

# York Legal Record

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

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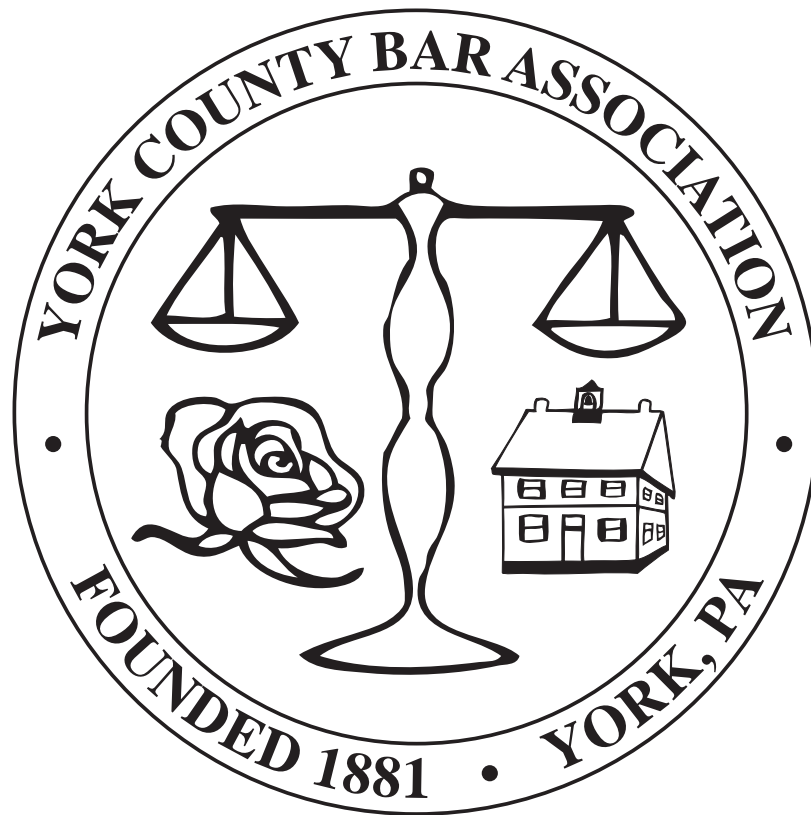
Vol. 136

YORK, PA, THURSDAY, JANUARY 5, 2023

No. 41

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**Dated Material Do Not Delay**

## Lawyers Concerned for Lawyers

York Support Group Meetings  
**3<sup>rd</sup> Wednesday** of each  
month

**January 18, 2022**  
next meeting

Strictly confidential program for  
anyone dealing with alcohol or  
drug issues, depression, bipolar  
issues, eating disorders,  
gambling, etc.

For additional information and  
locations of each meeting – Call  
LCL 800-335-2572 or  
anonymously to Cheryl  
Kauffman 717-854-8755 x203 at  
the York Bar Association

**All information confidential**

## York Bar Center Operations Update

**The YCBA/YCBF/York Legal  
Record offices are operating  
under regular business hours**

**(M-Th 8:30 am - 4:30 pm;  
F 8:30 am – 3:00 pm).**

**Bar Center access is limited  
to staff and key personnel.  
All others by appointment  
only.**

**Questions or appointment  
please call 717-854-8755 or  
email [info@yorkbar.com](mailto:info@yorkbar.com)**

**For notary services email  
[notary@yorkbar.com](mailto:notary@yorkbar.com)**

## Opinions, Opinions, Opinions . . .

The York Legal Record  
wants decisions and  
opinions from the York  
County Court of Common  
Pleas.

We want the good, the  
bad, the noteworthy and  
the bizarre opinions for  
publication.

We encourage you to submit  
these opinions to the YLR Editor-  
in-Chief, Carrie Pugh, at  
[yorklegalrecord@yorkbar.com](mailto:yorklegalrecord@yorkbar.com)  
or fax 717-843-8766.

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## ESTATE NOTICES

**NOTICE IS HEREBY GIVEN that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are required to make known the same, and all persons indebted to said estate are requested to make payment without delay to the executors or administrators or their attorneys named below.**

## FIRST PUBLICATION

## ESTATE OF HELEN M. ADAMS, a/k/a HELEN MARIE ADAMS, DECEASED

Late of Spring Garden Twp., York County, PA.

Executor: Kimberly R. Adams-Dalton, c/o MPL Law Firm LLP, 96 So. George Street, Suite 520, York, PA 17401

Attorney: John D. Miller, Jr., Esquire, MPL Law Firm LLP, 96 So. George Street, Suite 520, York, PA 17401 01.05-3t

## ESTATE OF JANICE MAE ALLEN, a/k/a JANICE ALLEN, DECEASED

Late of Spring Garden Twp., York County, PA.

Executor: George Stephen Allen, c/o MPL Law Firm LLP, 96 S. George Street, Suite 520, York, PA 17401

Attorney: Erik D. Spurlin, Esquire, MPL Law Firm LLP, 96 S. George Street, Suite 520, York, PA 17401 01.05-3t

## ESTATE OF JOHN J. BACH, SR., DECEASED

Late of Stewartstown Boro., York County, PA.

Executor: John Jacob Bach, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

Attorney: Jody Anderson Leighty, Esquire, Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401 01.05-3t

## ESTATE OF GORDON G. BELL, a/k/a GORDON GRANT BELL, DECEASED

Late of Penn Twp., York County, PA.

Executor: James G. Bell, 210 Baugher Drive, Hanover, PA 17331

Attorney: Amy E.W. Ehrhart, Esquire, 118 Carlisle St., Suite 202, Hanover, PA 17331 01.05-3t

## ESTATE OF PEARL P. BOSLEY, DECEASED

Late of Codorus Twp., York County, PA.

Executrix: Linda L. Bosley, c/o Kenneth Lee Eckard, Esquire, 180 Darlene Street, York, PA 17402

Attorney: Kenneth Lee Eckard, Esquire, 180 Darlene Street, York, PA 17402 01.05-3t

## ESTATE OF LOUISE W. BUPP, a/k/a LOUISE WILTON BUPP, DECEASED

Late of York Twp., York County, PA.

Executor: Richard P. Wilton, c/o Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401

Attorney: Andrew F. Kagen, Esquire, Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401 01.05-3t

## ESTATE OF SHIRLEY M. CRAIG, DECEASED

Late of Warrington Twp., York County, PA.

Executor: Jona Mae Missa, 150 Honey Road, Dillsburg, PA 17019

Attorney: Wm. D. Schrack III, Esquire, 124 W. Harrisburg Street, Dillsburg, PA 17019 01.05-3t

## ESTATE OF MARY C. CUSMA, DECEASED

Late of Spring Garden Twp., York County, PA.

Executor: Stephen J. Cusma, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

Attorney: Thomas M. Shorb, Esquire, Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401 01.05-3t

## ESTATE OF PHYLLIS L. DIETZ, DECEASED

Late of East Manchester Twp., York County, PA.

Co-Executrices: Wendy S. Moul and Jo Ann Dietz, c/o CGA Law Firm PC, 135 North George Street, York, PA 17401

Attorney: Richard K. Konkel, Esquire, CGA Law Firm PC, 135 North George Street, York, PA 17401 01.05-3t

## ESTATE OF VERNA T. DORN, DECEASED

Late of York Twp., York County, PA.

Executors: Michael S. Wills, 990 S. Pleasant Avenue, Dallastown, PA 17313, and Laura T. Jones, 1801 Darlington Lane, Chester Springs, PA 19425

Attorney: David H. Stone, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070 01.05-3t

## ESTATE OF WILLIAM L. DRUCK, DECEASED

Late of Mount Wolf Boro., York County, PA.

Executor: William L. Druck, Jr., c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 01.05-3t

## ESTATE OF THOMAS J. FLYNN, DECEASED

Late of York County, PA.

Executor: Robert E. Chernicoff, c/o Cunningham, Chernicoff & Warshawsky, P.C., 2320 North Second Street, Harrisburg, PA 17110

Attorney: Bruce J. Warshawsky, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., 2320 North Second Street, Harrisburg, PA 17110 01.05-3t

## ESTATE OF AUDREY J. GASPAROVIC, DECEASED

Late of York Twp., York County, PA.

