

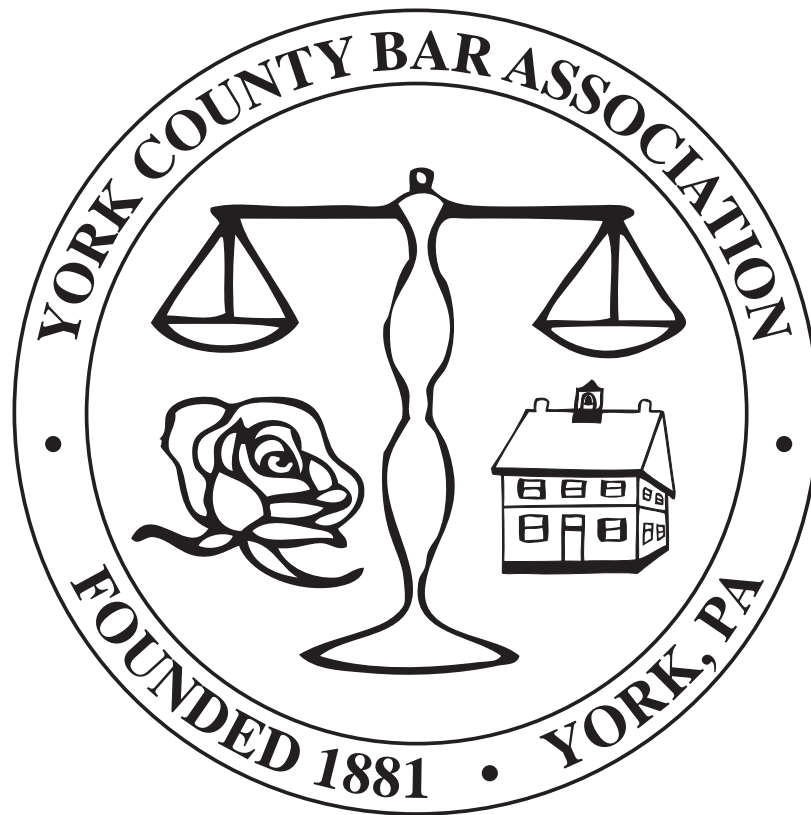
York Legal Record

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

Vol. 137

YORK, PA, THURSDAY, MAY 18, 2023

No. 8



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
to staff and key personnel.
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-
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yorklegalrecord@yorkbar.com
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ESTATE NOTICES

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

FIRST PUBLICATION

ESTATE OF MARGARET J. AMBUEL, DECEASED

Late of ShrewsburyTwp., York County, PA.
 Executor: Randall L. Ambuel, c/o Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356
 Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356

05.18-3t

ESTATE OF CAROLYN BAHN, a/k/a CAROLYN A. BAHN, DECEASED

Late of York City., York County, PA.
 Executrix: Trina Urey, 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

05.18-3t

ESTATE OF KAREN L. BARRETT, DECEASED

Late of Springettsbury Twp., York County, PA.
 Co-Executors: Kevin D. Sowers, Jr. and Porsche Prashant Patil, 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

05.18-3t

ESTATE OF BARBARA L. BEHNEY, DECEASED

Late of Fairview Twp., York County, PA.
 Executor: Keith R. Behney, PO Box 1125, Camp Hill, PA 17001
 Attorney: Marvin Beshore, Esquire, 301 Market Street, PO Box 109, Lemoyne, PA 17043

05.18-3t

ESTATE OF GEORGE E. BOYD, DECEASED

Late of Fawn Twp., York County, PA.
 Executor: William D. Boyd, 119 Summers Drive, Lancaster, PA 17601
 Attorney: Timothy E. Kane, Esquire, 371 Hillcrest Road, York, PA 17403

05.18-3t

ESTATE OF MICHAEL J. CAREW, DECEASED

Late of York Twp., York County, PA.
 Executor: Peter D. Carew, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401
 Attorney: Timothy Bupp, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401

05.18-3t

ESTATE OF JOSEPH C. CRUMLING, DECEASED

Late of Windsor Twp., York County, PA.
 Executor: Lynn M. Lauer, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

05.18-3t

ESTATE OF DEBORAH AIREN DANDRIDGE, DECEASED

Late of ManchesterTwp., York County, PA.
 Administratrix: Deborah D. R. Dandridge, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401
 Attorney: Richard K. Konkel, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401

05.18-3t

ESTATE OF RICHARD E. DAVIS, a/k/a RICHARD EDWARD DAVIS, DECEASED

Late of York City, York County, PA.
 Co-Executrices: Jennifer A. Schonauer and Kate E. Nixon, c/o Barley Snyder, 100 East Market Street, York, PA 17401
 Attorney: Jayne R. Katherman, Esquire, Barley Snyder, 100 East Market Street, York, PA 17401

05.18-3t

ESTATE OF ERNEST LEVERE FITZ, a/k/a EARNEST L. FITZ, DECEASED

Late of York Twp., York County, PA.
 Executor: Lisa G. Yocum, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

05.18-3t

ESTATE OF CHARLES M. GUTSHALL, DECEASED

Late of Manchester Twp., York County, PA.
 Executors: Garry G. Gutshall and Archie W. Gutshall, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

05.18-3t

ESTATE OF CHARLENE C. HELMS, a/k/a CHARLENE HELMS, a/k/a CHARLENE CECILIA HELMS, DECEASED

Late of Peach Bottom Twp., York County, PA.
 Co-Executors: Laurie L. Gladden and John P. Gladden, c/o Laura S. Manifold, Esquire, PO Box 312, Stewartstown, PA 17363
 Attorney: Laura S. Manifold, Esquire, PO Box 312, Stewartstown, PA 17363

05.18-3t

ESTATE OF EUGENE M. KILGORE, DECEASED

Late of Lower Chanceford Twp., York County, PA.
 Executrix: Doris E. Kilgore, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

05.18-3t

ESTATE OF STEWART R. KLINEDINST, DECEASED

Late of Jackson Twp., York County, PA.
 Executrix: Lucinda J. Gruver, c/o Barley Snyder LLP, 14 Center Square, Hanover, PA 17331
 Attorney: Jennifer M. Stetter, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331

05.18-3t

ESTATE OF TRUMAN C. KLING, JR., DECEASED

Late of Spring Garden Twp., York County, PA.
 Executrix: Darlene E. Kling, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

05.18-3t

ESTATE OF PATRICIA A. MUNDIS, a/k/a PATRICIA ANN MUNDIS, DECEASED

Late of Windsor Boro., York County, PA.
 Administratrix: Heather A. Mundis, c/o Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356
 Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356

05.18-3t

ESTATE OF THOMAS EUGENE NASTVOGEL, DECEASED

Late of North Hopewell Twp., York County, PA.
 Administratrix: Veronica A. Nastvogel, c/o Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331
 Attorney: Scott J. Strausbaugh, Esquire, Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331

05.18-3t

ESTATE OF DENNIS E. NESS, DECEASED

Late of West York Boro., York County, PA.
 Executrix: Lori K. Hess, c/o Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356
 Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356

05.18-3t

ESTATE OF CAROLYN PAJTIS, DECEASED

Late of York Twp., York County, PA.
 Executor: Deborah Pajtis, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401
 Attorney: Jeffrey A. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401

05.18-3t

ESTATE OF JOAN E. W. PAULES, a/k/a JOAN ELAINE WALKER, DECEASED

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

Executor: Mark A. Paules, c/o Laura S. Manifold, Esquire, PO Box 312, Stewartstown, PA 17363

Attorney: Laura S. Manifold, Esquire, PO Box 312, Stewartstown, PA 17363

05.18-3t

ESTATE OF BETTY J. SANDERS, a/k/a ELIZABETH J. SANDERS, a/k/a BETTY JANE SANDERS, DECEASED

Late of Hanover Boro., York County, PA.

Executrix: Lori A. Rogers, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331

05.18-3t

ESTATE OF RONNIE L. SCOTT, DECEASED

Late of Warrington Twp., York County, PA.

Executors: Richard A. Scott, 830 Briarwood Lane, Camp Hill, PA 17011 and Debra J. Scott, 345 Mt. Zion Road, Dillsburg, PA 17019

Attorney: Peter J. Russo, Esquire, Law Offices of Peter J. Russo, P.C., 245 Grandview Ave., Suite 102, Camp Hill, PA 17011

05.18-3t

ESTATE OF ROBERT M. SHEELER SR., a/k/a ROBERT M. SHEELER, DECEASED

Late of York Twp., York County, PA.

Executor: Christopher T. Sheeler, 2995 Honey Valley Road, Dallastown, PA 17313

05.18-3t

ESTATE OF CHARLES A. SIMPSON, a/k/a CHARLES ALBERT SIMPSON, DECEASED

Late of Shrewsbury Boro., York County, PA.

