

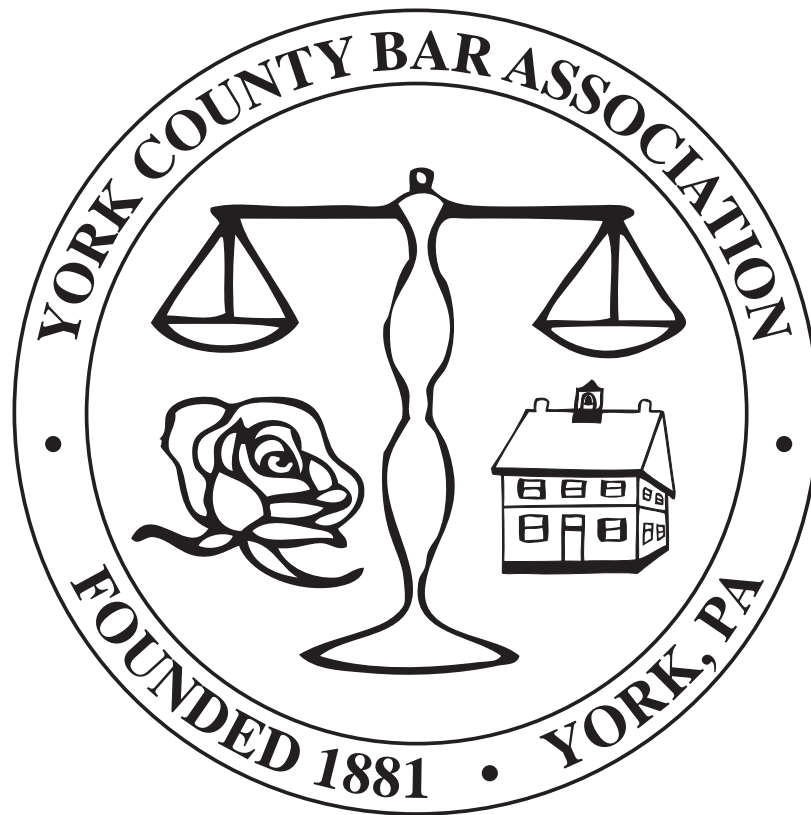
York Legal Record

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

Vol. 137

YORK, PA, THURSDAY, JULY 20, 2023

No. 17



Dated Material Do Not Delay

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
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All others by appointment
only.**

**Questions or appointment
please call 717-854-8755 or
email info@yorkbar.com**

**For notary services email
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
or fax 717-843-8766.

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The author of this journal does not dispense legal advice or endorse or recommend the use of any technique without the advice of licensed legal counsel.

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 GINA MARIE ANDERSON, DECEASED

Late of Peach Bottom Twp., York County, PA.
 Executrix: Denise A. Brusak, 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 07.20-3t

ESTATE OF DORIS J. BENNETT, DECEASED

Late of Springettsbury Twp., York County, PA.
 Executrix: Betty Fenicle, 109 Merrihill Drive, Carlisle, PA 17015
 Attorney: Robert G. Radebach, Esquire, 912 North River Road, Halifax, PA 17032 07.20-3t

ESTATE OF ARLENE E. BUSH, DECEASED

Late of Shrewsbury Boro., York County, PA.
 Executors: Sandra B. Aughenbaugh and Christine S. Whiteford, c/o WALTERS & GALLOWAY, PLLC, 54 East Main Street, Mechanicsburg, PA 17055
 Attorney: Murrel R. Walters, III, Esquire, WALTERS & GALLOWAY, PLLC, 54 East Main Street, Mechanicsburg, PA 17055 07.20-3t

ESTATE OF FRANCES W. CALLAHAN, DECEASED

Late of Dover Twp., York County, PA.
 Co-Executors: Frederick B. Callahan and Rebecca A. Gosnell, n/k/a Rebecca A. Callahan, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Ronald L. Hershner, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 07.20-3t

ESTATE OF LEROY FRANK COOPER, a/k/a LEROY R. COOPER, DECEASED

Late of Hopewell Twp., York County, PA.
 Executor: Mark L. Cooper, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 07.20-3t

ESTATE OF EDWARD C. CRONE, DECEASED

Late of West Manchester Twp., York County, PA.
 Executor: Shannon M. Crone, c/o MPL Law Firm, LLP, 96 South George Street, Suite 520, York, PA 17401
 Attorney: Andrew C. Herrold, Esquire, MPL Law Firm, LLP, 96 South George Street, Suite 520, York, PA 17401 07.20-3t

ESTATE OF VIRGINIA H. DAVIS, DECEASED

Late of Hopewell Twp., York County, PA.
 Executrix: Doborah D. Barton, 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 07.20-3t

ESTATE OF HENRIQUE FRAGELLI, a/k/a HENRIQUE DE AZEVEDO FRAGELLI, DECEASED

Late of York County, PA.
 Administrator: Maria Becker, 992 South Mountain Road, Dillsburg, PA 17019
 Attorney: Ethan Stone, Esquire, Jameson Stone, 3400 Trindle Road Camp Hill, PA 17011 07.20-3t

ESTATE OF WESLEY ALLEN GARNETT, DECEASED

Late of York City, York County, PA.
 Administrator: Timothy K. Garnett, c/o Seneca Law, PO Box 333, Lewisberry, PA 17339
 Attorney: Richard C. Seneca, Esquire, Seneca Law, PO Box 333, Lewisberry, PA 17339 07.20-3t

ESTATE OF DORIS J. GRIMM, a/k/a DORIS JANET GRIMM, DECEASED

Late of York, York County, PA.
 Executor: Michelle L. Grimm, c/o Charles J. Long, Esquire, 25 North Duke Street, Suite 202, York, PA 17401
 Attorney: Charles J. Long, Esquire, 25 North Duke Street, Suite 202, York, PA 17401 07.20-3t

ESTATE OF LAVONNE ELAINE ICKES, DECEASED

Late of Washington Twp., York County, PA.
 Executor: Allen Smeltzer, 23 Pickett Road, Dover, PA 17315
 Attorney: Thomas R. Nell, Esquire, 130 W. King Street, Box 1019, East Berlin, PA 17316 07.20-3t

ESTATE OF GEORGE F. JAHN, JR., DECEASED

Late of Loganville Boro., York County, PA.
 Executor: Michael D. Jahn, a/k/a Michael David Jahn, c/o MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401
 Attorney: David A. Mills, Esquire, MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401 07.20-3t

ESTATE OF EVELYN A. KERR, DECEASED

Late of York Twp., York County, PA.
 Executors: Cheryl A. Herman and Chanda D. Barley, 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 07.20-3t

ESTATE OF GEORGE A. KNAUB III, DECEASED

Late of Springettsbury Twp., York County, PA.
 Executrix: Erin M. Shiffer, c/o Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402
 Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 07.20-3t

ESTATE OF BARBARA A. MACK, DECEASED

Late of Codorus Twp., York County, PA.
 Executors: Christopher G. Mack and Carolyn S. Mack, 11763 Rockville Road, Glen Rock, PA 17327
 Attorney: Thomas E. Miller, Esquire, LAW OFFICE OF THOMAS E. MILLER, ESQUIRE LLC, 249 York Street, Hanover, PA 17331 07.20-3t

ESTATE OF MARION MALINSKI, DECEASED

Late of Shrewsbury Boro., York County, PA.
 Executrix: Frances A. Parr, c/o Kenneth Lee Eckard, Esquire, 180 Darling Street, York, PA 17402
 Attorney: Kenneth Lee Eckard, Esquire, 180 Darling Street, York, PA 17402 07.20-3t

ESTATE OF CHARLES W. MURPHY, JR., DECEASED

Late of Dover Twp., York County, PA.
 Executor: Lynn E. Edris, c/o Morris & Vedder, 32 N. Duke Street, PO Box 149, York, PA 17405
 Attorney: Christopher M. Vedder, Esquire, Morris & Vedder, 32 N. Duke Street, PO Box 149, York, PA 17405 07.20-3t

