

York Legal Record

A Record of Cases Argued and Determined in the Various Courts of York County

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CASES REPORTED

JENA MELISSA SPENCE V. COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND DONALD O'SHELL, CLERK OF COURTS OF YORK COUNTY PENNSYLVANIA

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LICENSE SUSPENSION APPEAL

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**JENA MELISSA SPENCE v. COMMONWEALTH OF
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION and
DONALD O'SHELL, CLERK OF COURTS OF YORK COUNTY
PENNSYLVANIA**

No. 2014-SU-03410-27

No. 2014-SU-03969-27

License Suspension Appeal

**IN THE COURT OF COMMON PLEAS OF YORK COUNTY,
PENNSYLVANIA**

No. 2014-SU-03410-27

No. 2014-SU-03969-27

**License Suspension Appeal
75 P.S. §1550**

Judge: L. F. Clark, Jr., S.J.

**JENA MELISSA SPENCE,
Appellant**

v.

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
and DONALD O'SHELL, CLERK OF
COURTS OF YORK COUNTY PENNSYLVANIA**

APPEARANCES:

**For the Appellant: Richard H. Mylin, III, Esquire
For the Commonwealth: Christopher J. Johnson, Esquire**

OPINION

This matter is presently before the Court on the Amended Petition for Statutory Appeal of Jena Melissa Spence (hereinafter "Ms. Spence" or Appellant), pursuant to the provisions of Title 75 P.S. §1550, as amended. Said statute provides for an automatic supersedeas upon filing of a Petition, which effectively stays the proposed administrative actions of the Pennsylvania Department of Transportation (hereinafter the "Department" or "PennDOT") in the case. Ms. Spence, through her counsel, initially filed such a Petition on September 30, 2014, thus invoking the powers of the Court of Common Pleas to review the proposed actions of PennDOT.

I. BACKGROUND

The Appellant is appealing two separate Notices of driver's license suspensions arising from two separate incidents and violations. The parties appeared before the undersigned for a Hearing on those appeals on June 24, 2015. (Transcript of Proceedings, June 24, 2015.)

The first violation occurred on March 4, 2004, which was a violation of Section 1543(a) of the Vehicle Code, driving with a suspended license. The date of conviction for the offense was July 27, 2005. Inexplicably, the notice of the conviction was **not** certified and submitted to the Department by the York County Clerk of Courts until approaching a decade later on October 10, 2014. Such an inordinate delay by the Clerk of Court in reporting such a conviction to PennDOT is contrary to the laws of the Commonwealth, as hereinafter discussed.

The second violation occurred on October 13, 2006, which was a violation of the Drug Act for possession of a small amount of marijuana. The date of conviction was January 17, 2007, with the conviction certified and transmitted to the Department on September 2, 2014. This almost eight (8) year delay in reporting such a conviction to PennDOT is likewise contrary to law.

At the time of the Hearing the Appellant, Ms. Spence, testified regarding the convictions and the status of her life since 2006. She admitted to the charges at issue, and described how her initial license suspension dated back to 2001 when it was suspended for failure to pay a fine. (Transcript of Proceedings, p. 16-18.) Due to a failure to properly surrender her

driver's license to the Department, she did not receive credit for that initial suspension and lost her license for an additional period of time. Appellant stated that, with the additional charges in 2004 and 2006, she did not have her driver's license restored for approximately twelve years. *Id.* at 17-18. Part of that time included a year suspension for driving with a suspended license and a year for driving under the influence ("DUI"), stemming from the 2006 incident, which also included a charge for possession of marijuana. She successfully had her driver's license returned in June of 2013, and had it for over a year before receiving the instant Notices of the additional suspensions in the fall of 2014. *Id.* at 18. The latest Notices of suspension received from PennDOT are the basis for this Statutory Appeal.

Appellant stated that after the 2006 convictions and serving a period of incarceration, she moved to Delaware County in an effort to get her life in order. She returned to York County when her father's health declined, and graduated from cosmetology school. She currently holds two jobs. She works at a local Country Club and cleans houses on weekdays. She also performs some hairdressing work in her spare time. *Id.* at 19.

Ms. Spence also stated that her nine-year-old son has Attention Deficit Disorder and Oppositional Defiant Disorder ("ADHD" and "ODD"), for which he takes medication and attends counseling. Her other child, a daughter, was nineteen at the time of the Hearing, and was attending nursing school. *Id.* at 19-20.

Appellant expressed her belief that she was not the same person that she was in 2006, and stated that she has had no other contact with law enforcement or the police since that time, including minor parking tickets. *Id.* at 19-20. In addition, she stated that the instant and seriously belated proposed additional suspensions of her driving privileges issued by PennDOT would now result in a significant hardship on her, as she has no alternative forms of transportation and she would be unable to take herself to work or to provide necessary transportation for her son.

These seven to nine year delays in certifying and transmitting Appellant's convictions to the Department of Transportation are but just two of the thousands of such cases (approximately 5000+) that the York County Clerk of Courts failed to transmit to the Department over a period of approximately **ten years**. This complete and total failure to comply with the requirements of Pennsylvania law is nothing short of breathtaking and clearly a travesty of justice for those citizens who are now suffering from those delays. 75 Pa.C.S.A. § 6323(1)(i).¹ We expressed this opinion at the time of the Hearing, but also noted that we were constrained by statute and the unyielding appellate court precedent ***prevailing at the time of that Hearing (but now changed)***, which established unequivocally that ***only delays caused by the Department*** were grounds for granting an appeal under these types of circumstances. (Transcript at 6-16.) We also noted similar large-scale and well-known reporting failures by Clerks of Court for other counties in the Commonwealth, namely Philadelphia and Lebanon Counties, and expressed our view as to the fundamental unfairness that resulted with regard to numerous individuals in these thousands upon thousands of delayed reporting cases. We likewise noted that the laws of our Commonwealth have long-provided for statutory sanctions against any Clerk of Court who fails through neglect, refusal or other failure to comply with those laws with regard to this mandatory reporting to the Department.² *Id.*; 75 Pa.C.S.A. § 6324. Notably, it does **not** appear that any enforcement of those statutory penalties was ever instituted in the instant cases or their thousands of companion cases. From the perspective of those previously convicted, it was irrelevant whether the delay was caused by the Clerk or the Department, since the constitutional due process violation and unfairness was still the same, and we noted the conflict in the Department's long-held and unyielding position of no compromise/no exception with regard to this issue as well. *Id.* at 14-15.

We allowed the Appellant and the Department to submit Briefs with regard to their respective positions following the Hearing, which they did in July of 2015. Thereafter, and while we were considering our decision in this matter, Ms. Spence joined with several other individuals, whose cases involved similar delays, in a mandamus action against the York County Clerk of Courts before the Commonwealth Court of Pennsylvania. *Smires et. al. v. O'Shell*, 126 A.3d 386 (Pa. Cmwlth. 2015). The Petition for Writ of Mandamus appears to have been filed in the Commonwealth Court on or about March 24, 2015, with Ms. Spence joining the Petitioners on or about July 17, 2015. Ms. Spence was represented by the other Petitioners' counsel in that action, Attorney John M. Ogden. The Respondents (PennDOT & Mr. O'Shell) filed Preliminary Objections to the Petition, which were granted by Order and Opinion of the Commonwealth Court filed on October 26, 2015, and the matter was remanded to the York County Court of Common Pleas to be disposed of through the regular statutory appeals process.

On remand, our distinguished and now-retired colleague, the

Honorable John W. Thompson, Jr., issued a decision with regard to the mandamus Petitioners' cases, except for Ms. Spence who was represented by counsel first named above, Attorney Richard H. Mylin, III. Judge Thompson determined that, because the Commonwealth Court essentially affirmed prior unyielding precedent with regard to delays in certifying and transmitting notices of convictions, that he had no choice but to deny the appeals. *David J. Glatfelter et. al. v. Commonwealth of Pennsylvania, Department of Transportation*, No. 2014-SU-003125-27 (York Co. November 10, 2015). However, in his *Glatfelter* decision, Judge Thompson most eloquently and passionately urged our appellate courts to consider the possibility of revising past precedents and posed the following rhetorical questions: "... are not the Courts the independent insulation between the citizenry and government actions or prejudicial inactions? Can this not be viewed as such a breakdown of the Court's and enforcement system that a citizen should have court intervention to undo the resulting prejudice?" *Id.* at 3. There is no question in the mind of the undersigned that had Judge Thompson had the benefit of a landmark case (*Gingrich, infra*) issued by the Commonwealth Court on March 30, 2016 (unanimous and *en banc*) at the time he (Judge Thompson) was constrained to rule against the Petitioners in the *Glatfelter* case, a much different result would have occurred in favor of the Petitioners, and that such result would have been very consistent with this writing. Judge Thompson, your plea for fundamental justice was not an unheard cry in the wilderness!!

Appellant Spence's counsel, prior to the decision of the Commonwealth Court, had filed an Amended Appeal of Driver's License Suspension on October 9, 2015, adding a count in Equity against the Clerk of Courts, Donald O'Shell. Prior to this Court ruling on the Amended Appeal, Mr. O'Shell took a one year leave of absence for National Guard duty overseas, which placed the matter on further hold. However, in early April of 2016, we received notice of a landmark decision from the Commonwealth Court, *Gingrich v. Commonwealth Department of Transportation*, 748 C.D. 2015, 2016 WL 1232735 (Pa. Cmwlth. 2016). It is vitally important to note that PennDOT (to its everlasting credit in that case) chose **NOT** to further appeal the decision in *Gingrich* to the Pennsylvania Supreme Court, thereby solidifying the law of our Commonwealth with regard to the equitable matters associated with these types of delayed reporting cases. Interestingly, even though the *Gingrich* case arose from a conviction in York County, the resulting Statutory Appeal took place in our neighboring Cumberland County due to the residence of Ms. Gingrich. The Commonwealth Court's *Gingrich* Opinion makes specific reference to the colossal number of delayed reporting cases in York County over a period of **ten years**, and even quotes the language of the Cumberland County Court in describing such wholesale delays as "truly unconscionable." Obviously, the delayed reporting situation in York County was squarely on the mind of the Commonwealth Court when it issued its *Gingrich* Opinion, and was at least partially the foundation for an exception to the previously stringent case line in delayed reporting cases. Based upon our review of the Commonwealth Court's *Gingrich* Opinion, which we will discuss below, we find that it is now appropriate to move forward to dispose of Appellant Spence's case at this time.

II. DISCUSSION

In the *Gingrich* Opinion, the Commonwealth Court first discussed its recent decision in *Smires, supra*, and the line of precedent cases with regard to delays in driver's license suspension matters. In *Department of Transportation, Bureau of Driver Licensing v. Green, ...* 546 A.2d 767 (Pa.Cmwlth.1988), *affirmed without opinion, ...* 569 A.2d 350 (Pa.1990) (involving a 14-month delay), the Court explained that the Department is responsible for imposition of the legislatively mandated array of sanctions which the law uses to keep unsafe drivers off the roads for stated periods, and that a material breach of that non-discretionary duty by PennDOT of its statutory responsibility would "invalidate the legal effectiveness of such a sanction." *Id.* at 769. The Court further explained that if the effectiveness of the Vehicle Code sanctions became dependent upon "scores of court clerks and hundreds of functionaries within the minor judiciary", then the vehicle safety laws would be vulnerable to delays within a system "where detection and correction of official failure would be much more difficult." *Id.*

In 1998, the Commonwealth Court had early-on established a two-prong test for these types of delayed reporting cases in *Pokoy v. Department of Transportation, Bureau of Driver Licensing*, 714 A.2d 1162 (Pa. Cmwlth.1998)(involving a four-year delay in notifying the Department):

In order for Appellant to successfully challenge [PennDOT's] license suspension, she bears the burden of establishing: (1) that there was an unreasonable delay **that was attributable to [Pen-**

nDOT]; and (2) that the delay caused her to believe that her operating privileges would not be impaired and that she relied on this belief to her detriment.

Id. at 1164 (emphasis supplied). Because the licensee could not meet the first prong of the two-part test, the Commonwealth Court upheld the license suspension in *Pokoy*.

In *Department of Transportation, Bureau of Driver Licensing v. Claypool*, 618 A.2d 1231 (Pa.Cmwlth.1992)(23-day delay), the Court determined that the 10-day deadline for a Clerk of Court to notify the Department of a conviction is directory, not mandatory, and that there is a distinction between the mandatory and directory use of the word "shall":

To hold that a provision is directory rather than mandatory, does **not** mean that it is optional—to be ignored at will. **Both mandatory and directory provisions of the legislature are meant to be followed.** It is only in the effect of non-compliance that a distinction arises. A provision is mandatory when failure to follow it renders the proceedings to which it relates illegal and void; it is directory when the failure to follow it does not invalidate the proceedings. (emphasis supplied)

Claypool, 618 A.2d at 1232–33 (quoting *Pleasant Hills Borough v. Carroll*, 125 A.2d, 466, 469 (Pa.Super.1956) (emphasis in original and supplied).

The reason for the Court's decision to grant the Preliminary Objections in *Smires* was explained in part as follows:

Licensees may challenge their suspensions for any reason, including the Clerk's delay in reporting them to PennDOT. Unfortunately for Licensees, the precedent has established that PennDOT cannot be faulted for delays not within its control. Simply because the case law is not in Licensees' favor does not mean they are entitled to more than their statutory appeal. It does mean they do not have a clear right to relief. Mandamus does not lie where the petitioner has another appropriate and adequate remedy, which Licensees have in the statutory appeal. **This is the appropriate vehicle by which Licensees can raise all of their constitutional and statutory claims.** Licensees' statutory appeal includes appellate review. In sum, the statutory appeal is the vehicle by which they can challenge their license suspensions.

Smires, 126 A.3d 388-90 (emphasis supplied).

What is critical to observe in *Smires*, as set forth above, is it is the very first time that an Appellate Court has clearly stated that the Statutory Appeal of 75 P.S. §1550 is capable, **as a matter of law**, to address **all** constitutional and statutory claims of a Petitioner in one, unified proceeding at the Court of Common Pleas level. This clarification as to the scope of the Statutory Appeal is very significant and obviously set the stage for the subsequent decision in *Gingrich, supra*.

In *Gingrich*, the Court began by affirming its general rule that a delay must be attributable to the Department before it becomes actionable, but then most importantly concluded that "there may be limited extraordinary circumstances where the suspension loses its public protection rationale and simply becomes an additional punitive measure resulting from the conviction, but imposed long after the fact." *Gingrich*, 2016 WL 1232735 at 6. The Court then established a three-part test for determining when there may be an exception to its general rule regarding delay:

Where a conviction is not reported for an extraordinarily extended period of time, the licensee has a lack of further violations for a significant number of years before the report is finally sent, and is able to demonstrate prejudice, it may be appropriate for common pleas to grant relief.

Id. The Court then looked to the factual background of the appellant/licensee's case in *Gingrich*, and found that she met all three parts of the test. Jaelyn Gingrich had a **2004** conviction that was not reported for nearly **ten years** afterwards in **2014**, and while the Court did not establish a bright line for determining when a delay becomes "extraordinary," it concluded that the delay in the *Gingrich* case met the standard. The Court also found that Ms. Gingrich did not have further violations for a significant number of years before the report was sent. Her license was suspended due to a 2006 conviction and reinstated in 2010, after which she installed an ignition interlock on her vehicle, and renewed her license

in 2013. *Id.* She earned an associate's and bachelor's degree, got married, and obtained employment with the United States Department of Agriculture. She also had a five-year-old daughter whom she drove to school. *Id.* With regard to the third part of the test, the Court determined that Ms. Gingrich would be prejudiced if her driver's license was suspended again after such a long delay, because she would no longer be able to transport her daughter to school or herself to work, and she would likely lose her job. Ms. Gingrich also testified that if she had known she would be subject to an additional suspension during the time her license was reinstated, it would have impacted her decisions with regard to marriage and where her child attended school. Having met all three parts of the new test, the Commonwealth Court reversed the decision of the trial court and vacated Ms. Gingrich's license suspension. The underlying decision by the Cumberland County Court, wherein Ms. Gingrich's Petition was constrained to be denied, was due to the previous line of unyielding cases, as discussed above.

We find the record in Appellant Spence's instant cases to be extremely similar to that of *Gingrich*. The delay after her 2005 conviction was over *nine years*, and the delay after her 2007 conviction was over *seven years*. We find that both delays were for extraordinary periods of time and also contrary to law.

Next, we find that Ms. Spence did not have any further violations for a significant number of years before the reports finally were sent to PennDOT. In fact, Ms. Spence, who we found to be very credible and whose testimony was not contradicted by any other evidence, did not receive so much as a minor traffic ticket since her conviction in 2007. Also, similar to *Gingrich*, Ms. Spence testified with regard to the ways that she has improved herself since her last conviction. She graduated from cosmetology school and holds two regular jobs in addition to performing cosmetology work in her spare time. One of her children has already graduated high school and is attending college, while her younger child has special needs and is still grade school age.

Finally, we find that Ms. Spence would be prejudiced if she were to have her license suspended again. She testified that she does not have alternative transportation, she is a single parent, and she would likely lose her employment and be unable to provide transportation for her son.

Since we find that Appellant meets each element of the three-part *Gingrich* test, and the limited extraordinary circumstances described therein, we will **GRANT** her appeal. Also, since we are granting her the requested relief pursuant to her Statutory Appeal, we collaterally find that the Count in Equity against the Clerk of Courts is unnecessary to properly afford such relief to Ms. Spence, and is therefore deemed **MOOT**, and consequently **DISMISSED**.

III. CONCLUSION

BASED UPON THE FOREGOING, we will **GRANT** the Appellant the relief she seeks and **SUSTAIN** her appeal.

FURTHERMORE, an Order reflecting the above relief will issue of even date herewith.

ISSUED AT YORK, this 10th day of May, 2016.

BY THE COURT:

LAWRENCE F. CLARK, JR., S.J.

**IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA**

**No. 2014-SU-03410-27
No. 2014-SU-03969-27**

**License Suspension Appeal
75 P.S. §1550
Judge: L. F. Clark, Jr., S.J.**

**JENA MELISSA SPENCE,
Appellant**

v.

**COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION
and DONALD O'SHELL, CLERK OF
COURTS OF YORK COUNTY PENNSYLVANIA**

APPEARANCES:

**For the Appellant: Richard H. Mylin, III, Esquire
For the Commonwealth: Christopher J. Johnson, Esquire**

COURT ORDER

AND NOW, to wit, this 10th day of May, 2016, it is hereby **ORDERED** and **DECREED** that Appellant's Statutory Appeals of her driver's license suspensions are **SUSTAINED**, for the reasons stated in the Opinion that accompanies this Order. The Count in Equity contained in Appellant's Amended Appeal is **DISMISSED** as moot.

The Prothonotary shall provide notice of this Order, together with the accompanying Opinion, as required by law.

ISSUED AT YORK, the date first above written.

BY THE COURT:

LAWRENCE F. CLARK, JR., S.J.

FOOTNOTES

¹ This section states as follows:

Subject to any inconsistent procedures and standards relating to reports and transmission of funds prescribed pursuant to Title 42 (relating to judiciary and judicial procedure):

(1) The following shall apply:

(i) **The clerk of any court of this Commonwealth, within ten days after final judgment of conviction or acquittal or other disposition of charges** under any of the provisions of this title or under section 13 of the act of April 14, 1972 (P.L. 233, No. 64), known as The Controlled Substance, Drug, Device and Cosmetic Act, including an adjudication of delinquency or the granting of a consent decree, **shall** send to the department a record of the judgment of conviction, acquittal or other disposition. (emphasis added)

² This section states as follows:

(a) General rule. -- Failure, refusal or neglect of any issuing authority or clerk of court to comply with any of the requirements of this subchapter **is** a summary offense punishable:

(1) For a first offense, by a fine of \$100.

(2) For a subsequent offense, by a fine of not less than \$200 nor more than \$500.

(b) Removal from office. -- Conviction shall be grounds for removal from office.

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South Northern Way, York, PA 17402
05.19-3t

ESTATE OF CARL L. SEITZ, DECEASED
Late of Dover Twp., York County, PA.
Executor: Cherry L. Brown, c/o John M.
Hamme, Esq., 1946 Carlisle Road, York,
PA 17408
Attorney: John M. Hamme, Esquire, 1946
Carlisle Road, York, PA 17408 05.19-3t

ESTATE OF ANNA E. SHUE, DECEASED
Late of York City, York County, PA.
Executors: Susan L. Shifflett and Earl D.
Shue, Jr., c/o 340 Pine Grove Commons,
York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law
Firm of Robert Clofine, 340 Pine Grove
Commons, York, PA 17403 05.19-3t

ESTATE OF BARRY E. SPEALMAN,
DECEASED
Late of Spring Garden Twp., York County, PA.
Administrator-Executor: Ingrid P. Bennett,
c/o Kearney Galloway, LLC, 2002 South
Queen Street, York, PA 17403
Attorney: Jack L. Graybill II, Esquire,
Kearney Galloway, LLC, 2002 South
Queen Street, York, PA 17403 05.19-3t

ESTATE OF DAVID E. WEIGEL, SR., a/k/a
DAVID EUGENE WEIGEL, SR., a/k/a
DAVID E. WEIGEL, DECEASED
Late of Windsor Twp., York County, PA.
Executor: John A. Weigel, c/o GARBER &
GARBER, 40 South Duke Street, York, PA
17401
Attorney: John M. Garber, Esquire,
GARBER & GARBER, 40 South Duke
Street, York, PA 17401 05.19-3t

SECOND PUBLICATION

ESTATE OF DIANE H. BROUGHER,
DECEASED
Late of Newberry Twp., York County, PA.
Executor: Beth J. Brougher, 1015
Swarthmore Road, New Cumberland, PA
17070
Attorney: David H. Stone, Esquire, Stone
LaFaver & Shekletski, P.O. Box E, New
Cumberland, PA 17070 05.12-3t

ESTATE OF HAROLD A. BURTON,
DECEASED
Late of York Twp., York County, PA.
Executor: Mark D. Burton, c/o 2025 E.
Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
05.12-3t

ESTATE OF SCOTT E. ECKERT, DECEASED
Late of Shrewsbury Twp., York County, PA.
Administrator-Executor: Scott M. Eckert,
4109 Bowser Road, Shrewsbury
Township, New Freedom, York County,
Pennsylvania
Attorney: Jennifer A. Galloway, Esquire,
2002 South Queen Street, York, PA 17403
05.12-3t

ESTATE OF MARGARET S. GEISELMAN,
DECEASED
Late of York Twp., York County, PA.
Executors: Judy A. Pantano and Janice K.
Bortner, c/o 2025 E. Market Street, York,
PA 17402
Attorney: Richard H. Mylin, III, Esquire,

2025 E. Market Street, York, PA 17402
05.12-3t

ESTATE OF GUY M. GILBERT, DECEASED
Late of Hopewell Twp., York County, PA.
Executrix: Sharon Gilbert, c/o Michael
R. Caum, Esquire at P.O. Box 272,
Shrewsbury, PA 17361
Attorney: Michael R. Caum, Esquire, P.O.
Box 272, Shrewsbury, PA 17361 05.12-3t

ESTATE OF DOROTHY E. GLADFELTER,
DECEASED
Late of York Twp., York County, PA.
Executor: Robert Clofine, 340 Pine Grove
Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law
Firm of Robert Clofine, 340 Pine Grove
Commons, York, PA 17403 05.12-3t

ESTATE OF LAVERNE R. GLADFELTER,
DECEASED
Late of Spring Garden Twp., York County, PA.
Co-Executors: Stephen Gladfelter and Denise
Becker, c/o Michael B. Scheib, Esquire,
110 South Northern Way, York, PA 17402
Attorney: Michael B. Scheib, Esquire, 110
South Northern Way, York, PA 17402
05.12-3t

ESTATE OF ELIZABETH R. GROGAN,
DECEASED
Late of Shrewsbury Borough, York County, PA.
Executrix: Mary Ellen Rauner, c/o Michael
R. Caum, Esquire at P.O. Box 272,
Shrewsbury, PA 17361
Attorney: Michael R. Caum, Esquire, P.O.
Box 272, Shrewsbury, PA 17361 05.12-3t

ESTATE OF MATTHEW LEE HANES,
DECEASED
Late of East Manchester Twp., York County, PA.
Administratrix: Christine A. Hanes, c/o 340
Pine Grove Commons, York, PA 17403
Attorney: Erik D. Spurlin, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403 05.12-3t

ESTATE OF JOSEPH BERNARD HUNTER
a/k/a JOSEPH B. HUNTER, DECEASED
Late of Springfield Twp., York County, PA.
Executrix: Stephanie Roland, c/o Stock and
Leader, Susquehanna Commerce Center
East, 221 West Philadelphia Street, Suite
600, York, PA 17401-2994
Attorney: Thomas M. Shorb, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite E600, York, PA
17401-2994 05.12-3t

ESTATE OF FREDA P. MENGEL, DECEASED
Late of Jackson Twp., York County, PA.
Executor: Michelle R. Ruby, c/o 340 Pine
Grove Commons, York, PA 17403
Attorney: Erik D. Spurlin, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403 05.12-3t

ESTATE OF EVELYN B. MILLER, DECEASED
Late of City of York, York County, PA.
Co-Administrators: Walter V. Miller and
Roderick M. Miller, c/o Ann L. Martin,
Attorney, P.O. Box 5349, Lancaster, PA
17606
Attorney: Ann L. Martin, Esquire, Gibbel

- Kraybill & Hess LLP, P.O. Box 5349,
Lancaster, PA 17606 05.12-3t
- ESTATE OF P. KIRK PANDELIDIS,
DECEASED
Late of Spring Garden Twp., York County, PA.
Administrator-Executor: Katherine Granbois
and K. Nicholas Pandelidis c/o Patrono
& Murphy, LLC, 28 West Middle Street,
Gettysburg, PA 17325
Attorney: Alan Kim Patrono, Esquire,
Patrono & Murphy, LLC, 28 West Middle
Street, Gettysburg, PA 17325 05.12-3t
- ESTATE OF GARY J. ROSENFELD,
DECEASED
Late of Jackson Twp., York County, PA.
Administrator: Louis Rosenfeld, c/o 100 East
Market Street, York, PA 17401
Attorney: Harry J. Rubin, Esquire, Barley
Snyder, LLP, 100 East Market Street, York,
PA 17401 05.12-3t
- ESTATE OF CARROLL R. SEITZ,
DECEASED
Late of York Twp., York County, PA.
Executor: Richard H. Mylin, III, Esquire, c/o
2025 E. Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
05.12-3t
- ESTATE OF BURTON R. SHIREY, DECEASED
Late of Penn Twp., York County, PA.
Executors: Michael R. Shirey and Thomas
T. Shirey, c/o 340 Pine Grove Commons,
York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law
Firm of Robert Clofine, 340 Pine Grove
Commons, York, PA 17403 05.12-3t
- ESTATE OF GLADYS R. SIPE, DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Brenda L. Benedict, c/o John R.
Elliott, Esquire, Anstine & Sparler, 117 E.
Market St., York, PA 17401
Attorney: John R. Elliott, Esquire, Anstine &
Sparler, 117 E. Market St., York, PA 17401
05.12-3t
- ESTATE OF DOROTHY J. SPANGLER,
DECEASED
Late of York Twp., York County, PA.
Co-Executors: Frederick S. Spangler and
Nancy S. Wiggs, c/o 100 East Market
Street, York, PA 17401
Attorney: Alex E. Snyder, Esquire, Barley
Snyder, LLP, 100 East Market Street, York,
PA 17401 05.12-3t
- ESTATE OF CATHERINE L. WALTEMYER,
DECEASED
Late of West Manchester Twp., York County, PA.
Co-Executors: Jennifer A. Waltemyer and
Timothy E. Waltemyer, c/o Stock and
Leader, Susquehanna Commerce Center
East, 221 West Philadelphia Street, Suite
600, York, PA 17401-2994
Attorney: Thomas M. Shorb, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite E600, York, PA
17401-2994 05.12-3t
- ESTATE OF ROY O. WARNER, DECEASED
Late of Penn Twp., York County, PA.
- Executrix: Karen R. Shirey, 36 Arbor Lane,
Hanover, PA 17331
Attorney: James T. Yingst, Esquire, Guthrie,
Nonemaker, Yingst & Hart, LLP, 40 York
Street, Hanover, PA 17331 05.12-3t
- THIRD PUBLICATION**
- ESTATE OF RICHARD C. ALTLAND,
DECEASED
Late of Hanover Borough, York County, PA.
Executor: Gerald R. Altland, c/o Amy S.
Eyster, Esquire, 11 Carlisle Street, Suite
301, Hanover, PA 17331
Attorney: Amy S. Eyster, Esquire, 11 Carlisle
Street, Suite 301, Hanover, PA 17331
05.05-3t
- ESTATE OF LAUREN B. ASHLEY,
DECEASED
Late of Felton Borough, York County, PA.
Executrix: Brooke L. Ashley, c/o Andrea
S. Anderson, Esq., 901 Delta Road, Red
Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, 901
Delta Road, Red Lion, PA 17356 05.05-3t
- ESTATE OF CHERYL L. CVIJIC, DECEASED
Late of Windsor Twp., York County, PA.
Administrator: Rodney E. Heiner, c/o
Katherman, Heim & Perry, 345 East
Market Street, York, PA 17403
Attorney: Ronald Perry, Esquire, Katherman,
Heim & Perry, 345 East Market Street,
York, PA 17403 05.05-3t
- ESTATE OF LOTTIE DETWEILER a/k/a
LOTTIE M. DETWEILER, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Alicia Sanders, c/o Morris &
Vedder, LLP, 32 N. Duke St., P. O. Box
149, York, PA 17405
Attorney: Rand A. Feder, Esquire, Morris &
Vedder, LLP, 32 N. Duke St., P. O. Box
149, York, PA 17405 05.05-3t
- ESTATE OF BERNARD D. ELLIOTT,
DECEASED
Late of Spring Garden Twp., York County, PA.
Administrator: Joan M. Elliott, c/o 25 North
Duke Street, Suite 202, York, Pa 17401
Attorney: Charles J. Long, Esquire, SMITH,
ANDERSON, BAKER & LONG, 25
North Duke Street, Suite 202, York, Pa
17401 05.05-3t
- ESTATE OF JOANNE S. EMEL FAILOR, a/k/a
JOANNE S. EMEL a/k/a JOANNE EMEL a/k/a
JOANNE FAILOR, DECEASED
Late of Monaghan Twp., York County, PA.
Administrator-Executor: Chris W. Failor,
c/o 6 Clouser Road, Mechanicsburg, PA
17055
Attorney: Charles E. Shields, III, Esquire, 6
Clouser Road, Mechanicsburg, PA 17055
05.05-3t
- ESTATE OF CAROL A. GETTY, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Kenneth H. Getty, 1525 Green-
meadow Dr., York, PA 17408 05.05-3t
- ESTATE OF ELSIE R. GIBBONS,
DECEASED
Late of West Manchester Twp., York County, PA.
Administrator-Executor: Good News
Consulting, Inc., c/o Amanda Snoke
Dubbs, Esq., 294 Dew Drop Road, York,
PA 17402
Attorney: Amanda Snoke Dubbs, Esquire,
294 Dew Drop Road, York, PA 17402
05.05-3t
- ESTATE OF BERTHA P. HAUGH,
DECEASED
Late of York Twp., York County, PA.
Executor: Alex E. Snyder, c/o 100 East
Market Street, York, PA 17401
Attorney: Alex E. Snyder, Esquire, Barley
Snyder, LLP, 100 East Market Street, York,
PA 17401 05.05-3t
- ESTATE OF ROSE M. HERMAN,
DECEASED
Late of North Codorus Twp., York County, PA.
Executor: Francis E. Herman, 1223 Porters
Rd., Spring Grove, PA 17362
Attorney: Keith R. Nonemaker, Esquire,
Guthrie, Nonemaker, Yingst & Hart, LLP,
40 York Street, Hanover, PA 17331
05.05-3t
- ESTATE OF HARVEY J. HUNTER,
DECEASED
Late of Spring Garden Twp., York County, PA.
Administrator-Executor: Good News
Consulting, Inc., c/o Law Office of
Amanda Snoke Dubbs, 294 Dew Drop
Road, York, PA 17402
Attorney: Amanda Snoke Dubbs, Esquire,
Law Office of Amanda Snoke Dubbs, 294
Dew Drop Road, York, PA 17402 05.05-3t
- ESTATE OF JOHN F. KELLER, DECEASED
Late of York Twp., York County, PA.
Executor: George A. Keller, c/o Richard R.
Reilly, Esquire, 54 N. Duke St., York, PA
17401
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke St., York, PA 17401 05.05-3t
- ESTATE OF FLORENCE T. KINSHELLA,
a/k/a FORENCE KINSHELLA, DECEASED
Late of York Twp., York County, PA.
Executor: Deborah K. Sherman, c/o
Katherman, Heim & Perry, 345 East
Market Street, York, PA 17403
Attorney: J. Robert Katherman, Esquire,
Katherman, Heim & Perry, 345 East
Market Street, York, PA 17403 05.05-3t
- ESTATE OF BETTY L. KLINEDINST,
DECEASED
Late of Conewago Twp., York County, PA.
Co-Executors: Rodney A. Klinedinst and
Joyce E. Frigm, c/o Gregory H. Gettle,
Esquire, 13 E. Market St., York, PA 17401
Attorney: Gregory H. Gettle, Esquire,
GETTLE & VELTRI, 13 E. Market St.,
York, PA 17401 05.05-3t
- ESTATE OF RICHARD E. LEFEVER,
DECEASED
Late of Salem Borough, York County, PA.
Administrators: Lorne M. Lefever and
Sylvan C. Lefever, c/o 1 East Market
Street, Suite 201, York, PA 17401
Attorney: Scott A. Beaverson, Esquire, 1 East
Market Street, Suite 201, York, PA 17401
05.05-3t
- ESTATE OF IRMA S. LOUEY, DECEASED