Executor: William B. Simpson, 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

05.18-3t

ESTATE OF SANDRA L. SMITH, DECEASED

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

Administrator: Steven R. Smith, c/o Barbara Reist Dillon, Esquire, Nikolaus & Hohenadel, LLP, 212 N. Queen Street, Lancaster, PA 17603

Attorney: Barbara Reist Dillon, Esquire, Nikolaus & Hohenadel, LLP, 212 N. Queen Street, Lancaster, PA 17603

05.18-3t

ESTATE OF BARRY STERNER, a/k/a BARRY D. STERNER, DECEASED

Late of Wellsville Boro., York County, PA.

Executor: Sandra L. Fissel, 1540B Butter Road, Dover, PA 17315

Attorney: David Turocy, Esquire, 119 East Market Street, York, PA 17401

05.18-3t

ESTATE OF BARRY L. WAKEMAN, DECEASED

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

Co-Administrators: Bonnie L. Chronister and Dean Edward Wakeman, c/o The Hamme Law firm, LLC, 1946 Carlisle Road, York, PA 17408

Attorney: Tessa Marie Myers, Esquire, The Hamme Law firm, LLC, 1946 Carlisle Road, York, PA 17408

05.18-3t

SECOND PUBLICATION

ESTATE OF PRATOEM BECKER, DECEASED

Late of Penn Twp., York County, PA.

Executor: Leendert Baggerman, 17607 Gawthrop Drive, Unit 101, Bradenton, FL, 34211

Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331

05.11-3t

ESTATE OF ROBERT L. CLICK, a/k/a ROBERT LEE CLICK, DECEASED

Late of Chanceford, York County, PA.

Executor: Kimberly S. Click, 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

05.11-3t

ESTATE OF VELMA R. CRAUN, DECEASED

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

Executors: Nancy F. Border and Robert E. Craun, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

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

05.11-3t

ESTATE OF JANICE M. DITTENHAFFER, DECEASED

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

Executor: David Dittenhafer, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

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

05.11-3t

ESTATE OF DONALD C. DUNHAM II, DECEASED

Late of Penn Twp., York County, PA.

Executor: Jolene M. Gonzalez, 100 Kortney Drive, Hanover, PA 17331

Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331

05.11-3t

ESTATE OF KAY P. ECKERT, DECEASED

Late of Penn Twp., York County, PA.

Co-Executors: Bryan W. Eckert and Wayne E. Eckert, 74 Lexington Drive, Hanover, PA 17331

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

05.11-3t

ESTATE OF ROBERT W. ECKERT, DECEASED

Late of Penn Twp., York County, PA.

Co-Executors: Bryan W. Eckert and Wayne E. Eckert, 74 Lexington Drive, Hanover, PA 17331

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

05.11-3t

ESTATE OF MARIAN M. ERDMAN, a/k/a MARIAN MAXINE ERDMAN, DECEASED

Late of Chanceford Twp., York County, PA.

Executor: David A. Erdman, 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

05.11-3t

ESTATE OF MARY A. HELTZEL, DECEASED

Late of York Twp., York County, PA.

Executrix: Jami L. Jackson, c/o Elder Law Firm of Robert Clofine, 340 Pine Commons, York, PA 17403

Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Commons, York, PA 17403

05.11-3t

ESTATE OF RYAN C. LAUGHMAN, DECEASED

Late of Penn Twp., York County, PA.

Executor: Daniel T. Laughman, 74 Laurel Drive, Hanover, PA 17331

Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331

05.11-3t

ESTATE OF CHARLOTTE A. LEE, DECEASED

Late of New Freedom Boro., York County, PA.

Executrix: Lindy L. Sweeney, 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

05.11-3t

ESTATE OF CATHERINE DRUCILLA LONAS, DECEASED

Late of York Twp., York County, PA.

Executor: Michael Joseph Lonas, c/o Stock and Leader, 221 West Philadelphia Street, York, PA 17401

Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, York, PA 17401

05.11-3t

ESTATE OF WILLIAM E. LONG, a/k/a WILLIAM EARL LONG, DECEASED

Late of Stewartstown Boro., York County, PA.

Executor: Dale A. Bucks, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

05.11-3t

ESTATE OF HARRY L. RAMAGE,
DECEASED
Late of York Twp., York County, PA.
Executor: Alysia Larson, 100 Caterbury
Lane, East Greenwich, RI 02818
Attorney: John L. Senft, Esquire, 150 Farm
Lane, Suite 100, York, PA 17402 05.11-3t

ESTATE OF JERRY R. SHAFFER,
DECEASED
Late of East Manchester Twp., York County,
PA.
Administrator: Angela S. Shaffer, 900 Cassel
Road, Manchester, PA 17345 05.11-3t

ESTATE OF BENJAMIN J. SHEARER,
DECEASED
Late of Hanover Boro., York County, PA.
Executrix: Damarys D. Shearer, c/o Barley
Snyder, LLP, 14 Center Square, Hanover,
PA 17331
Attorney: Barley Snyder, LLP, 14 Center
Square, Hanover, PA 17331 05.11-3t

ESTATE OF FREDERICK E. STAUFFER,
DECEASED
Late of Windsor Twp., York County, PA.
Executor: Suzon B. Stauffer, c/o Bellomo &
Associates, 3198 East Market Street, York,
PA 17402
Attorney: Bellomo & Associates, 3198 East
Market Street, York, PA 17402 05.11-3t

ESTATE OF HENDRIKA M.
STRATHMEYER, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Gerrit Strathmeyer, 2826
Westwind Lane, York, PA 17404
Attorney: Charles A. Stambaugh, III,
Esquire, 640 Delp Road, Lancaster, PA
17601 05.11-3t

ESTATE OF ERMA LEE STRAUSBAUGH,
DECEASED
Late of Manchester Twp., York County, PA.
Executor: David Horn Carley, 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 05.11-3t

ESTATE OF JOSEPH JOHN WATCHILLA,
JR., a/k/a JOSEPH WATCHILLA, JR.,
DECEASED
Late of Manchester Twp., York County, PA.
Co-Administrators: Joseph Watchilla, Sr. and
Anna Watchilla, 401 E. Crestwood Drive,
Camp Hill, PA 17011
Attorney: Gerald J. Shekletski, Esquire,
Stone LaFaver & Shekletski, PO Box E,
New Cumberland, PA 17070 05.11-3t

ESTATE OF NORMA J. WOLF, DECEASED
Late of York Twp., York County, PA.
Executor: Barry W. Hengst, 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
05.11-3t

SUSAN G. SCHMITT DEED OF TRUST
DATED JUNE 8, 1992.
Susan G. Schmitt, Deceased.
Late of Gibson Twp., Susquehanna County, PA.
This Trust is in existence and all persons
having claims or demands against said Trust or
decedent are requested to make known the same
and all persons indebted to the decedent to make
payment without delay to Richard R. Schmitt,
Trustee, c/o Michael G. Saile, Esq., Saile &
Saile LLP, 403 Executive Drive, Langhorne, PA
19047. Or to his Attorney: Michael G. Saile,
Esquire, Saile & Saile LLP, 403 Executive
Drive, Langhorne, PA 19047 05.11-3t

THIRD PUBLICATION

ESTATE OF GERALDINE F. ALTLAND,
DECEASED
Late of North Codorus Twp., York County,
PA.
Co-Executors: Clair R. Altland and David F.
Altland, c/o CGA Law Firm, PC, PO Box
606, East Berlin, PA 17316
Attorney: Sharon E. Myers, Esquire, CGA
Law Firm, PC, PO Box 606, East Berlin,
PA 17316 05.04-3t

ESTATE OF RUTH R. BIXLER, DECEASED
Late of East Manchester Twp., York County,
PA.
Administratrix c.t.a.: Debra L. Kitching, c/o
Elder Law Firm of Robert Clofine, 340
Pine Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403
05.04-3t

ESTATE OF ALICE L. BROWN, a/k/a ALICE
ANN L. BROWN, DECEASED
Late of Springfield Twp., York County, PA.
Executrix: Stephanie A. Frey, 7704 Seneca
Ridge Dr., York, PA 17403
Attorney: Jessica L. Rafferty, Esquire, 1600
Lincoln Ave., Latrobe, PA 15650
05.04-3t

ESTATE OF FRANK L. CONLEY, JR.,
a/k/a FRANK LAWSON CONLEY, JR.,
DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Eugenia C. Crumbling, 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 05.04-3t

ESTATE OF NORMA JEAN CRONE,
DECEASED
Late of Dover Twp., York County, PA.
Executor: Donald R. Belch, PO Box 2007,
York, PA 17402
Attorney: William D. Schrack III, Esquire,
Benn Law Firm, 124 W. Harrisburg Street,
Dillsburg, PA 17019 05.04-3t

ESTATE OF DEBORAH A. DAUB, a/k/a
DEBORAH ANN DAUB, DECEASED
Late of West Manchester Twp., York County,
PA.
Executrix: Nancy Parrott Kopp, a/k/a Nancy
Kopp, 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 05.04-3t

