, 44 S. Main

Street, P.O. Box 126, Manheim,
PA 17545.

Attorney: Young and Young.

Schriver, Barbara J., dec'd.

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

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

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

Smith, Elvin G., dec'd.

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

Stipe, Lisa E., dec'd.

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

**Titus, Paula a/k/a Paula G. Ti-
tus**, dec'd.

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

**ACTION IN MORTGAGE
FORECLOSURE NOTICES**

STERN & EISENBERG, PC 1581
MAIN ST., STE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
(215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

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

U.S. Bank Trust National Associ-
ation, not in its individual capac-
ity but solely as owner trustee for
RCF 2 Acquisition Trust c/o U.S.
Bank Trust National Association
V.

Kyle J. Eshbach
Jeanette M. Eshbach Defen-
dant(s)

Civil Action Number: 16-06238
**TO: Kyle J. Eshbach and Jea-
nette M. Eshbach**

You have been sued in mortgage
foreclosure on premises: 681 River
Corner Road, Conestoga, PA 17516
based on defaults since June 01,
2019. You owe \$167,363,53 plus
interest.

NOTICE

If you wish to defend, you must
enter a written appearance per-
sonally 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 A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lancaster County Bar Association
Lawyer Referral Service
28 E. Orange Street
Lancaster, PA 17608
(717) 393-0737

JU-29

IN THE COURT OF COMMON
PLEAS OF LANCASTER COUNTY,
PENNSYLVANIA

CIVIL DIVISION -

NO. CI-21-08818

TRUIST BANK

4251 FAYETTEVILLE ROAD

LUMBERTON, NC 28358 Plaintiff

V.

COREY GANTERT

480 GOCKLEY RD

STEVENS, PA 17578 Defendant

NOTICE OF CIVIL ACTION

COMPLAINT IN CIVIL ACTION

NOTICE TO: COREY GANTERT

480 GOCKLEY RD

STEVENS, PA 17578

YOU HAVE BEEN SUED IN COURT. NOTICE IS HEREBY GIVEN THAT Truist Bank filed a Complaint in Civil Action against you in the Court of Common Pleas of Lancaster County, Pennsylvania, Case No.CI-21-08818. 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 judg-

ment 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.

Lawyer Referral Service

Lancaster Bar Association

28 E. Orange St.

Lancaster, PA 17602

717-393-0737

Further inquiry can be directed to counsel for Plaintiff as follows:

Michael J Dougherty, Esq.

PA ID No. 76046

Weltman, Weinberg & Reis Co.,
L.P.A.

170 S. Independence Mall W,
Suite 874W

Philadelphia, PA 19106

Tel. (215) 599-1500

JU-29

NOTICE OF ACTION IN MORT-
GAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF LANCASTER COUNTY,
PENNSYLVANIA CIVIL ACTION -
LAW

NO.: CI-22-01632

PNC BANK, NATIONAL ASSOCIA-
TION, Plaintiff,

vs.

Zachary H. A. Walker, Defendant

TO: Zachary H. A. Walker

You are hereby notified that Plaintiff, PNC 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-22-01632, seeking to foreclose the mortgage secured by the real estate located at 8 Regency Court, Lititz, PA 17543.

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

JU-29

ARTICLES OF INCORPORATION

Articles of Incorporation: Notice is hereby given that **ArtsAbility** filed articles of incorporation on 07/11/2022 under the Pennsylvania Nonprofit Corporation Law of 1988. Commercial registered office provider is Harbor Business Compliance Corporation.

JU-29

Common Ground DHIA was incorporated on July 21, 2022 under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for dairy herd improvement.

Raymond A. Durkin, Jr.
APPEL, YOST & ZEE LLP
Attorneys

JU-29

Notice is hereby given that Articles of Incorporation-Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania, under the Pennsylvania Nonprofit Corporation Law of 1988, on June 13, 2022 for:

WARWICK CROSSING UNIT OWNERS ASSOCIATION

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

JU-29

Yorty's Accounting and Tax Services, INC.

Has been incorporated under the provisions of the Business Corporation Law of 1988.