Late of City of York, York County, PA.
 Executor: Richard Jorgensen, Jr., c/o Law
 Office of Amanda Snoko Dubbs, 294 Dew
 Drop Road, York, PA 17402
 Attorney: Amanda Snoko Dubbs, Esquire,
 Law Office of Amanda Snoko Dubbs, 294
 Dew Drop Road, York, PA 17402 05.05-3t

ESTATE OF MARY BETH MATSON,
 DECEASED
 Late of West Manchester Twp., York County, PA.
 Executor: Kent E. Matson, c/o Gregory H.
 Gettle, Esquire, 13 E. Market St., York, PA
 17401
 Attorney: Gregory H. Gettle, Esquire,
 GETTLE & VELTRI, 13 E. Market St.,
 York, PA 17401 05.05-3t

ESTATE OF RONALD MOYER, DECEASED
 Late of Franklin Twp., York County, PA.
 Administratrix: Aubrie Dirks-Moyer, c/o
 Edmund G. Myers, Attorney, Johnson,
 Duffie, Stewart & Weidner, 301 Market
 Street, P.O. Box 109, Lemoyne, PA 17043
 Attorney: Edmund G. Myers, Esquire,
 Johnson, Duffie, Stewart & Weidner,
 301 Market Street, P.O. Box 109,
 Lemoyne, PA 17043 05.05-3t

ESTATE OF SHELLEY J. MUCKLIN,
 DECEASED
 Late of Dillsburg, Franklin Twp., York
 County, PA.
 Executor: Elmer J. Mucklin, c/o Law
 Office of Wm. D. Schrack, III, 124 West
 Harrisburg Street, Dillsburg, PA 17019-
 1268
 Attorney: Wm. D. Schrack, III, Esquire,
 Law Office of Wm. D. Schrack, III,
 124 West Harrisburg Street, Dillsburg, PA
 17019-1268 05.05-3t

ESTATE OF KARAN J. SHEARER,
 DECEASED
 Late of Dover Borough, York County, PA.
 Administrator-Executor: John F. Shearer, 40
 Rachel Road, Dover, PA 17315
 Attorney: David Turocy, Esquire, Ream,
 Carr, Markey & Woloshin LLP, 53 East
 Canal St., Dover, PA 17315 05.05-3t

ESTATE OF E. PAULINE SIPLING a/k/a
 ESTER PAULINE SIPLING, DECEASED
 Late of West Manchester Twp., York County, PA.
 Executor: Philip J. Sipling, c/o 2025 E.
 Market Street, York, PA 17402
 Attorney: Richard H. Mylin, III, Esquire,
 2025 E. Market Street, York, PA 17402
 05.05-3t

ESTATE OF MARTIN H. SOWERS,
 DECEASED
 Late of Windsor Twp., York County, PA.
 Executor: Martin H. Sowers, Jr., c/o Laucks
 & Laucks, PC, 105 West Broadway, Red
 Lion, PA 17356
 Attorney: David M. Laucks, Esquire,
 LAUCKS & LAUCKS, P.C., 105 W.
 Broadway, Red Lion, PA 17356 05.05-3t

ESTATE OF MARGARET H. WHITE,
 DECEASED
 Late of Franklin Twp., York County, PA.
 Executor: Judith S. Frizzell, 5612 Bloomfield
 Drive, Apt. 104, Alexandria, VA 22312
 Attorney: Jan M. Wiley, Esquire, Of Council,

STONE, WILEY, & LINSENBACH, PC,
 3 N. Baltimore Street, Dillsburg, PA 17019
 05.05-3t

Kinsley Construction, Inc., a well-known
 and established leader in the construction
 industry, is seeking a full-time, in-house real
 estate attorney with 3-5 years of experience.
 The ideal candidate should have experience
 with preparation and review of various real
 estate documents including leases, purchase
 and sale agreements, operating agreements,
 partnership agreements, waiver agreements,
 loan agreements, development agreements,
 commission agreements, property
 management agreements, easement
 agreements, title reports, condominium
 association documents, and business park
 association documents. Must have
 experience in obtaining and executing
 judgments in landlord/tenant matters and be
 knowledgeable of current lien laws. Must be
 comfortable reviewing and negotiating
 various agreements. Must be licensed to
 practice in PA or MD. Please send resume
 and salary requirements to
cyoung@rkinsley.com. Compensation
 commensurate with experience. We offer a
 competitive benefits package and an
 excellent working environment, with healthy
 work/life balance.

CIVIL NOTICES

ACTION IN EJECTMENT

NOTICE OF ACTION IN EJECTMENT
 IN THE COURT OF COMMON PLEAS OF
 YORK COUNTY, PA

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK County

No. 2016-SU-000896-04

FEDERAL NATIONAL MORTGAGE
 ASSOCIATION
 Plaintiff

vs.

KEITH STAGGERS Or occupants
 Defendant

CIVIL ACTION-LAW
NOTICE

TO: KEITH STAGGERS or occupants:

You are hereby notified that on March 31, 2016,
 Plaintiff FEDERAL NATIONAL MORTGAGE
 ASSOCIATION filed an Ejectment Complaint
 endorsed with Notice to Defend, against you
 in the Court of Common Pleas of YORK
 County Pennsylvania, docketed at 2016-SU-
 000896-04. Wherein Plaintiff seeks to Evict
 all occupants at the property 3699 SORREL
 RIDGE LANE, YORK, PA 17406 whereupon
 your property was sold by the Sheriff of YORK
 County.

You are hereby notified to plead to the above
 referenced Complaint on or before 20 days
 from the date of this publication or Judgment
 will be entered against you.

**This firm is a debt collector attempting to
 collect a debt and any information obtained will
 be used for that purpose. If you have previously
 received a discharge in bankruptcy and this debt
 was not reaffirmed, this correspondence is not
 and should not be construed to be an attempt to
 collect a debt, but only enforcement of a lien
 against property

NOTICE

You have been sued in court. If you wish
 to defend against the claims set forth in the
 following pages, you must take action within
 (20) days after this 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 and 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 or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. 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
York Legal Referral
137 East Market Street
York, PA 17401
(717) 854-8755 x201

05.19-1t

Solicitor

ACTION IN MORTGAGE FORECLOSURE

York County
Court of Common Pleas
Number: 2016-SU-000422-06
Notice of Action in Mortgage Foreclosure

Reverse Mortgage Funding LLC, Plaintiff
v. Traci N. Allen, Known Surviving Heir of
Clarence J. Hauck, Jr., Sonia L. Guziewicz,
Known Surviving Heir of Clarence J. Hauck,
Jr., Virginia B. Hicks, Known Surviving Heir
of Clarence J. Hauck, Jr., Brenda Lee Reese,
Known Surviving Heir of Clarence J. Hauck,
Jr. and Unknown Surviving Heirs of Clarence
J. Hauck, Jr., Defendants

TO: Traci N. Allen, Known Surviving Heir of Clarence J. Hauck, Jr. and Virginia B. Hicks, Known Surviving Heir of Clarence J. Hauck, Jr. Premises subject to foreclosure: 570 West King Street, York, Pennsylvania 17401. 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. **Lawyer Referral Service, 137 East Market Street, York, Pennsylvania 17401, (717) 854-8755.** McCabe, Weisberg & Conway, P.C., Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010

05.19-1t

Solicitor

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

OF YORK COUNTY, PENNSYLVANIA CIVIL ACTION – LAW

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK COUNTY

No. 2016-SU-000779-06

WELLS FARGO BANK, NA
Plaintiff

vs.

CARL ADAMS A/K/A CARL L. ADAMS, JR
Defendant

NOTICE

To CARL ADAMS A/K/A CARL L. ADAMS, JR

You are hereby notified that on March 18, 2016, Plaintiff, WELLS FARGO BANK, NA, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of YORK County Pennsylvania, docketed to No. 2016-SU-000779-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1035 SYLVAN COURT, YORK, PA 17406-6075 whereupon your property would be sold by the Sheriff of YORK County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

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.

Notice to Defend:
Lawyer Referral Service
York Legal Referral
137 East Market Street
York, PA 17401
Telephone (717) 854-8755 x201

05.19-1t

Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on May 2nd, 2016 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Gus to: Marcus Lee Dill. The Court has fixed the day of June 29, 2016 at 1:45 pm in Courtroom #6003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

05.19-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

No. 2016-SU-1236-13

CIVIL ACTION- LAW

IN THE MATTER OF
PETITION FOR CHANGE OF NAME OF
Rubi I. Martinez-Medina
A MINOR

NOTICE

Notice is hereby given that on the 4th day of May 2016, the Petition of Rubi I. Martinez-Medina was filed in the York County Court of Common Pleas at No. 2016-SU-1236-13, seeking to change the name of minor child from Rubi Itzel Martinez-Medina to Rubi Itzel Medina. The court has fixed June 28th, 2016, at 2 P.M. in Courtroom #6003 in the York County Judicial Center, 45 N. George Street, York, Pennsylvania 17401 as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the Petition should not be granted.

05.19-1t

Solicitor

FICTITIOUS NAME

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that ASHLAND INDUSTRIAL SERVICES, LLC, 1 NORTH MAIN STREET, SHREWSBURY, PENNSYLVANIA 17361, are the only person(s) owning or interested in a business, the character of which is: INSPECTION, CONSULTING AND GENERAL CON-

STRUCTION, and that the name, style and designation under which said business is and will be conducted is: AIS, LLC, and the location where said business is and will be located is: 1 NORTH MAIN STREET, SHREWSBURY, PA 17361.

05.19-1t Solicitor

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Allyson Schott & Richard Stevens, 12533 Collinsville Rd., Brogue, PA 17309, are the only person(s) owning or interested in a business, the character of which is: making homemade jewelry, and that the name, style and designation under which said business is and will be conducted is: Elemental Euphoria, and the location where said business is and will be located is: 12533 Collinsville Rd., Brogue, PA 17309.

05.19-1t Solicitor

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that NP Studio North, LLC, 5015 NW Canal St., Ste. 200, Riverside, MO 64150, Robb Waters, 5308 Summit Ct., Shawnee, KS 66216 and Ron Schauwanker, 13030 W. 102nd Street, Lenexa, KS 66215 are the only person(s) owning or interested in a business, the character of which is Architectural Services, and that the name, style and designation under which said business is and will be conducted is Studio North Architecture and the location where said business is and will be located is 5015 NW Canal St., Ste. 200 Riverside, MO 64150

05.19-1t Solicitor

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 January 5, 2016 for CKKT located at 2633 Reeds Rd., Felton, PA 17322. This was filed in accordance with 54 Pa.C.S. 311.

05.19-1t Solicitor

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 January 21, 2016 for Daily Fix located at 628 Water Street, Wrightsville, PA 17368. The name and address of each individual interested in the business is Stome Schmit, 628 Water Street, Wrightsville, PA 17368. This was filed in accordance with 54 Pa.C.S. 311.

05.19-1t Solicitor

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 January 21, 2016 for Rusty, Dusty & Crusty Antiques and Furniture located at 160 Bowman Rd., Hanover, PA 17331. The name and address of each individual interested in the business is Edward Paul Henderson III, 160 Bowman Rd., Hanover, PA 17331. This was filed in accordance with 54 Pa.C.S. 311.

05.19-1t Solicitor

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 January 4, 2016 for C.Bass Enterprises located at 179 Coventry at Waterford, York, PA 17402. The name and address of each individual interested in the business is Charles Bass, 179 Coventry at Waterford, York, PA 17402. This was filed in accordance with 54 Pa.C.S. 311.

05.19-1t Solicitor

NOTICE

PUBLIC NOTICE TO DESTINY MARIE APONTE AND KIRK MICHAEL DUTTERA

In Re: Adoption of Urijah Michael Duttera, A Minor

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, Urijah Michael Duttera. A Termination of Parental Rights Hearing has been scheduled for July 18, 2016, at 9:00 a.m., in Court Room No. 6005, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Urijah Michael Duttera (DOB: April 15, 2009), whose Father is Kirk Michael Duttera and whose Mother is Destiny Marie Aponte. 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.

Jane Madison
Family Court Administrator
York County Court of Common Pleas
York County Judicial Center
45 North George Street
York, Pennsylvania 17401
Telephone No. (717) 771-9360

Martin Miller, Esquire
Solicitor for York County Offices of
Children, Youth & Families

A prospective adoptive parent of a child may enter into an agreement with a birth relative of the child to permit continuing contact or communication between the child and the birth relative or between the adoptive parent and the birth relative. An agency or anyone representing the parties in an adoption shall provide notification to a prospective adoptive parent, a birth parent and a child who can be reasonably expected to understand that a prospective adoptive parent and a birth relative of a child have the option to enter into a voluntary agreement for the continuing contact or communication. See 23 Pa.C.S.A Section 2731, et seq.

05.12-3t Solicitor

PUBLIC NOTICE TO JANICE LEEANN OSGOOD

In Re: Adoption of Niguel Johnl Osgood, A Minor

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, Niguel Johnl Osgood. A Termination of Parental Rights Hearing has been scheduled for June 2, 2016, at 9:00 a.m., and June 3, 2016, at 9:00 a.m., in Court Room No. 6001, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Niguel Johnl Osgood (DOB: January 10, 2015), whose Father is Lester Omar Westry and whose Mother is Janice Leeann Osgood. 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.

Jane Madison
Family Court Administrator
York County Court of Common Pleas
York County Judicial Center
45 North George Street
York, Pennsylvania 17401
Telephone No. (717) 771-9360

Martin Miller, Esquire
Solicitor for York County Offices of
Children, Youth & Families

A prospective adoptive parent of a child may enter into an agreement with a birth relative of the child to permit continuing contact or communication between the child and the birth relative or between the adoptive parent and the birth relative. An agency or anyone representing the parties in an adoption shall provide notification to a prospective adoptive parent, a birth parent and a child who can be reasonably expected to understand that a prospective adoptive parent and a birth relative of a child have the option to enter into a voluntary agreement for the continuing contact or communication. See 23 Pa.C.S.A Section 2731, et seq.

05.05-3t Solicitor

SHERIFF SALES

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FULTON BANK, N.A., FORMERLY KNOWN AS FULTON BANK vs. 205 ASSOCIATES, L.L.C. Docket Number: 2015-NO-7223-30. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

205 ASSOCIATES, L.L.C.

Owners of property situate in York City, York County, Pennsylvania

20 East Princess Street and 205-209 South George Street, York, Pennsylvania 17401

Property being known as Parcel ID No. 01-003-01-0028.00-00000 and 01-003-01-0002.00-00000

With improvements thereon erected.

PROPERTY ADDRESS: 20 EAST PRINCESS STREET, YORK, PA 17401

UPI# 01-003-01-0028.00-0000

PROPERTY ADDRESS: 205-209 SOUTH GEORGE STREET, YORK, PA 17401

UPI# 01-003-01-0002.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FIRST NATIONAL BANK OF PENNSYLVANIA vs. 3 CORD PROPERTIES, LLC Docket Number: 2015-SU-4012-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following

real estate to wit:

AS THE REAL ESTATE OF:

3 CORD PROPERTIES, LLC

ALL that certain tract and parcel of land, situate in the City of York, York County, Pennsylvania, and more particularly described as follows:

BEGINNING on the south side of West Market Street, York City, Pennsylvania known and numbered as 282-284 West Market Street, bounded on the north by said West Market Street; on the east by property now or formerly of Benjamin Sweigert; on the south by a public alley known as West Mason Alley; and on the west by property now or formerly of Harper F. Myers. Containing in front on said West Market Street, thirty-two feet six inches (32'6") and extending in length or depth southwardly of a uniform width throughout, two hundred thirty feet (230') to said public alley known as West Mason Alley.

BEING the same premises which Michael S. Butler and Julie C. Butler, husband and wife, by their Deed dated October 12, 2010 and recorded on October 14, 2010, in and for York County, Pennsylvania in Book 2096, Page 6039, granted and conveyed unto 3 Cord Properties, LLC.

Property address: 282-284 West Market Street, York, PA 17404

UPIN Number 09-190-04-0016

PROPERTY ADDRESS: 282-284 WEST MARKET STREET, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FIRST NATIONAL BANK OF PENNSYLVANIA vs. 3 CORD PROPERTIES, LLC Docket Number: 2015-SU-4011-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

3 CORD PROPERTIES, LLC

ALL THAT CERTAIN tract of land with the im-

provements thereon erected, situate, lying and being in York City, York County, Pennsylvania, the said tract of land being known as 200 East Princess Street, the said tract being bounded and limited as follows:

BOUNDED on East Princess Street, South eighty-eight (88) degrees forty-two (42) minutes twenty-eight (28) seconds East, ninety-four and seventy one-hundredths feet (94.70) to the corner of Princess Street and Susquehanna Avenue; thence South one (01) degree seventeen (17) minutes forty-two (42) seconds West sixty-four and twenty one-hundredths feet (64.20); thence along said Susquehanna Avenue to Prospect Street, thence along Prospect Street North fifty-four (54) degrees thirty-four (34) minutes twenty (20) seconds West one hundred fourteen and forty-one one-hundredths (114.41) to said Princess Street and the point of BEGINNING.

BEING the same premises which The Young Women's Christian Association of York, PA, by its Deed dated July 28, 2010 and recorded on August 4, 2010 in the Office of the Recorder of Deeds for York County in Deed Book Volume 2086, Page 2734, granted and conveyed unto 3 Cord Properties, LLC.

UPIN Number 06-107-01-0001.00-00000

Property address: 200 E. Princess Street, York, PA 17403

PROPERTY ADDRESS: 200 EAST PRINCESS STREET, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CARRINGTON MORTGAGE SERVICES, LLC vs. RAUL I. ALIAGA Docket Number: 2015-SU-3566-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RAUL I. ALIAGA

All that certain tract of land with the improvements thereon erected, known and commonly numbered as 1269 Glendale Road and being

known also as portions of Lot Numbers 108 and 109 on a Plan of Lots of Hollywood Heights Addition recorded in The Office of The Recorder of Deeds in and for York County, Pennsylvania, in Deed Book 33-A, Page 638, situate in Spring Garden Township, York County, Pennsylvania, bounded and described as follows:

Property Address: 1269 Glendale Road, York, PA 17403
Parcel No. 48-000-16-0145-00
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2015-SU-003566-06
Judgment: \$169,268.60
Attorney: Sarah K. McCaffery, Esquire
To be sold as the Property Of: Raul I. Aliaga

PROPERTY ADDRESS: 1269 GLENDALE ROAD, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. MAGGIE ALMONY and ALAN B. ALMONY Docket Number: 2011-SU-1001-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MAGGIE ALMONY
ALAN B. ALMONY

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF NORTH CODORUS, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 2828 STOVERSTOWN ROAD, SPRING GROVE, PA 17362

UPIN NUMBER 40-000-EF-0088.D

PROPERTY ADDRESS: 2828 STOVERSTOWN ROAD, SPRING GROVE, PA 17362

UPI#

Notice is further given that all parties in interest

and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO FINANCIAL PENNSYLVANIA, INC. vs. DENNIS L. ALTLAND and CHERYL C. ALTLAND Docket Number: 2013-SU-2934-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DENNIS L. ALTLAND
CHERYL C. ALTLAND

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF EAST MANCHESTER, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 10 COVENTRY CROSS ROAD, MOUNT WOLF, PA 17347-9548

UPIN NUMBER 26-000-13-0101-00-00000

PROPERTY ADDRESS: 10 COVENTRY CROSS ROAD, MOUNT WOLF, PA 17347

UPI# 26-000-13-0101.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of HSBC BANK USA N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES

CORP. HOME EQUITY LOAN TRUST 2007-D1 ASSET BACKED PASS-THROUGH CERTIFICATES vs. JOSE W. ANAYA and ZILKIA SANTOS RIVERA A/K/A ZILKIA J. SANTOS Docket Number: 2015-SU-2690-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSE W. ANAYA
ZILKIA SANTOS RIVERA
A/K/A ZILKIA J. SANTOS

owner(s) of property situate in the SPRING GARDEN TOWNSHIP, YORK County, Pennsylvania, being 1052 Mount Rose Avenue, York, PA 17403-2939

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$104,545.97

PROPERTY ADDRESS: 1052 MOUNT ROSE AVENUE, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. DANIEL L. ANDERSON and STEPHANIE L. ANDERSON Docket Number: 2014-SU-1674-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DANIEL L. ANDERSON
STEPHANIE L. ANDERSON

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF MANCHESTER, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 2008 NORTH BEAVER STREET, MANCHESTER TOWNSHIP, YORK, PA 17404

UPIN NUMBER 36-000-07-0082-00-00000 AND 36-000-07-0081-00-00000

PROPERTY ADDRESS: 2008 NORTH BEAVER STREET, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. DANIEL ATANASIO Docket Number: 2015-SU-2639-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DANIEL ATANASIO

owner(s) of property situate in the YORK CITY, YORK County, Pennsylvania, being 310 East Jackson Street, York, PA 17403-3224

Parcel No. 102740300030000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$84,935.32

PROPERTY ADDRESS: 310 EAST JACKSON STREET, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of

OCWEN LOAN SERVICING, LLC vs. JAMES E. BAILEY, JR. Docket Number: 2015-SU-4193-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES E. BAILEY, JR.

owner(s) of property situate in the LOWER WINDSOR TOWNSHIP, YORK County, Pennsylvania, being 1774 Manor Road, Windsor, PA 17366-9108

Parcel No. 35000IL0021B000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$193,634.48

PROPERTY ADDRESS: 1774 MANOR ROAD, WINDSOR, PA 17366

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. KENNETH L. BAKER and KRISTINA L. BAKER Docket Number: 2015-SU-3913-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KENNETH L. BAKER
KRISTINA L. BAKER

owner(s) of property situate in the PENN TOWNSHIP, YORK County, Pennsylvania, being 365 Jasmine Drive, Hanover, PA 17331-3465

Parcel No. 440002301100000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$172,237.12

PROPERTY ADDRESS: 365 JASMINE

DRIVE, HANOVER, PA 17331

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of M & T BANK vs. JENNIFER M. BENEDICT, AS EXECUTRIX OF THE ESTATE OF GREGORY S. BENEDICT, DECEASED and LAUREN J. BENEDICT, AS EXECUTRIX OF THE ESTATE OF GREGORY S. BENEDICT, DECEASED Docket Number: 2015-SU-2929-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JENNIFER M. BENEDICT, AS EXECUTRIX OF THE ESTATE OF GREGORY S. BENEDICT, DECEASED LAUREN J. BENEDICT, AS EXECUTRIX OF THE ESTATE OF GREGORY S. BENEDICT, DECEASED

ALL THAT FOLLOWING DESCRIBED REAL ESTATE, lying and being situate in Borough of Stewartstown, County of York, Commonwealth of Pennsylvania, bounded and described as follows:

ALL THAT CERTAIN DESCRIBED LOT OF GROUND, with improvements thereon erected situate in Borough of Stewartston, County of York, Commonwealth of Pennsylvania, as shown on Subdivision Plan "Ice House Estates Phase II", made by Site Design Concepts, Inc. York, Pennsylvania, said plan being recorded in York County Recorder of Deeds Office on September 26, 1996, in Plan Book OO, Page 361, more particularly bounded limited and described as follows:

BEGINNING at a point set on the northwesterly side of Katie Court 50 foot wide right of way, (32 foot cartway), a corner of Lot No. 1A on said plan; Thence extending from said beginning point and measured along Lot No. 1A, North 20 degrees 50 minutes 00 seconds West, 166.33 feet to a point, a corner of lands now or formerly of Kevin and Colleta Keller and lands now or formerly of Charles D. and Dorothy M. Cooper; Thence extending along said lands now or formerly Charles D. and Dorothy M. Cooper and along lands now or formerly of Brady James

Dayton and Billie K. Dayton III, North 62 degrees 14 minutes 18 seconds East, 100.74 feet to a point, a corner of Lot No. 3A on said plan; Thence extending along said Lot No. 3A, South 20 degrees 50 minutes 00 seconds East, 179.33 feet to a point set on the northwesterly side of Katie Court, aforesaid; Thence extending along said Katie Court the 2 following courses and distances, namely; 1) On a line curving to the left having a radius of 225.00 feet, a length of 19.50 feet, with a chord bearing of South 71 degrees 38 minutes 58 seconds West, a chord distance of 19.49 feet to a point; and 2) South 69 degrees 10 minutes 00 seconds West, 80.52 feet to a point, the first mentioned point and place of beginning.