ESTATE OF MORGAN ELIZABETH DAUB,
a/k/a MORGAN E. DAUB, DECEASED
Late of West Manchester Twp., York County,
PA.
Administratrix: Nancy Parrott Kopp, a/k/a
Nancy Kopp, 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 05.04-3t

ESTATE OF JOHN L. DENSHAM, a/k/a JOHN
L. DENSHAM, SR., DECEASED
Late of Fairview Twp., York County, PA.
Executrix: Kathleen M. Densham, 452 Elder
Trail, New Cumberland, PA 17070
Attorney: Adam R. Deluca, Esquire, Stone
LaFaver & Shekletski, PO Box E, New
Cumberland, PA 17070 05.04-3t

ESTATE OF LINDA K. ECKER, a/k/a LINDA
KATHERINE ECKER, DECEASED
Late of Hanover Boro., York County, PA.
Executor: Thomas A. Raber, c/o Andrew
H. Shaw, Esquire, 2011 W. Trindle Road,
Carlisle, PA 17013
Attorney: Andrew H. Shaw, Esquire, 2011
W. Trindle Road, Carlisle, PA 17013
05.04-3t

ESTATE OF CURVIN L. EISENHART,
DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Terri J. Grove, 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 05.04-3t

ESTATE OF ANGELA GELTZ, DECEASED
Late of Springettsbury Twp., York County,
PA.
Executor: Vanessa Riley, 4232 Webster Dr.,
York, PA 17402 05.04-3t

ESTATE OF ROBERTA PUFKO GRANEY,
DECEASED
Late of Chanceford Twp., York County, PA.
Executor: Amanda Marie Graney, c/o
Bellomo & Associates, LLC, 3198 East
Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
05.04-3t

ESTATE OF MARGARET L. HAMME, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Gregory E. Hamme, c/o Larry C. Heim, Esquire, 100 E. Market Street, York, PA 17401
Attorney: Larry C. Heim, Esquire, Barley Snyder LLP, 100 E. Market Street, York, PA 17401 05.04-3t

ESTATE OF WALTER C. HURLIMAN, DECEASED
Late of Fairview Twp., York County, PA.
Executor: Jack E. Hurliman, c/o Karen L. Demarco, Esquire, COYNE & COYNE, P.C., 3901 Market Street, Camp Hill, PA 17011
Attorney: Karen L. Demarco, Esquire, COYNE & COYNE, P.C., 3901 Market Street, Camp Hill, PA 17011 05.04-3t

ESTATE OF RAY E. KNAUB, DECEASED
Late of Franklin Twp., York County, PA.
Executor: Karl R. Knaub, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110
Attorney: Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110 05.04-3t

ESTATE OF DANIEL JEROME KOSTOVICK, DECEASED
Late of York Haven Boro., York County, PA.
Executor: Delores A. Kostovick, 1684 North Williamson Road, Covington, PA 16912
Attorney: Donald H. Blackwell, Esquire, 17 Central Avenue, Wellsboro, PA 16901 05.04-3t

ESTATE OF DALE E. MARKEY, DECEASED
Late of York Twp., York County, PA.
Administrator: John W. Keffer Funeral Home & Crematory, Inc., Attn: George Curilla, 902 Mt. Rose Avenue, York, PA 17402
Attorney: Steven M. Carr, Esquire, Ream, Carr, Markey Woloshin & Hunter, LLP, 119 E. Market Street, York, PA 17401 05.04-3t

ESTATE OF LINDA L. MASENHEIMER, DECEASED
Late of York City, York County, PA.
Administrator: Toby Reed Masenheimer, Jr., 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 05.04-3t

ESTATE OF BERNICE F. NESS, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Donna Jo Wolfe, a/k/a Donna Jo Dubs, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 05.04-3t

STATE OF JAMES A. PARKER, a/k/a JIM PARKER, a/k/a JAMES A. PARKER, JR., DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Nancy M. Parker, c/o Tammy A. Weber, Esquire, 49 E. Fourth Street, Williamsport, PA 17701
Attorney: Tammy A. Weber, Esquire, 49 E. Fourth Street, Williamsport, PA 17701 05.04-3t

ESTATE OF RUTH N. ROHRBAUGH, DECEASED
Late of Dover Twp., York County, PA.
Executors: Nancy L. Kauffman, Donald E. Rohrbaugh, and Debra J. Packard, c/o John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404 05.04-3t

ESTATE OF MARY ANN ROLLER, DECEASED
Late of Paradise Twp., York County, PA.
Executor: Wayne L. Roller, c/o CGA Law Firm, PC, PO Box 606, East Berlin, PA 17316
Attorney: Sharon E. Myers, Esquire, CGA Law Firm, PC, PO Box 606, East Berlin, PA 17316 05.04-3t

ESTATE OF LEROY E. SPARKS, DECEASED
Late of Washington Twp., York County, PA.
Administratrix: Pamela Jane Sparks, c/o Kurt A. Blake, Esquire, 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 05.04-3t

ESTATE OF GERALD FRANKLIN TALBERT, DECEASED
Late of Hanover Boro., York County, PA.
Executor: Alexander Hale Talbert, 2524 Codorus Lane, Spring Grove, PA 17362
Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 05.04-3t

ESTATE OF DAN A. TAMBURRINO, DECEASED
Late of York City, York County, PA.
Executor: Steven M. Carr, Esquire, Ream, Carr, Markey Woloshin & Hunter, LLP, 119 E. Market Street, York, PA 17401
Attorney: Steven M. Carr, Esquire, Ream, Carr, Markey Woloshin & Hunter, LLP, 119 E. Market Street, York, PA 17401 05.04-3t

ESTATE OF ANN J. WALTERS, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402
Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 05.04-3t

ESTATE OF JEANNE V. YINGLING, DECEASED
Late of York Twp., York County, PA.
Executor: Eric D. Yingling, c/o Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356
Attorney: Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356 05.04-3t

CRAUN FAMILY TRUST dated April 17, 2019
Notice is hereby given that Robert E. Craun and Nancy F. Border are the Co-Trustees of the above named Trust. All persons indebted to Velma R. Craun are requested to make payment and all those having claims against Velma R. Craun are directed to present the same to: Robert E. Craun and Nancy F. Border, Co-Trustees, c/o Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 05.04-3t

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 **June 7, 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. SCHAEFFER – The First and Final Account of Laura S. Mummert, Executrix of the Last Will and Testament of Steven W. Schaeffer, Late of Manchester Borough, York County, Pennsylvania, deceased, 6722-0628. (Amanda Snoke Dubbs, Esq.)

2. MYERS – The First and Final Account of Linda L. Hammonds, Executrix of the Last Will and Testament of Mildred R. Myers a/k/a Mildred Roman Myers, Late of York Township, York County, Pennsylvania, deceased, 6722-1102. (David M. Laucks, Esq.)

3. HOLTZAPPLE – The First and Account of Barbara A. Snyder and Dianne E. Stambaugh, Co-Executrices of the Last Will and Testament of Margaret E. Holtzapple a/k/a/ Margaret Elizabeth Holtzapple, Late of Red Lion Borough, York County, Pennsylvania, deceased, 6722-0410. (David M. Laucks, Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR

BEFORE MAY 10, 2023.

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

05.18-2t

CIVIL NOTICES

**ARTICLES OF INCORPORATION
 NONPROFIT**

NOTICE is hereby given that Articles of Incorporation [are to be filed] were filed with the Commonwealth of Pennsylvania on April 24, 2023. The name of the [proposed] corporation is Keystone Victory Fund, Inc. The purpose[s] of the corporation is [are] Political Action Committee under Section 527 of IRS Code of 1986. Independent expenditure-only political committee. The corporation [is to be] has been incorporated under the provisions of the Nonprofit Corporation Law of 1988.

05.18-1t

Solicitor

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania on January 9, 2023. The name of the corporation is Equity 4 All Americans Fund. The purpose[s] of the corporation are Financial education, wealth-sharing. The corporation has been incorporated under the provisions of the Nonprofit Corporation Law of 1988.

05.18-1t

Solicitor

NOTICE is hereby given that Articles of Incorporation - Domestic Non-Profit Corporation were filed with the Department of State, Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on May 1, 2023 for Life Skills for Young Adults, Inc., under the provisions of the Pennsylvania Non-Profit Corporation Law of 1988.

05.18-1t

Solicitor

CHANGE OF NAME

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

IN THE MATTER OF

 PETITION FOR CHANGE OF NAME OF
 JENNIFER MICHELE CLATWORTHY

No. 2023-SU-001140

CIVIL ACTION - LAW

NOTICE

Notice is hereby given that on the 27th day of April, 2023, the Petition of Jennifer Michele Clatworthy, was filed in the York County Court of Common Pleas seeking to change the name of Petitioner from Jennifer Michele Clatworthy to Jennifer Rose Cerniglia. The Court has fixed July 18, 2023 at 10:00 am in Courtroom #7002, in the York County Judicial Center, 45 N. George Street, York, Pennsylvania 17401 as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the Petition should not be granted.