Executor: Christine Glowackie, c/o MPL Law Firm LLP, 96 So. George Street, Suite 520, York, PA 17401

Attorney: John D. Miller, Jr., Esquire, MPL Law Firm LLP, 96 So. George Street, Suite 520, York, PA 17401 01.05-3t

## ESTATE OF DAVID V. GAY, DECEASED

Late of Spring Garden Twp., York County, PA.

Administratrix: Eileen E. Connors, c/o John R. Elliott, Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401

Attorney: John R. Elliott, Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401 01.05-3t

## ESTATE OF NILES L. GRIMM, DECEASED

Late of Penn Twp., York County, PA.

Executor: Sharon L. Tuttle, 1060 Caliente Dr., Apt. #1, Jacksonville, FL 32211

Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331 01.05-3t

## ESTATE OF MARGARET A. HEIDLER, a/k/a MARGARET ANN HEIDLER, DECEASED

Late of Springettsbury Twp., York County, PA.

Executor: Andrea M. Heidler, a/k/a Andrea Heidler Wenger, c/o CGA Law Firm PC, 135 North George Street, York, PA 17401

Attorney: Craig S. Sharnetzka, Esquire, CGA Law Firm PC, 135 North George Street, York, PA 17401 01.05-3t

## ESTATE OF WYLLYN L. HOFFMAN, a/k/a WYLLYN LUANN HOFFMAN, a/k/a W.L. HOFFMAN, a/k/a WILLIAM L. HOFFMAN, JR., DECEASED

Late of East Hopewell Twp., York County, PA.

Executor: Administrator, c/o Steven M. Carr, Esquire, Ream, Carr, Markey Woloshin Hunter, LLP, 119 E. Market St., York, PA 17401

Attorney: Steven M. Carr, Esquire, Ream, Carr, Markey Woloshin Hunter, LLP, 119 E. Market St., York, PA 17401 01.05-3t

ESTATE OF EDWARD W. HUNTER, DECEASED  
 Late of Penn Twp., York County, PA.  
 Executrix: Joanne P. Hunter, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331  
 Attorney: Scott L. Kelley, Esquire, Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331 01.05-3t

ESTATE OF LEA A. IBAUGH, DECEASED  
 Late of Windsor Twp., York County, PA.  
 Executor: Laura A. Ibaugh, a/k/a Laura A. Smith, c/o Shannon Laymon-Pecoraro, CELA, Hook Law Center, P.C., 295 Bendix Road, Suite 170, Virginia Beach, VA 23452  
 Attorney: Shannon Laymon-Pecoraro, Esquire, CELA, Hook Law Center, P.C., 295 Bendix Road, Suite 170, Virginia Beach, VA 23452 01.05-3t

ESTATE AND IRREVOCABLE TRUST OF JANICE B. INNERS, DECEASED  
 Late of York Twp., York County, PA.  
 All persons having claims or demands against Janice B. Inners Irrevocable Trust dated 2/10/2006, are requested to present the same without delay to Trustees pursuant to 20 Pa. C.S. §7755.  
 Co-Executors & Trustees: Edward H. Inners and Susan I. Brennan, 150 Marble Court, York, PA 17402  
 Attorney: Andrew F. Kagen, Esquire, Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401 01.05-3t

ESTATE OF ROBERT S. KLINEDINST, DECEASED  
 Late of N. Codorus Twp., York County, PA.  
 Executrix: Beth A. Kinard, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331  
 Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 01.05-3t

ESTATE OF KAREN V. KNOX, DECEASED  
 Late of Springettsbury Twp., York County, PA.  
 Administrator: Donald Lee Jacoby, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401  
 Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401 01.05-3t

ESTATE OF BARBARA M. LEWIS, a/k/a BARBARA MORSE LEWIS, DECEASED  
 Late of Fairview Twp., York County, PA.  
 Executor: Karen L. Moore, c/o Heather D. Royer, Esquire, Johnson Duffie, 301 Market Street, Lemoyne, PA 17043  
 Attorney: Heather D. Royer, Esquire, Johnson Duffie, 301 Market Street, Lemoyne, PA 17043 01.05-3t

ESTATE OF KERMIT L. McELROY, DECEASED  
 Late of York Twp., York County, PA.  
 Executor: Jared A. McElroy, c/o Jennifer A. Galloway, Esq., Saxton & Stump, LLC, 280 Granite Run Drive, Suite 300, Lancaster, PA 17601  
 Attorney: Jennifer A. Galloway, Esquire, Saxton & Stump, LLC, 280 Granite Run Drive, Suite 300, Lancaster, PA 17601 01.05-3t

ESTATE OF JOHN ALEXANDER McWATTERS, JR., DECEASED  
 Late of Dover Twp., York County, PA.  
 Executor: Bryan McWatters, c/o Law Office of Jeffrey C. Marshall, LLC, 46 East Philadelphia Street, York, PA 17401  
 Attorney: Jeffrey C. Marshall, Esquire, Law Office of Jeffrey C. Marshall, LLC, 46 East Philadelphia Street, York, PA 17401 01.05-3t

ESTATE OF JUNE E McWILLIAMS, DECEASED  
 Late of Springfield Twp., York County, PA.  
 Executor: Eric McWilliams, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 01.05-3t

ESTATE OF KAREN L. REESER, DECEASED  
 Late of York County, PA.  
 Executor: Seth W. Reeser, 2960 York Haven Road, Manchester, PA 17345, and Emily F. Reeser, 5714 Bull Road, Dover, PA 17315  
 Attorney: Reed Law, 4303 Derry Street, Harrisburg, PA 17111 01.05-3t

ESTATE OF DORIS E. RYER, DECEASED  
 Late of Dallastown Boro., York County, PA.  
 Executrix: Shirley D. Snyder, 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 01.05-3t

ESTATE OF FREELAND E. SHAFFER, DECEASED  
 Late of Windsor Twp., York County, PA.  
 Executor: Scott E. Shaffer, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 01.05-3t

ESTATE OF CAROLYN L. SHULTZ, DECEASED  
 Late of Springettsbury Twp., York County, PA.  
 Executrix: Jody L. Brown, 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 01.05-3t

ESTATE OF FREDERICK L. TOBIN, DECEASED  
 Late of York Twp., York County, PA.  
 Executor: James H. Tobin, c/o MPL Law Firm LLP, 96 So. George Street, Suite 520, York, PA 17401  
 Attorney: John D. Miller, Jr., Esquire, MPL Law Firm LLP, 96 So. George Street, Suite 520, York, PA 17401 01.05-3t

ESTATE OF BENNIE WESLEY WARE, a/k/a BENNIE W. WARE, DECEASED  
 Late of Franklin Twp., York County, PA.  
 Executor: Alva Ware-Bevacqui, 1062A Sharpshooters Road, Moretown, VT 05660  
 Attorney: Wm. D. Schrack III, Esquire, 124 W. Harrisburg Street, Dillsburg, PA 17019 01.05-3t

ESTATE OF RUTH E. WELTY, a/k/a RUTH J. WELTY, DECEASED  
 Late of Springettsbury Twp., York County, PA.  
 Executor: James D. Welty, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403  
 Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 01.05-3t

ESTATE OF HILDA T. WINEKA, a/k/a HILDA WINEKA, DECEASED  
 Late of York Twp., York County, PA.  
 Executor: Melissa J. Castriota, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356  
 Attorney: David M. Laucks, Esquire, Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356 01.05-3t

**SECOND PUBLICATION**

ESTATE OF DOROTHY I. EDRIS, DECEASED  
 Late of West Manchester Twp., York County, PA.  
 Executor: Steven R. Edris, c/o Morris & Vedder, 32 N. Duke St., P.O. Box 149, York, PA 17405  
 Attorney: Christopher M. Vedder, Esquire, Morris & Vedder, 32 N. Duke St., P.O. Box 149, York, PA 17405 12.29-3t

ESTATE OF EDITH E. GRIM, DECEASED  
Late of York City, York County, PA.  
Executors: Marvin D. Shaw and William A. Shaw, Jr., c/o Elder Law Firm of 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  
12.29-3t

ESTATE OF JOHN C. GROFT, a/k/a JOHN CARROLL GROFT, SR., a/k/a JOHN GROFT, DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Patricia M. Yelton, c/o Barley Snyder, 14 Center Square, Hanover, PA 17331  
Attorney: Joseph E. Erb, Jr., Esquire, Barley Snyder, 14 Center Square, Hanover, PA 17331  
12.29-3t