BEING house number 19 Katie Court, Stewartstown, PA 17363

PARCEL ID# 86-000-02-0007-T0-00000

PROPERTY ADDRESS: 19 KATIE COURT, STEWARTSTOWN, PA 17363

UPI# 86-000-02-0007.T0-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. DAVID D. BERGER and ROXANN WAGAMAN Docket Number: 2013-SU-681-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID D. BERGER
ROXANN WAGAMAN

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF YORK, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 1049 EAST KING STREET, YORK, PA 17403

UPIN NUMBER 12-385-12-0039-00-00000

PROPERTY ADDRESS: 1049 EAST KING STREET, YORK, PA 17403

UPI# 12-385-12-0039.00-00000

Notice is further given that all parties in interest

and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of HSBC BANK USA, AS TRUSTEE IN TRUST FOR CITIGROUP MORTGAGE LOAN TRUST, INC., ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2003-HE3 vs. RUSSELL L. BERWICK and BETH A. SUNBERG Docket Number: 2011-SU-378-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RUSSELL L. BERWICK
BETH A. SUNBERG

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF YORK, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 330 SPRINGDALE AVENUE A/K/A SPRINGDALE ROAD, YORK, PA 17403

PROPERTY ADDRESS: 330 SPRINGDALE AVENUE, A/K/A SPRINGDALE ROAD, YORK, PA 17406

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC. vs. SAMMY M. BILZER Docket

Number: 2010-SU-6705-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SAMMY M. BILZER

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF MANCHESTER, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 75 LEXTON DRIVE, YORK, PA 17404

UPIN NUMBER 36-000-KH-0170B-0C0075

PROPERTY ADDRESS: 75 LEXTON DRIVE, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. ROBERT DEVONE BOANES A/K/A ROBERT D. BOANES Docket Number: 2015-SU-3734-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT DEVONE BOANES
A/K/A ROBERT D. BOANES

owner(s) of property situate in the YORK CITY, YORK County, Pennsylvania, being 301 Rathton Road, York, PA 17403-3933

Parcel No. 156030300070000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$132,598.23

PROPERTY ADDRESS: 301 RATHTON ROAD, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of OCWEN LOAN SERVICING, LLC vs. AMY K. BOGDEN and GREGORY R. BOGDEN Docket Number: 2015-SU-3391-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

AMY K. BOGDEN
GREGORY R. BOGDEN

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF MANCHESTER, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 15 Sherry Drive, York, PA 17404

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 15 SHERRY DRIVE, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PHH MORTGAGE CORPORATION vs. DANIEL E. BORTNER and ELIZABETH A. BORTNER Docket Number: 2015-SU-1252-06 And to me directed, I will expose at public sale in the York County Judicial Center, City of York,

County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DANIEL E. BORTNER
ELIZABETH A. BORTNER

ALL THAT CERTAIN LOT of land with the improvements thereon erected, situated in the Township of North Codorus, York County, Pennsylvania, being identified as Lot 84 as shown on a Plan of Lots known as Lynwood Phase 11-B, Final Subdivision Plan, as prepared by Stallman & Stahlman, Inc., York, PA and recorded at the York County Recorder of Deeds Office in Plan Book QQ, Page 889, August 18, 2000 and being more fully bound and limited by courses and distances as follows, to wit:

Property Address: 1853 Pin Oak Drive, Spring Grove, PA 17362

Parcel No. 40000FG01840000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

PROPERTY ADDRESS: 1853 PIN OAK DRIVE, SPRING GROVE, PA 17362

UPI# 40-000-FG-0184.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of LNV CORPORATION vs. GARY A. BOYD Docket Number: 2015-SU-4061-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GARY A. BOYD

owner(s) of property situate in the FAWN TOWNSHIP, YORK County, Commonwealth of Pennsylvania, being 351 East Walnut Grove, ak/a 351 East Walnut Grove Road, Fawn Grove, PA 17321-9438

Parcel No. 28000BN0017P000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$196,904.36

PROPERTY ADDRESS: 351 EAST WALNUT GROVE, A/K/A 351 EAST WALNUT GROVE ROAD, FAWN GROVE, PA 17321

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CENLAR FSB vs. FLOYD D. BRANT and GRACE M. BRANT Docket Number: 2013-SU-477-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

FLOYD D. BRANT
GRACE M. BRANT

All that certain piece or parcel or Tract of land situate West Manchester, York County, Pennsylvania, and being known as 2387 Maple Road, York, Pennsylvania 17408.

TAX MAP AND PARCEL NUMBER: 51-000-10-0041.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$182,239.14

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Floyd D. Brant and Grace M. Brant

PROPERTY ADDRESS: 2387 MAPLE ROAD, YORK, PA 17408

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PENNYMAC LOAN SERVICES LLC vs. QUINTON RAYMOND BRUBAKER A/K/A QUINTON RAYMOND BRUBAKER and RAINBOW BRUBAKER-GASS Docket Number: 2015-SU-1823-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

QUINTON RAYMOND BRUBAKER
A/K/A QUINTON RAYMOND BRUBAKER
RAINBOW BRUBAKER-GASS

owner(s) of property situate in the NEWBERRY TOWNSHIP, YORK County, Pennsylvania, being 1193-1195 Cly Road, a/k/a Cly Road, York Haven, PA 17370

Parcel No. 390000300350000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$138,370.90

PROPERTY ADDRESS: 1193-1195 CLY ROAD, A/K/A 1195 CLY ROAD, YORK HAVEN, PA 17370

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. CHRISTINA BRUNO and GABRIEL BRUNO Docket Number: 2013-SU-1061-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following

real estate to wit:

AS THE REAL ESTATE OF:

CHRISTINA BRUNO
GABRIEL BRUNO

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF MANCHESTER, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 1028 HEARTHTRIDGE LANE, YORK, PA 17404

UPIN NUMBER 36-000-33-0124-00-00000

PROPERTY ADDRESS: 1028 HEARTHTRIDGE LANE, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. ALLEN B. BULL, JR., AS ADMINISTRATOR OF THE ESTATE OF FRED A BULL A/K/A FRED A J. BULL, DECEASED Docket Number: 2015-SU-531-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ALLEN B. BULL, JR., AS ADMINISTRATOR OF THE ESTATE OF FRED A BULL A/K/A FRED A J. BULL, DECEASED

ALL THAT CERTAIN Piece Or Parcel With The Improvements Thereon Erected Known As Lot #279 On Plan Book Ss, Page 422 Of Sherman Oaks Phase 4-B, Situate In East Manchester Township, York County, Pennsylvania, More Fully Described As Follows To Wit:

BEGINNING At A Point, Said Point Being At The Right-Of-Way Of Silver Maple Court, A Fifty And Zero Hundredths (50.00) Foot Wide Right-Of Way At Lot No. 280 Of Sherman Oaks, Phase 3; Thence By Said Lot No. 280, North Eighty Degrees Fifty-One Minutes Zero Seconds West (N 80 Degrees 51 Minutes 00 Seconds W), A Distance Of One Hundred Twenty-Five And Zero Hundredths (125.00) Feet To

A Point At Lot No. 307; Thence By Said Lot No. 307, North Nine Degrees Nine Minutes Zero Seconds East (N 09 Degrees 09 Minutes 00 Seconds E) A Distance Of Eighty And Zero Hundredths (80.00) Feet To A Point At Lot No. 278; Thence By Said Lot No. 278. South Eighty Degrees Fifty-One Minutes Zero Seconds East (S 80 Degrees 51 Minutes 0 Seconds E) A Distance Of One Hundred Twenty-Five And Zero Hundredths (125.00) Feet To A Point At The Right-Of-Way Of Silver Maple Court; Thence By Said Right-Of-Way Of Silver Maple Court. South Nine Degrees Nine Minutes Zero Seconds West (S 09 Degrees 09 Minutes 00 Seconds W) A Distance Of Eighty And Zero Hundredths (80.00) Feet To The Point Of Beginning.

PARCEL NO. 26-000-15-0279

BEING Known As: 220 Silver Maple Court, Mount Wolf, PA 17347

PROPERTY ADDRESS: 220 SILVER MAPLE COURT, MOUNT WOLF, PA 17347

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. JASON S. BUTLER Docket Number: 2013-SU-2572-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JASON S. BUTLER

owner(s) of property situate in the MANCHESTER BOROUGH, YORK County, Pennsylvania, being 255 North Main Street, Manchester, PA 17345-1501

Parcel No. 760000100270000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$118,598.62

PROPERTY ADDRESS: 255 NORTH MAIN STREET, MANCHESTER, PA 17345

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. VINCENT J. BYCZYNSKI Docket Number: 2012-SU-1005-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

VINCENT J. BYCZYNSKI

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF LOGANVILLE, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 16 FERNDALE ROAD, SEVEN VALLEYS, PA 17360

UPIN NUMBER 75-000-04-0291.00-00000

PROPERTY ADDRESS: 16 FERNDALE ROAD, SEVEN VALLEYS, PA 17360

UPI# 75-000-04-0291.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. ANDREW C. CARNAHAN and TANYA M. CALDWELL Docket Number: 2014-SU-4110-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the fol-

lowing real estate to wit:

AS THE REAL ESTATE OF:

ANDREW C. CARNAHAN
TANYA M. CALDWELL

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE a borough OF FRANKLINTOWN, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 53 WEST CABIN HOLLOW ROAD, UNIT 4 A/K/A UNIT B-3, DILLSBURG, PA 17019

UPIN NUMBER 63-000-01-0087-L0-00000

PROPERTY ADDRESS: 53 WEST CABIN HOLLOW ROAD, UNIT 4 A/K/A UNIT B-3, DILLSBURG, PA 17019

UPI# 63-000-01-0087.L0-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of OCWEN LOAN SERVICING, LLC vs. BRENDA CHAPMAN and ANDREW CHAPMAN Docket Number: 2015-SU-3321-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRENDA CHAPMAN
ANDREW CHAPMAN

owner(s) of property situate in the WINDSOR TOWNSHIP, YORK County, Pennsylvania, being 210 Wimbeldon Way, Red Lion, PA 17356-8294

Parcel No. 530002800570000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$157,821.79

PROPERTY ADDRESS: 210 WIMBLETON WAY, RED LION, PA 17356

UPI# 53-000-28-0057.00-00000

Notice is further given that all parties in interest

and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NEW WINDSOR STATE BANK vs. CHOU-DRIES, INC. Docket Number: 2012-NO-1070-30. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHOUDRIES, INC.

11 NORTH MAIN STREET, YORK NEW SALEM, PA 17371 , 39 N. MAIN STREET, YORK NEW SALEM, PA 17371 AND EAST GEORGE STREET, YORK NEW SALEM, PA 17371 IN THE BOROUGH OF NEW SALEM, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA

Tax Parcels:
#79000020048
#79000020046
#79000020049

By deed from Real Places, L.P., formerly known as B.L. & B. Associates to Choudries, Inc. dated May 18, 2005 and recorded June 2, 2005 in Instrument 2005039545 in the York County Recorder's Office, PA., as subsequently corrected by Corrective Deed dated September 30, 2006 and recorded October 17, 2006 in Instrument 2006081531.

PROPERTY ADDRESS: 11 NORTH MAIN STREET, YORK NEW SALEM, PA 17371

UPI#

PROPERTY ADDRESS: 39 NORTH MAIN STREET, YORK NEW SALEM, PA 17371

UPI#

PROPERTY ADDRESS: EAST GEORGE STREET, YORK NEW SALEM, PA 17371

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A. vs. JOYCE ELAINE CONLEY and GLENN C. CONLEY, JR. Docket Number: 2013-SU-2506-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOYCE ELAINE CONLEY
GLENN C. CONLEY, JR.

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF WEST YORK, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 1611 WEST PHILADELPHIA STREET, YORK, PA 17404

UPIN NUMBER 88-000-14-0050-00-00000

PROPERTY ADDRESS: 1611 WEST PHILADELPHIA STREET, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. NICHOLAS J. CONNER Docket Number: 2011-SU-571-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

NICHOLAS J. CONNER

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF DOVER, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 2971 SOLAR DRIVE, DOVER, PA 17315

UPIN NUMBER 24-000-19-0099-00-00000

PROPERTY ADDRESS: 2971 SOLAR DRIVE, DOVER, PA 17315

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of GREGORY S. DORSEY vs. CANDICE COOPER Docket Number: 2014-SU-1760-84. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CANDICE COOPER

Owner of property situate in West York Borough, York County, Pennsylvania, being 41 South Dewey Street, York, PA 17404.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 41 SOUTH DEWEY STREET, YORK, PA 17404

UPI #88-000-02-0058.00-00000

PROPERTY ADDRESS: 41 SOUTH DEWEY STREET, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of ONE WEST BANK N.A. vs. BARRY E. COPENHEAVER, KNOWN SURVIVING HEIR OF CATHERINE L. SHAFFER DECEASED MORTGAGOR AND REAL OWNER COLONEL H. COPENHEAVER, KNOWN SURVIVING HEIR OF CATHERINE L. SHAFFER DECEASED MORTGAGOR AND REAL OWNER KIMBERLY A. BECK, KNOWN SURVIVING HEIR OF CATHERINE L. SHAFFER DECEASED MORTGAGOR AND REAL OWNER UNKNOWN SURVIVING HEIRS OF CATHERINE L. SHAFFER, DECEASED MORTGAGOR REAL OWNER ROBERT A. COPENHEAVER KNOWN SURVIVING HEIR OF CATHERINE L. SHAFFER DECEASED MORTGAGOR AND REAL OWNER DAVID A. COPENHEAVER, KNOWN SURVIVING HEIR OF CATHERINE L. SHAFFER DECEASED MORTGAGOR AND REAL OWNER Docket Number: 2015-SU-92-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BARRY E. COPENHEAVER,
KNOWN SURVIVING HEIR OF
CATHERINE L. SHAFFER DECEASED
MORTGAGOR AND REAL OWNER
COLONEL H. COPENHEAVER,
KNOWN SURVIVING HEIR OF
CATHERINE L. SHAFFER DECEASED
MORTGAGOR AND REAL OWNER
KIMBERLY A. BECK,
KNOWN SURVIVING HEIR OF
CATHERINE L. SHAFFER DECEASED
MORTGAGOR AND REAL OWNER
UNKNOWN SURVIVING HEIRS OF
CATHERINE L. SHAFFER, DECEASED
MORTGAGOR AND REAL OWNER
ROBERT A. COPENHEAVER
KNOWN SURVIVING HEIR OF
CATHERINE L. SHAFFER DECEASED
MORTGAGOR AND REAL OWNER
DAVID A. COPENHEAVER,
KNOWN SURVIVING HEIR OF
CATHERINE L. SHAFFER DECEASED
MORTGAGOR AND REAL OWNER

All that certain piece or parcel or Tract of land situate City of York, York County, Pennsylvania, and being known as 300 Parkway Boulevard, York, Pennsylvania 17404.

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$100,795.49

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Barry E. Copenheaver, Known Surviving Heir of Catherine L. Shaffer, Deceased Mortgagor and Real Owner, Kimberly

A. Beck, Known Surviving Heir of Catherine L. Shaffer, Deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Catherine L. Shaffer, Deceased Mortgagor and Real Owner, Colonel H. Copenhaver, Known Surviving Heir of Catherine L. Shaffer, Deceased Mortgagor and Real Owner, Robert A. Copenhaver, Known Surviving Heir of Catherine Shaffer, Deceased Mortgagor and Real Owner and David A. Copenhaver, Known Surviving Heirs of Catherine L. Shaffer, Deceased Mortgagor and Real Owners

PROPERTY ADDRESS: 300 PARKWAY BOULEVARD, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CITIMORTGAGE, INC. vs. JOSEPH H. CRAIN Docket Number: 2015-SU-3846-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSEPH H. CRAIN

owner(s) of property situate in YORK TOWNSHIP, YORK County, Pennsylvania, being 400 Willeta Court, York, PA 17402-8249

Parcel No. 54000HJ0302A000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$265,260.42

PROPERTY ADDRESS: 400 WILLETA COURT, YORK, PA 17402

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of REVERSE MORTGAGE SOLUTIONS, INC. vs. SONDR A. DANIELS Docket Number: 2015-SU-4125-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SONDR A. DANIELS

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF FAIRVIEW, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 801 Whiteford Drive, Lewisberry, PA 17339

PARCEL NUMBER: 270000F0052Q000000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 801 WHITEFORD DRIVE, LEWISBERRY, PA 17339

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of M&T BANK vs. MIA DAVIS Docket Number: 2015-SU-261-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MIA DAVIS

All that certain lot, piece or parcel of land sit-

uate in the Conewago Township, York County, Pennsylvania, known as #885 Kentwell Drive, being Lot No. 61 as shown on the Preliminary / Final Subdivision Plan, The Enclave at Hunter Creek, as said plan is of record in the Office of the Recorder of Deeds in and for York County, State of Pennsylvania in Book SS, Page 859, Sheets 1 through 14, and being more particularly bounded and described in accordance with the said Preliminary / Final Subdivision Plan, Sheet 3 of 14, as prepared by Renew Associates, York, Pennsylvania, as follows to wit:

Beginning for the same at a point on the Northwest side of Kentwell Drive, a 50-foot wide right-of-way, said point of beginning also being the common front corner of Lot 61 and Lot 62 as shown on the Preliminary / Final Subdivision Plan, The Enclave at Hunter Creek and recorded in Book SS, Page 859, Sheets 1 through 14, thence leaving said Kentwell Drive and binding on the division line between said Lot 61 & Lot 62 and passing, in part, through the party wall for the building on this lot and the building adjoining on the southwest, in all

1. North 40 Degrees 46 Minutes 18 seconds West 129.69 feet to the common rear corner of said Lots 61 and 62 and also to the southeast side of Lot 92 as shown on said Plan, thence leaving said Lot 62 and binding on the northwest side of said Lot 61 and also binding on part of the Southeast side of said Lot 92,

2. North 49 Degrees 13 Minutes 42 Seconds East 42.50 feet to the northeast rear corner of Lot 61, thence binding on the division line between said Lot 61 and Lot 92,

3. South 40 Degrees 46 Minutes 18 Seconds East 130.94 feet to intersect the said northwest side of Kentwell Drive, thence binding thereon, two courses, viz:

4. By a non-tangent curve to the left With a radius of 225.00 feet and an arc length of 23.78 feet, said curve being subtended by a chord bearing of South 52 Degrees 15 Minutes 23 Seconds West 23.77 feet to a point of tangency, and

5. South 49 Degrees 13 Minutes 42 seconds West 18.76 feet to the said point of beginning CONTAINING 5522 Square Feet or 0.127 Acres of land, more or less.

SUBJECT to any and all easements, restrictions, covenants, etc. of record and as mentioned and / or shown on the plans entitled "Preliminary / Final Subdivision Plan, The Enclave at Hunter Creek", as said plan is of record in the Office of the Recorder of Deeds in and for York County, State of Pennsylvania in Book SS, Page 859, Sheets 1 through 14.

23-000-06-0261-00-00000

885 Kentwell Drive, York, PA 17406

PROPERTY ADDRESS: 885 KENTWELL DRIVE, YORK, PA 17406

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County

not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. JANICE DELAWDER, KNOWN SURVIVING HEIR OF DORIS L. DELAWDER, DECEASED OWNER BLAINE C. DELAWDER KNOWN SURVIVING HEIR OF DORIS L. DELAWDER, DECEASED OWNER A.K.A BLAYNE C. DELAWDER ALL UNKNOWN SURVIVING HEIR OF DORIS L. DELAWDER, DECEASED OWNER DONNA LEE FREIER, KNOWN SURVIVING HEIR OF DORIS L. DELAWDER, DECEASED OWNER MICHAEL R. DELAWDER, KNOWN SURVIVING HEIR OF DORIS L. DELAWDER, DECEASED OWNER Docket Number: 2013-SU-3472-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JANICE DELAWDER, KNOWN SURVIVING HEIR OF DORIS L. DELAWDER, DECEASED OWNER
BLAINE C. DELAWDER KNOWN SURVIVING HEIR OF DORIS L. DELAWDER, DECEASED OWNER
A.K.A BLAYNE C. DELAWDER
ALL UNKNOWN SURVIVING HEIR OF DORIS L. DELAWDER, DECEASED OWNER DONNA LEE FREIER, KNOWN SURVIVING HEIR OF DORIS L. DELAWDER, DECEASED OWNER
MICHAEL R. DELAWDER, KNOWN SURVIVING HEIR OF DORIS L. DELAWDER, DECEASED OWNER

All that certain piece or parcel or Tract of land situate Cross Roads, York County, Pennsylvania, and being known as 5281 Logan Road, Felton, Pennsylvania 17322.

TAX MAP AND PARCEL NUMBER: 55000D-K0002F000000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$42,828.77

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Michael R. DeLawder, Known Surviving Heir of Doris L. DeLawder, Deceased Owner, Blaine C. DeLawder a.k.a. Blayne C. DeLawder, Known Surviving Heir of Doris L. DeLawder, Deceased Owner, Janice DeLawder, Known Surviving Heir of Doris L.

DeLawder, Deceased Owner, Donna Lee Freier, Known Surviving Heir of Doris L. DeLawder, Deceased Owner and All Unknown Surviving Heirs of Doris L. DeLawder, Deceased Owner

PROPERTY ADDRESS: 5281 LOGAN ROAD, FELTON, PA 17322

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of J.P. MORGAN CHASE BANK, N.A. vs. KELLUM B. DIETZ, SR. and RENE J. DIETZ Docket Number: 2014-SU-1753-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KELLUM B. DIETZ, SR.
RENE J. DIETZ

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF PARADISE, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 6829 PLEASANTVIEW DRIVE, THOMASVILLE, PA 17364

PROPERTY ADDRESS: 6829 PLEASANTVIEW DRIVE, THOMASVILLE, PA 17364

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIV-

EN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC. vs. DOUGLAS DIETZ and JANE E. DIETZ Docket Number: 2012-SU-5015-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DOUGLAS DIETZ
JANE E. DIETZ

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF SPRING GARDEN, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 1525 CLOVER LANE, YORK, PA 17403

UPIN NUMBER 48-000-21-0170-00-00000

PROPERTY ADDRESS: 1525 CLOVER LANE, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC vs. LINDA DIMARTINO A/K/A LINDA L. DIMARTINO Docket Number: 2015-SU-4080-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LINDA DIMARTINO
A/K/A LINDA L. DIMARTINO

ALL THE FOLLOWING described piece, parcel or lot of ground, situate in York Township, York County, Pennsylvania, in the development known as York Manor, the tract herein conveyed being known as Lot No. 35 in Section B on a Plan of Lots of York Manor, drawn by J.A. Michels, Registered Professional Engineer, the said Plan being numbered 1008 and dated December

20, 1948, the said tract of land is bounded and limited as follows, to wit:

BEGINNING at a concrete monument located on the west curb line of Queen Street, a corner of Lot No. 34 now or formerly of Stewart E. Slenker; the said concrete monument is located twenty-five (25) feet west of the center line of the eighteen (18) feet wide road slab of Queen Street, otherwise known as Legislative State Highway Route No. 216, connecting the City of York with the Borough of Dallastown; thence along the side of said Lot No. 34, South seventy-eight (78) degrees, thirty (30) minutes West, a distance of one hundred fifty (150) feet to a concrete monument, located on the east side of an alley sixteen (16) feet in width; thence by said side of said alley, North eleven (11) degrees, thirty (30) minutes West, a distance of sixty (60) feet to an iron pin, a corner of Lot No. 36 now or formerly of H. C. Shaffer; thence by said side of Lot No. 36, North seventy-eight (78) degrees, thirty (30) minutes East, a distance of one hundred fifty (150) feet to an iron pin located on the west curb line of Queen Street; thence by the said side of said street, South eleven (11) degrees, thirty (30) minutes East, a distance of sixty (60) feet to a concrete monument and the place of BEGINNING.

BEING Known As: 2190 South Queen Street, York, PA 17402

PARCEL No. 54-000-03-0087-00-00000

PROPERTY ADDRESS: 2190 SOUTH QUEEN STREET, YORK, PA 17402

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FULTON BANK, N.A. vs. PAUL W. DIZINNO Docket Number: 2015-SU-3056-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PAUL W. DIZINNO

owner(s) of property situate in the YORK TOWNSHIP, YORK County, Pennsylvania, being 229 Dew Drop Road, York, PA 17402-4611

Parcel No. 540000301060000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$93,578.61

PROPERTY ADDRESS: 229 DEW DROP ROAD, YORK, PA 17402

UPI# 54-000-03-0106.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FREEDOM MORTGAGE CORPORATION vs. DEBORAH K. DRENNAN Docket Number: 2015-SU-3733-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DEBORAH K. DRENNAN

owner(s) of property situate in the 13th Ward, City of York, YORK County, Pennsylvania, being 631 Smith Street, York, PA 17404-2735

Parcel No. 13-449-01-0054.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$51,236.28

PROPERTY ADDRESS: 631 SMITH STREET, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. ARTHUR J. DUFFY and THELMA A. DUFFY Docket Number: 2015-SU-1626-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ARTHUR J. DUFFY
THELMA A. DUFFY

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF DOVER, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 6251 PINEY HOLLOW ROAD, DOVER, PA 17315

UPIN NUMBER 24-000-LE-0065-A0-00000

PROPERTY ADDRESS: 6251 PINEY HOLLOW ROAD, DOVER, PA 17315

UPI# 24-000-LE-0065.A0-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JAMES B. NUTTER & COMPANY vs. ANNE DURNEY GANNON, IN HER CAPACITY AS HEIR OF JOSEPH J. DURNEY, DECEASED JOSEPH J. DURNEY IN HIS CAPACITY AS HEIR OF JOSEPH J. DURNEY DECEASED ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH J. DURNEY, DECEASED JANE DURNEY CROWLEY, IN HER CAPACITY AS HEIR OF JOSEPH J. DURNEY, DECEASED JULIA DURNEY OBREVKO, IN HER CAPACITY AS HEIR OF JOSEPH J. DURNEY, DECEASED Docket Number: 2015-SU-1941-06. And to me directed, I will expose at public sale in the York

County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANNE DURNEY GANNON, IN HER CAPACITY AS HEIR OF JOSEPH J. DURNEY, DECEASED
 JOSEPH J. DURNEY IN HIS CAPACITY AS HEIR OF JOSEPH J. DURNEY DECEASED
 ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH J. DURNEY, DECEASED
 JANE DURNEY CROWLEY, IN HER CAPACITY AS HEIR OF JOSEPH J. DURNEY, DECEASED
 JULIA DURNEY OBREVKO, IN HER CAPACITY AS HEIR OF JOSEPH J. DURNEY, DECEASED

ALL that certain Unit designated as Unit No. 6, being a Unit in Brockie Green Condominium, located in Spring Garden Township, York County, Pennsylvania, which Unit is located as designated in the Declaration of Condominium as recorded in the Office of the Recorder of Deeds, in and for York County, Pennsylvania, in Record Book 111-V, page 262 and in the Declaration Plans as recorded in the Office of the Recorder of Deeds, in and for York County, Pennsylvania, in Plan Book CC, page 221.

PARCEL No. 48-000-30-0001.00-00006

PROPERTY ADDRESS: 1000 COUNTRY CLUB ROAD UNIT A-6, YORK, PA 17403

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: ANNE DURNEY GANNON, IN HER CAPACITY AS HEIR OF JOSEPH J. DURNEY, DECEASED and JOSEPH J. DURNEY, IN HIS CAPACITY AS HEIR OF JOSEPH J. DURNEY, DECEASED

ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 1000 COUNTRY CLUB ROAD, UNIT A-6, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. vs. E. JANE GEE, AS ADMINISTRATRIX OF THE ESTATE OF JEANNE M. SPIKER DECEASED Docket Number: 2015-SU-2891-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

E. JANE GEE, AS ADMINISTRATRIX OF THE ESTATE OF JEANNE M. SPIKER DECEASED

ALL THE FOLLOWING described tract of land with any improvements thereon erected, known as Lot No 3 in Smith's Gardens, located in East Manchester Township, York County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake on the West side of a public highway known as PA Dept. of Highways Traffic Route No. 24, said stake being North 11 degrees 10 minutes 10 seconds East, 95 feet from the Northwest corner of said Traffic Route No. 24 and a proposed 50 foot wide street thence along Lot No.4, North 78 degrees 49 minutes 50 seconds West, 140 feet to a stake on line of Lot No. 43; thence along said Lot No. 43. North 11 degrees 10 minutes 10 seconds East, 80 feet to a stake at the Southwest corner of Lot No.2; thence along said Lot No.2, South 78 degrees 49 minutes 50 seconds East, 140 feet to a Stake on the West side of above mentioned Traffic Route No. 24; thence along the same South 11 degrees 10 minutes 10 seconds West, 80 feet to a stake, the place of BEGINNING.

PARCEL No. 260000200030000000

BEING Known As: 4230 North George Street Extension, Manchester, PA 17345

PROPERTY ADDRESS: 4230 NORTH GEORGE STREET EXTENSION, MANCHESTER, PA 17345

UPI# 26-000-02-0003.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of

Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK vs. KIMBERLY A. EISENHART and LARRY E. EISENHART Docket Number: 2014-SU-3903-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KIMBERLY A. EISENHART
 LARRY E. EISENHART

ALL THAT certain piece, parcel, or tract of land situate, lying and being In MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA, bounded, limited and described as follows, to wit:

TRACT NO. 2: 3790 Bear Road ALL THAT CERTAIN TRACT OF LAND known as Lot No. 5 on a plan of lots prepared by: Gordon L. Brown, R.S. dated August 7, 1961.

BEGINNING at a point on the West Side of Bear Road, said point of beginning being the Northeast corner of Lot No. 4; thence along the north side of lot No. 4, North eight-two (82) degrees fifty-one (51) minutes West, two hundred twenty-eight and eighteen hundredths (228.18) feet to a point at lands of Carl L. Hykes; thence by same, North three (3) degrees thirty (30) minutes West one hundred one and seventy-five hundredths (101.75) feet to a point at Lot No. 6; thence by same, South eighty-two (82) degrees fifty-one (51) minutes East, two hundred forty-six and ninety-eight hundredths (246.98) feet to a point on the West side of Bear Road; thence along the West side of Bear Road, South seven (7) degrees nine (9) minutes West, one hundred (100) feet to a point and the place of BEGINNING.