ESTATE OF HAROLD D. MURPHY, DECEASED

Late of Springettsbury Twp., York County, PA.
 Executrix: Shirley Y. Bixler, c/o Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402
 Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 07.20-3t

ESTATE OF BARBARA D. NOLL, a/k/a BARBARA NOLL, DECEASED

Late of York Twp., York County, PA.
 Co-Executors: Amy R. Hare and Joseph E. Noll, c/o MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401
 Attorney: Suzanne H. Griest, Esquire, MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401 07.20-3t

ESTATE OF LOIS PAULES, a/k/a LOIS MAY PAULES, DECEASED

Late of Shrewsbury Twp., York County, PA.
 Executor: Eric Paules, c/o Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Road, Suite 1-300, West Conshohocken, PA 19428
 Attorney: John A. Terrill, II, Esquire, Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Road, Suite 1-300, West Conshohocken, PA 19428 07.20-3t

ESTATE OF DAVID C. RAUHAUSER, DECEASED

Late of Dover Twp., York County, PA.
 Executor: Michelle N. Stanton, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401
 Attorney: Gregory E. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401 07.20-3t

ESTATE OF SANDRA CAROL ROUT, DECEASED

Late of Franklin Twp., York County, PA.
 Administratrix: Laura N. Pursell, 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 07.20-3t

ESTATE OF MICHAEL L. SACILOTTO, DECEASED

Late of Peach Bottom Twp., York County, PA.
 Co-Executors: Denise A. Brusak and Michael Sacilotto, 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 07.20-3t

ESTATE OF HERBERT F. SMITH, DECEASED

Late of Dover Twp., York County, PA.
 Co-Executors: Randy L. Smith and Betty I. Myers, c/o MPL Law Firm, LLP, 96 South George Street, Suite 520, York, PA 17401
 Attorney: Andrew C. Herrold, Esquire, MPL Law Firm, LLP, 96 South George Street, Suite 520, York, PA 17401 07.20-3t

ESTATE OF STEVEN D. SWARTZ, a/k/a STEVEN DALE SWARTZ, DECEASED

Late of Springettsbury Twp., York County, PA.
 Executor: Harrison S. Swartz, c/o Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402
 Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 07.20-3t

ESTATE OF CECILIA R. WEDDLE, DECEASED

Late of York City, York County, PA.
 Executor: Alex E. Snyder, Esquire, Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331
 Attorney: Alex E. Snyder, Esquire, Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331 07.20-3t

ESTATE OF JOSHUA TANNER WILLOW, DECEASED

Late of Dover Twp., York County, PA.
 Administrator: Michael L. Willow, c/o Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356
 Attorney: Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356 07.20-3t

THE DAVID FAMILY TRUST DATED JANUARY 26, 2017

Notice is hereby given that Joseph M. David is the Trustee of the above-named Trust. All persons indebted to John M. David are requested to make payment and all those having claims against John M. David are directed to present the same to: Joseph M. David, Trustee c/o Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 07.20-3t

FULTZ FAMILY TRUST DATED SEPTEMBER 26, 2017

Notice is hereby given that Joseph Fultz, Terry Fultz, and Kimberly Carpio are the Co-Trustees of the above-named Trust. All persons indebted to Lois J. Fultz are requested to make payment and all those having claims against Lois J. Fultz are directed to present the same to: Joseph Fultz, Terry Fultz, and Kimberly Carpio, Co-Trustees c/o Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402. 07.20-3t

SECOND PUBLICATION**ESTATE OF JOHNNIE K. BARE, JR., DECEASED**

Late of East Manchester Twp., York County, PA.
 Executor: Michael D. Ellis, c/o J. Diane Brannon-Nordtomme, Esquire, 1450 Yocumtown Road, Etters, PA 17319
 Attorney: J. Diane Brannon-Nordtomme, Esquire, 1450 Yocumtown Road, Etters, PA 17319 07.13-3t

ESTATE OF DEBRA BIFALCO, DECEASED

Late of York Haven Boro., York County, PA.
 Administratrix: Nicole Glory, c/o Frank M. Fiore, Esquire, 12 Veterans Square, 1st Floor, Media, PA 19063
 Attorney: Frank M. Fiore, Esquire, 12 Veterans Square, 1st Floor, Media, PA 19063 07.13-3t

ESTATE OF PATRICK J. BOLAN, DECEASED

Late of Hanover Boro., York County, PA.
 Executor: Muriel A. Crabbs & Jeff Miles, c/o Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331
 Attorney: Ruth Crabbs Gunnell, Esquire, Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 07.13-3t

ESTATE OF DAVID P. CAWTHORNE, a/k/a DAVID PAUL CAWTHORNE, DECEASED

Late of Dallastown Boro., York County, PA.
 Administrator: Jennifer L. Harding-Cawthorne, 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 07.13-3t

ESTATE OF THOMAS W. FELDPAUSCH, a/k/a THOMAS WILLIAM FELDPAUSCH, DECEASED

Late of York County, PA.
 Executors: Lois J. Heiland and Michele C. Madden, 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 07.13-3t

ESTATE OF BRYAN W. FLEIGLE, DECEASED

Late of Windsor Twp., York County, PA.
 Co-Administratrices: Brandi M. Fleigle and Lynn A. Peyton, 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 07.13-3t

ESTATE OF GLORIA M. GRUVER, DECEASED

Late of York Twp., York County, PA.
 Executors: Randy L. Gruver and Joel C. Gruver, 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 07.13-3t

ESTATE OF BARBARA A. KASKIE, DECEASED

Late of Codorus Twp., York County, PA.
 Executor: John M. Crabbs, Esquire, 202 Broadway, Hanover, PA 17331
 Attorney: Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 07.13-3t

ESTATE OF LEWIS W. KEENER, a/k/a LEWIS KEENER, DECEASED

Late of Manchester Twp., York County, PA.
 Executor: Norma J. Keener, 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 07.13-3t

ESTATE OF GRACE L. KINARD, DECEASED

Late of Hellam Twp., York County, PA.
 Co-Administrators: Craig S. Kinard, Lisa M. Divet and Keith E. Kinard, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Timothy P. Ruth, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 07.13-3t

ESTATE OF ARIANNA REBECCA LANDIS, DECEASED

Late of Newberry Twp., York County, PA.
 Administrator D.B.N.: Damien Jermaine Landis, 565 York Haven Road, York Haven, PA 17370

Attorney: John B. Zonarich, Esquire, Skarlatos Zonarich, 320 Market Street, Suite 600W, Harrisburg, PA 17101

07.13-3t

ESTATE OF LORETTA E. LEBO, DECEASED

Late of Newberry Twp., York County, PA.
 Executrix: Mary O. Lehman, 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

07.13-3t

ESTATE OF SHIRLEY L. McDANIEL, DECEASED

Late of Dover Twp., York County, PA.
 Administratrix: Shirley Lee Bui, 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

07.13-3t

ESTATE OF GEORGE H. MIKOS, DECEASED

Late of Fairview Twp., York County, PA.
 Executrix: Marilyn T. Dolgoff, c/o Klenk Law, LLC, 2202 Delancey Place, Philadelphia, PA 19103

Attorney: Daniella A. Horn, Esquire, Klenk Law, LLC, 2202 Delancey Place, Philadelphia, PA 19103

07.13-3t

ESTATE OF PATRICIA M. PITTENGER, a/k/a PATRICIA MAE PITTENGER, DECEASED

Late of Spring Garden Twp., York County, PA.
 Administrator CTA: Jeffery S. Pittenger, a/k/a Jeffery Scott Pittenger, c/o Charles J. Long, Esquire, 25 North Duke Street, Suite 202, York, PA 17401

Attorney: Charles J. Long, Esquire, 25 North Duke Street, Suite 202, York, PA 17401

07.13-3t

ESTATE OF MICHAEL CURTIS PLOWMAN, DECEASED

Late of Dillsburg Boro., York County, PA.
 Administratrix: Beth Ann Plowman, c/o COYNE & COYNE, P.C., 3901 Market Street, Camp Hill, PA 17011