ESTATE OF NORMA J. KOCH, DECEASED  
Late of Dover Twp., York County, PA.  
Co-Executors: William H. Koch, Jr., and Scott D. Koch, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408  
Attorney: Tessa Marie Myers, Esquire, The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408  
12.29-3t

ESTATE OF BRIAN E. LANDIS, a/k/a BRIAN LANDIS, DECEASED  
Late of Manchester Twp., York County, PA.  
Administratrix: Virginia S. Landis, c/o Kristina A Bange, Esquire, 32 South Beaver Street, York, PA 17401  
Attorney: Kristina A Bange, Esquire, 32 South Beaver Street, York, PA 17401  
12.29-3t

ESTATE OF WILLIAM J. MALLOY, III, DECEASED  
Late of York Twp., York County, PA.  
Administratrix: Laurie Ann Bezner, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401  
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401  
12.29-3t

ESTATE OF CONNIE ROSE, DECEASED  
Late of Penn Twp., York County, PA.  
Administrator: Heather T. Baynes, 36 Arbor Lane, Hanover, PA 17331  
Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331  
12.29-3t

ESTATE OF THERESA P. RUBY, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: Dean A. Whitmer, c/o Salzmans Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331  
Attorney: Ann C. Shultis, Esquire, Salzmans Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331  
12.29-3t

ESTATE OF LINDA SARUBIN, a/k/a LINDA S. SARUBIN, DECEASED  
Late of Fawn Twp., York County, PA.  
Executor: Carroll Swam, a/k/a Carroll B. Swam, c/o Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356  
Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356  
12.29-3t

ESTATE OF LAURA E. SHAEFFER, a/k/a LAURA ELLEN SHAEFFER, DECEASED  
Late of Glen Rock Boro., York County, PA.  
Executor: Douglas A. Shaeffer, c/o Blakinger Thomas, PC, 28 Penn Square, PO Box 1889, Lancaster, PA 17608  
Attorney: Grace C. Nguyen Bond, Esquire, Blakinger Thomas, PC, 28 Penn Square, PO Box 1889, Lancaster, PA 17608  
12.29-3t

ESTATE OF CHARLES ALLEN STAMBAUGH JR, DECEASED  
Late of Windsor Twp., York County, PA.  
Executor: Charles A. Stambaugh III, 640 Delp Road, Lancaster, PA 17601  
12.29-3t

ESTATE OF GERALDINE D. STREMMEL, DECEASED  
Late of York Twp., York County, PA.  
Executor: Ricky L. Poff, c/o Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356  
Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356  
12.29-3t

FITZ IRREVOCABLE TRUST DATED APRIL 24, 2019  
Notice is hereby given that Lisa G. Yocum is the Successor Trustee of the above-named Trust. All persons indebted to Ernest L. Fitz are requested to make payment and all those having claims against Ernest L. Fitz are directed to present the same to: Lisa G. Yocum, Successor Trustee c/o Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
12.29-3t

### THIRD PUBLICATION

ESTATE OF PATRICIA BRENNER, DECEASED  
Late of Manchester Twp., York County, PA.  
Personal Representative: Rick Brenner, 320 York Street, Manchester, PA 17345  
Attorney: Joseph C. Korsak, Esquire, 10 E. Lee Street, Suite 2307, Baltimore, MD 21202  
12.22-3t

ESTATE OF PAUL A. CZAPP, a/k/a PAUL AUGUSTINE CZAPP, DECEASED  
Late of W. Manheim Twp., York County, PA.  
Executrix: Amanda Czapp, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331  
Attorney: Samuel A. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331  
12.22-3t

ESTATE OF JAMES A. DUKE, a/k/a JAMES A. DUKE, SR., DECEASED  
Late of Fairview Twp., York County, PA.  
Executor: Nicholas A. Duke, 14 Randi Road, Enola, PA 17025  
Attorney: David H. Stone, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070  
12.22-3t

ESTATE OF DOROTHY M. FULLER, DECEASED  
Late of Jackson Twp., York County, PA.  
Executrix: Catherine C. Brown, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401  
Attorney: Frank H. Countess, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401  
12.22-3t

ESTATE OF SHIRLEY CELESTA GROFT, a/k/a SHIRLEY C. GROFT, a/k/a SHIRLEY GROFT, DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Lori Renee Rudy, c/o Douglas P. France, Esq., 2675 Eastern Blvd., York, PA 17402  
Attorney: Douglas P. France, Esquire, 2675 Eastern Blvd., York, PA 17402  
12.22-3t

ESTATE OF PEARL B. GROVE, a/k/a PEARL BOSLEY GROVE, a/k/a PEARL GROVE, DECEASED  
Late of Loganville Boro., York County, PA.  
Executor: Jonathan David Grove, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356  
Attorney: David M. Laucks, Esquire, Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356  
12.22-3t

ESTATE OF JAMES B. GUERRINI, DECEASED  
Late of Hopewell Twp., York County, PA.  
Administratrix: Kimberly A. Guerrini, c/o Griest, Himes, Herrold, Reynosa, LLP, 129 E. Market St., York, PA 17401  
Attorney: Andrew C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa, LLP, 129 E. Market St., York, PA 17401  
12.22-3t

ESTATE OF CURTIS I. HILL, DECEASED  
Late of North Codorus Twp., York County, PA.  
Co-Executors: Diane Seaburg Hill and Nathan R. Hill, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401  
Attorney: Jeffrey L. Rehmeier II, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401  
12.22-3t

ESTATE OF AGNES L. KAY, a/k/a AGNES LOUISE KAY, DECEASED  
 Late of West Manchester Twp., York County, PA.  
 Executrix: Kathi K. Lenart, 714 Lindwood Drive, Greensburg, PA 15601  
 Attorney: Joseph R. Govi, Esquire, 438 Depot Street, Latrobe, PA 15650 12.22-3t

ESTATE OF TERESA C. LAMBERT, a/k/a TERESA C. LAMBERT CRISCI, a/k/a TERESA L. CRISCI, a/k/a T.C. LAMBERT, DECEASED  
 Late of York Twp., York County, PA.  
 Executor: John A. Lambert, c/o MPL Law Firm LLP, 96 S. George Street, Suite 520, York, PA 17401  
 Attorney: Eric D. Spurlin, Esquire, MPL Law Firm LLP, 96 S. George Street, Suite 520, York, PA 17401 12.22-3t

ESTATE OF ANTON LEONHARD, DECEASED  
 Late of Penn Twp., York County, PA.  
 Executor: Stuart A. Rabinowitz, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331  
 Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 12.22-3t

ESTATE OF S. SHERIDAN LEWIS, JR., a/k/a SAMUEL SHERIDAN LEWIS, JR., DECEASED  
 Late of Red Lion Boro., York County, PA.  
 Executor: Josephine Milano Hake, a/k/a Josephine Ann Milano, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356  
 Attorney: David M. Laucks, Esquire, Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356 12.22-3t

ESTATE OF DEBORAH R. McCULLEN, DECEASED  
 Late of Spring Grove Boro., York County, PA.  
 Executor: Brian M. McCullen, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401  
 Attorney: Devon M. Myers, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 12.22-3t

ESTATE OF BETTY J. MILLER, DECEASED  
 Late of Fairview Twp., York County, PA.  
 Executor: Ronald L. Miller, 208 York Rd., New Cumberland, PA 17070  
 Attorney: Adam R. Deluca, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070 12.22-3t

ESTATE OF HELEN A. NAILL, DECEASED  
 Late of Dallastown Boro., York County, PA.  
 Executor: Perry L. Naill, c/o John W. Stitt, Esq., 1434 W. Market St., York, PA 17404  
 Attorney: John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404 12.22-3t

ESTATE OF LEWIS E. REYNOLDS, JR., a/k/a LEWIS E. REYNOLDS, DECEASED  
 Late of West Manchester Twp., York County, PA.  
 Executor: Gregg S. Reynolds, c/o Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403  
 Attorney: Jack L. Graybill, II, Esquire, Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403 12.22-3t

ESTATE OF JAMES RUDISILL, a/k/a JAMES RUDISILL, II, DECEASED  
 Late of York Twp., York County, PA.  
 Executor: Abram Rudisill, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401  
 Attorney: Jeffrey A. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401 12.22-3t