TAX PARCEL # 36-000-LH-0057.B0-00000

BEING KNOWN AS: 3790 Bear Road, York, PA 17406

PROPERTY ADDRESS: 3790 BEAR ROAD, YORK, PA 17406

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock,

PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BRANCH BANKING AND TRUST COMPANY vs. TIMOTHY D. ENSOR Docket Number: 2015-SU-3635-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY D. ENSOR

owner(s) of property situate in the HANOVER BOROUGH, YORK County, Pennsylvania, being 210 Broadway, Hanover, PA 17331-2501

Parcel No. 670001801570000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$270,312.88

PROPERTY ADDRESS: 210 BROADWAY, HANOVER, PA 17331

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. IAN E. EPLER and BRITTANY L. EPLER Docket Number: 2015-SU-1989-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

IAN E. EPLER
BRITTANY L. EPLER

ALL THAT CERTAIN lot of land in West Manchester Township, York County, Pennsylvania, being Lot No. 12 on "Final Subdivision Plan of West Ridge Townhomes", made by James R. Holley R. Associates, Inc., York County Plan Book NN, Page 11, and having thereon erected a dwelling house known as: 2895 ROBIN ROAD

YORK, PA 17404.

PARCEL NO. 51-000-41-0012-00.00000.

York County Deed Book 2079, Page 2435.

TO BE SOLD AS THE PROPERTY OF IAN E. EPLER AND BRITTANY L. EPLER ON JUDGMENT NO. 2015-SU-001989-06.

PROPERTY ADDRESS: 2895 ROBIN ROAD, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A., AS TRUSTEE, FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-NC4 ASSET-BACKED PASS THROUGH CERTIFICATES vs. DALE P. FALLON and JULIE E. FALLON Docket Number: 2010-SU-4616-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DALE P. FALLON
JULIE E. FALLON

ALL THAT CERTAIN tract or parcel of land with improvements thereon erected situate, lying and being in the Township of Fairview in the County of York and State of Pennsylvania, more particularly described as follows:

Property Address: 832 Limekiln Road, New Cumberland, PA 17070

Parcel No. 27000RE0031H000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

PROPERTY ADDRESS: 832 LIMEKILN ROAD, NEW CUMBERLAND, PA 17070

UPI# 27-000-RE-0031.H0-00000

Notice is further given that all parties in interest

and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. LAWRENCE C. FINNEGAN, JR. Docket Number: 2014-SU-4416-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LAWRENCE C. FINNEGAN, JR.

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF MANCHESTER, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 2245 NORTH POINT DRIVE, YORK, PA 17406

UPIN NUMBER 36-000-20-0054-00-00000

PROPERTY ADDRESS: 2245 NORTH POINT DRIVE, YORK, PA 17406

UPI# 36-000-20-0054.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of OCWEN LOAN SERVICING, LLC ONE WEST BANK, FSB vs. AMANDA FITZGERALD A/K/A MANDI FITZGERALD KNOWN HEIR OF JACQUELINE M. FITZGERALD A/K/A JACQUELINE MARIE FITZGERALD AND EUGENE E. FITZGERALD UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR

ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE M. FITZGERALD A/K/A JACQUELINE MARIE FITZGERALD UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EUGENE E. FITZGERALD Docket Number: 2010-SU-6167-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

AMANDA FITZGERALD
A/K/A MANDI FITZGERALD
KNOWN HEIR OF
JACQUELINE M. FITZGERALD
A/K/A JACQUELINE MARIE FITZGERALD
AND EUGENE E. FITZGERALD
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
JACQUELINE M. FITZGERALD
A/K/A JACQUELINE MARIE FITZGERALD
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER
EUGENE E. FITZGERALD

ALL THAT CERTAIN LOT OF LAND SITUATE IN DOVER TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 2005 Ashcombe Drive, Dover, PA 17315

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 2005 ASHCOMBE DRIVE, DOVER, PA 17315

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of LAKEVIEW LOAN SERVICING, LLC vs. ANGELA FORRESTER and JAMES FORRESTER Docket Number: 2014-SU-3718-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania

nia the following real estate to wit:

AS THE REAL ESTATE OF:

ANGELA FORRESTER
JAMES FORRESTER

All that certain parcel of land and improvements therein situate in the Township of Spring Garden, County of York, and Commonwealth of Pennsylvania, and designated as Parcel No. 4833-42 and more fully described in a Deed dated May 12, 2003 in York County in Deed Book 1567, Page 3598, granted and conveyed unto Glenn D. Grove and Donna C. Grove, husband and wife.

UNDER AND SUBJECT to terms and conditions of Plan Book K, Page 136 and Plan Book HH, Page 531, and of Plan Book AA, Page 709.

UNDER AND SUBJECT to restrictions as set forth in Record Book H, Volume 79, Page 649, and in Record Book F, Volume 49, Page 286.

UNDER AND SUBJECT to rights granted to the General Telephone Co. of Pa, as set forth in Record Book E, Volume 78, Page 1091.

UNDER AND SUBJECT to rights granted to Metropolitan Edison Co. as set forth in Record Book L, Volume 45, Page 94.

UNDER AND SUBJECT to rights granted to Columbia Gas Co. as set forth in Record Book I, Volume 89, Page 757.

UNDER AND SUBJECT to rights granted to the York Sewer Authority as set forth in Record Book B, Volume 71, Page 1061.

PARCEL NO.: 48-000-33-0042-00-00000

PROPERTY ADDRESS: 1200 Everett Road, York, PA 17403

PROPERTY ADDRESS: 1200 EVERETT ROAD, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. KENNETH FROCK, JR. A/K/A KENNETH T. FROCK, JR. Docket Number: 2013-SU-312-06. And to me directed, I will expose at public sale in the York

County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KENNETH FROCK, JR.
A/K/A KENNETH T. FROCK, JR.

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF MOUNT WOLF, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 166 NORTH 3RD STREET, MOUNT WOLF, PA 17347

UPIN NUMBER 77-000-02-0107-00-00000

PROPERTY ADDRESS: 166 NORTH 3RD STREET, MOUNT WOLF, PA 17347

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2005-86CB) vs. SHARON FRYAR-JONES and KENNETH R. JONES Docket Number: 2015-SU-3931-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SHARON FRYAR-JONES
KENNETH R. JONES

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situate in MANCHESTER TOWNSHIP, York County, Pennsylvania, being Lot No. 39 as more particularly described in accordance with "Final Subdivision Plan for Cheltenham Phase 2" made by James R. Holley & Associates, Inc., York, Pennsylvania, said plan being recorded in York County Recorder of Deeds Office in Plan Book RR, Page 1214, and subsequent plan recorded in Plan Book SS, Page 142, as follows, to wit:

BEGINNING at a point, said point being at the right-of-way of Langshire Drive, a fifty (50.00) foot wide right-of-way, by Lot No. 38; thence by

said Lot No. 38, South twenty-one (21) degrees five (05) minutes fifty-nine (59) seconds East, a distance of one hundred twenty-eight and three one-hundredths (128.03) feet to a point at Lot No. 40; thence by said Lot No. 40, South seventy-six (76) degrees twenty-nine (29) minutes fifty-eight (58) seconds West, a distance of twenty-one and ninety-four one-hundredths (21.94) feet to a point; thence by same, South forty-five (45) degrees forty-four (44) minutes thirty-one (31) seconds West, a distance of seventy-two and ninety-four one-hundredths (72.94) feet to a point at the right-of-way of Glenleigh Drive, a fifty (50.00) foot wide right-of-way; thence by said right-of-way of Glenleigh Drive, North forty-four (44) degrees fifteen (15) minutes twenty-nine (29) seconds West, a distance of one hundred twenty-nine and twenty-six one-hundredths (129.26) feet to a point ;thence by same, by a curve to the right having a radius of ten and zero one-hundredths (10.00) feet, an arc length of sixteen and fifty-five on-hundredths (16.55) feet, a chord bearing North three (03) degrees nine (09) minutes thirty-nine (39) seconds East, a chord distance of fourteen and seventy-three one-hundredths (14.73) feet to a point at the right-of-way of Langshire Drive; thence by said right-of-way of Langshire Drive, by a curve to the right having a radius of four hundred twenty-five and zero one hundredths (425.00) feet, an arc length of one hundred thirty-five and eighty-nine one-hundredths (135.89) feet, a chord bearing North fifty-nine (59) degrees forty-four (44) minutes twenty-four (24) seconds East, a chord distance of one hundred five-five and thirty-two one-hundredths (135.32) feet to the point of BE-GINNING.

CONTAINING in area 15,816.22 square feet or 0.36 of an acre.

BEING part of Tract No. 2 of the same premises which Paul E. Weaver and Delores D. Weaver, his wife, by Deed dated the 30th day of September, 1998, and recorded at York County in the Office of the Recorder of Deeds, in and for the County of York, on the 16th day of October, 1998, in Land Record Book 1340, Page 4913, granted and conveyed unto S & A Custom Built Homes, Inc., a Pennsylvania corporation.

UNDER AND SUBJECT TO restrictions and conditions as now appear of record.

UPI NO. 36-000-39-0039.00-00000

BEING Known As: 1466 Langshire Drive, York, PA 17404

PROPERTY ADDRESS: 1466 LANGSHIRE DRIVE, YORK, PA 17404

UPI# 36-000-39-0039.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. CHAD FUNK A/K/A CHAD E. FUNK Docket Number: 2014-SU-146-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHAD FUNK
A/K/A CHAD E. FUNK

owner(s) of property situate in the JACKSON TOWNSHIP, YORK County, Pennsylvania, being 4960 Grant Drive, York, PA 17408-6017

Parcel No. 330000301150000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$158,916.74

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 4960 GRANT DRIVE, YORK, PA 17408

UPI# 33-000-03-0115.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CITIMORTGAGE, INC. vs. DAVID B. GABLE and KATHY JEAN GABLE Docket Number: 2014-SU-1971-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID B. GABLE
KATHY JEAN GABLE

owner(s) of property situate in the HOPEWELL TOWNSHIP, YORK County, Pennsylvania, Commonwealth of Pennsylvania, being 3947 Orchard Road, Stewartstown, PA 17363-7512

Parcel No. 32000AK0018A000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$77,038.52

PROPERTY ADDRESS: 3947 ORCHARD ROAD, STEWARTSTOWN, PA 17363

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NOVAK FINANCIAL, INC. vs. RAYBURN GEORGE JR, DECEASED, DANIELLE GEORGE A/K/A DANIELLE NOWACKI, OTHER HEIRS OF RAYBURN GEORGE, JR. and PHILLIP R. RHOADS, JR. Docket Number: 2015-SU-1373-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RAYBURN GEORGE JR, DECEASED
DANIELLE GEORGE
A/K/A DANIELLE NOWACKI
OTHER HEIRS OF RAYBURN GEORGE, JR.
PHILLIP R. RHOADS, JR.

Owner of property situate in York City, York County, Pennsylvania, being 790 Priority Road, York, PA 17404.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 790 PRIORITY ROAD, YORK, PA 17404

UPI #14-522-08-0017.00-00000

PROPERTY ADDRESS: 790 PRIORITY ROAD, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A., AS TRUSTEE FOR CHASE MORTGAGE FINANCE TRUST MULTI-CLASS MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-S2 vs. DANIELLE L. GEORGE Docket Number: 2015-SU-3726-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DANIELLE L. GEORGE

ALL the following described tract of and situate, lying and being in Manchester Township, York County, Pennsylvania, more particularly described as Lot No. 4C on a final subdivision plan for the Noah B. Hershey Estate dated August 19, 1993. prepared by Gordon L. Brown and Associates, Inc. bearing Drawing No. L2548-2 and being recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book MM, Page 665, more particularly described as follows:

Property Address: 2827 Westwind Lane, York, PA 17404

Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2015-SU-003726-06
Judgment: \$862,551.21
To be sold as the Property Of: Danielle L. George

PROPERTY ADDRESS: 2827 WESTWIND LANE, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORGAGE PASS-THROUGH CERTIFICATES SERIES 2005-4 C/O OCWEN LOAN SERVICING, LLC vs. RICKY GILLESPIE A/K/A RICKY D. GILLESPIE, TARA TYREE and UNITED STATES OF AMERICA Docket Number: 2015-SU-2955-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RICKY GILLESPIE
A/K/A RICKY D. GILLESPIE
TARA TYREE
UNITED STATES OF AMERICA

ALL THAT CERTAIN tract of land known as Lot No. 27 of a Final Subdivision Plan of Dauberton as prepared by Stallman and Stahman, Inc., York, Pennsylvania, Drawing No. A-87- 009,01F, dated October 21, 1987, and recorded in Plan Book JJ Page 004 of the York County Recorder of Deeds Office, January 10, 1989, and situated in EAST MANCHESTER TOWNSHIP, York County, Pennsylvania, more particularly described as follows to wit:

BEGINNING at an iron pin located on the southern right-of-way of Dogwood Court (50.00 ft. R/W) and located 402.48 feet from the centerline of Poplar Street; then leaving the street right-of-way and along the west side of Lot 26 south 29 degrees 48 minutes 54 seconds west, 99.93 feet to an iron pin; then along the north side of Lot 22 north 71 degrees 56 minutes 33 seconds west, 74.49 feet to an iron pin; then along the east side of Lots 99 and 97 north 18 degrees 03 minutes 27 seconds east, 144.71 feet to an iron pin; then along the south side of Lot 28 south 71 degrees 56 minutes 33 seconds east, 62.24 feet to an iron pin on the western right-of-way of Dogwood Court; then along the same right-of-way and curve to the left having a radius of 50.00 feet, Arc length of 60.78 feet, chord bearing of south 16 degrees 46 minutes 02 seconds east, 57.11 feet to an iron pin and place of BEGINNING. Containing 11,618.06 square feet or 0.267 acre.

UNDER AND SUBJECT, NEVERTHELESS, to covenants and restrictions, as recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Record Book 100F, Page 680.

PARCEL# 260000800270000000

ALSO KNOWN AS 110 Dogwood Court, Manchester, PA 17345

BEING the same premises in which Grantors: J.R.W., Inc., a Pennsylvania Corporation, Contract Seller and J. G. Leasing Co., Inc., a Pennsylvania Corporation, Contract Buyer deed dated September 27, 2000 and recorded February 21, 2001 in the office of the recorder of deeds for York County in book 1425 and page 5041, granted and conveyed unto Ricky Gillespie and Tara Tyree.

PROPERTY ADDRESS: 110 DOGWOOD COURT, MANCHESTER, PA 17345

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON TRUST COMPANY NA, FKA THE BANK OF NEW YORK TRUST COMPANY N.A. AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK NA AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES 2004-R1 vs. MARK A. GOLDSBOROUGH and ROSE M. GOLDSBOROUGH Docket Number: 2013-SU-709-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARK A. GOLDSBOROUGH
ROSE M. GOLDSBOROUGH

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF HELLAM, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 6049 FURNACE ROAD, HELLAM, PA 17406

UPIN NUMBER 31-000-LK-0160-00-00000

PROPERTY ADDRESS: 6049 FURNACE ROAD, HELLAM, PA 17406

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

bution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. MARIA D. GONZALEZ-TORRES and DENISE C. HOPSTETTER Docket Number: 2015-SU-249-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARIA D. GONZALEZ-TORRES
DENISE C. HOPSTETTER

ALL the following two (2) tracts of land in the City of York, York County, Pennsylvania, TRACT NO. 1: being known and numbered as 841 East Boundary Avenue, and being approximately 103.4 x 40. and TRACT NO. 2: being on the north side of East Boundary Avenue, and being approximately 103.4 x 2.

HAVING THEREON erected a dwelling house known as: 841 EAST BOUNDARY AVENUE YORK, PA 17403.

York County Deed Book 2069, Page 5353.

TO BE SOLD AS THE PROPERTY OF MARIA D. GONZALEZ-TORRES (REAL OWNER) AND DENISE C. HOPSTETTER (EQUITABLE OWNER) ON JUDGMENT NO. 2015-SU-000249-06.

PROPERTY ADDRESS: 841 EAST BOUNDARY AVENUE, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of USAA FEDERAL SAVINGS BANK vs. HARRY GOODE Docket Number: 2015-SU-3467-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HARRY GOODE

All that certain lot, piece or parcel of ground, with the improvements thereon, erected, situated on the north side of Wellington Street, in the Twelfth Ward of the City of York, York County, Pennsylvania, bounded and limited as follows, to wit:

Beginning at a point on the northern side of East Wellington Street, a fifty (50) feet wide street, said point being south sixty (60) degrees nine (09) minutes fifty (50) seconds west eighty-two and eighteen one-hundredths (82.18) feet from the western side of South Hartman Street, a fifty (50) feet wide street; thence along the northern side of said East Wellington Street, south sixty (60) degrees nine (09) minutes fifty (50) seconds west thirty-four (34) feet to a point; thence along the property now or formerly of Luther C. Sultner, north twenty-nine (29) degrees fifty (50) minutes ten (10) seconds west, ninety-five and six one-hundredths (95.06) feet to a point; thence along the south side of Oerman Alley, a twenty (20) feet wide alley, north sixty (60) degrees seven (07) minutes fifty (50) seconds east thirty-four (34) feet to a point; thence along the property now or formerly of Raymond G. Myers, south twenty-nine (29) degrees fifty (50) minutes ten (10) seconds east ninety-five and eight one-hundredths (95.08) feet to a point; the place of beginning.

Under and subject to the same rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyances, or visible on ground.

Title to said premises vested in Harry Goode, adult individual by Deed from Marshall G. Gregory, III and Lorraine E. Gregory, husband and wife dated 09/27/2012 and recorded 10/10/2012 in the York County Recorder of Deeds in Book 2196, Page 1274.

Being known as 1151 Wellington Street, York, PA 17403

PROPERTY ADDRESS: 1151 WELLINGTON STREET, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE STRUCTURED ASSET INVESTMENT LOAN TRUST 2006-3 vs. MICHAEL G. GREEN, SR and BONNIE L. GREEN, DECEASED Docket Number: 2013-SU-1059-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL G. GREEN, SR
BONNIE L. GREEN, DECEASED

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF PEACH BOTTOM, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 57 WATSON ROAD, DELTA, PA 17314

UPIN NUMBER 43-000-AP-0011.J0-00000

PROPERTY ADDRESS: 57 WATSON ROAD, DELTA, PA 17314

UPI# 43-000-AP-0011.J0-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OC10, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OC10 vs. JASON E. GRIM A/K/A JASON GRIM and RITA K. GRIM Docket Number: 2015-SU-132-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York,

County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JASON E. GRIM
A/K/A JASON GRIM
RITA K. GRIM

ALL THAT CERTAIN, tract of land located in Emigsville, Manchester Township, York County, Pennsylvania bounded and described as follows to wit:

BEGINNING at a point twenty-five (25) feet from the centerline of North George Street, Legislative Route 250, at lands now or formerly of Larry B. Witmer and wife; extending thence along said lands now or formerly of Larry B. Wimer and wife, North seventy-two (72) degrees, fifty-nine (59) minutes West, one hundred fifty (150) feet to the East side of fifteen (15) feet wide alley; extending thence along said alley, South seventeen (17) degrees ten (10) minutes West, twenty (20) feet to a point; extending thence by a line of division and along property retained by Pauline E. Shchaefer, South seventy-two degrees, fifty-nine (59) minutes East, One hundred fifty (150) feet to a point in North George Street; extending thence in North George Street, North seventeen (17) degrees ten (10) minutes East, twenty (20) feet to the point and place of BEGINNING.

Description based on survey of C.S. Davidson, Inc., dated September 30, 1977, Dwg. No. 1412-1E77-9-30 as recorded in Recorder of Deeds Office in Plan Book AA, Page 41.

BEING designated as Parcel 2 on Plan recorded in Plan Book AA, page 41. Property Parcel Number 36-1-63A

BEING the same premises which Ronald E. Myers and Flossie M. Myers, married, by Deed dated June 16, 2006 and recorded July 24, 2006 in the York County Recorder of Deeds Office, in Deed Book 1827, Page 1764 granted and conveyed unto Jason E. Grim and Rita K. Grim, in fee.

PROPERTY ADDRESS: 3188 NORTH GEORGE STREET, EMIGSVILLE, PA 17318

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Exe-

cution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A., vs. ROGER O. HALE and ELIZABETH M. HALE Docket Number: 2015-SU-354-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROGER O. HALE
ELIZABETH M. HALE

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF WINDSOR, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 42-44 WEST MAIN STREET, WINDSOR, PA 17366 UPIN NUMBER 89-000-02-0096-00-00000

PROPERTY ADDRESS: 42-44 WEST MAIN STREET, WINDSOR, PA 17366

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-CTX1 ASSET-BACKED CERTIFICATES, SERIES 2005-CTX1 vs. RANDY H. HANK Docket Number: 2015-SU-4065-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RANDY H. HANK

ALL THAT CERTAIN lot or tract of land situate in the Township of Fairview, County of York and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

Property Address: 645 Cornhill Road, Eters, PA 17319
Parcel No. 27-000-QG-0076.B0-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No

C.P. NO. 2015-SU-004065-06
Judgment: \$198,950.08
Attorney: Sarah K. McCaffery, Esquire
To be sold as the Property Of: Randy H. Hank

PROPERTY ADDRESS: 645 CORNHILL ROAD, ETTERS, PA 17319

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. CAROLYN HARRIS and GREGORY HARRIS Docket Number: 2014-SU-4213-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CAROLYN HARRIS
GREGORY HARRIS

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Jackson, County of York and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for Pahagaco Heights Section 2, Phase III, made by Daewood Engineering, and recorded in York County in Plan Book 1849 page 1366, revised subdivision plan for Lots 80 and 85 in Plan Book 1944 page 2114 reorded January 23, 2008, as follows to wit:

Property Address: 331 Courtney Court, Spring Grove, PA 17362
Parcel No. 33-000-10-0085
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
Judgment: \$360,842.55

PROPERTY ADDRESS: 331 COURTNEY COURT, SPRING GROVE, PA 17362

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-6 vs. STEPHEN W. HEDRICK and KIMBERLY L. HEDRICK Docket Number: 2014-SU-2976-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEPHEN W. HEDRICK
KIMBERLY L. HEDRICK

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon erected, known and numbered as 2151 Pleasant View Road, situate in the Township of Springettsbury, County of York and Commonwealth of Pennsylvania, bounded and described according to a plan of survey made by Gordon L. Brown, R.S., dated July 11, 1967 (Drawing No. J-1140), as follows:

BEGINNING at an iron pipe on the Eastern side of Pleasant View Road (40 Feet Wide), which iron pipe is measured in a Northwardly direction 410.00 feet from the intersection of the eastern line of Pleasant View road with the centerline of U.S. Naval Ordnance Plant Road (Township Road No. 837) and which said iron pipe is also measured 190.00 feet in a Northwardly direction from a concrete monument at the Northeast corner of Pleasant View Road and a 20 feet wide Road North 00 degrees 45 minutes West 60.00 feet to a point, the corner of lands now or formerly of H.E. Thomas, thence along the same North 89 degrees 15 minutes East 186.12 feet to a point on the Western side of a 20.00 foot wide alley; thence along the same 00 degrees 45 minutes East 60.00 feet to an iron pipe, a corner of lands now or formerly of John H. Fritz; thence along the same South 89 degrees 15 minutes West 186.12 feet to an iron pipe on the Eastern side of Pleasant View road, the place of beginning.

BEING known as 2151 Pleasant View Road, York, PA 17406.

AND BEING the same premises which Joseph A. Kondor, single man by Deed dated February 28, 2007 and recorded March 23, 2007 in the Recorder of Deeds Office in and for York County in Deed Book 1882, Page 1227, granted and conveyed unto Stephen W. Hedrick and Kimberly L. Hedrick, husband and wife, in fee.

PROPERTY ADDRESS: 2151 PLEASANT

VIEW DRIVE, YORK, PA 17406

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. WILLIAM E. HEILAND Docket Number: 2015-SU-3923-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM E. HEILAND

owner(s) of property situate in the LOWER WINDSOR TOWNSHIP, YORK County, Pennsylvania, being 2898 Craley Road, Wrightsville, PA 17368-9034

Parcel No. 350000300240000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$64,853.11

PROPERTY ADDRESS: 2898 CRALEY ROAD, WRIGHTSVILLE, PA 17368

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas

of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. CRAIG A. HOUGH Docket Number: 2014-SU-2321-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CRAIG A. HOUGH

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF YORK, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 1406 FIRESIDE ROAD, YORK, PA 17404

UPIN NUMBER 14-619-02-0004-00-00000

PROPERTY ADDRESS: 1406 FIRESIDE ROAD, YORK, PA 17404

UPI# 14-619-02-0004.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of SELENE FINANCE LP vs. BRIAN P. HUTCHINSON and MELISSA A. HUTCHINSON Docket Number: 2015-SU-3199-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN P. HUTCHINSON
MELISSA A. HUTCHINSON

ALL THAT CERTAIN tract of land situate, lying and being in Peach Bottom Township, York County, Pennsylvania, being more particularly numbered, bounded, limited and described as follows, to wit:

Property Address: 119 Robin Trail Delta, PA 17314

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2015-SU-003199-06

Judgment: \$151,488.72

Attorney: Sarah K. McCaffery, Esquire

To be sold as the Property Of: Brian P. Hutchinson and Melissa A. Hutchinson

PROPERTY ADDRESS: 119 ROBIN TRAIL, DELTA, PA 17314

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of GSMPS MORTGAGE LOAN TRUST 2004-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS TRUSTEE, BY PHH MORTGAGE CORPORATION AS SERVICER WITH vs. LINDA D. JAMISON Docket Number: 2014-SU-3021-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LINDA D. JAMISON

Owner(s) of property situate in the YORK CITY, 13TH, YORK County, Pennsylvania, being 615 Smith Street, York, PA 17404-2735

Parcel No. 134490100470000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$45,555.26

PROPERTY ADDRESS: 615 SMITH STREET, YORK, PA 17404

UPI# 13-449-01-0047.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION S/B/M/T CHASE HOME FINANCE, LLC S/B/M/T TO CHASE MANHATTAN MORTGAGE CORPORATION vs. THOMAS E. JOHNSON A/K/A THOMAS JOHNSON Docket Number: 2009-SU-2631-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

THOMAS E. JOHNSON
A/K/A THOMAS JOHNSON

owner(s) of property situate in the YORK CITY, YORK County, Commonwealth of Pennsylvania, being 745 Florida Avenue, York, PA 17404-3120

Parcel No. 144921500070000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$181,927.95

PROPERTY ADDRESS: 745 FLORIDA AVENUE, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of J.P. MORGAN CHASE BANK, N.A. vs. JOYCE ANN JONES A/K/A JOYCE ANN JONES Docket Number: 2013-SU-2499-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOYCE ANN JONES
A/K/A JOYCE ANN JONES

All that certain piece or parcel or Tract of land situate Jackson Township, York County, Pennsylvania, and being known as 1159 Ledge Drive, York, Pennsylvania 17408.

TAX MAP AND PARCEL NUMBER: 33-000-12-0007.E0-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$190,090.69

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Joyce Ann Jones

PROPERTY ADDRESS: 1159 LEDGE DRIVE, YORK, PA 17408

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of SANTANDER BANK, N.A., SUCCESSOR BY MERGER TO WAYPOINT BANK vs. HRATS K. KAILIAN A/K/A HRATS K. KILLIAN and MARIA KAILIAN Docket Number: 2015-SU-3381-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HRATS K. KAILIAN
A/K/A HRATS K. KILLIAN
MARIA KAILIAN

ALL THAT CERTAIN lot of ground with the improvements thereon erected, Situate on the Northwest corner of Jefferson Avenue and Smith Street (formerly Jackson Street) in the 30th Ward of the City of York, County of York and State of PA, known and numbered as 500 Smith Street, bounded and limited as follows, to wit:

BEGINNING at a peg on the Northwest corner of said Jefferson Avenue and Smith Street, extending thence along the West line of Smith Street, extending thence along the West line of Smith Street Northwardly 23 feet 7 inches to a point at property now or formerly of J. Grace Hull; thence through the division wall of the

property herein described and the property adjoining on the North in a Westwardly direction 136 feet to a post on the East line of a 20 feet wide alley; thence along the East line of said alley Southwardly 24 feet 3 inches to a peg on the North line of said Jefferson Avenue; thence along the North line of Jefferson Avenue Eastwardly 136 feet to the place of beginning.

Being the same premises which J. Grace Sheets and Harry Sheets, her husband by Deed dated 11/16/1970 and recorded 12/7/1970 in York County in Record Book 63T Page 207 conveyed unto Hrats K. Kailian and Maria Kailian, his wife, in fee.

PROPERTY ADDRESS: 500 SMITH STREET, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BRANCH BANKING AND TRUST COMPANY vs. GINA L. KELLY Docket Number: 2015-SU-3743-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GINA L. KELLY

owner(s) of property situate in the YORK TOWNSHIP, YORK County, Commonwealth of Pennsylvania, being 590 Lombard Road a/k/a, 590 Lombard Street, Red Lion, PA 17356-9042

Parcel No. 54-000-27-0001.A0-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$125,338.69

Attorneyfor Plaintiff
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 590 LOMBARD ROAD A/K/A 590 LOMBARD STREET, RED LION, PA 17356

UPI# 54-000-27-0001.A0-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC. , ASSET-BACKED CERTIFICATES, SERIES 2007-5 C/O SPECIALIZED LOAN SERVICING, LLC vs. NICOLE R. KENNEDY and SHAWN T. KENNEDY Docket Number: 2015-SU-3080-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

NICOLE R. KENNEDY
SHAWN T. KENNEDY

owner(s) of property situate in BOROUGH OF YORK HAVEN, York County, Pennsylvania, being 26 South Front Street, York Haven, PA 17370

Parcel No. 940000100930000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$141,958.91

PROPERTY ADDRESS: 26 SOUTH FRONT STREET, YORK HAVEN, PA 17370

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas

of York County, Pennsylvania on Judgment of MIDFIRST BANK vs. DANIEL A. KERN, MALISSA R. KERN and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2013-SU-599-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DANIEL A. KERN
MALISSA R. KERN
THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT

ALL that certain tract situate in the Township of Jackson, York County, Pennsylvania, known as Lot No. 1 on a Final Subdivision Plan of the Edna M. Ryan Estate, prepared by Donald E. Worley, dated October 1, 1982, as revised and recorded in Plan Book DD, Page 807, and having thereon erected a mobile home, now permanently affixed to the real estate, and known as 1299 Grandview Road (f/k/a R.D. #4, Box 4709-B, Grandview Road), Spring Grove, PA 17362.