Attorney: Lisa Marie Coyne, Esquire, COYNE & COYNE, P.C., 3901 Market Street, Camp Hill, PA 17011

07.13-3t

ESTATE OF CHARLES D. RHODES, III, DECEASED

Late of Hanover Boro., York County, PA.
 Executrix: Sandra Joann Wright, 222 W. Chestnut Street, Hanover, PA 17331

Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331

07.13-3t

ESTATE OF RANDY J. SCHRUM, DECEASED

Late of Windsor Twp., York County, PA.
 Administratrix: Debbie V. Schrum, 1225 White Oak Road, Windsor, PA 17366

Attorney: Jennifer M. Merx, Esquire, Skarlatos Zonarich, 320 Market Street, Suite 600W, Harrisburg, PA 17101

07.13-3t

ESTATE OF HELEN R. SHEPP, DECEASED

Late of York Twp., York County, PA.
 Executor: Gregory A. Shepp, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401

Attorney: Jeffrey L. Rehmeyer II, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401

07.13-3t

ESTATE OF YVONNE V. SMITH, a/k/a YVONNE VIRGINIA SMITH, DECEASED

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

Administratrix: Debra L. Fuller, 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

07.13-3t

ESTATE OF DONALD R. STAIR, SR., a/k/a DONALD R. STAIR, DECEASED

Late of Lower Windsor Twp., York County, PA.

Executrix: Susan M. Stump, 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

07.13-3t

ESTATE OF MILTON M. SULTZBAUGH, DECEASED

Late of Windor Boro., York County, PA.

Co-Executors: Leslie Miller and Mark Sultzbaugh, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York PA 17401

Attorney: Timothy P. Ruth, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York PA 17401

07.13-3t

ESTATE OF PATRICIA A. TORBERT, DECEASED

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

Executrix: Jennifer L. Eyster, c/o John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404

Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404

07.13-3t

ESTATE OF ROGER TROXELL, a/k/a ROGER LEE TROXELL, DECEASED

Late of Dillsburg, Franklin Twp., York County, PA.

Executor: Karen S. Troxell, c/o Stone, Wiley & Linsbach, PC, 3 N. Baltimore Street, Dillsburg, PA 17019

Attorney: David J. Lenox, Esquire, Stone, Wiley & Linsbach, PC, 3 N. Baltimore Street, Dillsburg, PA 17019

07.13-3t

THIRD PUBLICATION

ESTATE OF JAMES E. BOBB, SR., a/k/a JAMES EDWARD BOBB, SR., JAMES E. BOBB, DECEASED

Late of Newberry Twp., York County, PA.
 Executrix: Jody L. Graves, c/o Bogar & Hipp Law Offices, LLC, One West Main Street, Shiremanstown, PA 17011

Attorney: James D. Bogar, Esquire, Bogar & Hipp Law Offices, LLC, One West Main Street, Shiremanstown, PA 17011

07.06-3t

ESTATE OF RONALD F. BOYLE, a/k/a RONALD FRANCIS BOYLE, a/k/a RONALD BOYLE, DECEASED

Late of York Twp., York County, PA.
 Executor: Richard A. Caldwell, c/o Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401

Attorney: Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401

07.06-3t

ESTATE OF ELSIE MARIE BALDWIN DILWORTH, DECEASED

Late of Peach Bottom Twp., York County, PA.

Executor: Dianne M. Mulligan, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

07.06-3t

ESTATE OF ELIZABETH MARY FEASER, a/k/a ELIZABETH M. FEASER, DECEASED

Late of Fairview Twp., York County, PA.
 Executor: Susan Ann Higgins, 1402 Meetinghouse Road, Warminster, PA 18974

Attorney: Scott M. Dinner, Esquire, 310 3rd Street - 1st Floor, New Cumberland, PA 17070

07.06-3t

ESTATE OF JOHN L. HENSON, DECEASED

Late of Lewisberry, York County, PA.
 Executor: Anita Suehenson Giering, 106 Sarah Court, Lewisberry, PA 17339

07.06-3t

ESTATE OF GLENN W. HOFFMAN, JR., DECEASED

Late of Hanover Boro., York County, PA.
 Executor: London Z. Hoffman, 15449 North 25th Avenue, Apt. #2034, Phoenix, AZ 85023

Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331

07.06-3t

ESTATE OF LINDA D. JARMON, DECEASED

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

Executor: Charles R. Senft, 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

07.06-3t

ESTATE OF VAHAN D. KERESTEGIAN JR., DECEASED

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

Executor: Michael A. Kerestegian, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

07.06-3t

ESTATE OF LORI A. KING, DECEASED

Late of Newberry Twp., York County, PA.
Administrator: C. Todd King, c/o Blake & Schanbacher Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401

Attorney: Kurt A. Blake, Esquire, Blake & Schanbacher Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401

07.06-3t

ESTATE OF KARL G. LAREW, DECEASED

Late of Fawn Twp., York County, PA.
Executor: Marvin E. Terry, Jr., c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401

07.06-3t

ESTATE OF DARYL MARTIN, DECEASED

Late of Shrewsbury Twp., York County, PA.
Executor: Jeffrey L. Martin, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

07.06-3t

ESTATE OF DORIS E. MARTIN, DECEASED

Late of Springettsbury Twp., York County, PA.

Executor: William W. Martin, c/o William F. Hoffmeyer, Esquire, 30 N. George Street, York, PA 17401

Attorney: William F. Hoffmeyer, Esquire, 30 N. George Street, York, PA 17401

07.06-3t

ESTATE OF ROSEMARY W. POLONS, DECEASED

Late of York Twp., York County, PA.

Executor: Michael L. Polons, 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

07.06-3t

ESTATE OF COLLEEN K. REESE, DECEASED

Late of Hanover Boro., York County, PA.
Executor: David J. Reese, 330 Fox Knoll Court, Hanover, PA 17331

Attorney: Thomas E. Miller, Esquire, LAW OFFICE OF THOMAS E. MILLER, ESQUIRE LLC, 249 York Street, Hanover, PA 17331

07.06-3t

ESTATE OF GUSSIE L. RITTER REID, a/k/a GUSSIE L. RITTER, DECEASED

Late of York City, York County, PA.

Executor: Judy A. Ritter-Dickson, c/o Morris & Vedder, LLP, 32 North Duke Street, PO Box 149, York, PA 17405

Attorney: Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 North Duke Street, PO Box 149, York, PA 17405

07.06-3t

ESTATE OF CHESTER P. SNYDER DECEASED

Late of Springettsbury Twp., York County, PA.

Executor: Joshua R. Brommer, c/o Ball, Murren & Connell, 2303 Market Street, Camp Hill, PA 17011

Attorney: Richard E. Connell, Esquire, Ball, Murren & Connell, 2303 Market Street, Camp Hill, PA 17011

07.06-3t

ESTATE OF JEAN V. SPINELLI, DECEASED

Late of Manchester Twp., York County, PA.

Co-Executrices: Patricia J. Markey and Linda J. Buccioni, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401

Attorney: Gregory E. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401

07.06-3t

ESTATE OF MARK R. WATKINS, a/k/a MARK RICHARD WATKINS, DECEASED

Late of Newberry Twp., York County, PA.

Executor: Lynndel M. Straw, c/o George W. Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033

Attorney: George W. Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033

07.06-3t

ESTATE OF JACK L. WHITCOMB, a/k/a

JACK LEE WHITCOMB, a/k/a JACK WHITCOMB, DECEASED

Late of Springettsbury Twp., York County, PA.

Executrix: Kelli Clausen, c/o Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401

Attorney: Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401

07.06-3t

ESTATE OF JOSEPH B. WILT, DECEASED

Late of Springettsbury Twp., York County, PA.

Executrix: Elizabeth M. Wakelin, 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

07.06-3t

JANUARY 28, 2022 RESTATEMENT AND AMENDMENT OF THE DARR FAMILY TRUST DATED APRIL 6, 2015

Notice is hereby given that Susan D. Ream is the Trustee of the above named Trust. All persons indebted to Treva D. Darr are requested to make payment and all those having claims against Treva D. Darr are directed to present the same to: Susan D. Ream, Trustee, c/o Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.

