

# Real Estate

An advertising section of LNP



ALSO INSIDE: OPEN HOUSES, FINANCIALS, RENTALS

## REALTOR® Profile

PATRICK TRIMBLE



REALTOR®

Life is full of transitions. For most folks, the most significant transition is buying or selling a home. The buying and selling is not the difficult part. The difficult part is all the decisions. Do you find yourself asking these questions:

Why am I struggling with fear, anxiety and doubts with the idea of moving? Should we downsize? Upsize? Build on to our existing home? I wish I was more knowledgeable about the process. Where do I start?

Housing transitions can seem complicated, but they don't

need to be. To provide clarity and help folks navigate their housing needs and wants, The Patrick Trimble Team has partnered with "Smart Moves with Sue" and developed "Team Trimble Transitions," providing you with all the services you need for your next transition.

Smart Moves features Sue Gunselman, a certified life coach and REALTOR® for 38 years. Sue's program takes you through the process, uncovers your fears, brings reassurance and helps you with those life-changing decisions. Her services include:

- One-on-one consultation addressing your goals.
- A time frame that you select to achieve your goals.
- Help determining the type of housing that will accommodate your future needs.
- The logistics of selling and buying, or moving, and aligning your moves smoothly.
- A review of financing strategies to help retain your assets and reduce expenditures.
- Guidance on all aspects of a move, including the ever-changing real estate market, contracts, preparing your house for sale, staging your property and more!

"Team Trimble Transitions" provides additional information and resources guiding you toward a seamless transition. Included in our program: a structured 5-point plan for preparing to buy or sell a home, a guide providing the steps to homeownership, a fully vetted vendor list with over 250 local housing-related vendors, a comprehensive database of "purveyors of stuff" to help declutter your home, a complete database of Lancaster County "over 55" and retirement communities, and more!

Our services focus on clients who are making a move and are seeking professionals who can be their housing transition mentors and advocates. We provide the support system to help you accomplish your move and give you peace of mind.

There's never a wrong time to start preparing for the next phase of your life. For your no-cost, no-obligation consultation, contact Patrick at 717-475-0955 or Sue at 717-475-4300.



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### FEATURED HOME



JOSH HOUCK

Steeple View Lofts, a repurposed tobacco warehouse, is home to 36 one- and two-bedroom apartments for those 55 and older

## ARCHITECTURAL CHARM, CARING COMMUNITY AT STEEPLE VIEW LOFTS

Ten years ago, Lisa Lanterman found herself at a crossroads. Recently widowed and living with multiple sclerosis, she knew she could no longer keep up with the house that she and her husband had shared in Conestoga Woods, just three blocks from the river. She needed an apartment.

A Realtor friend suggested Lanterman check out Steeple View Lofts, a charmingly repurposed tobacco warehouse at 118 N. Water St. in downtown Lancaster. The building, operated by Landis Communities, is home to 36 one- and two-bedroom residences for those 55 and over.

"As soon as she opened the door, I knew it was perfect for me," Lanterman says.

That initial assessment still holds true today in ways Lanterman could never have imagined when she first set foot in her new third-floor home almost a decade ago.

In keeping with the building's industrial chic charac-

ter, Lanterman's loft-style apartment, like all those at Steeple View, features exposed brick walls and ductwork and oversized windows — a reminder of the building's historic past.

"They've kept as much of the old look as possible," she says. "I love the old beams. I just love the loft look, the big windows where you can look out. When it's a sunny day, the sun comes in. It's just a beautiful apartment."

Lanterman has one of several ADA-compliant apartments at Steeple View. While she had more mobility when she first moved in, she anticipated the challenges to come.

"I knew I would need it eventually," she says. "My dad had MS so I knew what living with MS was going to become. When I was diagnosed it was maybe two years that I started having serious issues and I had to use a walker. That ended about a couple months ago."

Now in a wheelchair and largely homebound, Lanterman is still adjusting emotionally to her new



VINNY TENNIS | STAFF PHOTOGRAPHER

Steeple View resident Lisa Lanterman loves her third-floor apartment's exposed brick walls and ductwork, reminders of the building's past.

normal but she's continually thankful for the decision she made to move to Steeple View Lofts. From the lower countertops and closet shelves right down to the peephole in the door, the apartment has helped ease her transition into a wheelchair.