Tax No.: District 33, Map GG, Parcel 44B. Reference York County Record Book 1341 Page 7977.

TO BE SOLD AS THE PROPERTY OF DANIEL A. KERN AND MALISSA R. KERN ON JUDGMENT NO. 2013-SU-000599-06.

PROPERTY ADDRESS: 1299 GRANDVIEW ROAD, SPRING GROVE, PA 17362

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. MATTHEW A. KERR Docket Number: 2015-SU-2869-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MATTHEW A. KERR

owner(s) of property situate in the MANCHESTER TOWNSHIP, YORK County, Pennsylvania

nia, being 260 Harvest Drive, York, PA 17404-8325

Parcel No. 360002600570000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$129,024.73

PROPERTY ADDRESS: 260 HARVEST DRIVE, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, NA AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-RP1 vs. GEORGE KLINE Docket Number: 2013-SU-4674-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GEORGE KLINE

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF SPRING GARDEN, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 756 MIDLAND AVENUE, YORK, PA 17403

UPIN NUMBER 48-000-13-0208-00-00000

PROPERTY ADDRESS: 756 MIDLAND AVENUE, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO FINANCIAL PENNSYLVANIA, INC. vs. CAROL E. KOONS A/K/A CAROL MCCANDLESS Docket Number: 2014-SU-1379-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CAROL E. KOONS
A/K/A CAROL MCCANDLESS

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF SPRING GARDEN, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 621 NORTH STATE STREET, YORK, PA 17403

UPIN NUMBER 48-000-03-0019

PROPERTY ADDRESS: 621 NORTH STATE STREET, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PHH MORTGAGE CORPORATION vs. SUSAN K. KOSTALAS Docket Number: 2015-SU-1135-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SUSAN K. KOSTALAS

owner(s) of property situate in the YORK CITY, YORK County, Pennsylvania, being 370 East

Philadelphia Street, York, PA 17403-1575

Parcel No. 02-024-02-0052.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$18,036.11

PROPERTY ADDRESS: 370 EAST PHILADELPHIA STREET, YORK, PA 17403

UPI# 02-024-02-0052.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PHH MORTGAGE CORPORATION vs. BRENDA L LAMOTTE and BARRY W. LAMOTTE Docket Number: 2015-SU-1182-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRENDA L LAMOTTE
BARRY W. LAMOTTE

owner(s) of property situate in the CODORUS TOWNSHIP, YORK County, Pennsylvania, being 2952 Jefferson Road, Spring Grove, PA 17362-8377

Parcel No. 220000100020000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$120,652.38

Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 2952 JEFFERSON ROAD, SPRING GROVE, PA 17362

UPI# 22-000-01-0002.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the

schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of OCWEN LOAN SERVICING, LLC vs. ROBERTO LEAL Docket Number: 2015-SU-3755-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERTO LEAL

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF DOVER, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 3245 Walker Ave, Dover, PA 17315

PARCEL NUMBER:24-000-07-0102.00-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 3245 WALKER AVENUE, DOVER, PA 17315

UPI# 24-000-07-0102.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION vs. MATTHEW D. LENKER Docket Number: 2012-SU-598-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MATTHEW D. LENKER

owner(s) of property situate in the TOWNSHIP OF NEWBERRY, YORK County, Pennsylvania, being 165 Northcrest Drive, York Haven, PA 17370-9273

Parcel No. 390000704270000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$167,793.45

Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 165 NORTHCREST DRIVE, YORK HAVEN, PA 17370

UPI# 39-000-07-0427.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. ALBERT F. LEPOVSKY, JR. Docket Number: 2015-SU-3751-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ALBERT F. LEPOVSKY, JR.

ALL that certain tract of land with the improvements thereon erected, situate in Peach Bottom Township, York County, Pennsylvania, known as Lot 3 on a Final Subdivision Plan prepared for Teddy D. and Jennifer T. Sizemore by Shaw Surveying, Inc., Project No. 05-057, dated August 12, 2005 and recorded November 9, 2005 in the Office of the Recorder of Deeds of York County, Pennsylvania in Land Record Book 1769, Page 3290, bounded and described as follows:

Property Address: 35 Dayton Lane, Delta, PA 17314

Parcel No. 43-000-BO-0012.A0-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
Judgment: \$336,914.81

PROPERTY ADDRESS: 35 DAYTON LANE,

DELTA, PA 17314

UPI# 43-000-BO-0012.A0-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE 2007-3, ASSET-BACKED CERTIFICATES, SERIES 2007-3 vs. SHAVON LIGGINS ALSO KNOWN AS SHAVON M. LIGGINS ALSO KNOWN AS SHAVON MARIE LIGGINS and WILLIAM A. LIGGINS, JR. ALSO KNOWN AS WILLIAM ARTHUR LIGGINS, JR. Docket Number: 2015-SU-4282-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SHAVON LIGGINS
ALSO KNOWN AS SHAVON M. LIGGINS
ALSO KNOWN AS
SHAVON MARIE LIGGINS
WILLIAM A. LIGGINS, JR.
ALSO KNOWN AS
WILLIAM ARTHUR LIGGINS, JR.

ALL THAT CERTAIN LOT OF LAND SITUATE IN CONEWAGO TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 1160 Stone Gate Drive, York, PA 17406

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 1160 STONE GATE DRIVE, YORK, PA 17406

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO BANK OF AMERICA N.A. AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2 vs. MELISSA LITTLE, KNOWN SURVIVING HEIR OF RANDY T. LITTLE DECEASED HEIR OF THOMAS H. LITTLE DECEASED MORTGAGOR AND REAL OWNER JENNIFER STIFFLER, KNOWN SURVIVING HEIR OF RANDY T. LITTLE DECEASED HEIR OF THOMAS H. LITTLE DECEASED MORTGAGOR AND REAL OWNER UNKNOWN SURVIVING HEIRS OF THOMAS H. LITTLE DECEASED MORTGAGOR AND REAL OWNER UNKNOWN SURVIVING HEIRS OF RANDY T. LITTLE DECEASED HEIR OF THOMAS H. LITTLE DECEASED MORTGAGOR AND REAL OWNER DARRELL J. LITTLE, SR KNOWN SURVIVING HEIR OF THOMAS H. LITTLE DECEASED MORTGAGOR AND REAL OWNER RANDY T. LITTLE, JR. KNOWN SURVIVING HEIR OF RANDY T. LITTLE DECEASED HEIR OF THOMAS H. LITTLE DECEASED MORTGAGOR AND REAL OWNER CHRISSEY REICHART, KNOWN SURVIVING HEIR OF RANDY T. LITTLE DECEASED HEIR OF THOMAS H. LITTLE DECEASED MORTGAGOR AND REAL OWNER KAREN L. RICHARDSON LITTLE, KNOWN SURVIVING HEIR OF RANDY T. LITTLE DECEASED HEIR OF THOMAS H. LITTLE DECEASED MORTGAGOR AND REAL OWNER Docket Number: 2014-SU-4075-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MELISSA LITTLE, KNOWN SURVIVING HEIR OF RANDY T. LITTLE DECEASED HEIR OF THOMAS H. LITTLE DECEASED MORTGAGOR AND REAL OWNER JENNIFER STIFFLER, KNOWN SURVIVING HEIR OF RANDY T. LITTLE DECEASED HEIR OF THOMAS H. LITTLE DECEASED MORTGAGOR AND REAL OWNER UNKNOWN SURVIVING HEIRS OF THOMAS H. LITTLE DECEASED MORTGAGOR AND REAL OWNER UNKNOWN SURVIVING HEIRS OF RANDY T. LITTLE DECEASED HEIR OF THOMAS H. LITTLE DECEASED MORTGAGOR AND REAL OWNER DARRELL J. LITTLE, SR KNOWN SURVIVING HEIR OF THOMAS H. LITTLE DECEASED MORTGAGOR AND REAL OWNER RANDY T. LITTLE, JR. KNOWN SURVIVING HEIR OF

RANDY T. LITTLE DECEASED HEIR OF THOMAS H. LITTLE DECEASED MORTGAGOR AND REAL OWNER CHRISSEY REICHART, KNOWN SURVIVING HEIR OF RANDY T. LITTLE DECEASED HEIR OF THOMAS H. LITTLE DECEASED MORTGAGOR AND REAL OWNER KAREN L. RICHARDSON LITTLE, KNOWN SURVIVING HEIR OF RANDY T. LITTLE DECEASED HEIR OF THOMAS H. LITTLE DECEASED MORTGAGOR AND REAL OWNER

All that certain piece or parcel or Tract of land situate Penn Township, York County, Pennsylvania, and being known as 365 Clover Lane, Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER:44-000CD-0095.G

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$146,004.15

PROPERTY ADDRESS: 365 CLOVER LANE, HANOVER, PA 17331

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EFC2 vs. JONATHAN H. LOGAN and KELLY R. LOGAN Docket Number: 2015-SU-2249-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JONATHAN H. LOGAN
KELLY R. LOGAN

owner(s) of property situate in the MONAGHAN TOWNSHIP, YORK County, Pennsylvania, being 37 South Terrace Drive, Dillsburg, PA 17019-9560

Parcel No. 38000PD0050A000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$159,234.35

PROPERTY ADDRESS: 37 SOUTH TERRACE DRIVE, DILLSBURG, PA 17019

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, SERIES MLCC 2006-2 vs. PAMELA D. LONG Docket Number: 2015-SU-1790-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PAMELA D. LONG

ALL THAT CERTAIN land with improvements thereon erected situate, lying and being in the Township of Springettsbury, County of York, Pennsylvania, as shown on a plan made from a survey by Gordon L. Brown & Associates, Inc. Engineers and Surveyors, dated September 11, 1990 as revised, and identified as Plan No. J-7167, more fully bounded, limited and described, as follows, to wit;

Property Address: 1936 Deininger Road, York, PA 17402

Parcel No. 46000KI0068000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2015-SU-001790-06

Judgment: \$515,374.82

Attorney: Sarah K. McCaffery, Esquire

To be sold as the Property Of: Pamela D. Long

PROPERTY ADDRESS: 1936 DEININGER ROAD, YORK, PA 17402

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. HOLLY ROBERTS LYLE, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF SUZANNE M. RAFFENSBERGER, DECEASED Docket Number: 2014-SU-3307-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HOLLY ROBERTS LYLE, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF SUZANNE M. RAFFENSBERGER, DECEASED

DOCKET #2014-SU-003307-06

ALL THAT CERTAIN TRACT OF LAND SITUATED AT THE SOUTHEAST CORNER OF NORTH FOURTH STREET AND VINE STREET AS THE SAME ARE PROPOSED TO BE EXTENDED, IN THE BOROUGH OF WRIGHTSVILLE, YORK COUNTY, PENNSYLVANIA.

PARCEL No. 9100002026200000

PROPERTY ADDRESS: 391 VINE STREET, WRIGHTSVILLE, PA 17368

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: HOLLY ROBERTS LYLE, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF SUZANNE M RAFFENSBERGER, DECEASED

ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 391 VINE STREET, WRIGHTSVILLE, PA 17368

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of AURORA LOAN SERVICES, LLC. vs. ALAN T. MACFADDEN and JEAN MACFADDEN Docket Number: 2011-SU-1327-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ALAN T. MACFADDEN
JEAN MACFADDEN

owner(s) of property situate in the BOROUGH OF NEW FREEDOM, YORK County, Commonwealth of Pennsylvania, being 235 North Front Street, New Freedom, PA 17349-9604

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$195,370.09

PROPERTY ADDRESS: 235 NORTH FRONT STREET, NEW FREEDOM, PA 17349

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PHH MORTGAGE CORPORATION vs. PATRICIA MAHANES Docket Number: 2015-SU-1023-06. And to me directed, I will expose at public sale in the York County Judicial Center,

City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PATRICIA MAHANES

owner(s) of property situate in the WEST MANCHESTER TOWNSHIP, YORK County, Pennsylvania, being 377 Weldon Drive, York, PA 17404

Parcel No. 51-000-05-0035E-000007
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$101,127.69

PROPERTY ADDRESS: 377 WELDON DRIVE, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF AMERICA, N.A. vs. TRACY BETH MALLOY Docket Number: 2015-SU-1693-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TRACY BETH MALLOY

ALL THAT CERTAIN tract of land, with the improvements thereon erected, situate in Spring Garden Township, York County, Pennsylvania, known as and numbered 1180 Southern Road, more particularly and described as follows, to wit:

BEGINNING at a point on the south side of Southern Road at a corner of lands n/f of Thomas Ness; thence along said lands South 4 degrees 4 minutes East 22.08 feet to a point; thence by the same South 5 degrees 30 minutes 40 seconds East 99.13 feet to a point at lands n/f of Tempest S. Waltersdorff; thence along said lands North 86 degrees 47 minutes 20 seconds West 95.26 feet to a point at lands n/f of Thomas Ness; thence along said lands North 3 degrees 12 minutes 40 seconds East 120 feet to a point on the

South side of Southern Road; thence along the Southern edge of said Road South 86 degrees 47 minutes 20 seconds East 78.20 feet to a corner of lands n/f of Thomas Ness, the point and place of BEGINNING.

BEING Known As: 1180 Southern Road, York, PA 17403

PARCEL No. 48-000-16-0074-00-00000

PROPERTY ADDRESS: 1180 SOUTHERN ROAD, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2004-RPI vs. MICHAEL T. MARCH Docket Number: 2009-SU-5549-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL T. MARCH

owner(s) of property situate in the WEST MANCHESTER TOWNSHIP, YORK County, Pennsylvania, being 1915 Woodberry Road, aka RD 10 Box 41A Woodberry Road, York, PA 17408-8721

Parcel No. 51000HG01290000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$151,752.31

PROPERTY ADDRESS: 1915 WOODBERRY ROAD, AKA RD 10 BOX 41A WOODBERRY ROAD, YORK, PA 17408

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and

Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. LUCIE M. MARINO Docket Number: 2015-SU-3746-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LUCIE M. MARINO

ALL of the following described premises, known and numbered as 459 Juniper Street, situate in the City of York, York County, Pennsylvania, being more fully bounded and limited as follows, to wit:

Property Address: 459 Juniper Street, York, PA 17401

Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2015-SU-003746-06
Judgment: \$73,681.08
Attorney: Sarah K. McCaffery, Esquire
To be sold as the Property Of: Lucie M. Marino

PROPERTY ADDRESS: 459 JUNIPER STREET, YORK, PA 17401

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. JEFFREY R. MASON and DANIELLE MARIE SPEN-

CER A/K/A DANIELLE M. SPENCER Docket Number: 2014-SU-36-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JEFFREY R. MASON
DANIELLE MARIE SPENCER
A/K/A DANIELLE M. SPENCER

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF JACKSON, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 351 MINERAL DRIVE, YORK, PA 17408

UPIN NUMBER 33-00-12-0031-B0-00000

PROPERTY ADDRESS: 351 MINERAL DRIVE, YORK, PA 17408

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO FINANCIAL PENNSYLVANIA, INC. vs. BESSIE MAYO Docket Number: 2013-SU-4622-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BESSIE MAYO

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF SPRING GARDEN, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 522 LANCASTER AVENUE, YORK, PA 17403

UPIN NUMBER 48-000-13-0082-A0-00000

PROPERTY ADDRESS: 522 LANCASTER AVENUE, YORK, PA 17403

UPI#

Notice is further given that all parties in interest

and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A., AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SEREIS 2005-HE2 vs. LILLIE MCRAE Docket Number: 2015-SU-448-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LILLIE MCRAE

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND WITH IMPROVEMENTS THEREON ERECTED SITUATE IN DALLASTOWN BOROUGH, YORK COUNTY, PENNSYLVANIA.

PARCEL No. 56-000-03-0102-00-00000

PROPERTY ADDRESS: 438 EAST MAIN STREET, DALLASTOWN, PA 17313 IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: LILLIE MCRAE

ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 438 EAST MAIN STREET, DALLASTOWN, PA 17313

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of SUNTRUST MORTGAGE, INC. vs. SEAN J. MEARS A/K/A SEAN JON TWO MEARS and ADRIENNE L. MEARS A/K/A ADRIENNE LONA MEARS Docket Number: 2015-SU-4001-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SEAN J. MEARS
A/K/A SEAN JON TWO MEARS
ADRIENNE L. MEARS
A/K/A ADRIENNE LONA MEARS

owner(s) of property situate in the NEWBERY TOWNSHIP, YORK County, Pennsylvania, YORK County, Commonwealth of Pennsylvania, being 29 White Dogwood Drive, Etters, PA 17319-9568

Parcel No. 390000803460000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$118,080.08

PROPERTY ADDRESS: 29 WHITE DOGWOOD DRIVE, ETTERS, PA 17319

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. LUIS B. MEDINA, JR. and AGATA RUSSO-MEDINA Docket Number: 2015-SU-10-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LUIS B. MEDINA, JR.
AGATA RUSSO-MEDINA

ALL that certain tract of land, lying being and

situate in the Township of Conewago, County of York, Commonwealth of Pennsylvania, identified as Lot No. 248 on a Final Subdivision Plan, Drawing No. L-4256-2, designated as Bennett Run - Phase 1, Section D, said plan being prepared by Gordon L. Brown & Associates, Inc. dated February 9, 2004, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book SS, Page 789, being fully bounded and described as follows:

Property Address: 1040 Matthew Drive, York, PA 17404

Parcel No. 23-000-05-0248.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2015-SU-000010-06
Judgment: \$136,788.11

PROPERTY ADDRESS: 1040 MATTHEW DRIVE, YORK, PA 17404

UPI# 23-000-05-0248.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FORMERLY KNOWN AS BANKERS TRUST COMPANY OF CALIFORNIA, N.A. AS TRUSTEE OF MELLON CRA MORTGAGE LOAN TRUST 1998-A vs. MATTHEW D. MENGES, ESQUIRE, AS ADMINISTRATOR OF THE ESTATE OF NATHAN RAY, SR., DECEASED Docket Number: 2014-SU-2535-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MATTHEW D. MENGES, ESQUIRE, AS
ADMINISTRATOR OF THE ESTATE OF
NATHAN RAY, SR., DECEASED

ALL THAT CERTAIN tract of land, with the improvements thereon erected, Situate on the West side of South Richland Avenue, in the Ninth

Ward of the City of York, York County, Pennsylvania, known and numbered as 122 South Richland Avenue, bounded, limited, and described as follows, to wit:

Property Address: 122 South Richland Avenue, York, PA 17404

Parcel No. 09-209-01-0016.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2014-SU-002535-06

Judgment: \$28,203.16

Attorney: Sarah K. McCaffery, Esquire

be sold as the Property Of: Matthew D. Menges, Esquire, as Administrator of the Estate of Nathan Ray a/Ida Nathan Ray, Sr., deceased

PROPERTY ADDRESS: 122 SOUTH RICHLAND AVENUE, YORK, PA 17404

UPI# 09-209-01-0016.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CITIMORTGAGE, INC. vs. JULIUS J. MOLCZAN Docket Number: 2013-SU-3506-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JULIUS J. MOLCZAN

All that certain tract or parcel of land situate in the Township of Newberry, York County, Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning at a point in the eastern line of White Dogwood Drive fifty and zero hundredths (50.00) feet wide, which point is the line dividing Lots Nos. C-1605 and C1606 as the same are shown on the hereinafter mentioned plan of lots; thence south eighty-three degrees twenty-nine minutes ten seconds east (S 83° 29' 10" E), along

said dividing line ninety-six and zero hundredths (96.00) feet to a point; thence south six degrees thirty minutes fifty seconds west (S 06° 30' 50" W), a distance of forty-two and zero hundredths (42.00) feet to a point in the line dividing Lots Nos. C-1606 and C-1607 on said plan; thence north eighty-three degrees twenty-nine minutes ten seconds west (N 83° 29' 10" W), along the last said dividing line ninety-six and zero hundredths (96.00) feet to a point in the eastern line of White Dogwood Drive aforesaid; thence north six degrees thirty minutes fifty seconds east (N 06° 30' 50" E), along said line of White Dogwood Drive forty-two and zero hundredths (42.00) feet to a point, the place of beginning.

Being Lot No. C-1606 as the same is shown on the Final Subdivision Plan Phases XVI, Valley Green Village West, which plan is recorded in York County Plan Book KK, Page 350.

Under and subject to all easements, reservations, restrictions and rights of way of record.

Also, under and subject to ten-feet of a 20-foot wide sanitary sewer easement alongand parallel to the southern line of said lot.

Being the same premises which Valley Green Land Company, A Delaware Corporation and Jack L. Short and Joan E. Short, his wife by deed dated August 10, 1993 and recorded August 18, 1993 in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Deed Book 698, Page 253, granted and conveyed unto Betty Jean Lauver, her heirs and assigns.

Title to said premises vested in Julius J. Molczan, adult individual by Deed from Betty Jean Lauver, adult individual dated 12/13/2000 and recorded 12/20/2000 in the York County Recorder of Deeds in Book 1420, Page 2353.

Being known as 255 White Dogwood Drive, Eters, PA 17319

Tax Parcel Number: 39-000-25-1606-00-0000

PROPERTY ADDRESS: 255 WHITE DOGWOOD DRIVE, ETTERS, PA 17319

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. BRANDI

M. MOODY and JOSEPH L. MOODY Docket Number: 2014-SU-764-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRANDI M. MOODY
JOSEPH L. MOODY

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF MANCHESTER, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 1087 HEARTHTRIDGE LANE, YORK, PA 17404

UPIN NUMBER 36-000-33-0210-00-00000

PROPERTY ADDRESS: 1087 HEARTHTRIDGE LANE, YORK, PA 17404

UPI# 36-000-33-0210.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of SANTANDER BANK, N.A. vs. DENISE MORALES Docket Number: 2015-SU-2979-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DENISE MORALES

owner(s) of property situate in the YORK CITY, YORK County, Commonwealth of Pennsylvania, being 722 Prospect Street a/k/a, 722 East Prospect Street, York, PA 17403-2426

Parcel No. 124282000090000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$34,248.86

PROPERTY ADDRESS: 722 PROSPECT STREET, A/K/A 722 EAST PROSPECT STREET, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. F/K/A WACHOVIA MORTGAGE CORPORATION vs. VINTON AMSLEY MORRIS Docket Number: 2015-SU-3475-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

VINTON AMSLEY MORRIS

owner(s) of property situate in WINDSOR TOWNSHIP, YORK County, Pennsylvania, being 97 Kendale Road, Red Lion, PA 17356-9206

Parcel No. 530003700090000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$189,420.22

PROPERTY ADDRESS: 97 KENDALE ROAD, RED LION, PA 17356

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WILMINGTON TRUST, NA, SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUST-

EE F/B/O HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ALT-A TRUST 2006-8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-8 vs. HEATHER E. MULLALLY A/K/A HEATHER MULLALLY and JASON M. JOINES Docket Number: 2015-SU-215-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HEATHER E. MULLALLY
A/K/A HEATHER MULLALLY
JASON M. JOINES

ALL THOSE CERTAIN Units (each, being referred to as a "Unit"), being Unit No. 293 (47-00009-0293); each of Logan's Reserve, A Planned Community (the "Community"), such Community being located partly in Springfield Township and partly in Loganville Borough, York County, Pennsylvania, which Unit is designated in the Declaration of Covenants and Restrictions for Logan's Reserve, A Planned Community (the "Declaration") and Declaration Plats and Plans recorded as an exhibit thereto in the Office of the York County Recorder of Deeds in Identification Number 2004045223, Record Book 1653, Page 8882, together with any and all amendments thereto.

Said property is in FEE SIMPLE.

PARCEL No. 47-000-09-0293-00-00000

BEING Known As: 1060 Silver Maple Circle, Seven Valleys, PA 17360

PROPERTY ADDRESS: 1060 SILVER MAPLE CIRCLE, SEVEN VALLEYS, PA 17360

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE5 vs. TIMOTHY P. MULLANEY A/K/A

TIMOTHY PATRICK MULLANEY, BRENDA S. OTTO and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE Docket Number: 2015-SU-3940-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY P. MULLANEY
A/K/A TIMOTHY PATRICK MULLANEY
BRENDA S. OTTO
UNITED STATES OF AMERICA,
DEPARTMENT OF THE TREASURY-
INTERNAL REVENUE SERVICE

ALL THAT CERTAIN LOT OF LAND SITUATE IN LOWER CHANCEFORD TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 170 Riverview Road, Delta, PA 17314-9490

PARCEL NUMBER: 34-000-02-0003-00-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 170 RIVERVIEW ROAD, DELTA, PA 17314

UPI# 34-000-02-0003.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. RAY L. MUMMERT and C. JO ANN MUMMERT Docket Number: 2015-SU-1133-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RAY L. MUMMERT
C. JO ANN MUMMERT

owner(s) of property situate in the CHANCEFORD TOWNSHIP, YORK County, Pennsylvania, being 730 Goram Road, Brogue, PA 17309-9064

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$143,779.52

PROPERTY ADDRESS: 730 GORAM ROAD, BROGUE, PA 17309

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PEOPLES BANK, A CODORUS VALLEY COMPANY vs. DANA J. MYERS Docket Number: 2014-SU-1691-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DANA J. MYERS

ALL that certain lot of ground situate in the Borough of Jacobus, York County, Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a point on the Eastern side of a thirty-three (33) foot wide street known as Park Street, in the Southern line of Lot #8, said point of beginning being seven hundred two (702) feet South from the intersection of the Southern side of a thirty-three (33) foot wide street known as Smith Street with the Eastern side of said Park Street, as measured by and with the Eastern side of said Park Street; thence extending along the Southern line of said Lot #8 South eighty-one (81) degrees twenty-six (26) minutes forty (40) seconds East one hundred thirty-seven and sixty-two hundredths (137.62) feet to a point of lands now or formerly of Robert C. Darr; thence extending along said lands now or formerly of Robert C. Darr and lands now or formerly of Charles L. Smith and lands now or formerly of Richard E. Heller South four (4) degrees twenty-seven (27) minutes twenty (20) seconds West one hundred forty-nine and ninety-eight hundredths (149.98) feet to a point in the Northern line of Lot #10; thence extending along the Northern line of said Lot #10 North fifty-three (53) degrees twenty-six (26) minutes forty (40) seconds West one hundred eighty-five and sixty-four hundredths (185.64) feet to a point on the Eastern side of said first mentioned Park Street; thence extending along the Eastern side of said first mentioned Park Street in a Northwardly di-

rection by a curve to the left having a radius of one hundred thirty three (133) feet for a distance of sixty-five (65) feet to a point in the Southern line of said first mentioned Lot #8 and the place of BEGINNING. Being known as Lot No. 9 as shown on a Plan of Lots as prepared by Gordon L. Brown, (Registered Surveyor), dated November 21, 1960.

BEING the same premises which William C. Durham and Anna May Durham, husband and wife, by Deed dated April 29, 1985 and recorded on April 29, 1985 in Record Book 89-H, Page 373, granted and conveyed unto Dana J. Myers, a single man.

Parcel no. 72-000-02-0144.00-00000

PROPERTY ADDRESS: 7 PARK STREET, YORK, PA 17407

UPI# 72-000-02-0144.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO HOME EQUITY TRUST 2004-2 vs. JOHN W. MYERS Docket Number: 2010-SU-6515-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN W. MYERS

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF YORK, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 201 NORTH QUEEN STREET, YORK, PA 17403

PROPERTY ADDRESS: 201 NORTH QUEEN STREET, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto with-

in ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO HOME EQUITY TRUST 2004-2 vs. JOHN W. MYERS Docket Number: 2010-SU-6459-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN W. MYERS

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF YORK, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 515 SOUTH QUEEN STREET, YORK, PA 17403

UPIN NUMBER 10-259-01-0008.00-00000

PROPERTY ADDRESS: 515 SOUTH QUEEN STREET, YORK, PA 17403

UPI# 10-259-01-0008.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2015-13BTT vs. JOSHUA NEIDERHISER and AMY S. ZOLDOS Docket Number: 2014-SU-676-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSHUA NEIDERHISER
AMY S. ZOLDOS

ALL THE FOLLOWING described tract of land, with the improvements thereon erected, situate in Dover Borough, York County, Pennsylvania, being known as Lot No. 2 on a Plan of Lots prepared by Lowell K. Thomas, Registered Surveyor, dated March 30, 1972, recorded in York County Plan Book V, page 180, being more fully described as follows, to wit:

BEGINNING at a point on the Northwest side of Butter Road by an area dedicated to public highway use, at corner of Lot No. 4, thence along Lot No. 4, North forty-one (41) degrees thirty (30) minutes zero (00) seconds West, one hundred thirty-two and no one-hundredths (132.00) feet to a point at Lot No. 5, thence along Lot No. 5 North forty-four (44) degrees twelve (12) minutes twenty-eight (28) seconds East, eighty and twenty-three one-hundredths (80.23) feet to a point at Lot No. 3, thence along Lot No. 3, thence along Lot No. 3 South forty-one (41) degrees thirty (3) minutes zero (00) seconds East, one hundred twenty-six and no one-hundredths (126.00) feet to a point on the Northwest side of Butter Road; thence along the Northwest side of Butter Road by an area dedicated to public highway use, South thirty-nine (39) degrees fifty-eight (58) minutes zero (00) seconds West, eighty and ninety one-hundredths (80.90) feet to a point and the place of BEGINNING.

BEING the same premises which John R. Gardner and Kathy S. Gardner, husband and wife, by deed dated April 27, 2006 and recorded May 1, 2006 in the Recorder of Deeds Office in and for York County, PA in Deed Book 1807, Page 7837, granted and conveyed unto Joshua Neiderhiser and Amy S. Zoldos.