05.18-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on the 13th day of April, 2023, the Petition of Sarah E. Sadler, Natural Mother, was filed in the York County Court of Common Pleas at No. 2023-SU-001011, seeking to change the name of minor child from LONDON WALKER HORMAN to LONDON WALKER CLABAUGH. The Court has fixed **Tuesday, June 20, 2023 at 10:00 a.m. in courtroom number 7002, 7th Floor, of the York Judicial Center, 45 N. George St., York, PA 17401** as the date for the hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

05.18-3t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 03/22/23, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Kailany Amaya Quiñones Vargas to Kailany Amaya Diaz Quiñones. The Court has fixed the day of 23 May 2023 at 10:00 am in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

05.18-1t Solicitor

DISSOLUTION NOTICE

Notice is hereby given to all persons interested or who may be affected by REIGART/KISTLER, DDS, INC., a Pennsylvania corporation, that the Board of Directors are now engaged in winding up and settling the affairs of such corporation

so that its existence shall be ended by the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988. Accordingly, REIGART/KISTLER, DDS, INC. is hereby providing notice of its dissolution and requests that all claims against the corporation be presented in writing and contain sufficient information reasonably to inform the corporation of the identity of the claimant and the substance of the claim. The claim must be sent to Barley Snyder, LLP, 14 Center Square, Hanover, Pennsylvania, 17331, Attn: Charmaine E. Nyman, Esq., Re: REIGART/KISTLER, DDS, INC. The deadline to submit such a claim is 60 days after the date hereof and the claim will be barred if not received by that deadline. Furthermore, REIGART/KISTLER, DDS, INC. may make distributions to other claimants and the shareholders of the corporation or persons interested as having been such without further notice to you.

05.18-1t Solicitor

FICTITIOUS NAME

NOTICE is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on April 19, 2023, for **Astronomical Botanica** with a principal place of business located at 441 East Market Street, Ste. 2206, York, PA 17403 in York County. The individual interested in this business is Candyce Byer, also located at 441 East Market Street, Ste. 2206, York, PA 17403. This is filed in compliance with 54 Pa.C.S. 311.417.

05.18-1t Solicitor

NOTICE is hereby given that a certificate was filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania on May 1, 2023, setting forth that 127 North Street Loganville LLC is the interested entity in a business, the character of which is: home improvement supply retain and that the name, style and designation under which said business is and will be conducted is: K & M Home Center and the location where said business is and will be located is: 142 S. Main Street, Shrewsbury, Pennsylvania, 17361.

05.18-1t Solicitor

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of

the Commonwealth of Pennsylvania, setting forth that Dawn Stacey Wampler are the only person(s) owning or interested in a business, the character of which is: Barbershop and hair salon, and that the name, style and designation under which said business is and will be conducted is: Dawn Stacey’s Studio of Barber & Beauty, and the location where said business is and will be located is: 107 South Main Street, Manchester, PA 17345.

05.18-1t Solicitor

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

WINDSOR TOWNSHIP, Plaintiff

v.

COEY M. SMITH, Defendant

No. 2021-SU-002119

NOTICE

TO: COEY M. SMITH

WHEREAS, on the 29th day of September, 2021, Windsor Township, filed its Praeipce for Writ of Scire Facias Sur Municipal Claim against you in the Court of Common Pleas of York County, Pennsylvania, docketed to the number 2021-SU-002119, reinstated by praecipce filed January 19, 2023, for the sum of \$9,780.50 plus interest, costs and attorney’s fees as permitted by 53 P.S. 7106(a); and

WHEREAS, the above mentioned claim is against the property situate at 480 Ness Road, York, Pennsylvania 17402, owned or reputed to be owned by you; and

WHEREAS, we have been given to understand that the above claim is still due and unpaid, the unpaid principal balance being \$9,780.50 plus interest, costs and attorney’s fees, which amount, remains a lien against said property.

NOW, you are hereby notified to file an affidavit of defense to said claim, if any, in the Office of the Prothonotary of York County within fifteen (15) days after service of this writ upon you. If no affidavit of defense is filed within said time, judgment may be entered against you for the whole claim and the property described in the claim sold to recover the amount due.

05.04-3t Solicitor

Notice is hereby given that a hearing is scheduled in the Court of Common Pleas of Cumberland County Pa Civil Action #2023-

02536 for Thursday June 29 2023 at 230 pm
in courtroom 7 of the Cumberland County
Courthouse for default by owner Wayne A
Stiffler 2002 Harley-Davidson Roadking vin
HD1FBW162Y630087

05.18-1t

Solicitor



Morris & Vedder, LLP is pleased to announce Leo E. Gribbin, Jr., Esquire has become a member of the firm as “of Counsel” effective as of May 1, 2023. In 1963, he was co-founder with Nevin Stetler of Stetler & Gribbin which merged in 2008 with the Philadelphia law firm of Goldfein & Joseph. Goldfein & Joseph closed its York branch at 138 East Market Street on April 30, 2023. Mr. Gribbin can be reached at Morris & Vedder, LLP, 32 North Duke Street, P.O. Box 149, York, PA 17405; telephone: (717) 843-9815; email: legibbin@morris-vedder.com

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. TERRY D. ADELSBERGER Docket Number: 2022-SU-001874. 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:

TERRY D. ADELSBERGER

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE township OF LOWER CHANCEFORD, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 488 RIVER ROAD, DELTA, PA 17314

UPIN NUMBER 34-000-02-0027.00-00000

PROPERTY ADDRESS: 488 RIVER ROAD, DELTA, PA 17314

UPI# 340000200270000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR GSAMP TRUST 2007-NC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1 vs. ANY AND ALL KNOWN AND UNKNOWN, HEIRS, EXECUTORS AND ADMINISTRATORS OF EPAMIN G. VASTARDIS A/K/A EPAMIN VASTARDIS, DECEASED; ANY AND ALL KNOWN AND UNKNOWN, HEIRS, EXECUTORS

AND ADMINISTRATORS OF LINDA J. VASTARDIS, DECEASED; and ANY AND ALL KNOWN AND UNKNOWN, HEIRS, EXECUTORS AND ADMINISTRATORS OF THE ESTATE OF GUST E. VASTARDIS, DECEASED Docket Number: 2022-SU-001616. 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:

ANY AND ALL KNOWN AND UNKNOWN, HEIRS, EXECUTORS AND ADMINISTRATORS OF EPAMIN G. VASTARDIS A/K/A EPAMIN VASTARDIS, DECEASED
ANY AND ALL KNOWN AND UNKNOWN, HEIRS, EXECUTORS AND ADMINISTRATORS OF LINDA J. VASTARDIS, DECEASED
ANY AND ALL KNOWN AND UNKNOWN, HEIRS, EXECUTORS AND ADMINISTRATORS OF THE ESTATE OF GUST E. VASTARDIS, DECEASED

ALL that certain Unit No. 21 in Silver Hill Condominium, a condominium development situate in the Borough of Spring Grove, York County, Pennsylvania.

Parcel Number: 850000 01019400C0033

Property Address: 33 3rd Avenue East, Spring Grove, PA 17362- 1225

BEING the same premises which Linda J. Vastardis and Melissa J. Edwards by Deed dated May 23, 2019 and recorded in the Office of Recorder of Deeds of York County on May 23, 2019 at Book 2518, Page 6314 granted and conveyed unto Gust E. Vastardis. Gust E. Vastardis departed this life on July 3, 2021.