07.06-3t

ORPHANS' COURT DIVISION
AUDITING NOTICE

To All legatees creditors and person interested: Notice is hereby given that the following accounts have been filed in the office of the Clerk of Orphans' Court Division for confirmation and distribution of the balance therein shown to the creditors, legatees next to kin, heirs and others legally entitled thereto on **August 2, 2023 at 9:00 a.m.** and will be called in the order named for audit and distribution by said Court, in **Courtroom No. 7003, on the 7th floor of the York County Judicial Center at 45 North George St. in the City of York, Pennsylvania.**

1. RUTH – The First and Final Account of Brittany Ruth, Administratrix of the Estate of James Ruth, Sr., Late of Lower Windsor Township, York County, Pennsylvania, deceased, 6719-1845. (Gilbert G. Malone, Esq.)

2. MARSTELLER – The First and Final Account of John W. Marsteller, Jr., Executor of the Last Will and Testament of John W. Marsteller, Sr., Late of Hopewell Township, York County, Pennsylvania, deceased, 6720-1048. (Jody A. Leighty, Esq.)

3. KILDAY – The First and Final Account of Caitlin K. Lhommedieu, Executrix of The Last Will and Testament of Richard J. Kilday, Late of Codorus Township, York County, Pennsylvania, deceased, 6721-2372. (Erik D. Spurlin, Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE JULY 5, 2023.

BRYAN K. TATE
COURT OF COMMON
PLEAS OF YORK COUNTY,
PENNSYLVANIA, ORPHANS'
COURT DIVISION

07.13-2t

CIVIL NOTICES

ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

Docket No. 2023-SU-000588

NOTICE OF ACTION IN MORTGAGE FORECLOSURE TO THE UNKNOWN HEIRS OF WAYNE E. SPANGLER, UNKNOWN HEIRS OF FLORENCE I. SPANGLER, AND UNKNOWN TRUSTEES AND/OR BENEFICIARIES OF THE WAYNE E. SPANGLER AND FLORENCE I. SPANGLER FAMILY TRUST DATED 18 APRIL 2001.

BELTWAY CAPITAL, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS ADMINISTRATOR OF WESTERN RUN CAPITAL MANAGEMENT TRUST, Plaintiff v. ED SPANGLER AS KNOWN HEIR OF WAYNE E. SPANGLER AND FLORENCE I. SPANGLER, KEVIN SPANGLER, AS KNOWN HEIR OF WAYNE E. SPANGLER AND FLORENCE I. SPANGLER, WAYNE SPANGLER, JR. AS KNOWN HEIR OF WAYNE E. SPANGLER AND FLORENCE I. SPANGLER, UNKNOWN TRUSTEES AND/OR BENEFICIARIES OF THE WAYNE E. SPANGLER AND FLORENCE I. SPANGLER FAMILY TRUST DATED 18 APRIL 2001, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WAYNE E. SPANGLER, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FLORENCE I. SPANGLER, Defendants.

TO: THE UNKNOWN HEIRS OF WAYNE E. SPANGLER;

THE UNKNOWN HEIRS OF FLORENCE I. SPANGLER; and

THE UNKNOWN TRUSTEES AND/OR BENEFICIARIES OF THE WAYNE E. SPANGLER AND FLORENCE I. SPANGLER FAMILY TRUST DATED 18 APRIL 2001

Premises subject to foreclosure: **3051 Salem Avenue, Dover, PA 17315**

NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you

do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Lawyer Referral Service of the York County Bar Association, York County Bar Center, 137 East Market Street, York, Pennsylvania 17401 - (717) 854-8755.

07.20-1t Solicitor

Insurance Group Inc. are the only person(s) owning or interested in a business, the character of which is insurance brokerage, and that the name, style and designation under which said business is and will be conducted is: **J. PEKALA & ASSOCIATES**, and the location where said business is and will be located is: 1940 Carlisle Road, York, PA 17408.

07.20-1t Solicitor

ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of engaging in any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended.

The name of the corporation is: **2 Kids and Their Dogs Inc.**

Articles of Incorporation have been filed on: **July 11, 2023**

07.20-1t Solicitor

FICTITIOUS NAME

Notice is hereby given that a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that **Brittany Dailey** are the only person(s) owning or interested in a business, the character of which is crocheted crafts, and that the name, style and designation under which said business is and will be conducted is: **Crocheted by Brittany**, and the location where said business is and will be located is: 110 Winding Hill Drive, Etters, PA 17319.

07.20-1t Solicitor

Notice is hereby given that a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that **Covenant**

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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. BILKISU ABUBAKAR-MOHAMMED, Docket Number: 2022-SU-000658. 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:

BILKISU ABUBAKAR-MOHAMMED

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

241 Newberry Street, York, PA 17401
Parcel No.: 05-085-02-0018.00-00000

(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$109,473.19

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 241 NEWBERRY STREET, YORK, PA 17401

UPI# 050850200180000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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. CHARLES B. ARENTZ and JESSICA L. ARENTZ, Docket Number: 2022-SU-000195. 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:

CHARLES B. ARENTZ
JESSICA L. ARENTZ

Owner(s) of property situate in the Newberry Township, York County, Pennsylvania, being

50 DELAWARE DRIVE, YORK HAVEN, PA 17370

Parcel No.: 39 -000-26-0087..0-0-00000

(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$171,550.20

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 50 DELAWARE DRIVE, YORK HAVEN, PA 17370

UPI# 390002600870000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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: C & S SERVICE CENTER INC. vs. DAVID E. BARTO Docket Number: 2022-NO-002759. 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:

DAVID E. BARTO

UPI No. 53-000-GL-0006.B0-00000

PROPERTY ADDRESS: LOT ON BETHLEHEM CHURCH ROAD, WINDSOR TOWNSHIP, PA 17356

UPI# 53000GL0006B000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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: MIDFIRST BANK vs. KIRSTEN BEVILACQUA SOLELY IN HER CAPACITY AS HEIR OF DWAYNE A. DUBS, DECEASED; DAUNE DUBS SOLELY IN HER CAPACITY AS HEIR OF DWAYNE A. DUBS, DECEASED; MICHAEL DUBS SOLELY IN HIS CAPACITY AS HEIR OF DWAYNE A. DUBS, DECEASED; JASON DUBS SOLELY IN HIS CAPACITY AS HEIR OF DWAYNE A. DUBS, DECEASED; and THE UNKNOWN HEIRS OF DWAYNE A. DUBS DECEASED Docket Number: 2022-SU-000800. 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:

KIRSTEN BEVILACQUA SOLELY IN HER CAPACITY AS HEIR OF DWAYNE A. DUBS, DECEASED
DAUNE DUBS SOLELY IN HER CAPACITY AS HEIR OF DWAYNE A. DUBS, DECEASED
MICHAEL DUBS SOLELY IN HIS CAPACITY AS HEIR OF DWAYNE A. DUBS, DECEASED
JASON DUBS SOLELY IN HIS CAPACITY AS HEIR OF DWAYNE A. DUBS, DECEASED
THE UNKNOWN HEIRS OF DWAYNE A. DUBS DECEASED

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

206 South Forney Avenue Hanover PA 17331
PARCEL #: 670000702510000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$135,631.87

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 206 SOUTH FORNEY AVENUE, HANOVER, PA 17331

UPI# 670000702510000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 7, 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. DOUGLAS BROOM and ABIGAIL KNAUB Docket Number: 2023-SU-000245. 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:

DOUGLAS BROOM
ABIGAIL KNAUB

ALL THAT CERTAIN tract of ground situate in Monaghan Township, York County, Commonwealth of Pennsylvania, as more particularly described in a Subdivision Plan of Charles W. Junkins, Professional Surveyor, dated August 3, 1984 and recorded in York County Plan Book EE, Page 641

BEING KNOWN AND NUMBERED as 21 North York Road, Dillsburg, Pennsylvania.