BEING PARCEL ID NO.: 59-000-01-0202-A0-0000

PROPERTY ADDRESS: 15 BUTTER ROAD, DOVER, PA 17315

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST

BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY ASSET TRUST 2006-8, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2006-8 vs. SAMUEL NELSON, JR. and KAYLA M. NELSON Docket Number: 2011-SU-4910-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SAMUEL NELSON, JR.
KAYLA M. NELSON

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF SPRINGETTSBURY, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 500 GATE HOUSE LANE WEST, YORK, PA 17402

PROPERTY ADDRESS: 500 GATE HOUSE LANE WEST, YORK, PA 17402

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF AMERICA, N.A. vs. KENNETH E. NICEWONGER Docket Number: 2010-SU-5556-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KENNETH E. NICEWONGER

owner(s) of property situate in the PEACH BOTTOM TOWNSHIP, YORK County, Pennsylvania, being 138 Wenzel Road, Airville, PA 17302-9094

Parcel No. 430000301410000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$69,604.68

PROPERTY ADDRESS: 138 WENZEL ROAD, AIRVILLE, PA 17302

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of US BANK NATIONAL ASSOCIATION AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2004-4 vs. STACY L. NOON Docket Number: 2013-SU-458-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STACY L. NOON

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF YORK, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 682 MARYLAND AVENUE, YORK, PA 17404

UPIN NUMBER 14-480-12-0033-00-00000

PROPERTY ADDRESS: 682 MARYLAND AVENUE, YORK, PA 17404-3132

UPI# 14-480-12-0033.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION,

AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. JOY A. PAGE and DAVID W. PAGE Docket Number: 2015-SU-3873-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOY A. PAGE
DAVID W. PAGE

ALL THAT CERTAIN piece or parcel of land situate in the Township of Fairview, County of York, Commonwealth of Pennsylvania, being Lot No. 102 as shown on the Final Subdivision Plan of Woodbridge Farms, Phase II, recorded in Plan Book QQ, Page 16, and having thereon erected a residential dwelling house known as: 323 BRAEBURN DRIVE, ETTERS, PA 17319

Reference York County Record Book 2231, Page 6574

TO BE SOLD AS THE PROPERTY OF JOY A. PAGE AND DAVID W. PAGE ON JUDGMENT NO. 2015-SU-003873-06

PROPERTY ADDRESS: 323 BRAEBURN DRIVE, ETTERS, PA 17319

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION vs. KARL A. PAIGE A/K/A KARL A. PAIGE, II and DE-SHANTZE D. PAIGE Docket Number: 2014-SU-2961-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KARL A. PAIGE
A/K/A KARL A. PAIGE, II
DE-SHANTZE D. PAIGE

owner(s) of property situate in the WINDSOR TOWNSHIP, YORK County, Pennsylvania, being 1655 Rosebrook Drive, York, PA 17402-8541

Parcel No. 530003201470000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$303,515.39

PROPERTY ADDRESS: 1655 ROSEBROOK DRIVE, YORK, PA 17402

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of M&T BANK vs. SONDRY Y. PAMPLIN Docket Number: 2015-SU-3099-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SONDRY Y. PAMPLIN

ALL the following described tract or lot of ground, lying and being in the Thirteen Ward of the City of York, (formerly the Township of West Manchester) County of York and State of Pennsylvania, limited and bounded as follows, to wit:

BEGINNING at a point one hundred fifty (150) feet North from the northwest corner of Pershing Avenue extended and Parkway Boulevard; thence along the west side of said Pershing Avenue Northwardly seventeen (17) feet to property now or formerly of Wilson D. Fink; thence along said last mentioned property Westwardly one hundred (100) feet to a twelve (12) feet wide alley; thence along said twelve (12) feet wide alley Southwardly to property now or formerly of Paul A. Strausbaugh; thence along said last mentioned property, Eastwardly to the west side of said Pershing Avenue and place of BEGINNING. Containing in front on said Pershing Avenue seventeen (17) feet, more or less, and extending in length or depth westward, one hundred (100) feet to said twelve (12) feet wide alley.

PARCEL No. 134490100250000000

BEING Known As: 712 North Pershing Avenue, York, PA 17404

PROPERTY ADDRESS: 712 NORTH PERSHING AVENUE, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, N.A., S/B/M TO CHASE HOME FINANCE, LLC vs. YVONNE PANGBURN and MICHAEL D. PANGBURN Docket Number: 2013-SU-17-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

YVONNE PANGBURN
MICHAEL D. PANGBURN

owner(s) of property situate in the HALLAM BOROUGH, YORK County, Pennsylvania, being 191 South Broad Street, Hallam, PA 17406-1401

Parcel No. 660000201390000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$159,406.35

PROPERTY ADDRESS: 191 SOUTH BROAD STREET, HALLAM, PA 17406

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIV-

EN THAT on June 13, 2016 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. MELISSA A. PAPPAS and MATTHEW E. PAPPAS Docket Number: 2013-SU-3898-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MELISSA A. PAPPAS
MATTHEW E. PAPPAS

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF WEST YORK, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 23 NORTH SEWARD STREET, YORK, PA 17404

UPIN NUMBER 88-000-14-0128-00-00000

PROPERTY ADDRESS: 23 NORTH SEWARD STREET, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff’s Office,
05.12-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2005-AB1 vs. JASON M. PERASH Docket Number: 2010-SU-6704-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JASON M. PERASH

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF YORK, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 277 NORTH HARTLEY STREET, YORK, PA 17404

UPIN NUMBER 11-319-02-0024-00-00000

PROPERTY ADDRESS: 277 NORTH HARTLEY STREET, YORK, PA 17404

UPI# 11-319-02-0024.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff’s Office,
05.12-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-OP1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-OP1 vs. JENNIFER M. PICKERING and LANCE C. PICKERING Docket Number: 2015-SU-3376-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JENNIFER M. PICKERING
LANCE C. PICKERING

ALL THAT CERTAIN LOT OF LAND SITUATE IN YORK TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 2570 Cape Horn Road (York Township), Red Lion, PA 17356

PARCEL NUMBER: 67-54-000-41-0001. C0.00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 2570 CAPE HORN ROAD, RED LION, PA 17356

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff’s Office,
05.12-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PEOPLESBANK, A CODORUS VALLEY COMPANY vs. MARK POFF and DEBRA A. POFF F/K/A DEBRA A. BRICKER Docket Number: 2014-SU-2891-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARK POFF
DEBRA A. POFF
F/K/A DEBRA A. BRICKER

ALL the following described tract of land situate, lying and being in Codorus Township, York County, Pennsylvania, bounded and limited as follows, to-wit:

BEGINNING at a point on the Northwestern side of Shaffers Church Road (Township Road No. T-535) at lands now or formerly of Clyde L. Bonner, said point being twenty-one and four tenths (21.4) feet from the center of the aforementioned road., thence along the Northwestern side of said Shaffers Church Road, South thirty (30) degrees forty-five (45) minutes West, two hundred (200) feet to a point at other lands now or formerly of Melvin W. and Mildred A. Bricker; thence along said other lands passing through a steel pin (set) setback five and ninety hundredths (5.90) feet from the beginning hereof, North fifty (50) degrees forty-five (45) minutes West, two hundred twenty and twenty-two hundredths (220.22) feet to a steel pin (set); thence continuing along lands of same North thirty (30) degrees forty-five (45) minutes East, two hundred (200) feet to a steel pin (set) at lands now or formerly of Clyde L. Bortner; thence along said lands passing through a steel pin (set) setback three and seventy-nine hundredths (3.79) feet from the end hereof, South fifty (50) degrees forty-five (45) minutes East, two hundred twenty and twenty-two hundredths (220.22) feet to the point and place of

BEGINNING. CONTAINING 1.0000 Acre and identified as Lot No. 2 on a Final Subdivision Plan prepared for Melvin W. and Mildred A. Bricker by Donald E. Worley, Registered Surveyor, dated December 11, 1990, and recorded on March 8, 1991, in Plan Book KK, page 740, of the York County Records.

BEING the same premises which Melvin W. Bricker and Mildred A. Bricker, husband and wife, by Deed dated March 19, 1991 and recorded March 21, 1991 in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Deed Book Vol. 139, Page 606, granted and conveyed unto Debra A. Bricker.

Parcel No. 22-000-CG-0090.A0-00000

PROPERTY ADDRESS: 4591 SHAFFERS CHURCH ROAD, GLENVILLE, PA 17329

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. BONNIE Y. RAINDROP Docket Number: 2015-SU-3588-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BONNIE Y. RAINDROP

owner(s) of property situate in the SHREWSBURY TOWNSHIP, YORK County, Pennsylvania, being 15442 Magnolia Drive, New Freedom, PA 17349-9071

Parcel No. 450000200370000000,
450000200314000000, 450000200350000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$218,270.20

PROPERTY ADDRESS: 15442 MAGNOLIA DRIVE, NEW FREEDOM, PA 17349

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FIANCE AGENCY vs. JEREMIAH W. POWELL Docket Number: 2015-SU-3638-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JEREMIAH W. POWELL

ALL THAT CERTAIN tract of land known as 924 Hanover Road (formerly known as Apartment 6, 950 Hanover Road), with the improvements thereon erected, situate in Pine Springs Heights, Jackson Township, York County, Pennsylvania, and HAVING THEREON erected a dwelling house known as: 924 HANOVER ROAD YORK, PA 17408

York County Record Book 2136, Page 1472

TO BE SOLD AS THE PROPERTY OF JEREMIAH W. POWELL ON JUDGMENT NO. 2015-SU003638-06

PROPERTY ADDRESS: 924 HANOVER ROAD, YORK, PA 17408

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1 vs. EVELIO RIVERA RAMOS Docket Number: 2015-SU-2677-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

EVELIO RIVERA RAMOS

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situated in the City of York, York County, State of Pennsylvania, being known as Lot

No. 299 on a certain Map entitled Plan of Fireside Terrace, Section "C", prepared by C.S. Davidson, Inc., dated June 17, 1955 and filed in the Office of the Recorder of Deeds in and for the County of York, Pennsylvania on July 16, 1955 in Deed Book 41-E, Page 45.

BEGINNING at a point on the South side of Fireside Road, said point being located Westwardly two hundred fifty-nine feet from the Southwest corner of the intersection of Fireside Road and Priority Road and running thence along Lot No. 300 South seven degrees twenty-one minutes ten seconds West, one hundred thirty-six and thirty-five one hundredths feet to a point at lands now or formerly of Peter Burgard and running thence along said lands now or formerly of Peter Burgard South eighty-two degrees five minutes forty-six seconds West eighty-four and sixty-four one-hundredths feet to a point at Lot No. 298 and running thence along Lot No. 298 North fourteen degrees thirty-nine minutes twenty seconds East one hundred sixty-three and eighty-three one-hundredths feet to a point on the South side of Fireside Road and running thence along the South side of Fireside Road by a curve to the left having a radius of four hundred seventy-eight and sixty-one hundredths feet for a distance of sixty-one feet the chord of which is South seventy-eight degrees fifty-nine minutes forty-five seconds East sixty and ninety-six one-hundredths feet to a point at Lot No. 300 and the place of BEGINNING.

BEING KNOWN AS 818 Fireside Road, York, PA 17404

PARCEL# 14-605-02-0004-00

BEING the same premises which Cathy A. Markley and Randy L. Markley, wife and husband, by Deed dated January 31, 2001 and recorded in the Office of Recorder of Deeds of York County on February 7, 2001 at Book 1424, Page 4639 granted and conveyed unto Evelio Rivera Ramos, a married man.

PROPERTY ADDRESS: 818 FIRESIDE ROAD, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of HSBC BANK USA, NATIONAL ASSOCIATION vs. RONALD W. REINHART, JR. A/K/A

RONALD W. REINHART and JACQUELINE L. HALL Docket Number: 2010-SU-2506-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RONALD W. REINHART, JR.
A/K/A RONALD W. REINHART
JACQUELINE L. HALL

owner(s) of property situate in the TOWNSHIP OF CARROLL, YORK County, Pennsylvania, being 170 Martel Circle, Dillsburg, PA 17019-8717

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$226,964.20

PROPERTY ADDRESS: 170 MARTEL CIRCLE, DILLSBURG, PA 17019

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of MTGLQ INVESTORS, LP vs. PAMELA K. RICE and DAVID E. MCGUIGAN Docket Number: 2010-SU-2353-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PAMELA K. RICE
DAVID E. MCGUIGAN

owner(s) of property situate in the SPRING GARDEN TOWNSHIP, YORK County, Pennsylvania, being 723 Lancaster Avenue, aka 623 Lancaster Avenue, York, PA 17403-2973

Parcel No. 480001301270000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$45,328.54

PROPERTY ADDRESS: 723 LANCASTER

AVENUE, A/K/A 623 LANCASTER AVENUE, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. LACIE ROBERTS F/K/A LACIE SPANGLER Docket Number: 2015-SU-4161-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LACIE ROBERTS
F/K/A LACIE SPANGLER

ALL THAT CERTAIN tract of land located in the Borough of West York, York County, Pennsylvania, HAVING

THEREON erected a dwelling house known as: 1212 WEST KING STREET YORK, PA 17404. York County Deed Book 2096, Page 968.

TO BE SOLD AS THE PROPERTY OF LACIE ROBERTS F/K/A LACIE SPANGLER ON JUDGMENT NO. 2015-SU-004161-06.

PROPERTY ADDRESS: 1212 WEST KING STREET, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. EDDIE C. ROBERTSON, JR. Docket Number: 2016-SU-120-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

EDDIE C. ROBERTSON, JR.

ALL THAT CERTAIN tract of land situate, lying and being in Manchester Township, York County, Pennsylvania, known as Lot No. 203 on the Final Subdivision Plan of Raintree, Phase III, now known as Country Club Manor, which plan is recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book PP, Page 326, said lot being more particularly bounded and described as follows, to wit:

Property Address: 2965 Balsa Street, York, PA 17404

Parcel No. 36000360203 Improvements: Residential Dwelling
Subject to Mortgage: No Subject to Rent: No
C.P. NO. 2016-SU-000120-06 Judgment: \$194,036.02 Attorney:

To be sold as the Property Of: Eddie C. Robertson, Jr.

PROPERTY ADDRESS: 2965 BALSASTREET, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. KENNETH ROBINSON Docket Number: 2012-SU-3507-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KENNETH ROBINSON

All that certain piece or parcel or Tract of land situate Cross Roads Borough, York County, Pennsylvania, and being known as 6770 Church Road, York, Pennsylvania 17322.

TAX MAP AND PARCEL NUMBER: 55000DL0014E0C0001

THE IMPROVEMENTS THEREON ARE: Condominium

REAL DEBT: \$173,005.80

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Kenneth Robinson

PROPERTY ADDRESS: 6770 CHURCH ROAD, FELTON, PA 17322

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. BLANCA P. RODRIGUEZ and RICARDO MEDINA Docket Number: 2013-SU-4000-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BLANCA P. RODRIGUEZ
RICARDO MEDINA

ALL that certain tract of land, with the improvements thereon erected, situate, lying and being in the City of York, County of York and Commonwealth of Pennsylvania, being numbered as Parcel 13 as shown on the Final Subdivision Plan prepared for Housing Authority of the City of York (Parking Lot Addition), by First Capital Engineering, dated February 24, 2000, revised March 8, 2000 and March 21, 2000, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plot Book QQ, Page 704, and more particularly bounded, limited and described as follows, to wit:

Property Address: 454 East Market Street, York, PA 17403

Parcel No. 12-380-09-0013.00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No

Subject to Rent: No
Judgment: \$77,831.90

PROPERTY ADDRESS: 454 EAST MARKET STREET, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of GOLDSBORO MUNICIPAL AUTHORITY vs. ROLLIN E. RONEMUS, JR. Docket Number: 2015-SU-2783-21. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROLLIN E. RONEMUS, JR.

ALL THAT CERTAIN plot of ground with dwelling house situate in the Borough of Goldsboro, York County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner of South York Street; THENCE by land now or formerly of the Anna Ramberger Estate, East 131 feet to a stone at the first boundary line of First Avenue; THENCE along First Avenue, 32 feet to an iron pin in the old turnpike; THENCE by land now or formerly of Frank Zortman of which this was a part; South 86 degrees West, 131 feet to a point at the Easterly line of South York Street; THENCE front on South York Street, 40 feet to the place of BEGINNING.

Having thereon erected a single family dwelling. BEING the same premises which Peter M. Berg and Joan M. Berg, his wife, by their Deed dated November 15, 1985 and recorded December 9, 1985 in the Office of the Recorder of Deeds in and for York County, in Book 91B, Page 322, granted and conveyed unto Rollin E. Ronemus, Jr., Defendant herein.

UNDER AND SUBJECT, NEVERTHELESS, to easements, restrictions, conditions, and reservations of record and of those visible upon the subject premises.

SEIZED, taken in execution and to be sold as the property of Rollin E. Ronemus, Jr., judgment debtor and real owner.

PROPERTY ADDRESS: 133 SOUTH YORK STREET, ETTERS, PA 17319

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. CLAYTON B. ROTH Docket Number: 2012-SU-905-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CLAYTON B. ROTH

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF WEST MANCHESTER, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 2187 LOG CABIN ROAD, YORK, PA 17408

UPIN NUMBER 51-000-13-0002

PROPERTY ADDRESS: 2187 LOG CABIN ROAD, YORK, PA 17408

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of OCWEN LOAN SERVICING LLC vs. NINA

A. ROWBOTTOM Docket Number: 2012-SU-3568-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

NINA A. ROWBOTTOM

owner(s) of property situate in the FRANKLIN TOWNSHIP, YORK County, Commonwealth of Pennsylvania, being 46 Chestnut Hill Road, Dillsburg, PA 17019-9729

Parcel No. 29000MB0039V000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$272,897.46

PROPERTY ADDRESS: 46 CHESTNUT HILL ROAD, DILLSBURG, PA 17019

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION vs. EARL N. SALISBURY Docket Number: 2014-SU-2278-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

EARL N. SALISBURY

ALL THAT CERTAIN tract of land situate in Newberry Township, York County, Pennsylvania.

PROPERTY ADDRESS: 1625 OLD TRAIL ROAD, ETTERS, PA 17319

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: EARL N SALISBURY

ATTORNEY FOR PLAINTIFF: Powers, Kim &

Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 1625 OLD TRAIL ROAD, ETTERS, PA 17319

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF BANC OF AMERICA ALTERNATIVE LOAN TRUST 2005-12 MORTGAGE PASS-THROUGH CERTIFICAES, SERIES 2005-12 vs. ERIC C. SALZANO and JENNIFER M. SALZANO Docket Number: 2012-SU-1098-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ERIC C. SALZANO
JENNIFER M. SALZANO

ALL THAT CERTAIN piece of land, with improvements thereon erected situate in the City of York, York County, Pennsylvania, bounded, limited and described as follows:

IT BEING KNOWN AS 328 EAST MARKET STREET

BEGINNING at a point on the South side of East Market Street, a seventy-three (73) feet wide street, said point being Eastwardly two hundred thirty-four and seventy-one hundredths (234.71) feet from the city market at a southeast corner of Pine Street and East Market Street; thence along the South side of said East Market Street North seventy-six (76) degrees thirty-two (32) minutes East, twenty-five (25) feet to a point; thence along the property now or formerly of the First Methodist Church, South eleven (11) degrees forty-four (44) minutes East, one hundred seventy-five and sixty-seven hundredths (175.67) feet to a point; thence along property now or formerly of Alexander P. Goetze, of which this was formerly a part, South seventy-six (76) degrees West, twenty-five (25) feet to a point; thence along property now or formerly of Mrs. V.K. Keesey and through a common party wall, North eleven (11) degrees forty-four (44) minutes

West, one hundred seventy-five and ninety hundredths (175.90) feet to a point on the south side of the aforesaid East Market Street, the place of BEGINNING.

UNDER AND SUBJECT to conditions and restrictions which may appear of record.

BEING the same premises which Harry M. Ness and Elizabeth Jane Ness, husband and wife, by deed dated November 9, 2005 and recorded November 15, 2005 in the Recorder of Deeds Office in and for York County, PA in Deed Book 1770, Page 3475, granted and conveyed unto Eric S. Salzano and Jennifer M. Salzano, husband and wife.

BEING PARCEL ID NO.: 06-102-02-0007-0000000

PROPERTY ADDRESS: 328 EAST MARKET STREET, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR BCAT 2014-6TT vs. ANGELA SANCHEZ Docket Number: 2013-SU-4621-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANGELA SANCHEZ

ALL THAT CERTAIN tract of land with the improvements thereon erected, formerly in the Township of West Manchester, no in the Thirteenth Ward of the City of York, York County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the north side of Union Street, at the Southeast corner of the property known as No. 291 Union Street; thence northwardly a distance of one hundred forty (140) feet to a line between the two properties known as No. 289 and 291 Union Street to a point on the south side of a twenty (20) feet wide

alley; thence eastwardly along the south side of said alley a distance of nineteen (19) feet to a point at property now or formerly of Christian Botterbush; thence southwardly along the western line of property now or formerly of said Christian Botterbush a distance of one hundred forty (140) feet to a point on the north side of Union Street; thence westwardly along the north side of Union Street a distance of nineteen (19) feet to a point and the place of BEGINNING.

Known as No. 289 Union Street having a frontage of nineteen (19) feet and a depth of uniform width throughout one hundred forty (140) feet.

BEING the same premises which Alvin D. Arvey and Linda J. Arvey, husband and wife, by deed dated February 27, 2007 and recorded March 13, 2007 in the Recorder of Deeds Office in and for York County, PA in Deed Book 1879, Page 7958, granted and conveyed unto Angela Sanchez, married woman.

BEING PARCEL ID NO.: 13-454-03-0008-00-00000

PROPERTY ADDRESS: 289 UNION STREET, YORK, PA 17401

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO FINANCIAL PENNSYLVANIA, INC. vs. CARMEN G. SANTIAGO Docket Number: 2015-SU-3777-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CARMEN G. SANTIAGO

owner(s) of property situate in the CITY OF YORK, YORK County, Pennsylvania, being 201 Mulberry Street, York, PA 17403-1365

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$146,591.07

PROPERTY ADDRESS: 201 MULBERRY STREET, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2015-13ATT vs. ERIK M. SCALLORN and JENNIFER L. SCALLORN A/K/A JENNIFER SCALLORN Docket Number: 2013-SU-4419-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ERIK M. SCALLORN
JENNIFER L. SCALLORN
A/K/A JENNIFER SCALLORN

ALL that certain tract of land, with any improvements thereon erected, situate, lying and being in North Hopewell Township, York County, Pennsylvania, known and numbered as Lot No. 13 on Revised Final Subdivision Plan of Berry Hill Estates, Sheet 2 of 3, dated April 2001, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book RR, Page 373, more fully bounded, limited and described as follows, to wit:

BEGINNING at a point in the centerline of a public road known as Dairy Road (T-673) and a corner of Lot No. 1 A of the aforementioned Revised Final Subdivision Plan; thence continuing along said Lot No. 1A, North seven (07) degrees thirty-four (34) minutes forty-six (46) seconds West, a distance of three hundred sixty-four and seventy-four one-hundredths (364.74) feet to a rebar set at lands now or formerly of Robert A. Chandler; thence continuing along said lands, North eighty-three (83) degrees thirty-two (32) minutes thirty-seven (37) seconds East, a distance of one hundred thirty-eight and fifty-six one-hundredths (138.56) feet to a rebar set at lands now or formerly of Judith A. Myers; thence continuing along said lands, South eleven (11) degrees nineteen (19) minutes one (01) second East, a distance of two hundred eighty and fifty one-hundredths (280.50) feet to a point in the center of a public road known as Dairy Road (T673); thence continuing in, along and through the center of said public road, South fifty-four (54) degrees forty-six (46) minutes fifty-three

(53) seconds West, a distance of one hundred seventy-seven and one one-hundredths (177.01) feet to the point and place of BEGINNING. Containing 1.101 acres (Gross); 1.0 acres (Net). TITLE TO SAID PREMISES IS VESTED IN Erik M. Scallorn, individually, by Deed from Erik M. Scallorn and Jennifer L. Scallorn, h/w, dated 12/18/2009, recorded 10/22/2009 in Book 2097, Page 7009.

Tax Parcel: 41000FK0087Q000000

Premises Being: 5922 Dairy Road, Red Lion, PA 17356-8074

PROPERTY ADDRESS: 5922 DAIRY ROAD, RED LION, PA 17356

UPI# 41-000-FK-0087.Q0-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. ABBIE J. SEALOVER Docket Number: 2015-SU-4194-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ABBIE J. SEALOVER

owner(s) of property situate in the SHREWSBURY TOWNSHIP, YORK County, Pennsylvania, being 108 Covington Drive, Shrewsbury, PA 17361-1811

Parcel No. 450000604350000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$102,730.43

PROPERTY ADDRESS: 108 COVINGTON DRIVE, SHREWSBURY, PA 17361

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto with-

in ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JAMES B. NUTTER & COMPANY vs. FRANCIS H. SEALOVER and JOYCE B. SEALOVER A/K/A JOYCE E. SEALOVER Docket Number: 2014-SU-2098-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

FRANCIS H. SEALOVER
JOYCE B. SEALOVER
A/K/A JOYCE E. SEALOVER

ALL that the following described bid of land, with the improvements thereon erected, situate, lying and being in the Borough of Hanover, York County, Pennsylvania, bounded and limited as follows, to wit

BOUNDED on the North by an alley sixteen (16) feet wide; on the East by lands now or formerly of George NW Knipple, on the South by lands now or formerly of E. E. Hamm; and on the West by Baltimore Street; having a frontage of fifty-one (51) feet six (6) inches on said Baltimore Street and extending in depth of even width throughout one hundred twenty-five (125) feet, more or less, to lands now or formerly of George W. Knipple.

Parcel #67-000-05-6061.00-00000

PARCEL No. 67-000-05-0061.00-00000

PROPERTY ADDRESS: 318 BALTIMORE STREET, HANOVER, PA 17331

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: FRANCIS H SEALOVER and JOYCE B SEALOVER A/K/A JOYCE E SEALOVER

ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 318 BALTIMORE STREET, HANOVER, PA 17331

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and

Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF AMERICA, N.A. vs. WILLIAM P. SEELEY, JR Docket Number: 2015-SU-2200-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM P. SEELEY, JR

ALL THAT CERTAIN piece, parcel of tract of land, together with the improvements thereon erected, situate, lying and being in Manchester Township, York County, Pennsylvania, more particularly bounded, limited and described as follows, to wit:

Beginning at a point along the right-of-way line of Hackberry Lane, a fifty (50) feet wide right-of-way, and corner of Lot No. 270 on the hereinafter referred to subdivision plan, said point also being in a twenty (20) feet wide storm sewer right-of-way; thence along said Lot No. 270, and in and along said storm sewer right-of-way, North forty-three (43) degrees twenty-three (23) minutes fifty-five (55) seconds West, Two Hundred Ten and Ninety-One hundredths (210.91) feet to a point at corner of Lot No. 262 on the hereinafter referred to subdivision plan, said point also being in a seventy-five (75) feet wide Texas Eastern right-of-way; thence along Lot No. 262 and in and along said Texas Eastern right-of-way, North seventy-eight (78) degrees forty-nine (49) minutes two (2) seconds East, One Hundred Forty-Two and Forty-Seven hundredths (142.47) feet to point at corner of Lot No. 268 on the hereinafter referred to subdivision plan; thence along Lot No. 268, South twenty-three (23) degrees twenty (20) minutes forty-two (42) seconds East, One Hundred Fifty-Eight and Four hundredths (158.04) feet to a point along the right-of-way line of Hackberry Lane, aforesaid; thence along the right-of-way line of Hackberry Lane, by a curve to the left having a radius of two hundred (200.00) feet, an arc length of seventy (70.00) feet, and a long chord bearing and distance of South fifty-six (56) degrees thirty-seven (37) minutes forty-two (42) seconds West, Sixty-Nine and Sixty-Four hundredths (69.64) feet to the point and place of Beginning.

Containing 18,391 square feet and being Lot No. 269 on Subdivision Plan of Raintree - Phase II, prepared by Gordon L. Brown & Associates, Inc. dated September 22, 1992, the final revision to which was made on May 21, 1993, designated

as Dwg. No. L-2539-4, which said subdivision plan is recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book MM, Page350.

PARCEL No. 360003002690000000

BEING Known As: 3140 Hackberry Lane, York, PA 17404

PROPERTY ADDRESS: 3140 HACKBERRY LANE, YORK, PA 17404

UPI# 36-000-30-0269.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. SANDY SHARKEY A/K/A SANDY A. SHARKEY Docket Number: 2015-SU-1961-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SANDY SHARKEY
A/K/A SANDY A. SHARKEY

owner(s) of property situate in the YORK County, RED LION BOROUGH, Commonwealth of Pennsylvania, being 557 South Main Street, Red Lion, PA 17356-0000

Parcel No. 820000101540000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$97,828.20

PROPERTY ADDRESS: 557 SOUTH MAIN STREET, RED LION, PA 17356

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto with-

in ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. JESSICA M. SHARP and CECELIA M. WARNER Docket Number: 2015-SU-838-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JESSICA M. SHARP
CECELIA M. WARNER

ALL THAT CERTAIN property consisting of the land and all of the buildings and structures on the land in the TOWNSHIP OF YORK, County of York and Commonwealth of Pennsylvania, the legal description is:

Property Address: 911 North Sharon Avenue assessed as 911 Sharon Avenue, Red Lion, PA 17356

Parcel No. 540003000120000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2015-SU-000838-06
Judgment: \$152,600.64
To be sold as the Property Of: Jessica M. Sharp and Cecelia M. Warner

PROPERTY ADDRESS: 911 NORTH SHARON AVENUE, ASSESSED AS 911 SHARON AVENUE, RED LION, PA 17356

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of

WELLS FARGO BANK, N.A. vs. KATHY L. SHAW and ROGER D. SHAW Docket Number: 2013-SU-2654-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KATHY L. SHAW
ROGER D. SHAW

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE a township OF NORTH CODORUS, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 1936 STOVERSTOWN ROAD, SPRING GROVE, PA 17362

UPIN NUMBER 40-000-03-0013-00

PROPERTY ADDRESS: 1936 STOVERSTOWN ROAD, SPRING GROVE, PA 17362

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP vs. SCOTT SHOFFNER and BROOKE RUDISILL Docket Number: 2014-SU-1829-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT SHOFFNER
BROOKE RUDISILL

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON SITUATE LYING AND BEING IN THE TOWNSHIP OF SPRINGGETTSBURY, YORK COUNTY, PENNSYLVANIA.