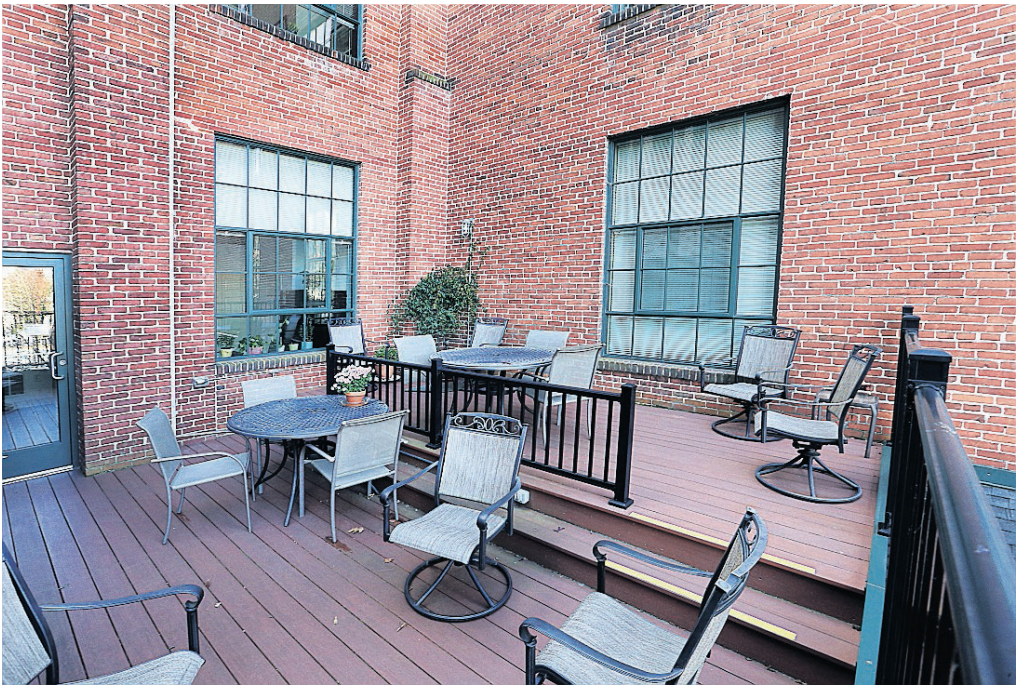
"They've got everything checked off," she says. "I'm

blessed to be able to still be in my apartment and not have to go into a care facility. ... As long as I'm able to take care of myself and stay here in my apartment I'm happy. That's how much I enjoy Steeple View Lofts."

All residents at Steeple View also have access to Landis at Home, a licensed home care agency that is part of Landis Communities and offers personal care services, transportation and wellness support.

Starting in early 2023, Landis at Home will be offering a care navigator at Steeple View Lofts whose services will be personalized to meet the unique needs of each resident. The care navigator will be a trusted adviser to residents and families as seniors age, connecting them to resources and supporting their overall wellness.

Perhaps most valuable to Lanterman, however, has been the sense of community at Steeple View Lofts. From holiday gatherings to game nights to resident-planned events, there are plenty of opportunities to



VINNY TENNIS | STAFF PHOTOGRAPHER

A second-floor deck is a popular gathering spot for residents of Steeple View Lofts.

STEEPLE VIEW, page RE3

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DOWNTOWN LANCASTER  
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Deeds: Conveyed Nov. 14-18

**Continued from RE2**  
Hemhaven LLC for \$230,000.  
**MOUNT JOY TWP.**  
Larry C. Dombach Inc. conveyed property on Radio Road to Shigeko Smith for \$408,014.

Fariba Niknejadi conveyed property on a public road to Leonard S. Bernstein and Harriet Bernstein for \$325,000.  
Melvin R. Sonnon and Melvin R. Sonnon Jr. conveyed property on Clover Lane to Thomas A. Hatt and Donielle L. Hatt for \$320,000.

Jeffrey Adam Martz conveyed property on a public road to Aaron B. Burkholder and Amanda K. Burkholder for \$315,000.

Patrick Corson and Shawn Beachler conveyed property on a public road to Patrick Corson for \$1.

**MOUNTVILLE BOROUGH**  
Patricia A. Semonco and Patricia A. Bennett conveyed property on Spring Hill Lane to Patricia A. Bennett, John William Semonco and Florence Madison Semonco for \$1.  
**NEW HOLLAND BOROUGH**  
Frances S. Sweigart and Vicki L. Mundy conveyed property on a public road to Daryl R. Hurst for \$230,000.

Daniel W. Igou and Jessica E. Igou conveyed property on Sycamore Lane to Joshua Adam Moore and Ivelisse Moore for \$250,000.  
**PARADISE TWP.**  
John H. Stoltzfus conveyed property on Slaymaker Hill Road to John H. Stoltzfus for \$1.  
Leon S. Stoltzfus and Ruth Ann Stoltzfus conveyed property on a public road to David J. Lantz for \$266,000.