Tax ID: 38-000-PD-0077.A0-00000

Owners: Douglas Broom and Abigail Knaub

PROPERTY ADDRESS: 21 NORTH YORK ROAD, DILLSBURG, PA 17019

UPI# 38000PD0077A000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 7, 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 CHALET SERIES IV TRUST vs. MARY ANN BRYANT IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF JEFFREY S. BRYANT Docket Number: 2017-SU-001241. 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:

MARY ANN BRYANT IN HER CAPACITY

AS EXECUTRIX AND DEVISEE OF THE ESTATE OF JEFFREY S. BRYANT

By virtue of Writ of Execution No.

U.S. Bank Trust National Association, as Trustee of the Chalet Series IV Trust v Mary Ann Bryant in her capacity as Executrix and Devisee of the Estate of Jeffrey S. Bryant

Docket Number: 2017-SU-001241

Property to be sold is situated in the borough/ township of Dallastown, County of York and State of Pennsylvania.

Commonly known as: 107 East King Street, Dallastown, PA 17313

Parcel Number: 54-000-28-0176.00-00000
Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount:\$ 140,875.82

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

PROPERTY ADDRESS: 107 EAST KING STREET, DALLASTOWN, PA 17313

UPI# 540002801760000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 7, 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: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. JOHN R. CARTER JR. A/K/A JOHN R. CARTER Docket Number: 2023-SU-000220. 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 R. CARTER JR. A/K/A JOHN R. CARTER

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

1372 South George Street, York, PA 17403
Parcel No.: 48-000-24-0028.00-00000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$84,526.39

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 1372 SOUTH GEORGE STREET, YORK, PA 17403

UPI# 480002400280000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 7, 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. GEORGE E. CLARK, GLENDA C. CLARK, and UNITED STATES OF AMERICA Docket Number: 2022-SU-001884. 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:

GEORGE E. CLARK
GLENDA C. CLARK
UNITED STATES OF AMERICA

Docket No. 2022-SU-001884

Description:ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF WEST MANHEIM, COUNTY OF YORK, AND COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED AS INSTRUMENT NUMBER 2017049180.

Parcel No. 52-000-18-0307.00-00000

Property: 137 Louvain Drive, Hanover, PA 17331

Improvements: Residential Property

PROPERTY ADDRESS: 137 LOUVAIN DRIVE, HANOVER, PA 17331

UPI# 520001803070000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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: SPECIALIZED LOAN SERVICING LLC vs. RICHARD J. CONARD, JR. Docket Number: 2022-SU-001922. 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 J. CONARD, JR.

ALL THAT CERTAIN TRACT OF LAND SITUATE, LYING AND BEING IN WEST MANHEIM TOWNSHIP, YORK COUNTY, PENNSYLVANIA

BEING KNOWN AS: 64 FROGTOWN ROAD HANOVER, PA 17331

BEING PARCEL NUMBER: 52-000-BE-0040. P0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 64 FROGTOWN ROAD, HANOVER, PA 17331

UPI# 52000BE0040P000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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. BARRY COWDEN SOLELY IN HIS CAPACITY AS HEIR OF JOSEPH COWDEN, DECEASED and THE

UNKNOWN HEIRS OF JOSEPH COWDEN DECEASED Docket Number: 2022-SU-001974. 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:

BARRY COWDEN SOLELY IN HIS CAPACITY AS HEIR OF JOSEPH COWDEN, DECEASED
THE UNKNOWN HEIRS OF JOSEPH COWDEN DECEASED

Owner(s) of property situate in the HOPEWELL TOWNSHIP, York County, Pennsylvania, being

20 Scarborough Fare, Stewartstown, PA 17363
Parcel No.: 32-000-02-0106.00-00000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$238,582.53

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 20 SCARBOROUGH FARE, STEWARTSTOWN, PA 17363

UPI# 320000201060000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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. DAVID TAZWELL COX, III Docket Number: 2022-SU-002150. 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:

DAVID TAZWELL COX, III

By virtue of a Writ of Execution No. 2022-SU-002150

FREEDOM MORTGAGE CORPORATION
v.
DAVID TAZWELL COX III

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

6 CIRCLE DR, JACOBUS, PA 17407
Tax ID No. 72-000-02-0105.A0-00000

(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$226,432.40

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 6 CIRCLE DRIVE, JACOBUS, PA 17407

UPI# 72000020105A000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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 D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS CERTIFICATE TRUSTEE FOR NNPL TRUST SERIES 2012-1 vs. GENE T. DAVIS Docket Number: 2020-SU-001810. 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:

GENE T. DAVIS

Owner(s) of property situate in the Fawn Township, York County, Pennsylvania, being

1323 Bridgeton Road, Fawn Grove, PA 17321
Parcel No.: 28000CN0053B000000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$15,975.95

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 1323 BRIDGETON ROAD, FAWN GROVE, PA 17321

UPI# 28000CN0053B000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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: PENNYMAC LOAN SERVICES, LLC vs. MICHELLE L. DENTON and CHRISTIAN P. DENTON Docket Number: 2022-SU-000747. 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. DENTON
CHRISTIAN P. DENTON

Owner(s) of property situate in the DELTA BOROUGH, YORK County, Pennsylvania, being
814 Chestnut Street Delta PA 17314
PARCEL #: 57000010002A000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$267,044.21
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 814 CHESTNUT STREET, DELTA, PA 17314

UPI# 57000010002A000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-6, ASSET-BACKED CERTIFICATES, SERIES 2006-6 vs. CURTIS L. DEVANCE, DARCY L. DEVANCE AKA DARCY DEVANCE, and THE UNITED STATES OF AMERICA C/O

THE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PENNSYLVANIA Docket Number: 2017-SU-002332. 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:

CURTIS L. DEVANCE
DARCY L. DEVANCE AKA DARCY DEVANCE
THE UNITED STATES OF AMERICA C/O
THE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

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

1097 SILVER MAPLE CIRCLE, SEVEN VALLEYS, PA 17360
Parcel No. 47-000-09-0277.0
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$768,183.83

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 1097 SILVER MAPLE CIRCLE, SEVEN VALLEYS, PA 17360

UPI# 470000902770000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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: PLANET HOME LENDING, LLC vs. BRADLY DIVELY Docket Number: 2022-SU-002141. 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:

BRADLY DIVELY

Docket No. 2022-SU-002141

Description: ALL the following described piece, parcel or tract of land, with the improvements thereon erected, situate, lying and being in Penn Township, York County, Pennsylvania, as more fully described in Book 2529, Page 8170.

Parcel No. 44-000-13-0010.B0-00000

Property: 645 Black Rock Road, Hanover, PA 17331

Improvements: Residential Property

PROPERTY ADDRESS: 645 BLACK ROCK ROAD, HANOVER, PA 17331

UPI# 44000130010B000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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, SUCCESSOR BY MERGER TO SUNTRUST BANK vs. DAVID J. DIXON, JR Docket Number: 2022-SU-002043. 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:

DAVID J. DIXON, JR

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2022-SU-002043

TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK

v.
DAVID J. DIXON JR

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

2778 WOODMONT DR, YORK, PA 17404
Tax ID No. 36-000-33-0101.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$114,814.84

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 2778 WOODMONT DRIVE, YORK, PA 17404

UPI# 360003301010000000

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,
 7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-HE1, ASSET-BACKED CERTIFICATES SERIES 2006-HE1 vs. HERMAN A. ELLISON and MONICA ELLISON AKA MONICA L. ELLISON Docket Number: 2016-SU-000215-06. 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:

HERMAN A. ELLISON
 MONICA ELLISON AKA MONICA L. ELLISON

Property of Monica Ellison

Execution No. 2016-SU-000215-06

Judgment Amount: \$534,165.56

All the right title, interest and claim of Monica Ellison, of in and to:

Property located at 16698 Grant Court, within the Township of Shrewsbury, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2274, at page 1940, as Instrument No. 2014013491.