PROPERTY ADDRESS: 33 THIRD AVENUE, SPRING GROVE, PA 17362

UPI# 8500001019400C0033

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. BARRY AUGHENBAUGH, SOLELY IN HIS CAPACITY AS HEIR TO JANE AUGHENBAUGH, DECEASED, and VICTORIA MILLER SOLELY IN

HER CAPACITY AS HEIR TO JANE AUGHENBAUGH, DECEASED Docket Number: 2020-SU-000161. 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 AUGHENBAUGH SOLELY IN HIS CAPACITY AS HEIR TO JANE AUGHENBAUGH, DECEASED
VICTORIA MILLER SOLELY IN HER CAPACITY AS HEIR TO JANE AUGHENBAUGH, DECEASED

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

6868 Moulstown Road East Hanover PA 17331
PARCEL #: 30000ED00420000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$107,893.87

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 6868 MOULSTOWN ROAD EAST, HANOVER, PA 17331

UPI# 30000ED00420000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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 AS TRUSTEE FOR PNMS TRUST III vs. CHARLOTTE L. BELL Docket Number: 2022-SU-001985. 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:

CHARLOTTE L. BELL

ALL THAT CERTAIN described lot of ground, with improvements thereon erected, situate in Conewago Township, York County, Pennsylvania, bounded and described as follows

Parcel No. 23-000-02-0071.00-00000

Being the same premises that Karen L. Graham n/k/a Karen L. Williams and Roger A. Williams, husband and wife, by deed dated 3/21/2022 and recorded 3/28/2002 in the office of the Recorder of Deeds in the County of York, Commonwealth of Pennsylvania in Book 1487, Page 1345 and as Instrument No. 2002024850 granted and conveyed to Charlotte L. Bell, a single woman

PROPERTY ADDRESS: 41 CEMETERY ROAD, MANCHESTER, PA 17345

UPI# 230000200710000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. STEVEN J. BELL Docket Number: 2018-SU-001423. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

STEVEN J. BELL

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

437 Friendship Avenue, York, PA 17406
PARCEL #: 660000300190000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$249,693.28

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 437 FRIENDSHIP AVENUE, YORK, PA 17406

UPI# 660000300190000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. BENJAMIN ROBERT BLAIR and JESSIE LYNNE BLAIR Docket Number: 2020-SU-000910. 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:

BENJAMIN ROBERT BLAIR
JESSIE LYNNE BLAIR

ALL THAT CERTAIN ALL THE FOLLOWING TWO (2) DESCRIBED PIECES, PARCELS AND LOTS OF GROUND SITUATE, LYING AND BEING IN THE BOROUGH OF RED LION, COUNTY OF YORK AND STATE OF PENNSYLVANIA, BOUNDED AND LIMITED AS FOLLOWS, TO WIT:

PARCEL NO: 82-000-01-0142.0

PROPERTY ADDRESS: 645 South Main Street, Red Lion, PA 17356

BEING the same premises which Mortgage Electronic Registration Systems, Inc., As Mortgagee, as nominee for movement mortgage LLC by Deed dated December, 2019 and recorded in the Office of Recorder of Deeds of York County on January 09, 2020 at Book 2554, Page1372 granted and conveyed unto Benjamin Robert Blair and Jessie Lynne Blair.

PROPERTY ADDRESS: 645 SOUTH MAIN STREET, RED LION, PA 17356

UPI# 820000101420000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. SCOTT R. BOLTON Docket Number: 2022-SU-003119. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT R. BOLTON

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

310 East Butter Road, York, PA 17404
Parcel No.: 23000NH0225A000000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$102,601.42

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 310 EAST BUTTER ROAD, YORK, PA 17404-9634

UPI# 23000NH0225A0000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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 DBA MR COOPER vs. CHRISTOPHER R. BRENNAN Docket Number: 2022-SU-002684. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER R. BRENNAN

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

270 MORRIS ROAD, FAWN GROVE, PA 17321
Parcel No.: 28-000-BN-0017.L0-00000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$163,644.27

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 270 MORRIS ROAD, FAWN GROVE, PA 17321

UPI# 28000BN0017L000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY vs. LINDA K. BURCHETT Docket Number: 2022-SU-002678. 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:

LINDA K. BURCHETT

By virtue of a Writ of Execution No. 2022-SU-002678

TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY
v.
LINDA K. BURCHETT

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

223 LOCUST ST, HANOVER, PA 17331-2617
Tax ID No. 67-000-04-0121.00-00000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$137,064.96

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 223 LOCUST STREET, HANOVER, PA 17331

UPI# 670000401210000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SANTANDER BANK, N.A. vs. STEVE A. CARBAUGH Docket Number: 2022-SU-002271. 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:

STEVE A. CARBAUGH

By virtue of a Writ of Execution No. 2022-SU-002271

SANTANDER BANK, N.A.
v.
STEVE A. CARBAUGH

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

1462 S GEORGE ST, YORK, PA 17403
Tax ID No. 48-000-24-0012.00-00000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$24,270.61

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 1462 SOUTH GEORGE STREET, YORK, PA 17403

UPI# 480002400120000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. JAMES L. CHRISTHILF, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF

JAMES F. CHRISTHILF and UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF JAMES F. CHRISTHILF Docket Number: 2022-SU-002027. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES L. CHRISTHILF, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF JAMES F. CHRISTHILF UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF JAMES F. CHRISTHILF

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

BEING KNOWN AND NUMBERED AS 18637 RIDGE MEADOW ROAD, STEWARTSTOWN, PA 17363

UPIN NUMBER 32-000-03-0002.00-00000

PROPERTY ADDRESS: 18637 RIDGE MEADOW ROAD, STEWARTSTOWN, PA 17363

UPI# 320000300020000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. STACY RAE DEMANGONE Docket Number: 2022-SU-002261. 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:

STACY RAE DEMANGONE

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

710 JEFFERSON LANE, RED LION, PA 17356
Parcel No. 53-000-11-0043-00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$240,118.66

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 710 JEFFERSON
LANE, RED LION, PA 17356

UPI# 530001100430000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 05, 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: LSF9 MASTER PARTICIPATION TRUST vs. MARY DONOHUE and MICHAEL MYERS Docket Number: 2015-SU-000390-06. 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:

MARY DONOHUE
MICHAEL MYERS

DOCKET NO: 2015-SU-000390-06

ALL THAT CERTAIN lot or piece of ground situate in Hopewell Township, County of York, and Commonwealth of Pennsylvania

TAX PARCEL NO: 32000BL0035K000000

PROPERTY ADDRESS 5993 Anderson Road
Stewartstown, PA 17363

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Mary Donohue
and Michael Myers

ATTORNEY'S NAME: Roger Fay, Esquire

SHERIFF'S NAME: York County Sheriff

PROPERTY ADDRESS: 5993 ANDERSON
ROAD, STEWARTSTOWN, PA 17363

UPI# 32000BL0035K000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 05, 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. BRANDON A. ENGLS Docket Number: 2022-SU-002372. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRANDON A. ENGLS

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

355 Valley View Drive Hanover PA 17331
PARCEL #: 520000200270000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount \$220,549.04

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 355 VALLEY VIEW
DRIVE, HANOVER, PA 17331

UPI# 520000200270000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 05, 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 LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST vs. ESTATE OF LINDA M. STUBBS, LAST RECORD OWNER/MORTGAGOR; TAMMY R. MORGAN, ADMINISTRATRIX OF THE ESTATE AND KNOWN HEIR OF LINDA

M. STUBBS; MALINDA WHITE, KNOWN HEIR OF LINDA M. STUBBS; UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF LINDA M. STUBBS, DECEASED; AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST Docket Number: . 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:

ESTATE OF LINDA M. STUBBS, LAST RECORD OWNER/MORTGAGOR
TAMMY R. MORGAN, ADMINISTRATRIX OF THE ESTATE AND KNOWN HEIR OF LINDA M. STUBBS
MALINDA WHITE, KNOWN HEIR OF LINDA M. STUBBS
UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF LINDA M. STUBBS, DECEASED
AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST

By virtue of a Writ of Execution No. 2022-SU-001978

U.S. Bank, National Association as legal Title Trustee for Truman 2016 SC6 Title Trust

v.

Estate of Linda M. Stubbs, last record owner/mortgagor; et al

owner of property situate in Township of Newberry, York County, Pennsylvania, being

85 Park Avenue, Manchester, PA 17345
Parcel No. 390000102730000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$115,194.51

Attorneys for Plaintiff
Romano, Garubo & Argentieri, LLC

PROPERTY ADDRESS: 85 PARK AVENUE,
MANCHESTER, PA 17345

UPI# 390000102730000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 05, 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. JOHN FILIPELLI and LISA FILIPELLI Docket Number: 2022-SU-000701. 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 FILIPELLI
LISA FILIPELLI

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

BEING KNOWN AND NUMBERED AS 3220 SOUTH SALEM CHURCH ROAD, YORK, PA 17408

UPIN NUMBER 24-000-IG-0002.00-00000

PROPERTY ADDRESS: 3220 SOUTH SALEM CHURCH ROAD, YORK, PA 17408

UPI# 24000IG00020000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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: THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12 C/O CARRINGTON MORTGAGE SERVICES, LLC vs. MARY M. FLORY Docket Number: 2022-SU-002144. 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 M. FLORY

DOCKET #2022-SU-002144

ALL THE FOLLOWING described tract of land with the improvements thereon erected, situated in Chanceford Township, York County, Pennsylvania.

TAX PARCEL #21-000-FM-0078.E0-00000

PROPERTY ADDRESS: 2439 Delta Road, Brogue, PA 17309

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Mary M. Flory

ATTORNEY FOR PLAINTIFF: The Law Office of Gregory Javardian, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 2439 DELTA ROAD, BROGUE, PA 17309

UPI# 21000FM0078E000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. WILLIAM J. FORSYTH, SR. Docket Number: 2022-SU-000487. 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:

WILLIAM J. FORSYTH, SR.