NIKOLAUS & HOHENADEL, LLP
Matthew S. Bleacher, Esquire

JU-29

CHANGE OF NAME NOTICES

IN THE COURT OF COMMON
PLEAS OF LANCASTER COUNTY,
CIVIL ACTION - LAW

IN RE: CHANGE OF NAME OF

C.M.G., a minor child,
by KAITLYN MORRIS

No. CI-22-02771

NOTICE IS HEREBY GIVEN that a Petition of Kaitlyn Morris, parent of C.M.G., was filed in the above Court seeking to change the name of **Cayden Michael Gonzalez** to Cayden Michael Morris. A hearing on the Petition will be held on September 26, 2022 at 1:45 p.m. in Courtroom No. 4 at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

Lancaster Law Group, LLC

By: Shawnee S. Burton, Esquire

JU-29

IN THE COURT OF COMMON
PLEAS OF LANCASTER COUNTY,
CIVIL ACTION - LAW

IN RE: CHANGE OF NAME OF
L.S.B. AND O.G.B., minor children
by KATHRYN IRISH

No. CI-22-03565

NOTICE IS HEREBY GIVEN that a Petition of Kathryn Irish, parent of L.S.B. and O.G.B., was filed in the above Court seeking to change the name of **Luna Sophia Bohn** to

Luna Sophia Irish Bohn and **Orin Gabriel Bohn** to Orin Gabriel Irish Bohn. A hearing on the Petition will be held on September 26, 2022, at 2:00 p.m. in Courtroom No. 4 at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

Lancaster Law Group, LLC By:
Sarah A. Groody, Esquire

JU-29

CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on July 1, 2022, for:

Smiley Distribution Corp.

having a registered office address
of:

910 Highmeadow Court
Lancaster, PA 17601 (Lancaster
County)

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

JU-29

FICTITIOUS NAME NOTICE

Sylvan L. King, 116 Warfel Road, Peach Bottom, PA 17563 did file in the office of the Secretary of the Commonwealth of Pennsylvania, on or about 7/18/2022 registration of the name:

Twin Brooks School

under which they intend to do business at 380 Goat Hill Road,

Peach Bottom, PA 17563 pursuant to the provision of the Act of Assembly of December 16, 1982, Chapter 3, known as the “Fictitious Name Act”.

JU-29

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 15, 2022 for **WEST END APPLIANCE SERVICE** at 814 Union Street, Lancaster, PA. 17603, pursuant to the provisions of the Act of Assembly of December 16, 1982, as amended, Chapter 3, known as the “Fictitious Name Act”. The name and address of the individual who is a party to the registration is John Gillett, 814 Union Street, Lancaster, PA. 17603.

JU-29

**FOREIGN BUSINESS
WITHDRAWAL NOTICE**

NOTICE IS HEREBY GIVEN that **Sensenich Wind Propeller Company, Inc.**, a foreign business corporation incorporated under the laws of Delaware, received a Certificate of Authority in Pennsylvania on October 24, 2008 and surrenders its certificate of authority to do business in Pennsylvania.

Its last registered office in this Commonwealth was located at: 14 Citation Lane, Lititz, PA 17543, and its last registered office of the corporation shall be deemed for venue and official publication purposes to be located in Lancaster County, Pennsylvania.

Notice of its intention to withdraw from Pennsylvania was

mailed by certified or registered mail to each municipal corporation in which the registered office or principal place of business of the corporation in Pennsylvania is located.

The post office address, including street and number, if any, to which process may be sent in an action or proceeding upon any liability incurred before the filing of the application for termination of authority is c/o The Philadelphia Bourse, Inc., 120 Sallitt Drive, Suite A, Stevensville, MD 21666-2154.

McNEES WALLACE & NURICK
LLC
Attorneys at Law
100 Pine Street
Harrisburg, PA 17101

JU-29

NOTICE OF A PUBLIC HEARING

**NOTICE OF A PUBLIC HEARING
REGARDING THE CREATION OF
A JOINT MUNICIPALITY
AUTHORITY**

NOTICE IS GIVEN that a public hearing on behalf of the Boroughs of Elizabethtown, Manheim, and Marietta, and the Townships of Clay, Conoy, East Donegal, Elizabeth, Mount Joy, Penn, Rapho, and West Donegal, all in Lancaster County, and of the Township of Conewago, in Dauphin County, will be held on Wednesday, August 31, 2022, beginning at 7:00 P.M., in Chiques Church, 4045 Sunnyside Rd, Manheim, PA 17545, regarding the proposed incorporation of a joint municipality authority to administer emergency medical services on behalf of the foregoing proposed incorporating municipal-

ities. Notice and conduct of this hearing is a requirement under the Pennsylvania Municipality Authorities Act, 53 Pa.C.S. Ch. 56 in order for the above municipalities to consider an ordinance for enactment at an upcoming meeting of their respective governing bodies toward incorporating the proposed authority.