Parcel Identification No. 45-000-11-0010-00.00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
 North Wales, PA 19454

PROPERTY ADDRESS: 16698 GRANT COURT, SHREWSBURY, PA 17361

UPI# 450001100100000000

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,
 7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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. ZAN B. FORD, JR. and ROSETTA FORD Docket Number: 2022-SU-001646. 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:

ZAN B. FORD, JR.
 ROSETTA FORD

Docket No. 2022-SU-001646

Description:ALL those certain two lots of ground with improvements thereon situate, lying and being in the Township of Jackson in York County, Commonwealth of Pennsylvania, as more fully described in Book 2453, Page 5472

Parcel No. 33-000-02-0077.00-00000

Property: 119 Pine Springs Blvd., York, PA 17408

Improvements: Residential Property
 PROPERTY ADDRESS: 119 PINE SPRINGS BOULEVARD, YORK, PA 17408

UPI# 330000200770000000

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,
 7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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. MAUREEN GARRETT, LEE GARRETT and THE UNITED STATES OF AMERICA

Docket Number: 2019-SU-002860. 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:

MAUREEN GARRETT
 LEE GARRETT
 THE UNITED STATES OF AMERICA

Docket No. 2019-SU-002860

Description:ALL THAT CERTAIN parcel of land in Manchester Township, York County, Commonwealth of PA, as more fully described in Book 660, Page 151.

Parcel No. 36-000-02-0039.00-00000

Property: 2628 N. George Street, York, PA 17406

Improvements: Residential Property

PROPERTY ADDRESS: 2628 NORTH GEORGE STREET, YORK, PA 17406

UPI# 360000200390000000

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,
 7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. SARA C. GORDON AKA SARA C. CROMER and GEORGE E. GORDON, III Docket Number: 2022-SU-000154. 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:

SARA C. GORDON AKA SARA C. CROMER
 GEORGE E. GORDON, III

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

1315 BROADWAY, HANOVER, PA 17331
 Parcel No.: 67-000-01-0009.00-00000
 (Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$135,844.05

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 1315 BROADWAY,
HANOVER, PA 17331

UPI# 670000100090000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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: PENNSYLVANIA HOUSING FINANCE AGENCY vs. JULIA GRECO Docket Number: 2023-SU-000509. 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:

JULIA GRECO

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2023-SU-000509

Pennsylvania Housing Finance Agency,
Plaintiff

vs
Julia Greco,
Defendant

Real Estate: 3154 NORTH GEORGE STREET
EMIGSVILLE, PA 17318

Municipality: Manchester Township

Dimensions/
Short Description: approx.150 x 36-5/10 x 150
x 38.15

See Instrument #: 2018-022750

Tax Parcel #: 36-000-01-0054.00-00000

Assessment: \$96,700

Improvements thereon: a residential dwelling house as identified above.

TO BE SOLD AS THE PROPERTY OF JULIA GRECO ON JUDGMENT NO. 2023-SU-000509

Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front Street
Harrisburg, PA 17104
(717) 234-4178

PROPERTY ADDRESS: 3154 NORTH
GEORGE STREET, EMIGSVILLE, PA 17318

UPI# 360000100540000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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: CASCADE FUNDING MORTGAGE TRUST HB7 vs. NATALIE A. GROSS Docket Number: 2017-SU-000177. 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:

NATALIE A. GROSS

Owner(s) of property situate in the Dover Township, York County, Pennsylvania, being

3185 Barley Circle, Dover, PA 17315
Parcel No.: 24000JG007900C0041
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$147,609.91

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 3185 BARLEY
CIRCLE, DOVER, PA 17315

UPI# 24000JG007900C0041

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,

7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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 LEGACY MORTGAGE ASSET TRUST 2017-RPL2 vs. CHARLES B. HAGAN Docket Number: 2023-SU-000399. 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:

CHARLES B. HAGAN

ALL THAT CERTAIN TRACT OF LAND SITUATE IN THE TOWNSHIP OF WEST MANCHESTER, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA AND BEING DESIGNATED AS LOT 6 ON A FINAL PLAN OF SUBDIVISION PREPARED FOR FREESTATE PARTNERSHIP BY WORLEY SURVEYING, DATED JANUARY 17, 2001 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA IN PLAN BOOK RR, PAGE 182

Parcel No. 52-000-AE-0090.E

Address: 2200 Garrett Road, Hanover, PA 17331

Owner: Charles B. Hagan

PROPERTY ADDRESS: 2200 GARRETT
ROAD, HANOVER, PA 17331

UPI# 52000AE0090E000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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 TRUSTEE, ON BEHALF OF REGISTERED HOLDERS OF BEAR STEARNS ASSET-BACKED SECURITIES I TRUST 2007-AC3, ASSET-BACKED CERTIFICATES, SERIES 2007-AC3 vs. MELINDA S. HARBOLD Docket Number: 2023-SU-000576. 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:

MELINDA S. HARBOLD

Owner(s) of property situate in the BOROUGH OF DOVER, York County, Pennsylvania, being

76 RESERVOIR DRIVE AKA 76 SOUTH RESERVOIR DRIVE, DOVER, PA 17315
Parcel No.: 590000200380000000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$478,978.63

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 76 RESERVOIR DRIVE AKA 76 SOUTH RESERVOIR DRIVE, DOVER, PA 17315

UPI# 590000200380000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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, ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES NC 2005-HE8, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES NC 2005-HE8 vs. BRENDA L. HILTON and JAMES L. HILTON, SR. Docket Number: 2011-SU-000231-06. 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:

BRENDA L. HILTON
JAMES L. HILTON, SR.

Property of Brenda L. Hilton and James L. Hilton, Sr.

Execution No. 2011-SU-000231-06

Judgment Amount: \$297,415.60

All the right title, interest and claim of Brenda L. Hilton and James L. Hilton, Sr., of in and to:

Property located at 365 Stabley Lane, within the Windsor Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1745, at page 1773.

Parcel Identification No. 530003401160000000

Attorney: Hladik, Onorato & Federman, LLP
Address: 298 Wissahickon Avenue, North Wales, PA 19454

PROPERTY ADDRESS: 365 STABLEY LANE, WINDSOR, PA 17366

UPI# 530003401160000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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: PENNYMAC LOAN SERVICES, LLC vs. THORNELL HUDSON, III Docket Number: 2022-SU-000543. 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:

THORNELL HUDSON, III

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

726 Irwin Court, York, PA 17404
Parcel No.: 14-476-11-0032.000-00000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$84,480.41

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 726 IRWIN COURT, YORK, PA 17404

UPI# 144761100320000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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. TYLER LIGHTY Docket Number: 2017-SU-000626. 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:

TYLER LIGHTY

Property of Tyler Lighty

Execution No. 2017-SU-000626

Judgment Amount: \$93,847.76

All the right title, interest and claim of Tyler Lighty, of in and to:

Property located at 5712 Susquehanna Trail, within Conewago Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2337, at page 4096, as Instrument No. 2015041410.

Parcel Identification No. 23-000-02-0005.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 5712 SUSQUEHANNA TRAIL, MANCHESTER, PA 17345

UPI# 230000200050000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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. SAMANTHA A. LUCKENBAUGH and THE UNITED STATES OF AMERICA Docket Number: 2022-SU-000427. 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:

SAMANTHA A. LUCKENBAUGH
THE UNITED STATES OF AMERICA

Docket No. 2022-SU-00427

Description: ALL THAT CERTAIN ALL THAT CERTAIN described lot of ground, with improvements thereon erected, situate in the Fourteenth Ward, City of York, formerly West Manchester Township, York County, Pennsylvania, as more fully described in Book 2369, Page 785.