ESTATE OF GEORGEANNA SMITH, DECEASED  
 Late of Penn Twp., York County, PA.  
 Personal Representatives: Wesley Smith, 3931 Hamme Rd., Glenville, PA 17329, Christy Colgan, 9 Paul Street, Hanover, PA 17331, and William Todd Smith, 20 Cherry Lane, Abbottstown, PA 17301  
 Attorney: Joseph C. Korsak, Esquire, 34 N. Queen St., York, PA 17403 12.22-3t

ESTATE OF LORRAINE C. SPRINGER, DECEASED  
 Late of Penn Twp., York County, PA.  
 Executor: Michael A. Springer, c/o Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331  
 Attorney: Scott J. Strausbaugh, Esquire, Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331 12.22-3t

ESTATE OF MARY LOUISE STEIN, DECEASED  
 Late of Lower Windsor Twp., York County, PA.  
 Executors: David W. Stein & R. Charles Stein, c/o Nikolaus & Hohenadel, 327 Locust Street, Columbia, PA 17512  
 Attorney: John F. Markel, Esquire, Nikolaus & Hohenadel, 327 Locust Street, Columbia, PA 17512 12.22-3t

ESTATE OF EDNA MAE TRACEY, DECEASED  
 Late of Dallastown Boro., York County, PA.  
 Executrix: Bryan Lee Tracey, c/o Elder Law Firm of 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 12.22-3t

ESTATE OF MARY ANN WILLIAMS, DECEASED  
 Late of York Twp., York County, PA.  
 Executrices: Renee L. Strickler and Michele Williams Stambaugh, c/o Elder Law Firm of 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 12.22-3t

ESTATE OF PHILIP R. WINAND, DECEASED  
 Late of Windsor Twp., York County, PA.  
 Executor: Joshua P. Winand, c/o Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356  
 Attorney: Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356 12.22-3t

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**CIVIL NOTICES**


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**ARTICLES OF  
INCORPORATION**


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NOTICE is hereby given that Articles of Incorporation [are about to be filed] were filed with the Commonwealth of Pennsylvania. The name of the [proposed] corporation is MBR Environmental, Inc. The corporation [is to be] has been incorporated under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania Act of December 22, 1988.

01.05-1t Solicitor

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**ARTICLES OF INCORPORATION  
NONPROFIT**


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NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania on November 8, 2022. The name of the corporation is The Weber Family Charitable Foundation. The purpose of the corporation is to receive contributions and make charitable grants as a 501(c)(3) private foundation. The corporation has been incorporated under the provisions of the Nonprofit Corporation Law of 1988.

01.05-1t Solicitor

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**CHANGE OF NAME**


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

NOTICE is hereby given that on December 23, 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Arianna Nicole Shirey to Arianna Nicole DiMarcello. The Court has fixed the day of February 21, 2023 at 10:00 am in Courtroom #7002 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 said petitioner should not be granted.

01.05-1t Solicitor

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

No.: 2022-SU-002986

IN RE: Change of Name of  
AXEL LEE SENTS

NOTICE IS HEREBY GIVEN that on December 8, 2022 the Petition of Kirstin L. Dellinger was filed in the above-named Court praying for a Decree to change her child's name to Axel Lee Dellinger.

The Court has fixed Tuesday, February 21, 2022 at 10:00 a.m. in Courtroom #7002, York County Judicial Center, 45 North George Street, York, PA as the time and place for the Hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petitioner should not be granted.

01.05-1t Solicitor

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Please send submissions to  
([yorklegalrecord@yorkbar.com](mailto:yorklegalrecord@yorkbar.com)).

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**SHERIFF SALES**

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. JAMES A. AMOS, SR. and ASHLEY N. BECK Docket Number: 2020-SU-000768. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES A. AMOS, SR.  
ASHLEY N. BECK

By virtue of a Writ of Execution No. 2020-SU-000768

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I  
v.  
JAMES A. AMOS, SR.; ASHLEY N. BECK

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

356 MESA LANE, YORK, PA 17408  
Tax ID No. 33000120028E000000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$167,751.47

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 356 MESA LANE, YORK, PA 17408

UPI# 33000120028E000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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. BERKHEIMER EXCAVATION & HAULING, INC. and ERIC M. BERKHEIMER Docket Number: 2022-SU-001605. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BERKHEIMER EXCAVATION & HAULING, INC.  
ERIC M. BERKHEIMER  
By virtue of Writ of Execution No. 2022-SU-001605:

PeoplesBank, A Codorus Valley Company vs. Berkheimer Excavation & Hauling, Inc. and Eric M. Berkheimer. Tract No.1 - 72 Barrens Church Road, Dillsburg, Washington Township, York County, Pennsylvania 17019, Tax Parcel No. 50-000-MC-0028-0000000, and Tract No. 2 - 56 Water Road, Dillsburg, Washington Township, York County, Pennsylvania 17019, Tax Parcel No. 50-000-MC-0028B-000000. Improvements: Tract No. 1 - Residential Dwelling and Farm Buildings, and Tract No. 2: Farm Buildings. Judgment Amount: \$482,372.91. Attorneys for Plaintiff: Brubaker Connaughton Goss & Lucarelli LLC.

PROPERTY ADDRESS: 72 BARRENS CHURCH ROAD, DILLSBURG, PA 17019

UPI# 50000MC00280000000

By virtue of Writ of Execution No. 2022-SU-001605:

PeoplesBank, A Codorus Valley Company v. Berkheimer Excavation & Hauling, Inc. and Eric M. Berkheimer. Tract No. 1 - 72 Barrens Church Road, Dillsburg, Washington Township, York County, Pennsylvania 17019, Tax Parcel No. 50-000-MC-0028-0000000, and Tract No. 2 - 56 Water Road, Dillsburg, Washington Township, York County, Pennsylvania 17019, Tax Parcel No. 50-000-MC-0028B-000000. Improvements: Tract No. 1 - Residential Dwelling and Farm Buildings, and Tract No. 2: Farm Buildings. Judgment Amount: \$482,372.91. Attorneys for Plaintiff: Brubaker Connaughton Goss & Lucarelli LLC.

PROPERTY ADDRESS: 56 WATER ROAD, DILLSBURG, PA 17019

UPI# 50000MC0028B000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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: COLONIAL SAVINGS, F.A. vs. GREGORY C. BLYMIRE, JR. and ANGELA R. HARRIS Docket Number: 2022-SU-000417. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

GREGORY C. BLYMIRE, JR.  
ANGELA R. HARRIS

ALL that certain tract of land situate in Hellam Township, York County, Pennsylvania, being known and numbered as 1241 Chimney Road, described in accordance with a plan prepared by Gordon L. Brown, last revised October 20, 1980 and recorded in the office of the Recorder of Deeds in and for York County, Pennsylvania in Land Record Book T, Page 44

PROPERTY ADDRESS: 1241 CHIMNEY ROCK ROAD, HELLAM, PA 17406

UPI# 31000LK0032E0000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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. BOUNDARY, LLC Docket Number: 2022-SU-001747. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BOUNDARY, LLC

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF BOUNDARY, LLC, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF YORK AND BOROUGH OF RED LION. HAVING ERECTED THEREON



REAL PROPERTY (REAL ESTATE) BEING MORE COMMONLY KNOWN AS: 507 BOUNDARY AVENUE, RED LION, PA 17356; 538 BOUNDARY AVENUE, RED LION, PA 17356; 560 BOUNDARY AVENUE, RED LION, PA 17356 AND 636 BOUNDARY AVENUE, RED LION, PA 17356 PER DEED DATED FEBRUARY 17, 2016 RECORDED ON FEBRUARY 24, 2016 IN THE YORK COUNTY RECORDER OF DEEDS AT DEED BOOK VOLUME 2357, PAGE 7757.