PROPERTY ADDRESS: 157 SYLVAN DRIVE, YORK, PA 17402

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: BROOKE RUDISILL and SCOTT SHOFFNER

ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 157 SYLVAN DRIVE, YORK, PA 17402

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-23 vs. AMANDA SIEGEL and SCOTT SIEGEL Docket Number: 2015-SU-3375-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

AMANDA SIEGEL
SCOTT SIEGEL

ALL THAT CERTAIN lot or piece of ground known as Lot 54 on Plan in Record Book 17042287 of HOLLY HILL situate in Carroll Township, County of York, Commonwealth of Pennsylvania.

Property Address: 122 Evergreen Circle, Dillsburg, PA 17019

Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2015-SU-003375-06
Judgment: \$463,408.20
Attorney: Sarah K. McCaffery, Esquire
To be sold as the Property Of: Scott Siegel and Amanda Siegel

PROPERTY ADDRESS: 122 EVERGREEN CIRCLE, DILLSBURG, PA 17019

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") vs. ELIZABETH SILVA F/K/A ELIZABETH GAVILLAN Docket Number: 2015-SU-4026-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ELIZABETH SILVA
F/K/A ELIZABETH GAVILLAN

ALL THAT CERTAIN parcel of ground known as Lot 72 of Northern Heights Phase II as shown on a plan entitled "Final Subdivision Plan for Northern Heights Phase II & III" prepared by Dawood Engineering and dated November 30, 2004, located in East Manchester Township, County of York, Commonwealth of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a point on the centerline of Bryn Way, said point being the northwestern corner of Lot 71 of the above-referenced plan; thence along said Lot 71 and crossing over the southern right of way of Bryn Way South 00 degrees 00 minutes 00 seconds West, a distance of 140.04 feet to a point at Open Area "A" of the above-referenced plan; thence along said Open Area "A" South 87 degrees 46 minutes 3 seconds West, a distance of 80.02 feet to a point at Lot 73 of the above-referenced plan; thence along said Lot 73 and crossing over the southern right of way of Bryn Way North 00 degrees 00 minutes 00 seconds West, a distance of 140.04 feet to a point on the centerline of Bryn Way; thence along the centerline of Bryn Way North 88 degrees 46 minutes 3 seconds East, a distance of 80.02 feet to a point on the centerline of Bryn Way at the northwestern corner of Lot 71 of the above-referenced plan, the PLACE OF BEGINNING.

BEING Lot No. 72 of Northern Heights Phase II and CONTAINING 11,203 square feet, more or less.

UNDER AND SUBJECT to a public right of way for Bryn Way, said right of way being more

fully bounded and described as follows, to wit:

BEGINNING at a point on the centerline of Bryn Way, said point being the northwestern corner of Lot 71 of the above referenced plan; thence along said Lot 71 South 00 degrees 00 minutes 00 seconds West, a distance of 30.01 feet to a point on the southern right of way of Bryn Way; thence along the southern right of way of Bryn Way South 88 degrees 46 minutes 3 seconds West, a distance of 80.02 feet to a point at Lot 73 of the above-referenced plan; thence along said Lot 73 North 00 degrees 00 minutes 00 seconds East, a distance of 30.01 feet to a point on the centerline of Bryn Way; thence along said centerline South 88 degrees 46 minutes 3 seconds East, a distance of 80.02 feet to a point on the centerline of Bryn Way at the northwestern corner of Lot 71 of the above-referenced plan, the PLACE OF BEGINNING. CONTAINING 2,401 square feet, more or less.

BEING KNOWN AS 33 Bryn Way, Mount Wolf, PA 17347

TITLE TO SAID PREMISES IS VESTED IN Elizabeth Silva f/k/a Elizabeth Gavillan

TITLE VESTED IN: Elizabeth Gavillan, a single person, by deed from JPM Northern, LLC. (Record Owner) and C&F, Inc. (Equitable Owner), dated 10/20/2006 and recorded 10/23/2006 in Book 189 Page 2162.

PROPERTY ADDRESS: 33 BRYN WAY, MOUNT WOLF, PA 17347

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CVF II MORTGAGE LOAN TRUST I vs. MELISSA SINGLETON Docket Number: 2015-SU-302-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MELISSA SINGLETON

ALL THAT CERTAIN, tract or parcel of land and premises, situate, lying and being in the

Township of Newberry, County of York and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point in the northern line of Bill Dugan Drive (50 feet wide) which point is on the line dividing lots Nos. C-706 and C-707 as the same are shown on the hereinafter mentioned Plan of Lots; thence north 35 degrees 30 minutes 35 seconds East along said dividing line 107.42 feet to a point; thence South 54 degrees 30 minutes 00 seconds East, a distance of 20 feet to a point in the line dividing Lots nos. C-707 and C708 as shown on said Plan; thence South 35 degrees 30 minutes 35 seconds West along the last said dividing line 97.88 feet to a point in the northern line of Bill Dugan Drive aforesaid; thence in a Southwestwardly direction along said line of Bill Dugan Drive in a curve to the left having a radius of 175 feet, an arc distance of 22.17 feet to a point, the place of BEGINNING.

BEING Lot No. C-707 as the same is shown on the Plan of Lots known as Final Subdivision Plan for Valley Green Village West, Phase VII, recorded in York County, Plan Book FF, Page 807.

UNDER AND SUBJECT to all easements, reservations, restrictions and rights-of-way of record.

BEING PARCEL ID. NO. 39-000-08-0707.00-00000

BEING the same premises which Maxine A. Botts, single individual, by deed dated November 29, 2006 and recorded on December 18, 2006 in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Deed Book 1862, Page 4821, granted and conveyed unto Melissa Singleton, single individual, in fee.

PROPERTY ADDRESS: 6 BILL DUGAN DRIVE, ETTERS, PA 17319

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FULTON BANK, N.A. vs. JOSEPH A. SLEETH and JENNIFER L. SLEETH Docket Number: 2014-SU-2510-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSEPH A. SLEETH
JENNIFER L. SLEETH
owner(s) of property situate in the WINDSOR TOWNSHIP, YORK County, Pennsylvania, being 435 Palomino Drive, York, PA 17402-7637

Parcel No. 53000330046000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$166,411.92

PROPERTY ADDRESS: 435 PALOMINO DRIVE, YORK, PA 17402

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. CHARLES H. SMALLWOOD, SR. and KAREN D. SMALLWOOD Docket Number: 2014-SU-4024-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES H. SMALLWOOD, SR.
KAREN D. SMALLWOOD

ALL THAT CERTAIN tract of land, with the improvements thereon erected, situate in the Twelfth Ward of the City of York, County of York and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Property Address: 1271 East Poplar Street, York, PA 17403

Parcel No. 124011600340000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2014-SU-004024-06
Judgment: \$144,923.85

Attorney: Sarah K. McCaffery, Esquire
To be sold as the Property Of: Charles H. Smallwood, Sr. and Karen D. Smallwood

PROPERTY ADDRESS: 1271 EAST POPLAR STREET, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. IVY C. SMITH Docket Number: 2015-SU-3869-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

IVY C. SMITH

owner(s) of property situate in the WEST YORK BOROUGH, YORK County, Pennsylvania, being 32 North Highland Avenue, York, PA 17404-5306

Parcel No. 880001300710000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$100,887.88

PROPERTY ADDRESS: 32 NORTH HIGHLAND AVENUE, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. JENNIFER

A. SMITH Docket Number: 2013-SU-4644-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JENNIFER A. SMITH

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF YORK, YORK., PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 356 WINNERS CIRCLE DRIVE, RED LION, PA 17356

UPIN NUMBER 54-000-HK-0002-00-CO356

PROPERTY ADDRESS: 356 WINNERS CIRCLE DRIVE, RED LION, PA 17356-8796

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. KAYLA L. SMITH and RONALD N. SMITH, JR. Docket Number: 2015-SU-649-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KAYLA L. SMITH
RONALD N. SMITH, JR.

ALL THAT CERTAIN t lot of land in Fairview Township, York County, Pennsylvania, being Lot No. 2 Preliminary/Final Subdivision Plan of George B. Yohe, York County Plan Book JJ, Page 190, and having thereon erected a dwelling house known as: 717 LEWISBERRY ROAD, NEW CUMBERLAND, PA 17070.

York County Deed Book 1994, Page 1442.

TO BE SOLD AS THE PROPERTY OF KAYLA L. SMITH AND RONALD N. SMITH JR. ON JUDGMENT NO. 2015-SU-000649-06.

PROPERTY ADDRESS: 717 LEWISBERRY ROAD, NEW CUMBERLAND, PA 17070

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2005-RP3 vs. KIMBERLYN A. SMITH and STEPHEN E. SMITH Docket Number: 2014-SU-3419-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KIMBERLYN A. SMITH
STEPHEN E. SMITH

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF WEST MANCHESTER, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 1200 TAXVILLE ROAD, YORK, PA 17408

UPIN NUMBER 51-000-06-0021-00-00000

PROPERTY ADDRESS: 1200 TAXVILLE ROAD, YORK, PA 17408

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. JAMES ALEXANDER SNEDDON and COURTNEY NICOLE SNEDDON Docket Number: 2015-SU-4067-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES ALEXANDER SNEDDON
COURTNEY NICOLE SNEDDON

ALL THAT CERTAIN lot of ground, with the improvements thereon erected, situate in the City of York, York County, Pennsylvania, bounded and described as follows, to wit:

Property Address: 679 Maryland Avenue, York, PA 17404

Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2015-SU-004067-06
Judgment Amount: \$113,495.62
To be sole as the Property Of: James Alexander Sneddon and Courtney Nicole Sneddon

PROPERTY ADDRESS: 679 MARYLAND AVENUE, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. RAYMOND P. SNYDER and ROXANNE E. SNYDER Docket Number: 2015-SU-3871-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RAYMOND P. SNYDER
ROXANNE E. SNYDER

owner(s) of property situate in the DOVER TOWNSHIP, YORK County, Pennsylvania, be-

ing 4076 Forest Hill Court, Dover, PA 17315-3400

Parcel No. 240002600800000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$149,374.91
PROPERTY ADDRESS: 4076 FOREST HILL COURT, DOVER, PA 17315

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. MARK E. SPARROW Docket Number: 2015-SU-3870-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARK E. SPARROW

owner(s) of property situate in MANCHESTER TOWNSHIP, YORK County, Pennsylvania, being 380 Greenleaf Road, York, PA 17406-3200

Parcel No. 360000404380000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$140,081.91

PROPERTY ADDRESS: 380 GREENLEAF ROAD, YORK, PA 17406

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET SECURITIES COPRORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EMX3 vs. RACHEL SPRINGSTEAD and MICHAEL SPRINGSTEAD Docket Number: 2013-SU-3664-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RACHEL SPRINGSTEAD
MICHAEL SPRINGSTEAD

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF RED LION, YORK COUNTY, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 214 WEST BROADWAY, RED LION, PA 17356

UPIN NUMBER 82-000-03-0343-00-00000

PROPERTY ADDRESS: 214 WEST BROADWAY, RED LION, PA 17356

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CITIMORTGAGE, INC. vs. CAMI S. STAUB Docket Number: 2015-SU-3071-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CAMI S. STAUB

owner(s) of property situate in the FRANKLIN-TOWN BOROUGH, YORK County, Commonwealth of Pennsylvania, being 53 West Cabin Hollow Road #6, anda 53 West Cabin Hollow Road, Dillsburg, PA 17019

Parcel No. 63000010087J000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$111,552.51

PROPERTY ADDRESS: 53 WEST CABIN HOLLOW ROAD #6, A/K/A 53 WEST CABIN HOLLOW ROAD, DILLSBURG, PA 17019

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-BNC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BNC1 vs. KERRY E. STEVENS and TIMOTHY S. STEVENS Docket Number: 2015-SU-3223-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KERRY E. STEVENS
TIMOTHY S. STEVENS

ALL THAT CERTAIN LOT OF LAND SITUATE IN SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 12 Strassburg Cir, Shrewsbury, PA 17361

PARCEL NUMBER: 45-000-06-0129.00-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 12 STRASSBURG CIRCLE, SHREWSBURY, PA 17361

UPI# 45-000-06-0129.00-00000

Notice is further given that all parties in interest

and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO FINANCIAL PENNSYLVANIA, INC. vs. GREGORY A. STEWART Docket Number: 2015-SU-3924-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GREGORY A. STEWART

owner(s) of property situate in the FAIRVIEW TOWNSHIP, YORK County, Pennsylvania, being 630 Mallard Drive, Etters, PA 17319-8837

Parcel No. 270000G0061C0C011B
(Acreage or street address)

Improvements thereon: Condominium Unit

Judgment Amount: \$143,290.36

Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 630 MALLARD DRIVE, ETTERS, PA 17319

UPI# 27-000-QG-0061.CO-C011B

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. SHARON A. STIFFLER Docket Number: 2015-SU-1195-06.

And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SHARON A. STIFFLER

ALL THAT CERTAIN described lot of ground, with improvements thereon erected, situate in Windsor Township, York County, Pennsylvania.

PARCEL No. 53-000-HL-0074.00-0000

PROPERTY ADDRESS: 1285 BAHNS MILL ROAD, WINDSOR, PA 17366

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: SHARON A STIFFLER

ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 1285 BAHNS MILL ROAD, WINDSOR, PA 17366

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of METRO BANK vs. SHERRY L. STIPSAK Docket Number: 2014-NO-6980-30. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SHERRY L. STIPSAK

1600 Mt. Zion Road, Springettsbury Township, York, Pennsylvania

Lands situate on Pleasant Valley Road, Springettsbury Township, York, York County, Pennsylvania

ALL THOSE certain parcels of land, with improvements thereon, situate, in Springettsbury

Township, York, York County, Pennsylvania. BEING Lots 27B & 27C, Plan Book MM, Page 315, Ida 1600 Mt. Zion Road and Pleasant Valley Road, Springettsbury Township, York County

PROPERTY ADDRESS: 1600 MOUNT ZION ROAD, YORK, PA 17406

UPI# 46-000-KJ-0027.A0-00000

PROPERTY ADDRESS: PLEASANT VALLEY ROAD, YORK, PA 17406

UPI# 46-000-KJ-0027.E0-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-6, ASSET-BACKED CERTIFICATES, SERIES 2007-6 C/O OCWEN LOAN SERVICING, LLC vs. KIMBERLY S. STRICKLER A/K/A KIMBERLY STRICKLER and T. JESSE STRICKLER A/K/A JESSE T. STRICKLER Docket Number: 2015-SU-3779-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KIMBERLY S. STRICKLER
A/K/A KIMBERLY STRICKLER
T. JESSE STRICKLER
A/K/A JESSE T. STRICKLER

ALL that certain tract of land situate in Windsor Township, York County, Pennsylvania, described in accordance with a survey prepared by James R. Holley & Associates, Inc. in July, 1985 as Lot No. 2, and recorded in Plan Book FF, Page 267 as follows, to wit:

BEGINNING at a concrete monument on the Southeast side of East Gay Street, T-750, 25.61' from a spike in the Centerline of said street at land now or formerly of Robert F. Herman, thence from said beginning point along land now or formerly of Robert F. Herman South 50 degrees 30 minutes 00 seconds East 944.53 feet to a point at land now or formerly of William C. Thompson and the Red Lion Cemetery Association Inc., thence along the Red Lion Cemetery Association, Inc., South 35 degrees 40 minutes

00 seconds West 126.77 feet to a pin at land now or formerly of Bryon M. Herman, Jr. thence along land now or formerly of Bryon M. Herman, Jr., North 52 degrees 04 minutes 22 seconds West, 523.36 feet to a point at Lot No. 1 of the above mentioned plan owned by the Grantors herein, thence along Lot No. 1 the following two course of distance, (1) North 39 degrees 30 minutes 00 seconds East, 90.85 feet to a point, (2) North 50 degrees 30 minutes 00 seconds West, 435.76 feet to a point on the Southeast side of East Gay Street, T-750, 25 feet from the Centerline, thence along the Southeast side of East Gay Street, T-750 and 25 feet from the Centerline thereof North 46 degrees 16 minutes 00 seconds East 50.35 feet to a concrete monument and the place of beginning, Containing 2.0899 acres.

BEING PARCEL NO. 53-000-HK-0168-A0-00000

BEING KNOW AS 270 East Gay Street, Red Lion, PA 17356

BEING the same premises which Kenneth T. Herman and Erma Jean Herman, husband and wife by Deed dated October 4, 1985 and recorded October 8, 1985 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 900 Page 408, granted and conveyed unto T. Jesse Strickler and Kimblerly S. Strickler, husband and wife.

PROPERTY ADDRESS: 270 EAST GAY STREET, RED LION, PA 17356

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CARRINGTON MORTGAGE SERVICES, LLC vs. BRIAN J. SWICK and SARA L. SWICK Docket Number: 2015-SU-3426-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN J. SWICK
SARA L. SWICK

All that certain tract or parcel of land with improvements thereon erected, situate in the township of Dover, County of York and Com-

monwealth of Pennsylvania, more particularly bounded and described, as follows to wit:

Beginning at a point of the eastern right-of-way line of Solar Drive, a fifty (50) foot wide street, at lot no. 99; thence by said eastern right-of-way line of Solar Drive by a curve to the right having a radius of three hundred twenty-six and fifty-six hundredths (326.56) feet, a chord bearing north one (01) degree twenty-seven (27) minutes seven (07) seconds east, a chord distance of nineteen and twenty-seven hundredths (19.27) feet, along the arc a distance of nineteen and twenty-seven hundredths (19.27) feet to a point on the eastern right-of-way line of Solar Drive; thence by said eastern right-of-way line of Solar Drive, north zero (00) degrees fourteen (14) minutes twenty (20) seconds west a distance of twenty-five and seventy-three hundredths (25.73) feet to a point at Lot No. 101; thence by Lot No. 101, north eighty-nine (89) degrees thirty (30) minutes forty-seven (47) seconds east a distance of one hundred twenty-one and forty-three hundredths (121.43) feet to a point at Lot No. 169; thence by said Lot No. 169 and Lot No. 170, south zero (00) degrees twenty-nine (29) minutes thirteen (13) seconds east a distance of thirty-nine and ninety hundredths (39.90) feet to a point at said Lot No. 170; thence by said Lot No. 170, south ten (10) degrees two (02) minutes fifty (50) seconds west a distance five and eighteen hundredths (5.18) feet to a point at Lot No. 98; thence by Lot No. 98, south eighty-nine (89) degrees thirty (30) minutes forty-seven (47) seconds west a distance of one hundred twenty-one and twenty-five hundredths (121.25) feet to a point and place of beginning. Containing in area 5, 469.25 square feet or 0.13 acres.

Tax ID: 24-000-19-0300.00-00000

BEING KNOWN AS: 2973 Solar Drive, Dover, PA 17315

TITLE TO SAID PREMISES IS VESTED IN Brian J. Swick and Sara L. Swick

BEING THE SAME PREMISES which Gary L. Sweitzer Enterprises, Inc., A Pennsylvania Corporation, granted and conveyed unto Brian J. Swick and Sara L. Swick, Husband and Wife, by Deed dated 12/10/1998 and recorded 12/21/1998 in York County Record Book 1347, Page 8895.

PROPERTY ADDRESS: 2973 SOLAR DRIVE, DOVER, PA 17315

UPI# 24-000-19-0300.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EFC7 vs. EDWARD TALLARICO and LORI LAWYER Docket Number: 2015-SU-3186-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

EDWARD TALLARICO
LORI LAWYER

ALL THAT CERTAIN LOT OF LAND SITUATE IN WINDSOR TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 1030 Cranberry Lane West, Red Lion, PA 17356 n/k/a 1030 Cranberry Lane West, York, PA 17402

IMPROVEMENTS THEREON: Residential Property

PROPERTY ADDRESS: 1030 CRANBERRY LANE WEST, N/K/A 1030 CRANBERRY LANE WEST YORK, PA 17402, RED LION, PA 17356

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of GREEN TREE SERVICING LLC vs. JAMES L. TARBERT and JAMIE L. KORNBAU Docket Number: 2014-SU-4505-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES L. TARBERT
JAMIE L. KORNBAU

DOCKET #2014-SU-004505-06

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate on the Southwest corner of North Tremont Street and Wayne Avenue, in the 12th Ward of the City of York, York County, Commonwealth of Pennsylvania, known and numbered 44 North Tremont Street, being more fully bounded, limited and described as follows, to wit:

BEGINNING at a point on the Southwest corner of the intersection of North Tremont Street and Wayne Avenue, and extending thence Southwardly along the Western side of said North Tremont Street, a distance of 26 feet to a point; thence at a right angle, Westwardly, along property now or formerly of Manassah B. Bollinger, a distance of 100 feet to an alley; thence at a right angle, Northwardly, along the Eastern side of said alley, a distance of 26 feet to said Wayne Avenue; thence at a right angle, Eastwardly, along the Southern side of said Wayne Avenue, a distance of 100 feet to said North Tremont Street, the place of BEGINNING.

HAVING a frontage of 26 feet on said North Tremont Street and extending in length or depth, Westwardly, of uniform width throughout, 100 feet to said alley.

PARCEL No. 12-373-07-0034.00-00000

PROPERTY ADDRESS: 44 North Tremont Street, York, PA 17403

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: James L. Tarbert and Jamie L. Kornbau

ATTORNEY FOR PLAINTIFF: Law Office of Gregory Javardian, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 44 NORTH TREMONT STREET, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION vs. THE UNKNOWN HEIRS OF CAROLE L. PRESTON, DECEASED BAMBI VASQUEZ SOLELY IN HER CAPACITY

AS HEIR OF CAROLE L. PRESTION, DECEASED RANDI BAUGHMAN, SOLEY IN HER CAPACITY AS HEIR OF CAROLE L. PRESTON, DECEASED Docket Number: 2015-SU-1888-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

THE UNKNOWN HEIRS OF CAROLE L. PRESTON, DECEASED BAMBI VASQUEZ SOLEY IN HER CAPACITY AS HEIR OF CAROLE L. PRESTION, DECEASED RANDI BAUGHMAN, SOLEY IN HER CAPACITY AS HEIR OF CAROLE L. PRESTON, DECEASED

ALL THAT CERTAIN piece, parcel or tract of land, together with the improvements thereon erected, situate, lying and being in Penn Township, York County, Pennsylvania, more particularly bounded, limited and described as follows, to wit:

BEGINNING at a stone which marks the southwestern corner of the tract; thence North ten (10) degrees East, four hundred seventeen (417) feet to a point for a corner on the Western side of a public road; thence along the Southern side of said public road, South seventy-eight and one-half (78 1/2) degrees East, one hundred twenty and five tenths (120.5) feet to an iron pin for a corner; thence along lands now or formerly of Wilbert Gilbert, South nine (09) degrees West, two hundred seventy-seven and five tenths (277.5) feet to an iron pin; thence by two lines of division, South twenty-three (23) degrees West, forty-two (42) feet; thence South thirteen and three-fourths (13 3/4) degrees West, one hundred two (102) feet to an iron pin for a corner at the Southern line of said tract; thence along the said Southern line of said tract, North seventy-three (73) degree West, one hundred seven (107) feet to a stone for a corner and the place of BEGINNING.

CONTAINING 1 Acre, 20 square perches. This description was taken from survey of said tract prepared for James A. Nicoll, Sr., and wife, on April 23, 1955, by A.P. Dise, Registered Engineer.

NOTE: Being Lot (s), Block 44-CD-1, Tax Map of the Township of Penn, County of York

PARCEL No. 44-000-CD-0001-00-00000

BEING Known As: 123 Breezewood Drive, Hanover, PA 17331

PROPERTY ADDRESS: 123 BREEZEWOOD DRIVE, HANOVER, PA 17331

UPI# 44-000-CD-0001.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of M&T BANK S/B/M MANUFACTURERS & TRADERS TRUST COMPANY vs. THE UNKNOWN HEIRS OF MARY S. WILLIAMS, DECEASED ROY WILLIAMS, III SOLEY IN HIS CAPACITY AS HEIR OF MARY S. WILLIAMS DECEASED Docket Number: 2015-SU-1958-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

THE UNKNOWN HEIRS OF MARY S. WILLIAMS, DECEASED ROY WILLIAMS, III SOLEY IN HIS CAPACITY AS HEIR OF MARY S. WILLIAMS, DECEASED

ALL THAT, CERTAIN Lot Of Ground Situate On The East Side Of Newberry Street In The City Of York, Pennsylvania, Adjoining A Fifteen (15) Feet Wide Alley On The North; Property Now Or Formerly Of Polly Latchaw On The East; Property Now Or Formerly Of Gilbert Dietz On The South; And Newberry Street On The West; Containing In Front On Said South Newberry Street Forty (40) Feet Three (3) Inches; And Extending In Length Of Depth The Same Width Throughout Ninety-Five (95) Feet, More Or Less, To Said Property Of Polly Latchaw.

IT BEING The Same Premises Which Frederick Lavesman, Executor Of The Last Will And Testament Of Rose Baublitz, By His Deed Dated The 12th Day Of June, 1964, Which Is Recorded In The Office Of The Recorder Of Deeds In And For York County, Pennsylvania. In Deed Book 56-D, Page 254, Granted And Conveyed Unto James T. Hines And Helen J. Hines, His Wife, The Grantors Herein.

SUBJECT To Restrictions, Reservations, Easements, Covenants, Oil, Gas Or Mineral Rights Of Record, If Any. BEING The Same Premises Conveyed To Roy E. Williams, Jr. And Mary S. Williams, His Wife From James T. Hines And Helen J. Hines, His Wife By Deed Dated 09/10/1975, And Recorded On 09/10/1975, At Book 69k, Page 965, In York County, Pa.

PARCEL No. 08-170-05-0024.00-00000

BEING Known As: 821 South Newberry Street, York, PA 17403

PROPERTY ADDRESS: 821 SOUTH NEWBERRY STREET, YORK, PA 17403

UPI# 08-170-05-0024.00-00000

Notice is further given that all parties in interest

and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. THE UNKNOWN HEIRS OF ROSEMARY VUKMANIC DECEASED VICTORIA A. SNEIDMAN SOLEY IN HER CAPACITY AS HEIR OF ROSEMARY VUKMANIC DECEASED MARK J. VUKMANIC SOLEY IN HIS CAPACITY AS HEIR OF ROSEMARY VUKMANIC DECEASED Docket Number: 2015-SU-3235-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

THE UNKNOWN HEIRS OF ROSEMARY VUKMANIC DECEASED VICTORIA A. SNEIDMAN SOLEY IN HER CAPACITY AS HEIR OF ROSEMARY VUKMANIC DECEASED MARK J. VUKMANIC SOLEY IN HIS CAPACITY AS HEIR OF ROSEMARY VUKMANIC DECEASED

ALL that certain lot or piece of ground situate on the West side of Walton Street, in York Haven Borough, York County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

On the South by property now or formerly of Estate or William Bowers; on the North by property now or formerly of Samuel C. Rudy; on the East by Walton Street; and on the West by Pine Alley, having a frontage on said Walton Street or eighty (80) feet three (3) inches and extending in dept or length westward on one hundred seventy-eight (178) feet to Pine Alley.

BEING THE SAME PREMISES which Kirk E. Ryan, Jr. by Deed dated 2/15/2013 and recorded 2/21/2013 in the Office of the Recorder of Deeds in and for the County of York, in Deed Book 2217 and Page 7746, granted and conveyed unto Dean Brinker.

PROPERTY ADDRESS: 5001 NURSERY ROAD, DOVER, PA 17315

UPI#

Notice is further given that all parties in interest

and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FIRST NATIONAL BANK OF PENNSYLVANIA vs. THREE CORD YOUTH SERVICES, LLC Docket Number: 2015-SU-4017-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

THREE CORD YOUTH SERVICES, LLC

ALL THAT CERTAIN piece or parcel of land with the improvements thereon erected, situate on the south side of and known as No. 451 West King Street, in York City, York County, Pennsylvania, bound on the south by West King Street, on the west by property now or formerly of the York City School District, on the north by Mason Alley, and on the east by property now or formerly of Clinton Reynolds.

CONTAINING in front on West King Street, 18 feet 6 1/2 inches, and extending the same width northwardly 230 feet to Mason Alley.

BEING the same premises which Three Cord Youth Services, LLC erroneously listed as Three Card Youth Services, LLC, by Deed dated July 7, 2011 and recorded on July 15, 2011, in and for York County, Pennsylvania, in Deed Book 2134, Page 1424, granted and conveyed unto Three Cord Youth Services, LLC.