JU-29

ORPHANS' COURT NOTICES

TERMINATION OF PARENTAL
RIGHTS NOTICE
COURT OF COMMON PLEAS OF
LANCASTER COUNTY
ORPHANS' COURT DIVISION

No. 2022-1399

**IN RE: ADOPTION OF JALIAH
BURGOS**

TO: Edwin Perez, Jr.

A Petition for Confirmation of Consent, Involuntary Termination of Parental Rights and for Adoption has been filed by Adiel Gillot and Jessica J. Semidey to the Orphans' Court Division, Court of Common Pleas of Lancaster County, Pennsylvania, at No. 2022-1399 asking the Court to put an end to any rights you have or might have concerning the child known as Jaliah Burgos, a female child, born in Lancaster, PA on July 18, 2016, whose birth mother's last name is Figueroa. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Court Room No. 11, Fourth Floor of the Lancaster County Courthouse, 50 North Duke Street, Lancaster, PA, on Wednesday, August 24, 2022, at 11:30 a.m. You are warned that even if you fail to appear at the scheduled hearing,

the hearing will go on without you and your rights to your child may be ended by the court without your being present. You have a right to be represented at the hearing by a lawyer. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lancaster Bar Association
Lawyer Referral Section
28 East Orange Street
Lancaster, PA 17602
Telephone: 717-393-0737
Lawyer Referral Service of the
Berks County Bar Association
544 Court Street
P.O. Box 1058
Reading, PA 19603
Phone: 610-375-4591
Phone: 610-375-4591

You may contact Holly S. Filius, Esquire as set forth below to obtain a copy of the petition prior to the hearing.

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

You are hereby informed of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 allows for an enforceable voluntary agreement for continuing contact with your child following an adoption. For information contact:
Holly S. Filius, Esquire
RUSSELL, KRAFFT & GRUBER,
LLP
101 North Pointe Boulevard, Suite
202
Lancaster, PA 17601
Telephone: (717) 293-9293

JU-29

Orphans' Court Division
Auditing Notices

SUITS ENTERED

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

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

July 14, 2022
to July 19, 2022

August 2, 2022

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

BAIR, NICHOLAS A.; Discover Bank; 04230; Fish CITY CENTER CONSTRUCTION CORP., STAFFORD, DAVID, ENDURANCE ASSURANCE CORPORATION; Carter Lumber Co.; 04256; Harpst

CROSS, JOSEPH P., YATES TRUCKING COMPANY INC., Mustafa S. El-Tohami; 04299; Paul DAVISON, BRIAN, DAVISON, MELISSA; Thomas F. Nikolaus; 04241; Pappas

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

DUTCH HAVEN AMISH STUFF INC., AMISH STUFF ETC.; Debra Stettler; 04339; Anzalone

EAST HEMPFIELD TOWNSHIP ZONING HEARING BOARD; Kimberly Swartz; 04341; Morrison

FJD PARTNERS LLC, FRISCO'S CHICKEN; Nora Patterson; 04294; Patton

LANCASTER DENTAL ARTS PC, LANCASTER DENTAL ARTS, MONAGHAN ESQ., JAMES V., RIPLEY ESTATE OF DMD, JAMES F.; Sammy W. Rodriguez; 04311; Kennett

Anne L. Cooper
Clerk of the Orphans' Court
Division
of the Court of Common Pleas.
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MCQUATE, KIERSTIN R.; TB Bank USA, N.A.; 04280; Klingensmith

OYLER, MADISON; John L. McAnany; 04305; Paul

PENN STATE HEALTH MILTON
S. HERSHEY MEDICAL CENTER;
Pamela Eckman; 04237; Campbell
SICKMEIER, JOSHUA D., SICK-
MEIER, JOSHUA; STUDENT LOAN
SOLUTIONS LLC; 04315; Sklar
STOLTZFUS, KIMBERLY; Paul
Barone; 04335; Hetznecker

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SEPTEMBER 28, 2022	MAY 18, 2022
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