Parcel No. 14-493-14-0010.00-0000

Property: 831 Florida Ave York, PA 17404

Improvements: Residential Property

PROPERTY ADDRESS: 831 FLORIDA AVENUE, YORK, PA 17404

UPI# 144931400100000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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: MOVEMENT MORTGAGE, LLC vs. JONATHAN DAVID MCCANN and JACQUELINE DANIELLE FERRIOLA Docket Number: 2022-SU-002823. 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:

JONATHAN DAVID MCCANN
JACQUELINE DANIELLE FERRIOLA

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2022-SU-002823

MOVEMENT MORTGAGE, LLC
v.
JONATHAN DAVID MCCANN;
JACQUELINE DANIELLE FERRIOLA

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

1410 WINDSOR RD, RED LION, PA 17356
Tax ID No. 53-000-HK-0095-00-00000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$201,397.31

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 1410 WINDSOR ROAD, RED LION, PA 17356

UPI# 53000HK00950000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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: MIDFIRST BANK vs. JULIE A. MILLER and KEVIN M. MILLER Docket Number: 2022-SU-001864. 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:

JULIE A. MILLER
KEVIN M. MILLER

Owner(s) of property situate in the BOROUGH OF HANOVER, YORK County, Pennsylvania, being
673 Broadway Hanover PA 17331
PARCEL #: 67000030053D000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$122,194.98
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 673 BROADWAY, HANOVER, PA 17331

UPI# 67000030053D000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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. GARY C. MUEHLBERGER and HEIDI M. MUEHLBERGER Docket Number: 2023-SU-000477. 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:

GARY C. MUEHLBERGER
HEIDI M. MUEHLBERGER

Owner(s) of property situate in the PEACH BOTTOM TOWNSHIP, York County, Pennsylvania, being

95 Laurel Drive, Airville, PA 17302
Parcel No.: 43-000-02-0343.00-00000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$95,759.83

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 95 LAUREL DRIVE, AIRVILLE, PA 17302

UPI# 430000203430000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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. DOUGLAS E MYERS Docket Number: 2022-SU-003087. 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:

DOUGLAS E MYERS

ALL that certain tract of land, with the improvements thereon erected, situate, lying and being in the Township of Dover, County of York and Commonwealth of Pennsylvania, being Lot No. 25 as shown on a Final Plan of Admire Springs, Phase I, dated February 1990, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book KK, page 386, more fully bounded, limited and described as follows, to wit:

Property Address: 2790 Admire Springs Drive, Dover, PA 17315

Parcel No. 24-000-JF-0057.L0-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2022-SU-003087

Judgment: \$223,368.34

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Douglas E Myers PROPERTY ADDRESS: 2790 ADMIRE SPRINGS DRIVE, DOVER, PA 17315

UPI# 24000JF0057L000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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. KEVIN D. PERKINS Docket Number: 2020-SU-000720. 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:

KEVIN D. PERKINS

Owner(s) of property situate in the Jackson Township, York County, Pennsylvania, being

473 Short Road, Thomasville, PA 17364
Parcel No.: 33000IF00490000000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$145,537.50

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 473 SHORT ROAD, THOMASVILLE, PA 17364

UPI# 33000IF00490000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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: MOVEMENT MORTGAGE, LLC vs. HANNAH L RUNKLE Docket Number: 2022-SU-002984. 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:

HANNAH L RUNKLE

TRACT NO. 1

ALL the following described three lots of land with the improvements thereon erected, located in Conewago Heights, Newberry Township, York County, Pennsylvania as shown on a certain plan of "Conewago Heights", recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, Deed Book 23-S, page 701, more particularly described as follows, to wit:

TRACT NO. 2

ALL the following described three lots of land, situate in Conewago Heights, Newberry Township, York County, Pennsylvania, as shown on a plan of "Conewago Heights", recorded in Deed Book 23-S, page 701, in the Office of the Recorder of Deeds in and for York County Pennsylvania more particularly described as

follows, to wit:

ALSO KNOWN AS 775 2nd Ave, Manchester, PA 17345

PARCEL ID 39-000-01-0030.00-00000

BEING the same premises which 500, Inc by Deed dated December 2, 2021 and recorded in the Office of Recorder of Deeds of York County on December 3, 2021 at Book 2697, Page2379 granted and conveyed unto Hannah L Runkle, as single woman, as sole owner.

PROPERTY ADDRESS: 775 2ND AVENUE, MANCHESTER, PA 17345

UPI# 390000100300000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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. BRITTANY A. SHULTZ and AARON SHULTZ Docket Number: 2023-SU-000250. 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:

BRITTANY A. SHULTZ
AARON SHULTZ

ALL THAT CERTAIN lot or tract of land situated in Conewago Township, York County, and said lands known as Lot 112 as shown on a Final Subdivision Plan of Stonegate Commons - Phase III; prepared by Johnston and Associates, Inc. Drawing No. 2007-48 for Gerald R. Horst Sheet 4 of 9 as revised 7/13/2017 and recorded in the Office of the Recorder of Deeds in and for York County on 3/21/2019 in Plan Book 2510 Page 865, bounded and described as follows:

Property Address: 125 Old Stone Way, York, PA 17406

Parcel No. 23-000-07-0112.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-000250

Judgment: \$236,888.59

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Brittany A. Shultz and Aaron Shultz

PROPERTY ADDRESS: 125 OLD STONE WAY, YORK, PA 17406

UPI# 230000701120000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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. MICHELE T. SIMCOE; DUSTIN SIMCOE A/K/A DUSTIN K. SIMCOE, AS ADMINISTRATOR AND HEIR OF THE ESTATE OF KENNETH J. SIMCOE A/K/A KENNETH JOSEPH SIMCOE A/K/A KEN SIMCOE; NICOLE SHANABROUGH, IN HER CAPACITY AS HEIR OF KENNETH J. SIMCOE A/K/A KENNETH JOSEPH SIMCOE A/K/A KEN SIMCOE; JACQUELINE SIMCOE-SPEARY, IN HER CAPACITY AS HEIR OF KENNETH J. SIMCOE A/K/A KENNETH JOSEPH SIMCOE A/K/A KEN SIMCOE; and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KENNETH J. SIMCOE A/K/A KENNETH JOSEPH SIMCOE A/K/A KEN SIMCOE Docket Number: 2021-SU-000368. 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:

MICHELE T. SIMCOE
DUSTIN SIMCOE A/K/A DUSTIN K. SIMCOE, AS ADMINISTRATOR AND HEIR OF THE ESTATE OF KENNETH J. SIMCOE A/K/A KENNETH JOSEPH SIMCOE A/K/A KEN SIMCOE
NICOLE SHANABROUGH, IN HER CAPACITY AS HEIR OF KENNETH J. SIMCOE A/K/A KENNETH JOSEPH SIMCOE A/K/A KEN SIMCOE
JACQUELINE SIMCOE-SPEARY, IN HER CAPACITY AS HEIR OF KENNETH J.

SIMCOE A/K/A KENNETH JOSEPH SIMCOE A/K/A KEN SIMCOE
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KENNETH J. SIMCOE A/K/A KENNETH JOSEPH SIMCOE A/K/A KEN SIMCOE

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

BEING KNOWN AS: 330 W MARKET ST., BOROUGH OF HALLAM, PA 17406

BEING PARCEL NUMBER: 66-000-01-0062.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 330 WEST MARKET STREET, HALLAM, PA 17406

UPI# 660000100620000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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 vs. TODD E. SPAHR and TESSA M. SPAHR Docket Number: 2023-SU-000535. 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:

TODD E. SPAHR
TESSA M. SPAHR

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF TODD E. SPAHR AND TESSA M. SPAHR OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE FAIRVIEW TOWNSHIP, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 511 BRENNEMAN DRIVE, LEWISBERRY, PA 17339. DEED BOOK VOLUME 2080, PAGE 674, PARCEL NUMBER 27-000-QE-0017.B0-000000.