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

99 FETROW LANE, NEW CUMBERLAND, PA 17070

Parcel No.: 27-000-07-0142.00-00000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$107,435.38

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 99 FETROW LANE, NEW CUMBERLAND, PA 17070

UPI# 270000701420000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. MYLES L. GIPE, JR. Docket Number: 2020-SU-000662. 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:

MYLES L. GIPE, JR.

All that certain piece or parcel or Tract of land situate in the Township of Chanceford, York County, Pennsylvania, and being known as 13407 Manor Furnace Road, Felton, Pennsylvania 17322.

TAX MAP AND PARCEL NUMBER:21-000-FL-0082.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$100,143.71

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Myles L. Gipe, Jr.

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

PROPERTY ADDRESS: 13407 MANOR FURNACE ROAD, FELTON, PA 17322

UPI# 21000FL00820000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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

C/O NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC, D/B/A SHELLPOINT MORTGAGE SERVICING vs. DALE E. GOHEEN, III Docket Number: 2022-SU-002520. 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:

DALE E. GOHEEN, III

REAL PROPERTY SHORT DESCRIPTION FORM (To Be Used for Advertising Only)

By virtue of a Writ of Execution No. 2022-SU-002520

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust c/o New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing v.

DALE E. GOHEEN, III

owners of property situate in WINDSOR TOWNSHIP, York County, Pennsylvania, being

1275 BAHNS MILL ROAD, WINDSOR, PA 17366

Parcel No. 53-000-HL-0075.00-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$138,236.51

Attorneys for Plaintiff Parker McCay, PA

PROPERTY ADDRESS: 1275 BAHNS MILL ROAD, WINDSOR, PA 17366

UPI# 53000HL00750000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. GARETT L. HACKER and AMBER M. HACKER Docket Number: 2022-SU-002736. 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:

GARETT L. HACKER AMBER M. HACKER

DOCKET #2022-SU-002736

ALL that certain lot or piece of ground situate in the Township of East Manchester, County of York, and Commonwealth of Pennsylvania.

PARCEL No. 26-000-13-0187.00-00000

PROPERTY ADDRESS: 155 ASBURY COURT, MOUNT WOLF, PENNSYLVANIA 17347

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Garrett L. Hacker AND Amber M. Hacker

ATTORNEY FOR PLAINTIFF: Powers Kirm, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 155 ASBURY COURT, MOUNT WOLF, PA 17347

UPI# 260001301870000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. ILLYA O. HARRISON Docket Number: 2022-SU-002748. 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:

ILLYA O. HARRISON

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

BEING KNOWN AND NUMBERED AS 45 NORTH CONLEY LANE, ETTERS, PA 17319

UPIN NUMBER 39-000-08-0515.00-00000

PROPERTY ADDRESS: 45 NORTH CONLEY LANE, ETTERS, PA 17319

UPI# 390000805150000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005 vs. AUDRA JOHNS AS ADMINISTRATRIX OF THE ESTATE OF JASON ALLEN KWASNIK, DECEASED and JAMES HALKIAS Docket Number: 2022-SU-001667. 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:

AUDRA JOHNS AS ADMINISTRATRIX OF THE ESTATE OF JASON ALLEN KWASNIK, DECEASED JAMES HALKIAS

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

14854 TROUT SCHOOL ROAD, FELTON, PA 17322

Parcel No.: 25-000-DL-0055.H0-00000 (Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$175,612.39

Attorney for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 14854 TROUT SCHOOL ROAD, FELTON, PA 17322

UPI# 25000DL0055H0000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 05, 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: BAYVIEW LOAN SERVICING, LLC vs. MICHAEL D. KALE Docket Number: 2019-SU-001928. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL D. KALE

Owner(s) of property situate in the Hanover Borough, YORK County, Pennsylvania, being

16 WEST HANOVER STREET, HANOVER, PA 17331
Parcel No. 67-000-06.0133.0
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$165,934.94

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 16 WEST HANOVER STREET, HANOVER, PA 17331

UPI# 670000601330000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 05, 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: GITSIT SOLUTIONS, LLC vs. KENNETH KITNER and LINDA D KITNER Docket Number: 2022-SU-002638. 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:

KENNETH KITNER
LINDA D KITNER

By virtue of a Writ of Execution No. 2022-SU-002638

TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY
v.
KENNETH KITNER; LINDA D KITNER

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

102 BIG OAK RD, DILLSBURG, PA 17019
Tax ID No. 38-000-0D-0076.D0-00000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$154,777.00

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 102 BIG OAK ROAD, DILLSBURG, PA 17019

UPI# 380000D0076D000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. WILLIAM E. KOHLER, JR. and JACQUELINE D. KOHLER Docket Number: 2022-SU-000748. 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:

WILLIAM E. KOHLER, JR.
JACQUELINE D. KOHLER

ALL THAT CERTAIN lot or piece of ground with improvements thereon erected, situated on the east side of Jessop Place, in the Eight Ward of the City of York, County of York and Commonwealth of Pennsylvania, adjoining property now or late of Martin F. Paip on the North; a 15 foot wide alley on the East; Jessop

Place on the West and property now or late of Sylvester A. Irvin on the South. Containing in front on said Jessop Place 16 feet and 8 inches, more or less, extending in length or depth Eastwardly 145 feet, more or less, to said alley.

Property Address: 721 Jessop Place
York, PA 17403

Parcel No. 081740100210000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2022-SU-000748
Judgment: \$34,249.31
Attorney: Samantha Gable, Esquire
To be sold as the Property Of: William E. Kohler, Jr. and Jacqueline D. Kohler

PROPERTY ADDRESS: 721 JESSOP PLACE, YORK, PA 17403

UPI# 081740100210000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. JULIE L. LAVETAN Docket Number: 2022-SU-002401. 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 L. LAVETAN

By virtue of a Writ of Execution No. 2022-SU-002401

WELLS FARGO BANK, N.A.
v.
JULIE L. LAVETAN

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

1651 LESLYNN RD, YORK, PA 17403
Tax ID No. 48-000-16-0187.N0-00000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$105,952.66

Attorneys for Plaintiff

Brock & Scott, PLLC

PROPERTY ADDRESS: 1651 LESLYNN ROAD, YORK, PA 17403

UPI# 48000160187N000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. TERRI L. LEHMAN Docket Number: 2022-SU-000959. 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:

TERRI L. LEHMAN

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

17058 MOUNT AIRY ROAD, SHREWSBURY, PA 17361
Parcel No. 45-000-06-0113.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$174,553.04

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 17058 MOUNT AIRY ROAD, SHREWSBURY, PA 17361

UPI# 450000601130000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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: HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE ELLINGTON LOAN ACQUISITION TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1 vs. CHARLES M. LOEHMER and MARY KELLY LOEHMER Docket Number: 2016-SU-001811-06. 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:

CHARLES M. LOEHMER
MARY KELLY LOEHMER

ALL THAT CERTAIN tract of land situated in Shrewsbury Borough, York County, Pennsylvania, bounded and described according to a Plan made by Northfield Engineering and Design, Inc., CE and Land Surveyors and Planners, Stewartstown, PA, dated 05/25/2003 and recorded 7/23/2003 in Plan Book SS Page 220.

Property Address: 24 Tree Hollow Drive Shrewsbury, PA 17361

Parcel No. 84-000-10-0009.00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2016-SU-001811-06
Judgment: \$547,872.04
Attorney: Christopher A. DeNardo, Esquire
To be sold as the Property Of: Charles M. Loehmer and Mary Kelly Loehmer

PROPERTY ADDRESS: 24 TREE HOLLOW DRIVE, SHREWSBURY, PA 17361

UPI# 840001000090000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. BETTY L. MAY Docket Number: 2022-SU-002735. 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:

BETTY L. MAY

DOCKET #2022-SU-002735

All that certain lot of ground and the improvements thereon erected, being partly in the Borough of West York, York County, Pennsylvania, and partly in West Manchester Township, York County, Pennsylvania.

PARCEL No. 88-000-18-0021.00-00000

PROPERTY ADDRESS: 1741 ORANGE STREET, YORK, PENNSYLVANIA 17404

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Betty L. May

ATTORNEY FOR PLAINTIFF: Powers Kirn, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 1741 ORANGE STREET, YORK, PA 17404

UPI# 880001800210000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. ZACHARY A. MCFADDEN Docket Number: 2020-SU-000691. 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:

ZACHARY A. MCFADDEN

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

1726 San Gabriel Drive, York, PA 17406
Parcel No.: 460001601680000000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$139,050.96

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 1726 SAN GABRIEL DRIVE, YORK, PA 17406

UPI# 460001601680000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. GWAINN A. MCKEEVER and SHANA L. MCKEEVER Docket Number: 2011-SU-004104-06. 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:

GWAINN A. MCKEEVER
SHANA L. MCKEEVER

All that certain piece or parcel or Tract of land situate in Conewago Township, York County, Pennsylvania, and being known as 2965 Bull Road, York, Pennsylvania 17408.
TAX MAP AND PARCEL NUMBER:23-000-KG-0021.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$133,735.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:
Gwainn A. McKeever and Shana L. McKeever

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

PROPERTY ADDRESS: 2965 BULL ROAD, YORK, PA 17408

UPI# 23000KG00210000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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 TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QS12C/OPHH MORTGAGE CORPORATION, AS SERVICER FOR MORTGAGEE vs. CHRISTIE A. NACE A/K/A CHRISTIE NACE Docket Number: 2022-SU-002310. 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:

CHRISTIE A. NACE A/K/A CHRISTIE NACE

ALL THAT CERTAIN Unit #7 a/k/a 322 Cherry Street, in Cherry Hill Condominium II, a condominium, situate in the Borough of Red Lion, York County, Pennsylvania. The improvements thereon being known as 322 Cherry Street, Unit # 7, Red Lion, Pennsylvania - 17356.