**PENN TWP.**  
Sirva Relocation Properties LLC conveyed property on a public road to Donald E. Robbins and Donna M. Robbins for \$421,000.  
Michael Geib and Gary Royer conveyed property on a public road to Eli L. Stoltzfus and Sadie S. Stoltzfus for \$65,000.  
David R. Bailey and Dara E. Bailey conveyed property on a public road to Sirva Relocation Properties LLC for \$421,000.

Justin W. Myer and Christine A. Myer conveyed 577 Hi View Drive to Jordan Matthew Vance and Emily Suzanne Vance for \$415,000.  
Carol A. Hess, Lois Jean Peterman and Lois J. Peterman conveyed 62 Sunset Ave. to Joshua C. Groff and Janelle R. Groff for \$244,000.  
**PEQUEA TWP.**  
Jaclyn E. Bloch, Jaclyn E. Matthew and Alex G. Matthew conveyed property on a public road to Devon Orzolek and James P. Orzolek for \$277,500.  
John M. Younk and Karen S. Younk conveyed 98 Leaman Road to Brian D. Wassell and Colleen W. Wassell for \$1.

**PROVIDENCE TWP.**  
James A. Wilson Jr. and Deborah O. Wilson conveyed property on Ridge Road to Marie Tait and David R. Byrd for \$600,000.  
John C. Hollinger and Grace G. Hollinger conveyed 440 Groffdale Drive to Evan Kent Hastings and Aisha Joy Martin for \$225,000.  
Joseph G. Nadu Jr, Nadu Construction Inc. and Lancaster Home Builders conveyed property on a public road to Warren Mckay and Lovasoalalaina Parson for \$503,405.  
M. Richard Lefever, M. Richard Lefever Sr, Doris M. Lefever and M. Richard Lefever Jr. conveyed property on a public road to South County Properties LLC for \$760,000.

**QUARRYVILLE BOROUGH**  
Galen J. Ross Jr. and Dawn Y. Ross conveyed property on Broad Street to J. Earl Newswanger Inc. for \$25,000.  
**RAPHO TWP.**  
Harold S. Brubaker and Virginia P. Brubaker conveyed property on a public road to Joshua A. Nelson and Danelle L. Nelson for \$760,000.  
The estate of Henry R. Hartman Jr. conveyed property on a public road to Debbie A. Huff, Wendy Hartman, Val E. Hartman and Brett Hartman for \$1.  
Elm Tree Properties LLC and Alden Homes At Cornwall Inc. conveyed property on a public road to Luke William Yox and Abby V. Yox for \$403,835.

Jeffrey L. McMichael and Mary Kay McMichael conveyed property on a public road to Jeffrey L. McMichael for \$1.  
Peter Flouras conveyed property on a public road to William G. Nathan Jr. and Tammy L. Nathan for \$121,900.  
Jeanne L. Rensberger conveyed property on a public road to Scott T. Files for \$305,000.  
**SALISBURY TWP.**  
Gregory R. Donecker and Sheri K. Donecker conveyed property on Meeting House Road to Smucker Properties LLC for \$825,000.  
Benjamin J. Yoder Jr. and Marian F. Yoder conveyed property on a public road to Mervin Lee Yoder and Sadie Ruth Yoder for \$430,000.  
David R. Smucker conveyed property on a public road to South Slope Farm LLC for \$1,500,000.  
Surf & Turf LLC conveyed property on Hershey Church Road to Sandra K. Emenheiser for \$1.  
John U. Glick and Rachel S. Glick conveyed property on a public road to Merlin L. Yutzy and Mary Lou Yutzy for \$1.  
National Christian Foundation Real Property Inc. conveyed property on a public road to Merlin L. Yutzy and Mary Lou Yutzy for \$338,000.  
Merlin L. Yutzy and Mary Lou Yutzy conveyed property on a public road to Merlin L. Yutzy and Mary Lou Yutzy for \$1.

**STRASBURG BOROUGH**  
Todd R. Stumpf conveyed property on a public road to Henry Kevin Bowman and Alexandra Deann Bowman for \$449,900.  
**STRASBURG TWP.**  
John E. King and Emma S. King conveyed property on May Post Office Road to Leroy S. King and Mary K. King for \$1.  
Amos K. Beiler Jr. and Fannie S. Beiler conveyed property on a public road to Jesse B. Beiler and Barbie F. Beiler for \$1.  
Prospect Road Associates LLC, EG Stoltzfus Homes LLC and Chad Stoltzfus conveyed property on a public road to Mark R. Oplinger and Stacy M. Oplinger for \$533,155.