PARCEL IDS NOS: 820000504350000000; and 820000504340000000; and 820000504330000000; and 82000050431A000000

PROPERTY ADDRESS: 507 BOUNDARY AVENUE, RED LION, PA 17356

UPI# 820000504350000000

PROPERTY ADDRESS: 538 BOUNDARY AVENUE, RED LION, PA 17356

UPI# 820000504340000000

PROPERTY ADDRESS: 560 BOUNDARY AVENUE, RED LION, PA 17356

UPI# 820000504330000000

PROPERTY ADDRESS: 636 BOUNDARY AVENUE, RED LION, PA 17356

UPI# 82000050431A000000

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, 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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. JOHN M. CRABBS AS ADMINISTRATOR OF THE ESTATE OF HERBERT SURRENCY, DECEASED Docket Number: 2022-SU-001830. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN M. CRABBS AS ADMINISTRATOR OF THE ESTATE OF HERBERT SURRENCY, DECEASED

Owner(s) of property situate in the BOROUGH OF HANOVER, YORK County, Pennsylvania, being

455 Juniper Street, York, PA 17404 Parcel No. 67-000-04-0550.00-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$31,407.37

Attorneys for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 111 FULTON STREET, A/K/A 111-113 FULTON STREET, HANOVER, PA 17331

UPI# 670000405500000000

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, 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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: LOAN FUNDER LLC, SERIES 25794 vs. D&H MOTORS AUTO SALES LLC Docket Number: 2022-SU-001089. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

D&H MOTORS AUTO SALES LLC

ALL that certain lot of ground, with the improvements thereon erected, situate, lying and being in Penn Township, York County, Pennsylvania, BEING KNOWN AS 350 Manor Street, Hanover, PA 17331.

PROPERTY ADDRESS: 350 MANOR STREET, HANOVER, PA 17331

UPI# 440000600840000000

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, 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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. MATTHEW DREPPERD and CYNTHIA A RUDACILLE Docket Number: 2022-SU-001548. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

MATTHEW DREPPERD CYNTHIA A RUDACILLE

Owner(s) of property situate in the SPRING GARDEN TOWNSHIP, YORK County, Pennsylvania, being

1483 WAYNE AVENUE, YORK, PA 17403 Parcel No. 48-000-05-0047.00-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$122,977.68

Attorneys for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 1483 WAYNE AVENUE, YORK, PA 17403

UPI# 480000500470000000

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, 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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. CHRISTOPHER C DUCHAINE and SAMANTHA A DUCHAINE Docket Number: 2022-SU-000993. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER C DUCHAINE

SAMANTHA A DUCHAINE

By virtue of a Writ of Execution No. 2022-SU-000993

FREEDOM MORTGAGE CORPORATION

v. CHRISTOPHER C DUCHAINE; SAMANTHA A DUCHAINE

owner(s) of property situate in the JACOBUS BOROUGH, YORK County, Pennsylvania, being

127 HIDDEN HILL FARM LANE AND HIDDEN HILL FARM LANE, YORK, PA 17403

Tax ID No. 72-000-FI-0043H & 72-000-FI-0094-J0

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$295,327.56

Attorneys for Plaintiff Brock & Scott, PLLC

PROPERTY ADDRESS: 127 HIDDEN HILL FARM LANE, YORK, PA 17403

UPI# 72000FI0043H000000

PROPERTY ADDRESS: HIDDEN HILL FARM LANE, YORK, PA 17403

UPI# 72000FI0094J000000

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, 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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 BANK, SUCCESSOR BY MERGER TO NATIONAL CITY BANK OF KENTUCKY vs. SHERYL L. FAIR, JOHN M. FAIR, III and THE UNITED STATES OF AMERICA Docket Number: 2020-SU-002313. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

SHERYL L. FAIR JOHN M. FAIR, III THE UNITED STATES OF AMERICA

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

2107 JESSE LANE, YORK, PA 17404

Parcel No. 36-000-18-0060.00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$243,748.01

Attorneys for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 2107 JESSE LANE, YORK, PA 17404

UPI# 360001800600000000

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, 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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: TRUIST BANK F/K/A BRANCH BANKING AND TRUST COMPANY vs. MATTHEW J. FULTZ Docket Number: 2022-SU-001021. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

MATTHEW J. FULTZ

ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND SITUATE IN LOWER WINDSOR TOWNSHIP, YORK COUNTY, PENNSYLVANIA, AND BEING KNOWN AS 824 ALMONEY ROAD A/K/A 824 ALMONEY ROAD, LOWER WINDSOR TOWNSHIP, WRIGHTSVILLE, PENNSYLVANIA 17368. TAX MAP AND PARCEL NUMBER:35-000-10-0001.E0-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$97,943.60

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Matthew J. Fultz

McCabe, Weisberg & Conway, LLC 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

PROPERTY ADDRESS: 824 ALMONEY ROAD, A/K/A 824 ALMONEY ROAD, LOWER WINDSOR TOWNSHIP, WRIGHTSVILLE, PA 17368

UPI# 35000100001E000000

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, 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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. JEFFREY M. GARBER and THE UNITED STATES OF AMERICA Docket Number: 2022-SU-001408. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JEFFREY M. GARBER THE UNITED STATES OF AMERICA

ALL THE FOLLOWING TRACT OF LAND, SITUATE, LYING AND BEING IN HANOVER BOROUGH, YORK COUNTY, PENNSYLVANIA, BOUNDED AND LIMITED AS FOLLOWS, TO WIT:

ALSO KNOWN AS 590-594 Wilson Ave, Hanover, PA 17331-1560 PARCEL ID 67-000-01- 0099.00-00000

BEING the same premises which JEFFREY M. GARBER, UNMARRIED AND MELISSA K. GARBER, UNMARRIED by Deed dated 01/13/2016 and recorded in the Office of Recorder of Deeds of York County on 01/20/2016 at Book 2353, Page 7409 granted and conveyed unto JEFFREY M. GARBER, UNMARRIED.

PROPERTY ADDRESS: 590-594 WILSON AVENUE, HANOVER, PA 17331

UPI# 6700001009900000000

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,  
1.05-3t York County, Pennsylvania

By virtue of a Writ of Execution No. 2018-SU-000400

WELLS FARGO BANK, N.A.  
v.  
ANDREA L. GRIFFIN

STREET, HANOVER, PA 17331

UPI# 67000070211C000000

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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. JOE A. GEESEY Docket Number: 2022-SU-002039. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOE A. GEESEY

Advertising Description  
DOCKET #2022-SU-002039  
ALL THAT CERTAIN tract of land with the improvements, thereon erected, situate lying and being in Windsor Township, York County, Pennsylvania.  
PARCEL No. 53-000-HL-0070.00-00000  
PROPERTY ADDRESS: 1850 CRALEY ROAD, WINDSOR, PENNSYLVANIA 17366  
IMPROVEMENTS: RESIDENTIAL DWELLING  
SOLD AS PROPERTY OF: Joe A. Geesey  
ATTORNEY FOR PLAINTIFF: Powers Kirm, LLC  
SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 1850 CRALEY ROAD, WINDSOR, PA 17366

UPI# 53000HL00700000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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. ANDREA L. GRIFFIN Docket Number: 2018-SU-000400. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANDREA L. GRIFFIN

owner(s) of property situate in the TOWNSHIP OF WEST MANHEIM, YORK County, Pennsylvania, being

143 SARA LANE, HANOVER, PA 17331  
Tax ID No. 52000160018E000000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$146,423.79

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 143 SARA LANE, HANOVER, PA 17331

UPI# 52000160018E000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. MICHAEL LEE HARE Docket Number: 2022-SU-001332. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL LEE HARE

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF HANOVER, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 460 W WALNUT ST HANOVER, PA 17331

BEING PARCEL NUMBER: 67-000-07-0211. CO-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 460 WEST WALNUT

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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: LOANCARE, LLC vs. NICHOLAS S. HIOB A/K/A NICHOLAS HIOB and SONJA E. HIOB A/K/A SONJA HIOB Docket Number: 2022-SU-001588. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

NICHOLAS S. HIOB A/K/A NICHOLAS HIOB SONJA E. HIOB A/K/A SONJA HIOB

ALL THAT CERTAIN TRACT OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN EAST HOPEWELL TOWNSHIP, YORK COUNTY, PENNSYLVANIA, KNOWN AS LOT #2 ON A FINAL SUBDIVISION PLAN PREPARED FOR WARREN L. AND CAROLE B. BAKER BY GORDON L. BROWN & ASSOCIATES, INC., DRAWING NO. L-3869, DATED MAY 15, 1996, APPROVED AUGUST 7, 1996 BY THE EAST HOPEWELL TOWNSHIP BOARD OF SUPERVISORS, AND RECORDED AUGUST 12, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF YORK COUNTY, PENNSYLVANIA IN PLAN BOOK OO, PAGE 277, BOUNDED AND DESCRIBED AS FOLLOWS:

THE IMPROVEMENTS THEREON BEING KNOWN AS: 14639 HYSOON SCHOOL ROAD, STEWARTSTOWN, PA 17363

PARCEL ID 25000DK0067D000000

BEING the same premises which GEORGE H TOWNSEND, A MARRIED MAN by Deed dated 10/29/2018 and recorded in the Office of Recorder of Deeds of York County on 11/27/2018 at Book 2497, Page 977 granted and conveyed unto NICHOLAS HIOB AND SONJA HIOB, HUSBAND AND WIFE

PROPERTY ADDRESS: 14639 HYSOON SCHOOL ROAD, STEWARTSTOWN, PA 17363

UPI# 25000DK0067D000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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. MARGARET HORTON A/K/A MARGARET A. HORTON Docket Number: 2022-SU-001706. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MARGARET HORTON A/K/A MARGARET A. HORTON

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN SPRINGETTSBURG TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 1862 IDYLWYLD RD YORK, PA 17406

BEING PARCEL NUMBER: 46-000-19-0064.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1862 IDYLWYLD ROAD, YORK, PA 17406

UPI# 460001900640000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-RP3 vs. KIMBERLY A. JENKINS, KEVIN J. JENKINS and THE UNITED STATES OF AMERICA Docket Number: 2017-SU-002186. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KIMBERLY A. JENKINS  
KEVIN J. JENKINS  
THE UNITED STATES OF AMERICA  
Owner(s) of property situate in the Hopewell Township, YORK County, Pennsylvania, being

260 RUNNINGBOARD ROAD,  
STEWARTSTOWN, PA 17363  
Parcel No. 67-32-000-CK-0870-00-0000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$417,897.14

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 260  
RUNNINGBOARD ROAD,  
STEWARTSTOWN, PA 17363

UPI# 32000CK08700000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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 TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION vs. LEE A. JOHNSON Docket

Number: 2022-SU-002030. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LEE A. JOHNSON

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN PEACH BOTTOM TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 61 LAUREL DR AIRVILLE, PA 17302

BEING PARCEL NUMBER: 43-000-02-0344.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 61 LAUREL DRIVE, AIRVILLE, PA 17302

UPI# 430000203450000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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: AMERIHOM MORTGAGE COMPANY, LLC vs. ERIN E KERLEY A/K/A ERIN KERLEY and AARON M WRIGHT A/K/A AARON WRIGHT Docket Number: 2022-SU-001611. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ERIN E KERLEY A/K/A ERIN KERLEY  
AARON M WRIGHT A/K/A AARON WRIGHT  
By virtue of a Writ of Execution No. 2022-SU-001611

AMERIHOM MORTGAGE COMPANY, LLC v.

ERIN E KERLEY A/K/A ERIN KERLEY;  
AARON M WRIGHT A/K/A AARON WRIGHT

owner(s) of property situate in the TOWNSHIP OF PENN, YORK County, Pennsylvania, being

47 WATERFRONT DRIVE, HANOVER, PA 17331

Tax ID No. 44-000-13-0116.00-00000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING  
Judgment Amount: \$201,549.53

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 47 WATERFRONT  
DRIVE, HANOVER, PA 17331

UPI# 440001301160000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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: MIDFIRSTBANK vs. BRANDON S. LEITZEL and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2017-SU-002258. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRANDON S. LEITZEL  
THE SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT

ALL that certain tract with improvements, in Carroll Township, York County, Pennsylvania, being approximately 120 x 200, and containing 0.55 acres. HAVING THEREON erected a dwelling house known and numbered as: 525 MOUNTAIN ROAD, DILLSBURG, PA 17019.

PARCEL NO. 20-000-05-0109-0000000  
York Deed Book 1361, page 6874

TO BE SOLD AS THE PROPERTY OF  
BRANDON S. LEITZEL ON JUDGMENT NO.  
2017-SU-002258.

PROPERTY ADDRESS: 525 MOUNTAIN  
ROAD, DILLSBURG, PA 17019

UPI# 200000501090000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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 F. LENTZ, AKA DANIEL LENTZ and SUZANNE FISHER LENTZ, AKA SUZANNE E. FISHER LENTZ, AKA SUZANNE E. LENTZ Docket Number: 2020-SU-000396. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DANIEL F. LENTZ, AKA DANIEL LENTZ  
SUZANNE FISHER LENTZ, AKA SUZANNE  
E. FISHER LENTZ, AKA SUZANNE E.  
FISHER-LENTZ, AKA SUZANNE E. LENTZ

ALL THAT TRACT OF LAND SITUATE,  
LYING AND BEING IN THE a township OF  
EAST HOPEWELL, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS  
14667 ROUND HILL CHURCH ROAD,  
STEWARTSTOWN, PA 17363

UPIN NUMBER 25000DL0004Y000000

PROPERTY ADDRESS: 14667 ROUND HILL  
CHRUCH ROAD, STEWARTSTOWN, PA  
17363

UPI# 25000DL0004Y000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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: CROSSCOUNTRY MORTGAGE, LLC vs. JEFFREY J. LILLY Docket Number: 2022-SU-001591. And to me directed, I will expose at

public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JEFFREY J. LILLY

ALL THAT TRACT OF LAND SITUATE,  
LYING AND BEING IN THE a township  
OF SPRINGGETTSBURY, YORK,  
PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 10  
WINDERMERE COURT, YORK, PA 17402

UPIN NUMBER 46-000-11-0128.B0-00000

PROPERTY ADDRESS: 10 WINDERMERE  
COURT, YORK, PA 17402

UPI# 46000110128B000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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: AMERIHOM MORTGAGE COMPANY, LLC vs. PRESTON BRUCE LYONS, JR. A/K/A PRESTON LYONS, JR. and ELEONORA MICHELLE LYONS A/K/A ELEONORA LYONS Docket Number: 2022-SU-001816. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

PRESTON BRUCE LYONS, JR. A/K/A  
PRESTON LYONS, JR.  
ELEONORA MICHELLE LYONS A/K/A  
ELEONORA LYONS

By virtue of a Writ of Execution No. 2022-SU-001816

MOVEMENT MORTGAGE, LLC  
v.

PRESTON BRUCE LYONS, JR. A/K/A  
PRESTON LYONS, JR.; ELEONORA  
MICHELLE LYONS A/K/A ELEONORA  
LYONS

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

176 HOLLOW RD, STEWARTSTOWN, PA

17363  
Tax ID No. 32-000-BK-0007.A0-00000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING  
Judgment Amount: \$164,381.02

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 176 HOLLOW  
ROAD, STEWARTSTOWN, PA 17363

UPI# 32000BK0007A000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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 vs. AMANDA L. MAGILL and GREG A. BURNS Docket Number: 2022-SU-001544. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

AMANDA L. MAGILL  
GREG A. BURNS

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE a township OF WARRINGTON, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 535 LISBURN ROAD, WELLSVILLE, PA 17365

UPIN NUMBER 49-000-NE-0033.G0-00000

PROPERTY ADDRESS: 535 LISBURN ROAD, WELLSVILLE, PA 17365

UPI# 49000NE0033G000000

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,  
York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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 TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs. ANDREA R. MATLACK A/K/A ANDREA MATLACK A/K/A ANDREA P. MATLACK Docket Number: 2019-SU-003650. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANDREA R. MATLACK A/K/A ANDREA MATLACK A/K/A ANDREA P. MATLACK

Docket No. 19-SU-003650

Description:ALL THAT CERTAIN piece, parcel or tract of land situate in Shrewsbury Borough, York County, Pennsylvania, known and numbered as 28 Berkshire Drive, bounded and limited as follows:

BEGINNING at a point along the eastern right-of-way line of Berkshire Drive; thence along said right-of-way line, South one (01) degree fifty-four (54) minutes fifty-four (54) seconds West, one hundred seventy five and seventy one one-hundredths (175.71) feet to a point; thence South eighty-eight (88) degrees five (05) minutes six (06) seconds East, one hundred thirty nine and eight one-hundredths (139.08) feet to a point; thence North three (03) degrees fifty-four (54) minutes eighteen (18) seconds East, one hundred seventy five and eighty one one-hundredths (175.81) feet to a point; thence North eighty-eight (88) degrees five (05) minutes six (06) seconds West, one hundred forty five and eighteen one-hundredths (145.18) feet to a point along the proposed eastern right-of-way line of Berkshire Drive and place of BEGINNING. Containing 24,973 square feet or 0.573 acres.