PARCEL ID: 82-000-05-0076.00-PC007 FNA 82-000-05-0076.00-C0007

PROPERTY ADDRESS: 322 Cherry Street, Unit #7, Red Lion, Pa 17356

PROPERTY ADDRESS: 322 CHERRY STREET UNIT #7 A/K/A, 322 CHERRY STREET UNIT 7, RED LION, PA 17356-1524

UPI# 8200005007600PC007 FNA 8200005007600C0007

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. MONA S. NEARHOOF Docket Number: 2022-SU-001225. 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:

MONA S. NEARHOOF

Owner(s) of property situate in the SPRING GROVE BOROUGH, YORK County, Pennsylvania, being

47 EAST 3RD AVENUE, SPRING GROVE, PA 17362

Parcel No. 85-000-01-0194.00-C0047 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$124,199.28

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 47 EAST 3RD AVENUE, SPRING GROVE, PA 17362

UPI# 8500001019400C0047

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. PATTI O'BRIEN Docket Number: 2022-SU-002154. 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:

PATTI O'BRIEN

Docket No. 2022-SU-002154

Description: ALL THAT CERTAIN described lot of ground, with improvements thereon erected in York City, York County, Pennsylvania, as more fully described in Book 1826, Page 5490

Parcel No. 14-618-02-0002.00-00000

Property: 1530 Devers Road, York, PA 17404

Improvements: Residential Property

PROPERTY ADDRESS: 1530 D EVERS ROAD, YORK, PA 17404

UPI# 146180200020000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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 vs. DUANE A. PAIGE Docket Number: 2022-SU-001300. 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:

DUANE A. PAIGE

All that certain piece or parcel or Tract of land situate in the City of York, York County, Pennsylvania, and being known as 518 Lamour Street, York, Pennsylvania 17403.

TAX MAP AND PARCEL NUMBER:12-432-19-0031.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$62,685.52

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Duane A. Paige

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

PROPERTY ADDRESS: 518 LAMOUR STREET, YORK, PA 17403

UPI# 124321900310000000

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

Seized, levied upon and taken into execution As

the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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: BANK UNITED N.A. vs. JUSTIN B. PFEIFFER Docket Number: 2022-SU-002280. 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:

JUSTIN B. PFEIFFER

Being all those certain two contiguous tracts of land situate, lying and being in Shrewsbury Borough, (formerly Shrewsbury Township), York County, Pennsylvania, being more fully bounded and described as follows:

Property Address: 511 S Main Street Shrewsbury, PA 17361

Parcel No. 84-000-03-0032.00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2022-SU-002280
Judgment: \$154,092.21
Attorney: Samantha Gable, Esquire
To be sold as the Property Of: Justin B. Pfeiffer

PROPERTY ADDRESS: 511 SOUTH MAIN STREET, SHREWSBURY, PA 17361

UPI# 840000300320000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. ROBERT J. RANKIN Docket Number: 2022-SU-002779. 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:

ROBERT J. RANKIN

SHERIFF'S SALE
By virtue of a Writ of Execution No. 2022-SU-002779

PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff
vs

ROBERT J. RANKIN, Defendant

Real Estate: 230 WALNUT STREET WRIGHTSVILLE, PA 17368

Municipality: WRIGHTSVILLE BOROUGH

Short Description: LOT NO. 91, GENERAL PLAN OF WRIGHTSVILLE BOROUGH APPROX. 60 X 160.

See Instrument: 2019-058324

Tax Parcel #: 91-000-03-0103-00-00000

Assessment: \$116,444.00

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD AS THE PROPERTY OF ROBERT J. RANKIN ON JUDGMENT NO. 2022-SU-002779

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

PROPERTY ADDRESS: 230 WALNUT STREET, WRIGHTSVILLE, PA 17368

UPI# 910000301030000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. SHAWN P. REACHARD Docket Number: 2022-SU-003046. 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:

SHAWN P. REACHARD

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE SPRING GROVE, YORK COUNTY, PENNSYLVANIA : BEING KNOWN AS: 21 BALTIMORE STREET SPRING GROVE, PA 17362

BEING PARCEL NUMBER: 73-000-01-0063.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 21 BALTIMORE STREET, SPRING GROVE, PA 17362-7986

UPI# 730000100630000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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 DBA MR. COOPER AS SUCCESSOR BY MERGER TO PACIFIC UNION FINANCIAL LLC vs. JASON RUPPERT AKA JASON D. RUPPERT Docket Number: 2017-SU-003268. 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:

JASON RUPPERT AKA JASON D. RUPPERT

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

720 FINKS DRIVE, YORK, PA 17404 Parcel No. 36-000-LH-0087.N0-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$146,271.07

Attorneys for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 720 FINKS DRIVE, YORK, PA 17404

UPI# 36000LH0087N000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. STEPHANIE M. SCHROEDER, ADMINISTRATRIX OF THE ESTATE OF MICHAEL P. LYNCH, DECEASED Docket Number: 2022-SU-001495. 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:

STEPHANIE M. SCHROEDER, ADMINISTRATRIX OF THE ESTATE OF MICHAEL P. LYNCH, DECEASED

Docket No. 2022-SU-001495

Description:ALL THAT CERTAIN Unit No. 133-E in the Lombard Pines Condominium, a condominium development situate in Windsor Township, York County, Pennsylvania, as more fully described in Book 2373, Page 7067

Parcel No. 53-000-HK-0076.E0-C0034

Property: 133 Kathryn Drive, Red Lion, PA 17356

Improvements: Residential Property

PROPERTY ADDRESS: 133 KATHRYN DRIVE, RED LION, PA 17356

UPI# 53000HK0076E0C0034

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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: BOKF, N.A. vs. TOSHIA M. SHEARER Docket Number: 2022-SU-000791. 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:

TOSHIA M. SHEARER

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

BEING KNOWN AND NUMBERED AS 18 SOUTH ROYAL STREET, YORK, PA 17401

UPIN NUMBER 09-196-01-0019.00-00000

PROPERTY ADDRESS: 18 SOUTH ROYAL STREET, YORK, PA 17401

UPI# 091960100190000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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: FEDERAL NATIONAL MORTGAGE ASSOCIATION vs. PATRICIA A. SMITH and GALLEN D. SMITH Docket Number: 2018-SU-003254. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

PATRICIA A. SMITH GALLEN D. SMITH

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

7270 Harmony Grove Road Wellsville PA 17365 PARCEL #: 49000LE0002B000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$201,151.03

Attorneys for Plaintiff KML Law Group P.C.

PROPERTY ADDRESS: 7270 HARMONY GROVE ROAD, WELLSVILLE, PA 17365

5.04-3t Sheriff's Office, York County, Pennsylvania

UPI# 49000LE0002B000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AMERIHOM MORTGAGE COMPANY, LLC vs. NATHAN STAUB and STACEY C. STAUB Docket Number: 2022-SU-002793. 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:

NATHAN STAUB STACEY C. STAUB

All that certain piece or parcel or Tract of land situate in the Township of Jackson, York County, Pennsylvania, and being known as 13 Kevin Drive, York, Pennsylvania 17408.

TAX MAP AND PARCEL NUMBER:33-000-04-0034.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$200,566.37

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Nathan Staub and Stacey C. Staub

McCabe, Weisberg & Conway, LLC 1420 Walnut Street, Suite 1501 Philadelphia, PA 19102

PROPERTY ADDRESS: 13 KEVIN DRIVE, YORK, PA 17408

UPI# 33000040034000000

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

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

RICHARD P. KEUERLEBER, Sheriff

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. JAIME L. SYNAMON, AS ADMINISTRATRIX OF THE ESTATES OF CLYDE D. CRILLEY A/K/A C. DOUGLAS CRILLEY, DECEASED AND NORMA-JEAN CRILLEY, DECEASED Docket Number: 2022-SU-001945. 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:

JAIME L. SYNAMON, AS ADMINISTRATRIX OF THE ESTATES OF CLYDE D. CRILLEY A/K/A C. DOUGLAS CRILLEY, DECEASED AND NORMA-JEAN CRILLEY, DECEASED

DOCKET #2022-SU-001945

ALL THAT CERTAIN TRACT OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF HANOVER, YORK COUNTY, PENNSYLVANIA.