**WARWICK TWP.**  
Dean C. Brandt conveyed property on a public road to Lititz Reserve LLC for \$55,180.  
Amanda L. Fleischer conveyed property on a public road to Nicholas Ruhl and Marianna Ruhl for \$439,900.  
Michael J. Greger conveyed property on Barbara Lane to Ryan M. John and Krista L. John for \$455,000.  
Virginia M. Birmingham conveyed property on Limestone Court to Brian W. Birmingham for \$260,000.  
Dean C. Brandt conveyed property on a public road to Dean C. Brandt for \$1.  
Lititz Reserve LLC and Moyer Land Development Co. Inc. conveyed property on a public road to Dean C. Brandt for \$24,180.  
Warwick Crossing LLC, EG Stoltzfus Homes LLC, Elam G. Stoltzfus Jr. Inc. and Chad Stoltzfus conveyed property on a public road to Justin R. Lerma and Jennifer R. Lerma for \$656,785.  
Warwick Crossing LLC, EG Stoltzfus Homes LLC and Chad Stoltzfus conveyed property on a public road to Stephen R. Bachmann and Diana M. Bachmann for \$524,000.  
Joe A. Mills and Janet Brian Mills conveyed property on a public road to Kathryn Jendras and David Jendras for \$360,000.


Lititz Reserve LLC, EG Stoltzfus Homes LLC and Chad M. Stoltzfus conveyed property on a public road to 2019 Stahler Joint Revocable Trust for \$573,850.  
The estate of Martha Weinhold and Eric D. Weinhold conveyed property on Rabbit Hill Road to Eric D. Weinhold for \$1.  
Millport Road LLC, Garman Builders At Lancaster LLC, James W. Buckwater and Shawn L. Garman conveyed property on a public road to Piotr P. Grejc and Katarzyna Grejc for \$740,000.  
John D. Leaman and Kelly J. Gockley conveyed 276 Browning Road to Metzler Home Builders Inc. for \$105,000.

FOR RENT

RENTALS

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- Unfurn. Apts./City
- Unfurn. Apts./Suburb
- Homes / City
- Homes / Suburbs
- Mobile Home Rentals
- Misc. Rental Property
- Shared Living
- Rooms for Rent
- Garages / Storage
- Farms / Land
- Vacation Rentals
- Misc. Rentals
- Wanted to Rent
- Rental Services

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HOMES FOR SALE/SUBURBS

Real Estate Auctions



TUES. NOV. 29, 2022 – 5PM REAL ESTATE  
417 SPRING DR. MILLERSVILLE, PA 17551  
4 BEDROOM MILLERSVILLE HOME – 0.23 ACRES – PENN MANOR SD  
OPEN HOUSES: SHOWN BY APPOINTMENT  
Auction For: Elizabeth Sykes Estate



WED. NOV. 30, 2022 – 5PM REAL ESTATE  
242 MARIETTA AVE. MOUNT JOY, PA 17552  
CHARMING 3 BEDROOM MOUNT JOY HOME W/ 3-CAR GARAGE & BARN – 0.24 ACRES – DONEGAL SD  
OPEN HOUSES: SHOWN BY APPOINTMENT  
Auction For: Maya & Joseph Mazzur



THURS. DEC. 8, 2022 – 5PM REAL ESTATE  
1830 S. 5TH AVE. LEBANON, PA 17042  
WELL-LOCATED LEBANON RANCH HOME – 0.29 ACRES – CORNWALL-LEBANON SD  
OPEN HOUSE: SAT. DEC. 3, 10AM-12PM OR SHOWN BY APPOINTMENT  
Auction For: Joanna I. DeHart Est.



SAT. DEC. 10, 2022 – 12PM REAL ESTATE  
30 CEDAR CT. LANCASTER, PA 17603  
PENN MANOR RANCH HOME IN NICE NEIGHBORHOOD – 0.58 ACRES – PENN MANOR SD  
OPEN HOUSES: MON. NOV. 28, 4:30-6PM OR SHOWN BY APPOINTMENT  
Auction For: Grace B. Studlack Est.



SAT. DEC. 10, 2022 – 2PM REAL ESTATE  
100 COFFEE GOSS RD. MARIETTA, PA 17547  
3 BEDROOM RANCH STYLE HOME ON 2 ACRE LOT – 2.17 ACRES – DONEGAL SD  
OPEN HOUSES: MON. NOV. 28, 4:30-6PM OR SHOWN BY APPOINTMENT  
Auction For: Gerald & Jeanne Lindemuth



SAT. DEC. 10, 2022 – 4PM REAL ESTATE  
417 LAUREL AVE. LITITZ, PA 17543  
LITITZ RANCH STYLE HOME – 0.14 ACRES – WARWICK SD  
OPEN HOUSES: MON. NOV. 28, 4:30-6PM OR SHOWN BY APPOINTMENT  
Auction For: Joan A. Biechler Est.