Property address: 451 W. King Street, York, PA 17401

PROPERTY ADDRESS: 451 WEST KING STREET, YORK, PA 17401

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. KRISTOFER D. TIDMAN Docket Number: 2014-SU-3965-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KRISTOFER D. TIDMAN

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF PENN, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 1603 BAER AVENUE, HANOVER, PA 17331

UPIN NUMBER 44-000-04-0179-A0-00000

PROPERTY ADDRESS: 1603 BAER AVENUE, HANOVER, PA 17331

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of ACNB BANK vs. JAMES W. TIPTON, III, Docket Number: 2016-SU-32-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES W. TIPTON, III

Owner of property situate in Penn Township, York County, Pennsylvania, being 302 Westminster Avenue, Hanover, PA 17331.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 302 WESTMINSTER

AVENUE, HANOVER, PA 17331

UPI #44-000-07-0260.00-00000

PROPERTY ADDRESS: 302 WESTMINSTER AVENUE, HANOVER, PA 17331

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. TUTSE TONWE and VALERIE J. GLOVER-TONWE Docket Number: 2012-SU-82-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TUTSE TONWE
VALERIE J. GLOVER-TONWE

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF PEACH BOTTOM, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS LOT 13 HILL-N-DALE ROAD, DELTA, PA 17314

UPIN NUMBER 43-000-AR-0001-S0-00000

PROPERTY ADDRESS: LOT 13 HILL-N-DALE ROAD, DELTA, PA 17314

UPI# 43-000-AR-0001.S0-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIV-

EN THAT on June 13, 2016 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of OCWEN LOAN SERVICING, LLC vs. KENNETH A. TRIMMER and SHONNA L. TRIMMER Docket Number: 2015-SU-3844-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KENNETH A. TRIMMER
SHONNA L. TRIMMER

owner(s) of property situate in the DALLASTOWN BOROUGH, YORK County, Pennsylvania, being 215 North School Place, DALLASTOWN BOROUGH, YORK County, Pennsylvania, being 215 North School Place, Dallastown, PA 17313-1610

Parcel No. 560000202660000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$135,081.88

PROPERTY ADDRESS: 215 NORTH SCHOOL PLACE, DALLASTOWN, PA 17313

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff’s Office,
05.12-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. AMY T. TROUP and ALAN C. TROUP Docket Number: 2014-SU-1421-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

AMY T. TROUP
ALAN C. TROUP

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF NEWBERRY, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 365

FAIRWAY DRIVE, ETTERS, PA 17319

UPIN NUMBER 39-000-06-0132-A0-00000

PROPERTY ADDRESS: 365 FAIRWAY DRIVE, ETTERS, PA 17319

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff’s Office,
05.12-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2007-HE1 MORTGAGE PAS THROUGH CERTIFICATES, SERIES 2007-HE1 C/O OCWEN LOAN SERVICING, LLC vs. ANA TUALI and VALERIO KIBINDA Docket Number: 2015-SU-3851-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANA TUALI
VALERIO KIBINDA

ALL THAT CERTAIN piece or parcel of land situated in the City of York, County of York and State of Pennsylvania, bounded and described as follows.

BEGINNING at the Northwestern intersection of Roosevelt Avenue with Pennsylvania Avenue and running thence Westwardly along said Pennsylvania Avenue One hundred and forty (140) feet to a twenty (20) feet wide alley known as Avon Alley; thence northwardly along said Avon alley thirty five (35) feet to a point; Thence along property now or formerly of William H. Gross, Eastwardly at right Angle with said Roosevelt avenue; thence along said Roosevelt Avenue Southwardly Thirty five (35) feet to the place of beginning.

BEING KNOWN AS 700 Roosevelt Avenue, York, PA 17404-2828

BEING the same premises which D.P. Group, Inc., a Pennsylvania Corporation, by Deed dated October 31, 2006 and recorded in the Office of Recorder of Deeds of York County on November 13, 2006 at Book 1854, Page 4343 granted and

conveyed unto Ma Tuali and Valerio Kibinda, husband and wife.
PROPERTY ADDRESS: 700 ROOSEVELT AVENUE, YORK, PA 17404

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff’s Office,
05.12-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF PAUL SMITH LISA J. SMITH A/K/A LISA TOULOUSE BELIEVED HEIR/ADMINISTRATRIX OF THE ESTATE OF PAUL SMITH Docket Number: 2014-SU-364-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS AND/OR
ADMINISTRATORS OF THE
ESTATE OF PAUL SMITH,
LISA J. SMITH A/K/A LISA TOULOUSE
BELIEVED HEIR/ADMINISTRATRIX OF
THE ESTATE OF PAUL SMITH

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF WEST MANCHESTER, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 1785 CHURCH ROAD, YORK, PA 17408

UPIN NUMBER 51-000-38-0023-00-00000

PROPERTY ADDRESS: 1785 CHURCH ROAD, YORK, PA 17408

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PNC BANK, N.A. vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CORY A. LEHR TREVOR BOSTIC, KNOWN HEIR OF CORY A. LEHR ANN M. LEHR, KNOWN HEIR OF CORY A. LEHR MORGAN LEHR, KNOWN HEIR OF CORY A. LEHR DYLAN ANSTINE, KNOWN HEIR OF CORY A. LEHR BROOKE ANSTINE, KNOWN HEIR OF CORY A. LEHR Docket Number: 2015-SU-1879-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER
CORY A. LEHR
TREVOR BOSTIC,
KNOWN HEIR OF CORY A. LEHR
ANN M. LEHR,
KNOWN HEIR OF CORY A. LEHR
MORGAN LEHR,
KNOWN HEIR OF CORY A. LEHR
DYLAN ANSTINE,
KNOWN HEIR OF CORY A. LEHR
BROOKE ANSTINE,
KNOWN HEIR OF CORY A. LEHR

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF MANCHESTER, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 140 High Street, Manchester, PA 17345

PARCEL NUMBER: 76-000-02-0133.00-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 140 HIGH STREET, MANCHESTER, PA 17345

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. CHARLES B. VICARS A/K/A CHARLES BRIAN VICARS Docket Number: 2014-SU-3046-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES B. VICARS
A/K/A CHARLES BRIAN VICARS

All that certain square tract of land, two hundred (200) feet by two hundred (200) feet on Front Street, in Wrightsville Borough, York County, Pennsylvania, bounded, limited and described as follows:

Fronting on the West side of Front Street for two hundred (200) feet, bounded on the North by Middle Alley and on the South by Mulberry Street, and extending Westwardly in equal width throughout a distance of two hundred (200) feet to Howard Alley. Being Lot Nos. 17, 18, 19 and 20 of Wrightsville Borough. Excepting therefrom the following two tracts of ground:

Tract 1

Beginning at a point on the East side of Howard Alley forty (40) feet South of the Northwest corner of Middle Alley and Howard Alley; thence extending Eastwardly on a line parallel to Middle Alley a distance of one hundred ten (110) feet to a point; thence extending Southwardly on a line parallel to Howard Alley a distance of seventy (70) feet to a point; thence extending Southwestwardly a distance of about one hundred twelve (112) feet to a point on the East side of Howard Alley South of an existing garage, said point being sixty-five (65) feet North of the Southwestern corner of Mulberry Street and Howard Alley; thence extending Northwardly along the East side of Howard Alley a distance of ninety five (95) feet to the point and place of beginning. Improved with a dwelling and garage, etc.

Tract 2

Beginning at an iron pipe at a Southwest corner of a fourteen (14) feet wide alley known as Middle Alley and a sixty (60) foot wide Street known as South Front Street; thence along the West side of said South Front Street South twenty-one (21) degrees forty-five (45) minutes East, seventy and no more one hundredths (70.00) feet to an iron pipe; thence along other property of the Grantor herein, of which this is a part, South sixty-eight (68) degrees fifteen (15) minutes no (00) seconds West, ninety and no one hundredths (90.00) feet to an iron pipe; thence along property now or formerly belonging to Robert S. Herman North twenty-one (21) degrees forty-five (45) minutes no (00) seconds West, thirty and no one-hun-

dredths (30.00) feet to an iron pipe; thence by the same South sixty-eight (68) degrees fifteen (15) minutes no (00) seconds West, one hundred ten and no one-hundredths (110.00) feet to an iron pipe on the East side of a fourteen (14) foot wide alley known as Howard Alley North twenty-one (21) degrees forty-five (45) minutes no (00) seconds West, forty and no one-hundredths (40.00) feet to an iron pipe at the Southeast corner of said Howard Alley and above mentioned Middle Alley; thence along the South side of said Middle Alley North sixty-eight (68) degrees fifteen (15) minutes no (00) seconds East, two hundred and no one-hundredths (200.00) feet to an iron pipe the place of beginning.

Having thereon erected a one-story dwelling house known and numbered as No. 498 Front Street, Wrightsville, PA 17368.

BEING the same premises that George D. Hartman, Sr., a single individual, by Deed dated 4/21/2011 and recorded 4/26/2011 in the County of York (Book 2124 Page 2821) / (as Document No. 2011020071) granted and conveyed unto Charles B. Vicars, a single individual, his/her heirs and assigns, in fee.

PROPERTY ADDRESS: 498 SOUTH FRONT STREET, WRIGHTSVILLE, PA 17368

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of LSF8 MASTER PARTICIPATION TRUST vs. BRONLEY J. WALES, CELESTE MARIE WALES and UNITED STATES OF AMERICA Docket Number: 2015-SU-285-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRONLEY J. WALES
CELESTE MARIE WALES
UNITED STATES OF AMERICA

ALL that certain tract of land, with the improvements thereon erected, situate in FAWN GROVE BOROUGH, York County, Pennsylvania, known as Lot 4 on Final Subdivision Plan prepared for George A. and Lucille A. Shanberger by Joseph W. Shaw, R.S. Drawing 61-44, dated May 29,

1990, approved September 1, 1990 by the Fawn Grove Borough Council, and recorded October 15, 1990 in the Office of the Recorder of Deeds of York County, Pennsylvania in Plan Book KK, page 466, bounded and described as follows:

BEGINNING at a rebar set at land now or formerly of Milford A. Wales, said point of beginning being situate South 76 degrees 25 minutes 48 seconds East 160.75 feet from an existing out stone at corner of said land now or formerly of Milford A. Wales; thence along said last mentioned land South 76 degrees 25 minutes 48 second East 342.27 feet to a point at corner of land now or formerly of George A. And Lucille A. Shanberger, of which this was once a part; thence along last mentioned land the following three courses and distances: 1) South 01 degree 34 minutes 00 seconds East 208.20 feet to a rebar set; 2) North 78 degrees 23 minutes 39 seconds West 374.70 feet to a rebar set; and 3) North 07 degrees 20 minutes 00 seconds East 201.94 feet to the rebar set at the place of beginning; containing 1.653 acres.

Being the same premises that Bronley J. Wales, also known as Broney A. Wales, and Celeste Marie Wales, husband and wife by deed dated May 31, 2006 and recorded on June 1, 2006 in the office of Recorder of Deeds in and for York County, at Book 1814 and Page 7555, and Instrument No. 2006041397, conveyed unto Bronley J. Wales and Celeste Marie Wales, husband and wife, Grantees herein.

Parcel No. 61-000-AN-0039.F0-00000

PROPERTY ADDRESS: 100 EAST MAIN STREET, FAWN GROVE, PA 17321

UPI# 61-000-AN-0039.F0-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS vs. CHARLES C. WALTER and KIMBERLY S. WALTER Docket Number: 2012-SU-4722-06. And to me directed, I will expose at public sale

in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES C. WALTER
KIMBERLY S. WALTER

ALL that certain tract of land situate, lying and being in Codorus Township, York County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING for a point at an iron pipe at the corner of lands now or formerly of Gary Masmimore and lands now or formerly of Edward Kailas; thence along lands now or formerly of Edward Kailas, the following two courses and distances: 1] North thirty-two (32) degrees thirty (30) minutes four (04) seconds West, seven hundred seven and eighty-eight hundredths (707.88) feet to an iron pin; 2] North forty (48) degrees fifty-eight (58) minutes eight (08) seconds East, one hundred ninety-one and seventy hundredths (191.70) feet to an existing wooden post and Lot No. 2 as more particularly described on the hereinafter referred to subdivision plan; thence along Lot No.2, the following four courses and distances: 1] South fifty-six (56) degrees forty-seven (47) minutes seven (07) seconds East, three hundred eighty-five and twenty-two hundredths (385.22) feet to a point; 2] South forty-six (46) degrees thirty-five (35) minutes forty-seven (47) seconds East, ninety-nine and fifty-five hundredths (99.55) feet to a point; 3] South forty-two (42) degrees twenty-one (21) minutes nine (09) seconds East, seventy and forty-seven hundredths (70.47) feet to a point; 4] South thirty-five (35) degrees twenty-seven (27) minutes fifty-seven (57) seconds East, eighty-nine and nineteen hundredths (89.19) feet to a point in the centerline of Tannery Road (T-399); thence along Tannery Road (T-399), South thirty-nine (39) degrees zero (00) minutes zero (00) seconds West, four hundred ten and eleven hundredths (410.11) feet to an iron pipe, the point and place of BEGINNING. CONTAINING 4.877 acres and known as Lot No. 1 on the Final Subdivision Property of Howard A. Walter, Jr. and Sarah M. Walter to be recorded in the York County Recorder of Deeds Office.

PARCEL NO.: 22-000-CG-0007-G0-00000

PROPERTY ADDRESS: 5224 Tannery Road, Glenville, PA 17329

PROPERTY ADDRESS: 5224 TANNERY ROAD, GLENVILLE, PA 17329

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. CHRISTOPHER J. WARD Docket Number: 2015-SU-2787-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER J. WARD

owner(s) of property situate in the NEWBERRY TOWNSHIP, YORK County, Pennsylvania, being 130 Joan Drive, York Haven, PA 17370-8910

Parcel No. 390001800260000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$146,261.62

PROPERTY ADDRESS: 130 JOAN DRIVE, YORK HAVEN, PA 17370

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. STEPHANIE L. WEIDENSALL Docket Number: 2015-SU-4159-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEPHANIE L. WEIDENSALL

ALL THOSE TWO (2) CERTAIN TRACTS of land situate, lying and being in Heidelberg Township, York County Pennsylvania, together

with the dwelling house erected thereon known as: 6179 YORK ROAD, SPRING GROVE, PA 17362

York County Record Book 1510, Page 6095

TO BE SOLD AS THE PROPERTY OF STEPHANIE L. WEIDENSALL ON JUDGMENT NO. 2015-SU-004159-06

PROPERTY ADDRESS: 6179 YORK ROAD, SPRING GROVE, PA 17362

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") vs. DAVID S. WELLER Docket Number: 2015-SU-3768-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID S. WELLER

ALL THAT CERTAIN tract of land and improvements thereon erected, all situate in the Township of Warrington, County of York and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a steel pin set in the centerline of Lisburn Road (T-904), said pin marking the common point of adjointer of the within described tract, lands now or formerly of Dale C. Stahle, Jr. and other lands now or formerly of William B. Stock; thence extending in and through the centerline of Lisburn Road, North nine (9) degrees zero (0) minutes zero (0) seconds East, a distance of twelve hundred seventy-one and zero hundredths (1271.00) feet to a pin in the center of said roadway; thence departing from the centerline of Lisburn Road and extending along lands now or formerly of William B. Stock, North seventy-eight (78) degrees forty-eight (48) minutes zero (0) seconds West, a distance of one hundred fifty and fifty hundredths (150.50) feet to a steel pin at lands now or formerly of Kenneth Bernholz; thence extending along lands now or formerly of Kenneth Bernholz the following two courses and

distances: North ten (10) degrees twenty-eight (28) minutes zero (0) seconds East, a distance of three hundred sixty-two and sixty hundredths (362.60) feet to a steel pin; thence continuing South seventy-eight (78) degrees eighteen (18) minutes zero (0) seconds East, a distance of one hundred thirty-two and zero hundredths (132.00) feet to a pin in the centerline of Lisburn Road; thence continuing in and through the centerline of Lisburn Road, North six (6) degrees twenty-seven (27) minutes zero (0) seconds East, a distance of four hundred ten and fifty-six hundredths (410.56) feet to a steel pin at other lands now or formerly of Anna M. Yeager; thence departing from the centerline of Lisburn Road, and extending along other lands now or formerly of Anna M. Yeager, of which this was once a part, South eighty-seven (87) degrees thirty-two (32) minutes fifty (50) seconds East, through a concrete monument set twenty-five and six hundredths (25.06) feet from the origin of this call, for a total distance of seven hundred six and thirty-seven hundredths (706.37) feet to a concrete monument, which marks the common point of adjointer of the within described tract with other lands now or formerly of Steven Slothower and lands now or formerly of Gerald L. Danner; thence extending along lands now or formerly of Gerald L. Danner, South fifteen (15) degrees nine (9) minutes twenty (20) seconds East, a distance of two hundred fifty-five and eighty-five hundredths (255.85) feet to a steel pin at lands now or formerly of Gerald J. Slothower; thence extending along lands now or formerly of Gerald J. Slothower and other lands now or formerly of Edgar G. Rodgers, Jr., South twenty-one (21) degrees nine (9) minutes fifteen (15) seconds East, a distance of five hundred fifty-five and twenty-three hundredths (555.23) feet to a steel pin at lands now or formerly of Dale C. Stahle, Jr.; thence extending along lands now or formerly of Dale C. Stahle, Jr. the following six courses and distances; South forty-four (44) degrees thirty (30) minutes zero (0) seconds West, a distance of three hundred eighty and fifty-five hundredths (380.55) feet to a steel pin; thence continuing South forty-three (43) degrees thirty (30) minutes zero (0) seconds West, a distance of six hundred forty-six and eighty hundredths (646.80) feet to a steel pin; thence continuing South forty-nine (49) degrees zero (0) minutes zero (0) seconds West, a distance of four hundred and ninety-five hundredths (400.95) feet to a steel pin; thence continuing South seventy-five (75) degrees zero (0) minutes zero (0) seconds West, a distance of eighty-nine and ten hundredths (89.10) feet to a steel pin; thence South twenty (20) degrees zero (0) minutes zero (0) seconds East, a distance of forty-five and fifty hundredths (45.50) feet to a steel pin; thence continuing South forty-nine (49) degrees zero (0) minutes zero (0) seconds West, a distance of two hundred thirty-eight and thirty hundredths (238.30) feet to a steel pin set in the centerline of the Lisburn Road at lands now or formerly of William B. Stock, said pin marking the place of BEGINNING.

CONTAINING 32.533 acres (now by adverse conveyances reduced to 26.725 acres) and being designated as Lot No. 1 and 2 in accordance with a survey of property prepared for Anna M. Yeager by the Adams County Surveyors, dated July 8, 1986.

EXCEPTING the following adverse conveyances:

1. Deed from James S. Crane and Ruth N. Crane, his wife, to Michael E. Camplese and Tina M. Camplese, husband and wife, by deed dated December 21, 1992 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Land Record Book 539, Page 490 on December 22, 1992. Containing 2.618 acres and being Lot No. 2 in Plan Book LL, Page 958.

2. Deed from James S. Crane and Ruth N. Crane, husband and wife, to David L. Johnson and Cynthia L. Johnson, husband and wife, by deed dated October 4, 2000 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Land Record Book 1413, Page 809 on October 10, 2000. Being Lot No. 3 in Plan Book QQ, Page 944.

BEING the remainder of Lot No. 3 on a Final Subdivision Plan for Anna M. Yeager recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book FF, Page 910.

HAVING THEREON ERECTED a frame dwelling, barn and assorted outbuildings, and being known and numbered as 1055 Lisburn Road.

TAX PARCEL #49-000-ME-0066-00-00000

BEING KNOWN AS: 1055 Lisburn Road, Wellsville, PA 17365

TITLE TO SAID PREMISES IS VESTED IN David S. Weller

TITLE VESTED IN: David S. Weller by deed from David S. Weller and Loriann S. Weller, husband and wife, dated 9/12/2008 and recorded 9/19/2008 in Book 1986 Page 1584.

PROPERTY ADDRESS: 1055 LISBURN ROAD, WELLSVILLE, PA 17365

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. TRAVIS A. WEST Docket Number: 2012-SU-3657-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TRAVIS A. WEST

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF YORK, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 535 EAST WALNUT STREET, YORK, PA 17403

UPIN NUMBER 07-135-03-0028-00-00000

PROPERTY ADDRESS: 535 EAST WALNUT STREET, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF AMERICA, N.A. vs. MISTY J. WHEELER and HARRY R. WHEELER Docket Number: 2016-SU-101-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MISTY J. WHEELER
HARRY R. WHEELER

All that certain piece or parcel or Tract of land situate Hanover, York County, Pennsylvania, and being known as 2353 Baltimore Pike, Hanover, Pennsylvania 17331.

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$284,474.97

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Misty J. Wheeler and Harry R. Wheeler

PROPERTY ADDRESS: 2353 BALTIMORE PIKE, HANOVER, PA 17331

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and

Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. JAKE D. WIGGINS and NORAH L. WIGGINS Docket Number: 2015-SU-287-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAKE D. WIGGINS
NORAH L. WIGGINS

ALL THAT CERTAIN Unit 137 in the Village of Fox Run, a condominium situate on Dew Drop Court, York Township, York County, Pennsylvania, and having thereon erected a dwelling house known as: 137 FOX RUN DRIVE, VILLAGE OF FOX RUN, YORK, PA 17403

PARCEL NO. 54-000-HI-0259.L0-00041.
York County Deed Book 2231, Page 1839.

TO BE SOLD AS THE PROPERTY OF JAKE D. WIGGINS AND NORAH L. WIGGINS ON JUDGMENT NO. 2015-SU-000287-06.

PROPERTY ADDRESS: 137 FOX RUN DRIVE, VILLAGE OF FOX RUN, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. FRANK J.

WILSON, JR. Docket Number: 2013-SU-2718-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

FRANK J. WILSON, JR.

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF WEST MANCHESTER, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 2270 GOLDEN EAGLE DRIVE, YORK, PA 17408

UPIN NUMBER 51-000-32-0138-00-00089

PROPERTY ADDRESS: 2270 GOLDEN EAGLE DRIVE, YORK, PA 17408

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NEWTEK SMALL BUSINESS FINANCE, LLC SUCCESSOR BY MERGER TO NEWTEK SMALL BUSINESS FINANCE, INC. vs. WINTER VENTURES, INC 214 NORTH FRANKLIN, LLC RED LION SERVICES, LLC 415 NORWAY, LLC Docket Number: 2015-NO-6271-30. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WINTER VENTURES, INC
214 NORTH FRANKLIN, LLC
RED LION SERVICES, LLC
415 NORWAY, LLC

ALL THOSE CERTAIN tracts of land, with the buildings and improvements thereon erected, situate in the Twelfth Ward of the City of York, County of York and Commonwealth of Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at a point made by intersecting the Northern side of Elm Street, a 60 foot wide street, with the Eastern side of Norway Street, a 50 foot wide street, thence along the Eastern

side of said Norway Street, North 19 degrees 30 minutes 30 seconds West, 133.10 feet to a point; thence along the Southern side of Maryland and Pennsylvania Railroad property, North 79 degrees 36 minutes 30 seconds East, 449.60 feet to a point; thence along the Western side of a 12 foot wide right of way, South 3 degrees 46 minutes 50 seconds East, 78.56 feet to a point; thence along the Southern terminus of 12 foot wide right of way and property now or formerly of Jefferson Standard Life Insurance Company, North 86 degrees 18 minutes 50 seconds East, 100.00 feet to a point; thence along the said lands now or formerly of Jefferson Standard Life Insurance Company, South 03 degrees 46 minutes 50 seconds East, 102.00 feet to a point; thence along the Northern side of the aforesaid Elm Street, South 86 degrees 18 minutes 50 seconds West, 510.50 feet to a point, the place of BEGINNING.

BEING the same premises which The Robert E. Delp Limited Partnership, a Pennsylvania limited partnership, by Deed dated 04/03/2015 and recorded 04/08/2015 in the Office of the Recorder of Deeds in and for the County of York in Record Book 2315 Page 8123, granted and conveyed unto 415 Norway, LLC, a Pennsylvania Limited Liability Company.

PROPERTY ADDRESS: 415 NORWAY STREET, YORK, PA 17403

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NEWTEK SMALL BUSINESS FINANCE, LLC SUCCESSOR BY MERGER TO NEWTEK SMALL BUSINESS FINANCE, INC. vs. WINTER VENTURES, INC 214 NORTH FRANKLIN, LLC MICHAEL G. RUNG WINTER VENTURES, LLC Docket Number: 2015-NO-6266-30. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WINTER VENTURES, INC
214 NORTH FRANKLIN, LLC
MICHAEL G. RUNG
WINTER VENTURES, LLC

ALL that certain tract of land with the buildings

and improvements thereon erected situate in the Borough of Red Lion, County of York and Commonwealth of Pennsylvania, bounded and described according to a plan made for Home Furniture Company by J. A. Michels, Consulting Engineer, Dallastown, Pennsylvania, dated November 7, 1967, as follows, to wit:

BEGINNING at the point of intersection which the West side of North Franklin Street sixty (60) feet wide makes with the North side of Locust Alley sixteen (16) feet; thence extending, South eighty-nine (89) degrees West along the North side of Locust Alley six hundred eight (608) feet to a point in the center line of Neff Street twenty (20) feet wide; thence extending North sixty-four (64) degrees thirty-five (35) minutes forty (40) seconds West along the center line of Neff Street fifty-eight and sixty hundredths (58.60) feet to a point in the center line of the right of way of the Maryland and Pennsylvania Railroad; thence extending along the center line of the said Maryland and Pennsylvania Railroad right of way, the five following courses and distances: (1) North thirty-two (32) degrees thirty-six (36) minutes East one hundred forty-two and twenty-five hundredths (142.25) feet to a point; (2) North thirty-six (36) degrees six (06) minutes East twenty-seven (27) feet to a point; (3) Northeastwardly on the arc of a circle curving to the right the arc distance of two hundred and sixty-seven hundredths (200.67) feet, said arc being subtended by a chord bearing of North forty-five (45) degrees fifteen (15) minutes twenty (20) seconds East and having length of two hundred and six hundredths (200.06) feet; (4) Northeastwardly on the arc of a circle curving to the right an arc distance of three hundred two and eight tenths (302.8) feet, said arc being subtended by a chord bearing North sixty-five (65) degrees fourteen (14) minutes forty (40) seconds East and having a length of three hundred (300) feet; (5) Northeastwardly on the arc of a circle curving to the right an arc distance of one hundred forty-seven and sixteen hundredths (147.16) feet, said arc being subtended by a chord bearing North eighty-three (83) degrees twenty-six (26) minutes fifty (50) seconds East one hundred forty-seven and six hundredths (147.06) feet to a point on the West side of North Franklin Street aforesaid; thence extending South one (1) degree East, along the West side of North Franklin Street four hundred thirty-nine and fifty hundredths (439.50) feet to the first mentioned point and place of BEGINNING.

BEING the same premises which Joseph H. Persing and Jean L. Persing, husband and wife, by Deed dated 11/29/2012 and recorded 12/04/2012 in the Office of the Recorder of Deeds in and for York County in Record Book 2204, Page 5637, granted and conveyed unto 214 North Franklin, LLC, a Pennsylvania limited liability company.

PROPERTY ADDRESS: 214-250 NORTH FRANKLIN STREET, RED LION, PA 17356

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PHH MORTGAGE CORPORATION vs. MATTHEW WONDER A/K/A MATTHEW C. WONDER Docket Number: 2015-SU-1118-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MATTHEW WONDER
A/K/A MATTHEW C. WONDER

owner(s) of property situate in the PENN TOWNSHIP, YORK County, Commonwealth of Pennsylvania, being 858 Mcallister Street, Hanover, PA 17331

Parcel No. 44000040177X000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$115,601.47

Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 858 MCALLISTER STREET, HANOVER, PA 17331

UPI# 44-000-04-0177.X0-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of EVERBANK vs. CATHERINE E. ZEIGLER Docket Number: 2015-SU-3578-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CATHERINE E. ZEIGLER

owner(s) of property situate in the DILLSBURG BOROUGH, YORK County, Commonwealth of Pennsylvania, being 227 Gettysburg Street, Dillsburg, PA 17019

Parcel No. 580000100340000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$138,208.45

PROPERTY ADDRESS: 227 GETTYSBURG STREET, DILLSBURG, PA 17019
UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF AMERICA, N.A. vs. MICHELLE Y. ZEPP and RICHARD F. ZEPP Docket Number: 2015-SU-3932-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHELLE Y. ZEPP
RICHARD F. ZEPP

All that certain piece or parcel or Tract of land situate Hellam Township, York County, Pennsylvania, and being known as 780 Grand Manor Drive, Wrightsville, Pennsylvania 17368.

TAX MAP AND PARCEL NUMBER:31-000-03-0011.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$299,535.72

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Michelle Y. Zepp and Richard F. Zepp

PROPERTY ADDRESS: 780 GRAND MANOR DRIVE, WRIGHTSVILLE, PA 17368

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by
RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 13, 2016 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of MANUFACTURERS AND TRADERS TRUST CO. vs. ANTHONY ZURIN Docket Number: 2014-SU-880-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANTHONY ZURIN

ALL THAT CERTAIN parcel of land situated in Chanceford Township, York County, Pennsylvania, being known as Parcel ID No. 21-000-HM0156.00, Craley, PA 17312.

ALL THAT CERTAIN parcel of land situated in Chanceford Township, York County, Pennsylvania, being known as Parcel ID No.21-000HM0154.00, Craley, PA 17312.

PROPERTY ADDRESS: MYERS AND RICHMOND OFF ROAD, CRALEY, PA 17312

UPI# 21-000-HM-0156.00-00000

PROPERTY ADDRESS: RICHMOND OFF ROAD, CARLEY, PA 17312

UPI# 21-000-HM-0154.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

Seized, levied upon and taken into execution As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
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