Property Address: 511 Brenneman Drive, Lewisberry, PA 17339

Assessment Number: 27-000-QE-0017.B0-00000

Judgment Amount: \$120,196.29

PROPERTY ADDRESS: 511 BRENNEMAN DRIVE, LEWISBERRY, PA 17339

UPI# 27000QE0017B0000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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: SERVIS ONE, INC DBA BSI FINANCIAL SERVICES vs. MATTHEW W. TALLMAN A/K/A MATTHEW WILLIAM TALLMAN Docket Number: 2022-SU-003122. 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 W. TALLMAN A/K/A MATTHEW WILLIAM TALLMAN

Property of Matthew W. Tallman

Execution No. 2022-SU-003122

Judgment Amount: \$106,522.76

All the right title, interest and claim of Matthew W. Tallman, of in and to:

Property located at 1252 West Poplar Street, within the Borough of West York, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2529, at page 2432, as Instrument No. 2019033298.

Parcel Identification No. 88-000-03-0099.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 1252 WEST POPLAR STREET, YORK, PA 17404

UPI# 880000300990000000

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,

7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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: TOWNE MORTGAGE COMPANY vs. KEITH L. TATE Docket Number: 2022-SU-001233. 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:

KEITH L. TATE

By virtue of a Writ of Execution No. 2022-SU-001233

Towne Mortgage Company
v.
Keith L. Tate

owner(s) of property situate in the Township of Dover, York County, Pennsylvania, being

3720 Village Road, Dover, PA 17315

Parcel No. 24-000-35-0017.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$327,377.30

Attorneys for Plaintiff
Orlans PC

PROPERTY ADDRESS: 3720 VILLAGE ROAD, DOVER, PA 17315

UPI# 240003500170000000

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,

7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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: SECU vs. THE UNKNOWN HEIRS OF BERTA LINETTE MCLAIN, DECEASED Docket Number: 2022-SU-002399. 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:

THE UNKNOWN HEIRS OF BERTA LINETTE MCLAIN, DECEASED

ALL THOSE CERTAIN LOTS OF GROUND, SITUATE, LYING AND BEING IN SHREWSBURY BOROUGH, YORK COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ALSO KNOWN AS: 25 W Maple Avenue , Shrewsbury , PA 17361

PARCEL ID 84-000-02-0061.A0-00000

BEING the same premises which MELISSA HENDRIX, A SINGLE PERSON, BY HER AGENT, BRADLEY J. LEBER, JOINED BY HER FORMER HUSBAND, STEVEN GIBSON, A SINGLE PERSON, BY HIS AGENT BRADLEY J. LEBER by Deed dated 12/29/2017 and recorded in the Office of Recorder of Deeds of York County on 12/29/2017 at Book 2453, Page 5837 granted and conveyed unto BERTA LINETTE MCLAIN, AN UNMARRIED WOMAN. BERTA LINETTE MCLAIN departed this life on October 22, 2020.

PROPERTY ADDRESS: 25 WEST MAPLE AVENUE, SHREWSBURY, PA 17361

UPI# 84000020061A000000

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,

7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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. THE UNKNOWN HEIRS OF NORMAN R. ZEIGLER A/K/A NORMAN R. ZEIGLER JR DECEASED; JEFFREY ZEIGLER SOLELY

IN HIS CAPACITY AS HEIR OF NORMAN R. ZEIGLER A/K/A NORMAN R. ZEIGLER JR, DECEASED; MICHAEL ZEIGLER SOLELY IN HIS CAPACITY AS HEIR OF NORMAN R. ZEIGLER A/K/A NORMAN R. ZEIGLER JR, DECEASED; and STEVEN ZEIGLER SOLELY IN HIS CAPACITY AS HEIR OF NORMAN ZEIGLER, DECEASED Docket Number: 2022-SU-000019. 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:

THE UNKNOWN HEIRS OF NORMAN R. ZEIGLER A/K/A NORMAN R. ZEIGLER JR DECEASED

JEFFREY ZEIGLER SOLELY IN HIS CAPACITY AS HEIR OF NORMAN R. ZEIGLER A/K/A NORMAN R. ZEIGLER JR, DECEASED

MICHAEL ZEIGLER SOLELY IN HIS CAPACITY AS HEIR OF NORMAN R. ZEIGLER A/K/A NORMAN R. ZEIGLER JR, DECEASED

STEVEN ZEIGLER SOLELY IN HIS CAPACITY AS HEIR OF NORMAN ZEIGLER, DECEASED

Owner(s) of property situate in the Township of Fairview, York County, Pennsylvania, being

463 Granite Quarry Road, New Cumberland, PA 17070

Parcel No.: 27000RG0057A000000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$86,116.76

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 463 GRANITE QUARRY ROAD, NEW CUMBERLAND, PA 17070

UPI# 27000RG0057A000000

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,

7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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. JASMINE THOMAS AKA JASMINE K. THOMAS Docket Number: 2023-SU-000069. 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:

JASMINE THOMAS AKA JASMINE K. THOMAS

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

343 Oak Lane, York, PA 17401
Parcel No.: 081500201030000000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$80,400.34

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 343 OAK LANE, YORK, PA 17401

UPI# 081500201030000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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: PENNYMAC LOAN SERVICES, LLC vs. RICARDO VEGA SOTO and MARIA SANCHEZ Docket Number: 2022-SU-001668. 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:

RICARDO VEGA SOTO
MARIA SANCHEZ

ALL that certain tract of land, together with the improvements thereon erected, situate in the Borough of Hanover, York County, Pennsylvania.

PARCEL No. 67-000-06-0103.00-00000

PROPERTY ADDRESS: 414 SOUTH HIGH STREET, HANOVER, PENNSYLVANIA 17331

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Ricardo Vega Soto

AND Maria Sanchez

ATTORNEY FOR PLAINTIFF: Powers Kirn, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 414 SOUTH HIGH STREET, HANOVER, PA 17331

UPI# 670000601030000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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: BANKUNITED N.A. vs. JAKE R. WEST Docket Number: 2022-SU-002802. 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:

JAKE R. WEST

ALL that certain tract of land with the improvements thereon erected, situate, lying and being in PARADISE TOWNSHIP, York County, Pennsylvania, more particularly bounded, limited and described as follows, to wit:

Property Address: 675 N Creek Road, East Berlin, PA 17316

Parcel No. 42-000-ID-0036.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2022-SU-002802

Judgment: \$206,402.76

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Jake R. West

PROPERTY ADDRESS: 675 NORTH CREEK ROAD, EAST BERLIN, PA 17316

UPI# 42000ID00360000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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: FTS CAPITAL, LLC vs. AMANDA WOLF REPRESENTATIVE OF THE ESTATE OF BABETTE WRIGHT AKA BABETTE M. WRIGHT, DECEASED and THE UNKNOWN HEIRS OF BABETTE WRIGHT AKA BABETTE M. WRIGHT, DECEASED Docket Number: 2022-SU-002049. 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 WOLF REPRESENTATIVE OF THE ESTATE OF BABETTE WRIGHT AKA BABETTE M. WRIGHT, DECEASED THE UNKNOWN HEIRS OF BABETTE WRIGHT AKA BABETTE M. WRIGHT, DECEASED

ALL THAT FOLLOWING DESCRIBED TRACT OF LAND SITUATE IN PENN TOWNSHIP, YORK COUNTY, PENNSYLVANIA

BEING KNOWN AS: 570 BLACK ROCK ROAD, HANOVER, PA 17331

PARCEL #44-000-16-0043.00-00000

PROPERTY ADDRESS: 570 BLACK ROCK ROAD, HANOVER, PA 17331

UPI# 440001600430000000

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,
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 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: PENNYMAC LOAN SERVICES, LLC vs. LISA ANNE WOODARD and ERNEST B. WOODARD Docket Number: 2022-SU-000096. 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 ANNE WOODARD
ERNEST B. WOODARD

Owner(s) of property situate in the SHREWSBURY TOWNSHIP, York County, Pennsylvania, being

251 Prospect Circle, Unit 12, Shrewsbury, PA 17361
Parcel No.: 45000BJ0061E0C0012
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$327,152.32

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 251 PROSPECT CIRCLE, UNIT 12, SHREWSBURY, PA 17361

UPI# 45000BJ0061E0C0012

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,
7.06-3t York County, Pennsylvania

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