The improvements thereon being known as No. 28 Berkshire Drive.

Parcel No. 84-000-CJ-J46Y

Property: 28 Berkshire Drive, Shrewsbury, PA 17361

Improvements: Residential Property

PROPERTY ADDRESS: 28 BERKSHIRE DRIVE, SHREWSBURY, PA 17361

UPI# 84000CJ0146Y000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2018-RPL6 TRUST vs. STEVEN M. MILLS Docket Number: 2022-SU-001695. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

STEVEN M. MILLS

REAL PROPERTY SHORT DESCRIPTION FORM  
(TO BE USED FOR ADVERTISING)

Property of Steven M. Mills

Execution No. 2022-SU-001695

Judgment Amount: \$177,729.19  
All the right title, interest and claim of Steven M. Mills, of in and to:

Property locates at 603-607 Main Street, within Delta Borough, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1387, at page 2072, as Instrument No. 2000000085.

Parcel Identification No. 57-000-01-0152.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 603-607 MAIN STREET, DELTA, PA 17314

UPI# 570000101520000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-RP3 vs. TREVOR MULL Docket Number: 2022-SU-001651. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TREVOR MULL

Owner(s) of property situate in the Codorus Township, YORK County, Pennsylvania, being

6683 FAIR SCHOOL ROAD, GLEN ROCK, PA 17327

Parcel No. 22000BH002400000022-000-BH-0024.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$21,754.26

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 6683 FAIR SCHOOL ROAD, GLEN ROCK, PA 17327

UPI# 22000BH00240000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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. FLORENCE M. MYERS Docket Number: 2022-SU-000729. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

FLORENCE M. MYERS

Owner(s) of property situate in the City of York, YORK County, Pennsylvania, being

310 EAST SOUTH STREET, YORK, PA 17403  
Parcel No. 10-256-02-0005-00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$51,529.02

Attorneys for Plaintiff  
KML Law Group, P.C.

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

UPI# 102560200050000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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. LISA M. PADGETT, AKA LISA LAWRENCE Docket Number: 2022-SU-001117. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LISA M. PADGETT, AKA LISA LAWRENCE

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE a township OF CODORUS, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 6432 STELTZ ROAD, GLEN ROCK, PA 17327

UPIN NUMBER 22-000-AH-0022.F0-00000

PROPERTY ADDRESS: 6432 STELTZ ROAD, GLEN ROCK, PA 17327

UPI# 22000AH0022F000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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. ELIAS ROBINSON RIVERA Docket Number: 2022-SU-000712. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ELIAS ROBINSON RIVERA

ALL THAT CERTAIN lot or tract of land, Situate in the Dover Township, County of York and Commonwealth of Pennsylvania, being known as Lot No. 118, as shown on a certain Plan entitled Salem Run Phase 4 Final Subdivision Plan, as recorded in the Office of the Recorder of Deeds of York County, Pennsylvania in Record Book 1897, Page 604.

PARCEL No. 24-000-26-0118.00-00000

PROPERTY ADDRESS: 4129 STRAWBRIDGE COURT, DOVER, PENNSYLVANIA 17315

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Elias Robinson Rivera

ATTORNEY FOR PLAINTIFF: Powers Kirm, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 4129 STRAWBRIDGE COURT, DOVER, PA 17315

UPI# 240002601180000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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: QUICKEN LOANS INC. vs. RUTH N. ROLDAN Docket Number: 2015-SU-000051-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

RUTH N. ROLDAN

Owner(s) of property situate in the CITY OF YORK, YORK County, Pennsylvania, being

334 GARFIELD ST, YORK, PA 17401  
Parcel No. 05-086-02-0011.00-00000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$45,631.16

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 334 GARFIELD STREET, YORK, PA 17401

UPI# 050860200110000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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. PATRICIA E. ROSEBOROUGH, IN HER CAPACITY AS HEIR OF STANLEY T. ROSEBOROUGH A/K/A STANLEY THEODORIS ROSEBOROUGH UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STANLEY T. ROSEBOROUGH A/K/A STANLEY ROSEBOROUGH A/K/A STANLEY THEODORIS ROSEBOROUGH Docket Number: 2022-SU-001406. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

PATRICIA E. ROSEBOROUGH, IN HER CAPACITY AS HEIR OF STANLEY T. ROSEBOROUGH A/K/A STANLEY ROSEBOROUGH A/K/A STANLEY THEODORIS ROSEBOROUGH UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STANLEY T. ROSEBOROUGH A/K/A STANLEY ROSEBOROUGH A/K/A STANLEY THEODORIS ROSEBOROUGH

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN PENN TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 4385 GRANDVIEW RD HANOVER, PA 17331

BEING PARCEL NUMBER: 44-000-34-0090-00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 4385 GRANDVIEW ROAD, HANOVER, PA 17331

UPI# 440003400900000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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 FUNDING LLC vs. KAREN E. SELTZER, CO-EXECUTRIX OF THE ESTATE OF HELEN R. KOHLER, DECEASED and KARL E. KOHLER, CO-EXECUTOR OF THE ESTATE OF HELEN R. KOHLER, DECEASED Docket Number: 2022-SU-000541. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KAREN E. SELTZER, CO-EXECUTRIX OF THE ESTATE OF HELEN R. KOHLER, DECEASED  
KARL E. KOHLER, CO-EXECUTOR OF THE ESTATE OF HELEN R. KOHLER, DECEASED

ALL THE FOLLOWING DESCRIBED

TRACT OF LAND situate in Township of Warrington, County of York, Commonwealth of Pennsylvania, bounded and limited as follows, to wit:

Property Address: 7175 Harmony Grove Road, Dover, PA 17315  
Parcel No. 49000LE00040000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2022-SU-000541  
Judgment: \$141,275.27  
Attorney: Samantha Gable, Esquire  
To be sold as the Property Of: Karen E. Seltzer, Co-Executrix of the Estate of Helen R. Kohler, deceased and Karl E. Kohler, Co-Executor of the Estate of Helen R. Kohler, deceased

PROPERTY ADDRESS: 7175 HARMONY GROVE ROAD, DOVER, PA 17315

UPI# 49000LE00040000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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: MEMBERS 1ST FEDERAL CREDIT UNION vs. DEVIN J. SHANNON Docket Number: 2022-SU-000538. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DEVIN J. SHANNON

SHERIFF'S SALE  
By virtue of a Writ of Execution issued by Members 1st Federal Credit Union  
Docket No. 2022-SU-538.

Members 1st Federal Credit Union v. Devin J. Shannon  
Docket No. 2022-SU-538.

Devin J. Shannon, Owner of property situate in New Freedom, York County, Pennsylvania

30 South Constitution Drive, New Freedom, Pennsylvania 17349

Property being known as Parcel ID No. 78-000-01-0275.00-00000.



Premises consist of a Two-Story Single Family House.

Matthew G. Brushwood, Esquire  
Attorney for Plaintiff  
Barley Snyder  
50 North Fifth Street, 2nd Floor  
Reading, PA 19601  
I.D. No. 310592

PROPERTY ADDRESS: 30 SOUTH  
CONSTITUTION AVENUE, NEW FREEDOM,  
PA 17349

UPI# 780000102750000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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. CAROL A. SIDES Docket Number: 2022-SU-000731. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CAROL A. SIDES

ALL THAT CERTAIN piece, parcel or tract of land lying, being and situate in Fawn Township, York County, Pennsylvania, the same being bounded and described as follows, to wit:

Property Address: 144 Jones Road  
Fawn Grove, PA 17321

Parcel No. 28-000-BN-0007.H0-00000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2022-SU-000731  
Judgment: \$194,021.90  
Attorney: Christopher A. DeNardo, Esquire  
To be sold as the Property Of: Carol A. Sides

PROPERTY ADDRESS: 144 JONES ROAD,  
FAWN GROVE, PA 17321

UPI# 28000BN0007H0000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT vs. MICHELLE L. SIMMONS Docket Number: 2022-SU-001337. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHELLE L. SIMMONS

ALL THAT CERTAIN TRACT OF LAND WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN THE CITY OF YORK, COUNTY OF YORK AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SURVEY MADE BY GORDON L. BROWN AND ASSOCIATES, DATED JANUARY 14, 1980