SAT. DEC. 17, 2022 – 10AM REAL ESTATE  
PERSONAL PROPERTY ONLINE ONLY  
202 GRANDVIEW DR. MANHEIM, PA 17545  
MANHEIM STONE CAPE COD HOME ON 1-ACRE – 1.1 ACRE – MANHEIM CENTRAL SD  
OPEN HOUSES: SAT. DEC. 3, 10AM-12PM & SAT. DEC. 10, 10AM-12PM OR SHOWN BY APPOINTMENT  
Auction For: Billy & Carol Howard-Pogue



TUES. DEC. 20, 2022 – 5PM REAL ESTATE  
437 N. MOUNT JOY ST. ELIZABETHTOWN, PA 17022  
ELIZABETHTOWN 3 BEDROOM RANCH HOME – 0.22 ACRES – ELIZABETHTOWN AREA SD  
OPEN HOUSES: SAT. DEC. 3, 10AM-12PM & SAT. DEC. 10, 10AM-12PM OR SHOWN BY APPOINTMENT  
Auction For: Grace Hann

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Your special recognitions will appear in LNP on Sunday.  
  
To get started, email: class@LNPnews.com  

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Who's News



Dr. Andrew Palermo



Dr. Debra Boone

ABC Medical Practice of Lancaster has hired Dr. Andrew Palermo and Dr. Debra Boone. They will join the Hematology & Medical Oncology Department. A graduate of Jefferson Medical College, Palermo completed an internal medicine residency at XYZ Health System. Most recently Palermo completed



REAL ESTATE

- Homes for Sale / City
- Homes for Sale / Suburbs
- Open Houses
- Manufactured Housing
- Misc. Real Estate
- Lots / Acreage
- Farms / Farmland
- Out of Area Property
- Real Estate Wanted
- Real Estate Services



SHAUB AUCTION

REAL ESTATE  
December 3 at 1pm  
24 N. Bausman Drive  
Lancaster Twp (off Rt 999)  
Brick Ranch – 1,364 sq ft  
2+ Bedrooms – 1.5 Baths  
Partially finished basement  
Finished sun room w/ heat  
.5 acre – Garage – Shed  
Rear Deck-Nice Yard  
SHOWN by appointment  
TERMS \$10,000 down  
Settlement 45 days  
AUCTIONEER AU3414L  
Jessica Shaub Meyer  
PHONE 717-464-3541  
Photos and Details at  
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REAL ESTATE SERVICES

Steeple View: Architectural charm and caring community

**Continued from RE1**  
socialize within the building's walls. Each floor also has a common area — two floors have lounges with Wi-Fi, TV and a library, and the third has exercise equipment. A second-floor deck is also a popular gathering spot.  
But for Lanterman, her Steeple View community has been more than simply a social outlet.  
“I still have a lot of good friends around me, including all the wonderful people that live here,” she says.

“They're all more than kind, caring. They know all about me. Everyone is ... always asking if I need help. There's not one unkind person here. It's just a great place to live.”  
Lanterman has found at least one way to show her gratitude to all her wonderful neighbors. Every morning, when a stack of the day's edition of LNP is delivered to the lobby, Lanterman picks them up in her power chair and delivers them to each apartment.  
“I've been doing it now for at least eight years and

the residents are so grateful for just a newspaper to be dropped off at their door,” she says. “After 63 years, I finally have a paper route.”  
In addition to their own tight-knit community, the residents also have the vibrant downtown community right outside their door. Steeple View Lofts is not only within easy walking distance of the Fulton Theatre and Central Market, but also Zoetropolis Cinema Stillhouse and a host of downtown galleries, shops and restaurants. Even closer, Miesse Candies and Ice Cream Parlor is on the first floor of the building.  
There are no entrance fees, maintenance fees or association fees at Steeple View Lofts. One month's deposit is required. An in-unit washer/dryer is included along with other appliances, and pets are welcome. Residents are responsible for electricity, cable, phone and internet.  
For more information, call 717-581-3930, email SteepleViewLofts@landis.org or visit SteepleViewLofts.com.

Each floor at Steeple View Lofts has a common area, such as this lounge that includes Wi-Fi, a TV, a fireplace and a library.

Lisa Lanterman's apartment at Steeple View Lofts.