PARCEL No. 67-000-13-0123.00-00000

PROPERTY ADDRESS: 406 CLEARVIEW ROAD, HANOVER BOROUGH, PENNSYLVANIA 17331

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: C. Douglas Crilley and Norma-Jean Crilley

ATTORNEY FOR PLAINTIFF: Powers Kirm, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 406 CLEARVIEW ROAD, HANOVER, PA 17331

UPI# 67000130123000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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: MATRIX FINANCIAL SERVICES CORPORATION vs. THE UNKNOWN HEIRS OF ADAM R. GASSNER DECEASED and ANDREA GASSNER A/K/A ANDREA WHITCOMB, SOLELY IN HER CAPACITY AS HEIR OF ADAM R. GASSNER, DECEASED Docket Number: 2021-SU-001287. 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 ADAM R. GASSNER DECEASED ANDREA GASSNER A/K/A ANDREA WHITCOMB, SOLELY IN HER CAPACITY AS HEIR OF ADAM R. GASSNER, DECEASED

Owner(s) of property situate in PARTIALLY IN THE BOROUGH OF FRANKLINTOWN AND PARTIALLY IN THE TOWNSHIP OF FRANKLIN, York County, Pennsylvania, being

49 Glenview Circle, Dillsburg, PA 17019 Parcel No.: 63-000-NC-0094.B0-C0022 (Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$89,497.98

Attorney for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 49 GLENVIEW CIRCLE, DILLSBURG, PA 17019

UPI# 63000NC0094B0C0022

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. LOWELL K. THOMAS and MEGAN P. THOMAS Docket Number: 2021-SU-002650. 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:

LOWELL K. THOMAS
MEGAN P. THOMAS

ALL THAT CERTAIN TRACT OF LAND WITH THE IMPROVEMENTS THEREON ERECTED SITUATE PARTLY IN MANHEIM TOWNSHIP AND PARTLY IN CODORUS TOWNSHIP, YORK COUNTY, PENNSYLVANIA

3414 Trone Road, Glenville, PA 17329
Parcel No.: 37-000-CF-0069.00-00000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$585,065.61

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 3414 TRONE ROAD, GLENVILLE, PA 17329

UPI# 37000CF00690000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER YVONNE LEWIS Docket Number: 2022-SU-001507. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER YVONNE LEWIS

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

BEING KNOWN AS: 313 ROYAL DRIVE, MANCHESTER, PA 17345

BEING PARCEL NUMBER: 76-000-02-0138.00-C0001

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 313 ROYAL DRIVE, MANCHESTER, PA 17345

UPI# 7600002013800C0001

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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 M vs. TONYA VELAZQUEZ Docket Number: 2022-SU-001409. 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:

TONYA VELAZQUEZ

Docket No. 2022-SU-001409

Description: ALL THAT CERTAIN ALL THAT CERTAIN described lot of ground, with improvements thereon erected, situate in Penn Township, York County, Pennsylvania, as more fully described in Book 2557, Page 3541.

Parcel No. 44-000-03-0120.00-00000

Property: 550 Baltimore Street, Hanover, PA 17331

Improvements: Residential Property

PROPERTY ADDRESS: 550 BALTIMORE STREET, HANOVER, PA 17331

UPI# 440000301200000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO METRO BANK F/K/A COMMERCE BANK/HARRISBURG, N.A. vs. JOEL A. WARNER AND LINDA C. WARNER, TRUSTEES OF THE JOEL A. AND LINDA C. WARNER, REVOCABLE TRUST Docket Number: 2021-SU-002500. 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:

JOEL A. WARNER
LINDA C. WARNER, TRUSTEES OF THE JOEL A. AND LINDA C. WARNER, REVOCABLE TRUST

SHORT LEGAL DESCRIPTION

By virtue of Writ of Execution No. 2021-SU-002500

FIRST NATIONAL BANK OF PENNSYLVANIA, successor by merger to Metro Bank f/k/a Commerce Bank/Harrisburg, N.A. V. JOEL A. WARNER AND LINDA C. WARNER, TRUSTEES OF THE JOEL A. AND LINDA C. WARNER, REVOCABLE TRUST

Of property situate in the Borough of Windsor and County of York, Pennsylvania, being known as 94 E. Main Street, Windsor, Pennsylvania 17366

Tax Parcel No. 89-000-01-0022

Improvements thereon: dwelling know as 94 E. Main Street, Windsor, Pennsylvania 17366

Judgment amount \$74,925.01

PROPERTY ADDRESS: 94 EAST MAIN STREET, WINDSOR, PA 17366

UPI# 89000010022000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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: DEBT COLLECTION SOLUTIONS, LLC vs. ALISSA A. WHITMORE Docket Number: 2022-SU-002948. 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:

ALISSA A. WHITMORE

By virtue of a Writ of Execution No.: 2022-SU-002948

DEBT COLLECTION SOLUTIONS, LLC v. ALISSA A. WHITMORE, owner of property situate in HEIDELBERG TOWNSHIP, YORK COUNTY, PENNSYLVANIA being:

1843 Liberty Road, Heidelberg Township York County, Spring Grove, Pennsylvania 17362 Parcel No.: 30-000-EE-0064.X0-00000 Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$17,865.12

Attorneys for Plaintiff Stock and Leader

PROPERTY ADDRESS: 1843 LIBERTY ROAD, SPRING GROVE, PA 17362

UPI# 30000EE0064X000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. AMY S. WILDASIN and NICHOLAS S. WILDASIN Docket Number: 2022-SU-001001. 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:

AMY S. WILDASIN NICHOLAS S. WILDASIN

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

28 BURNS ROAD, SPRING GROVE, PA 17362 Parcel No.: 73000DG0020C000000 (Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$140,706.30

Attorney for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 28 BURNS ROAD, SPRING GROVE, PA 17362

UPI# 73000DG0020C000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 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. DENNIS YANOVER Docket Number: 2022-SU-002353. 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:

DENNIS YANOVER

By virtue of a Writ of Execution No. 2022-SU-002353

FREEDOM MORTGAGE CORPORATION v. DENNIS YANOVER

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

2303 GOLDEN EAGLE DRIVE, YORK, PA 17408

Tax ID No. 51-000-32-0138.D0-C0146

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$150,201.19

Attorneys for Plaintiff Brock & Scott, PLLC

PROPERTY ADDRESS: 2303 GOLDEN EAGLE DRIVE, YORK, PA 17408

UPI# 51000320138D0C0146

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 5.04-3t York County, Pennsylvania



YCBA MEMBER SPOTLIGHT

John G. Bergdoll IV, Esq., Attorney at Law Offices of J.G. Bergdoll, LLC

John is a York County native and graduated from Northern High School, York College with his bachelor's in Psychology, and the Penn State Dickinson School of Law. While in Law School he interned with MidPenn Legal Services in York.

He started the practice of law at his father's firm and is now a solo practitioner at his firm, Law Offices of J.G. Bergdoll, LLC, with offices in Dillsburg and York. John is a general practitioner focusing on family law, bankruptcy, landlord tenant matters, and mental health. He is court appointed counsel for patients involuntarily committed for treatment, guardianship, dependency, and custody matters.



John is actively involved in the Pennsylvania Bar Association (PBA) and currently a York County representative in the House of Delegates. He has also served as Committee Chair of the PBA's Civil and Equal Rights Committee and has organized several PBA courses and presentations on federal and state constitutional rights and mental illness.

John lives in his childhood home with his wife Anna, his daughter Nylah, and Crunchberry, their German Shepherd. He enjoys camping and hiking with his family and winter trips to Utah and Vermont.

MORE ABOUT JOHN:

What achievements are you most proud of? I am most proud of receiving the 2019 PBA Pro Bono Award for representing those who may otherwise be unable to obtain counsel. This work is especially meaningful when representing individuals without the resources to obtain an attorney because of mental illness. As an advocate for those who are disadvantaged due to disability, I have helped many who may not otherwise be able to meaningfully participate in their cases and exercise their due process rights.

What's the best piece of advice you've ever received in your career? Fix the problem, not the person.

Finish this sentence, "Everyone who knows me, knows I love...": ...the outdoors.

What would someone be surprised to know about you? I have been an avid snowboarder since I was thirteen and was a Ski Roundtop snowboard instructor from 2015-2021.

What do you find most rewarding about being an attorney? Advocating for and protecting the constitutional rights of those who could not otherwise obtain an attorney. Through appellate work, legal education, and policy recommendations of the PBA, I have unique opportunities to educate and shape policy in support of the constitutional rights of all people in the State. Seeing the direct results of that work is a constant reminder of why I became a lawyer.

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