PROPERTY ADDRESS: 732 WEST POPLAR  
STREET, YORK, PA 17404

UPI# 092130100150000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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 vs. SHIRLEY A. SMART and HARRY F. SMART, III Docket Number: 2022-SU-001182. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SHIRLEY A. SMART  
HARRY F. SMART, III

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

BEING KNOWN AND NUMBERED AS 4599  
BENTZ ROAD, SPRING GROVE, PA 17362

UPIN NUMBER 40-000-FG-0067.00-00000

PROPERTY ADDRESS: 4599 BENTZ ROAD,  
SPRING GROVE, PA 17362

UPI# 40000FG006700000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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, NA vs. LARRY E. STRAUB, JR. and KATHLEEN L. STRAUB Docket Number: 2013-SU-002965-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LARRY E. STRAUB, JR.  
KATHLEEN L. STRAUB

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

Property Address: 280 Kernel Lane, Eters, PA  
17319

Parcel No. 270001600030000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2013-SU-002965-06  
Judgment: \$158,832.29  
Attorney:

To be sold as the Property Of: Larry Straub, Jr.  
and Kathleen Straub

PROPERTY ADDRESS: 280 KERNEL LANE,  
ETTERS, PA 17319

UPI# 270001600030000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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. JAMI L. TURNER Docket Number: 2022-SU-002080. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JAMI L. TURNER

By virtue of a Writ of Execution No. 2022-SU-002080

SANTANDER BANK, N.A.  
v.  
JAMI L. TURNER

owner(s) of property situate in the TOWNSHIP OF FRANKLIN, YORK County, Pennsylvania, being

221 STONE HEAD RD, DILLSBURG, PA 17019  
Tax ID No. 29000MA0001V000000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$162,969.50

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 221 STONE HEAD ROAD, DILLSBURG, PA 17019

UPI# 29000MA0001V000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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: UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE OF LVS TITLE TRUST XIII vs. UNKNOWN HEIRS, DEVISEES, AND/OR PERSONAL REPRESENTATIVES OF KEITH P. GODFREY, DECEASED and CARL LLOYD GODFREY, SOLELY AS HEIR OF KEITH P. GODFREY, DECEASED Docket Number: 2022-SU-000719. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, DEVISEES, AND/OR PERSONAL REPRESENTATIVES OF KEITH P. GODFREY, DECEASED  
CARL LLOYD GODFREY, SOLELY AS HEIR OF KEITH P. GODFREY, DECEASED

ALLTHATCERTAINUNITINTHEPROPERTY KNOWN, NAMED AND IDENTIFIED AS CHAMBERS RIDGE CONDOMINIUM, LOCATED IN YORK TOWNSHIP, YORK COUNTY, PENNSYLVANIA, WHICH HAS HERETOFORE BEEN SUBMITTED TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT, 68 PA. C. S. § 3101 ET SEQ. BY THE RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS OF YORK COUNTY, PENNSYLVANIA, OF A DECLARATION DATED MARCH 6, 1987, AND RECORDED ON MARCH 10, 1987, IN DEED BOOK 94-Z, PAGE 686, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF CHAMBERS RIDGE CONDOMINIUM DATED JUNE 12, 1987 AND RECORDED ON JUNE 12, 1987 IN DEED BOOK 95-X, PAGE 581, AND A DECLARATION PLAN DATED MARCH 6, 1987, AND RECORDED ON MARCH 10, 1987, IN PLAN BOOK HH, PAGE 472, BEING DESIGNATED AS UNIT NO. 304 TOGETHER WITH A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

PROPERTY ADDRESS: 304 CHAMBERS RIDGE #20, YORK, PA 17402

UPI# 54000IJ0079B0C0020

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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 TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE BUNGALOW SERIES IV TRUST vs. SCOTT A. URBAN and MICHELLE R. URBAN Docket Number: 2019-SU-000044. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT A. URBAN  
MICHELLE R. URBAN  
Property Description

By virtue of Writ of Execution No.

U.S. Bank Trust, National Association, as Trustee of the Bungalow Series IV Trust v. Scott A. Urban and Michelle R. Urban

Docket Number: 2019-SU-000044

Property to be sold is situated in the Township of Newberry, County of York and Commonwealth of Pennsylvania

Commonly known as: 50 Palmer Drive, Etters, PA 17319

Parcel Number: 39-000-06-0137.00-00000  
Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$264,722.94

Attorneys for the Plaintiff:  
Friedman Vartolo LLP  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

PROPERTY ADDRESS: 50 PALMER DRIVE, ETTERS, PA 17319

UPI# 390000601370000000

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,  
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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: HUNT CLUB CONDOMINIUM ASSOCIATION, INC. vs. JOHN E. WALTER Docket Number: 2022-NO-002537. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN E. WALTER

By virtue of a Writ of Execution No.: 2022-NO-002537

The Hunt Club Condominium Association, Inc. v. John E. Walter, owner of property situate YORK TOWNSHIP, YORK County, Pennsylvania being:

2620 Sultan Supreme Way, York, Pennsylvania 17402

Parcel No.: 54-000-IJ-0253.E0-C006A

Improvements thereon: RESIDENTIAL Judgment Amount: \$11,157.85

Attorneys for Plaintiff Stock and Leader

PROPERTY ADDRESS: 2620 SULTAN SUPREME WAY, YORK, PA 17402

UPI# 54000IJ0253E0C006A

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, 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. JILL R. WHORL Docket Number: 2022-SU-001625. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JILL R. WHORL

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN SPRINGFIELD TOWNSHIP, YORK COUNTY, PENNSYLVANIA

BEING KNOWN AS: 284 LOCUS RIDGE

LANE SEVEN VALLEYS, PA 17360

BEING PARCEL NUMBER: 47-000-EI-0066. C0 & 47-000-EI00066.F0 IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 284 LOCUS RIDGE LANE, SEVEN VALLEYS, PA 17360

UPI# 47000EI0066C000000 & 47000EI0066F000000

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, 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 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, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. RICHARD E. WRIGHTSTONE, JR. and KIMBERLY A. WRIGHTSTONE Docket Number: 2022-SU-001116. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

RICHARD E. WRIGHTSTONE, JR. KIMBERLY A. WRIGHTSTONE

Docket No. 2022-SU-001116

Description:ALL THAT CERTAIN parcel of land in Newberry Township, York County, Commonwealth of PA, as more fully described in Book 00, Page 265

Parcel No. 39-000-26-0094.00-00000

Property: 155 Iroquois Trail, York Haven, PA 17370

Improvements: Residential Property

PROPERTY ADDRESS: 155 IROQUOIS TRAIL, YORK HAVEN, PA 17370

UPI# 390002600940000000

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, 1.05-3t York County, Pennsylvania

Starting January 1st, 2023 the \$5.50 fee charge collected in the Prothonotary when signing your Notary Signature will be collected in the Recorder of Deeds Office.

This change will allow the notary to record their Bond, Commission and supply their signature all in one office.

Please see the Senate Appropriations Committee Fiscal Note.

## SENATE APPROPRIATIONS COMMITTEE FISCAL NOTE

**BILL NO.** Senate Bill 807

**PRINTER NO.** 989

**AMOUNT**

No Fiscal Impact

**FUND**

General Fund

**DATE INTRODUCED**

July 7, 2021

**PRIME SPONSOR**

Senator J. Ward

**DESCRIPTION**

Senate Bill 807 amends Title 57 (Notaries Public) providing for the registration of notary signatures and the elimination of a fee.

This legislation modernizes the process for registration of notary signatures. Senate Bill 807 does the following:

- Eliminates the \$0.50 fee for the registration of an official signature of a notary public;
- Authorizes the "Notary Register" to be located in either the prothonotary's office or the office of the recorder of deeds; and
- Authorizes the electronic transfer of the official signature of the notary public to the prothonotary's office.

**This act shall take effect in 60 days.**

**FISCAL IMPACT:**

Senate Bill 807 will have no fiscal impact on Commonwealth funds.

The legislation eliminates the \$0.50 fee for the registration of an official signature of a notary public from Title 57; however, the current authority for levying fees for the services outlined in the legislation exists in the Prothonotary Fee Law (Act 203 of 1982) and the Recorder of Deeds Fee Law (Act 87 of 1982). Therefore, there will be no fiscal impact to counties as a result of this legislation.

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