

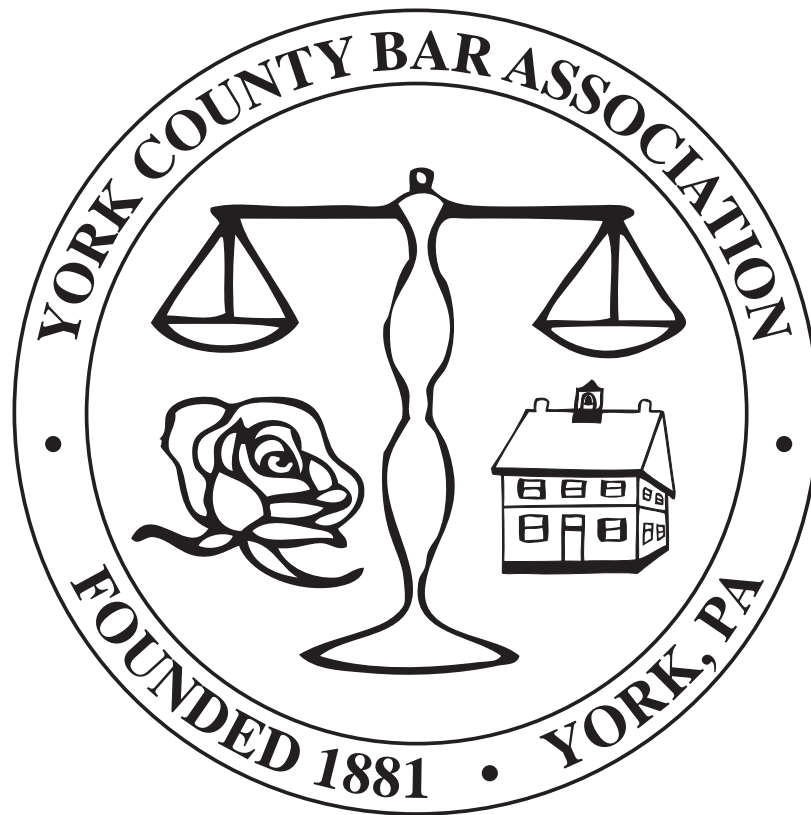
York Legal Record

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

Vol. 137

YORK, PA, THURSDAY, JANUARY 18, 2024

No. 43



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.**

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

ESTATE NOTICES

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

FIRST PUBLICATION

ESTATE OF BEVERLY A. CLINE,
DECEASED

Late of Dover Twp., York County, PA.
Executrix: Cathy Lynn Hindman, 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 1.18-3t

ESTATE OF DOLORES L. DELLER, a/k/a
DOLORES DELLER, DECEASED

Late of Manchester Twp., York County, PA.
Co-Executors: Mary Jane Fringer and James
Alan Deller, c/o Gillian A. Woodward,
Esquire, 1701 West Market Street, York,
PA 17404
Attorney: Gillian A. Woodward, Esquire,
1701 West Market Street, York, PA 17404
1.18-3t

ESTATE OF FAYE C. GOTWALT,
DECEASED

Late of Jackson Twp., York County, PA.
Co-Executors: Lorie J. Sheffer and Gregory
D. Gotwalt, 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 1.18-3t

ESTATE OF JANE E. HAUPT, DECEASED

Late of York City, York County, PA.
Administrator: Ari Haupt, c/o Kearney
Graybill, LLC, 940 South Queen Street,
York, PA 17403
Attorney: Jack L. Graybill II, Esquire,
Kearney Graybill, LLC, 940 South Queen
Street, York, PA 17403 1.18-3t

ESTATE OF WADE EMERSON HOFFMAN,
DECEASED

Late of Mount Wolf, York County, PA.
Executor: Wanda Poole, c/o McNees
Wallace & Nurick LLC, 570 Lausch Lane,
Suite 200, Lancaster, PA 17601
Attorney: Vance E. Antonacci, Esquire,
McNees Wallace & Nurick LLC, 570
Lausch Lane, Suite 200, Lancaster, PA
17601 1.18-3t

ESTATE OF KAREN A. JONES, DECEASED
Late of Shrewsbury Boro., York County, PA.
Co-Administrators: Brett Jones and Nicole
Reed, c/o Trinity Law, 1681 Kenneth
Road, Building 2, York, PA 17408
Attorneys: Patrick J. Schaeffer, Esquire and
Laura E. Bayer, Esquire, Trinity Law,
1681 Kenneth Road, Building 2, York, PA
17408 1.18-3t

ESTATE OF PAMELA C. KELLY, DECEASED

Late of York City, York County, PA.
Administrator: Larry Kelly, c/o 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
1.18-3t

ESTATE OF JUNE N. KESSLER, a/k/a JUNE
L. KESSLER, DECEASED

Late of Hanover Boro., York County, PA.
Co-Executors: Scott A. Kessler and Kelly A.
Wentz, 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
1.18-3t

ESTATE OF JOANNE M. KREEGER, a/k/a
JOANN MARIE KREEGER, DECEASED

Late of Codorus Twp., York County, PA.
Executrix: Karen S. Kreeger, c/o Bellomo
& Associates, LLC, 3198 East Market
Street, York, PA 17402
Attorney: Jeffrey R. Bellomo, Esquire,
Bellomo & Associates, LLC, 3198 East
Market Street, York, PA 17402 1.18-3t

ESTATE OF RONALD A. McCLAIN,
DECEASED

Late of West Manchester Twp., York County,
PA.
Executor: Michael G. Leichliter, 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 1.18-3t

ESTATE OF EARL R. RAUBENSTINE,
a/k/a EARL ROBERT RAUBENSTINE,
DECEASED

Late of York City, York County, PA.
Executor: David B. Raubenstein, 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
1.18-3t

ESTATE OF SAMUEL CARL SCHMUCK,
DECEASED

Late of City of York, York County, PA.
Administrator: Deborah A. Leonard, c/o
Snoke Dubbs Law, Inc., 204 St. Charles
Way, Suite F, York, PA 17402
Attorney: Amanda Snoke Dubbs, Esquire,
Snoke Dubbs Law, Inc., 204 St. Charles
Way, Suite F, York, PA 17402 1.18-3t

ESTATE OF GAIL ELAINE SIMPSON, a/k/a
GAIL E. SIMPSON, DECEASED

Late of West York Boro., York County, PA.
Administratrix: Dareth E. Simpson, 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 1.18-3t

ESTATE OF PHYLLIS W. SMELTZER, a/k/a
PHYLLIS I. SMELTZER, DECEASED

Late of Red Lion Boro., York County, PA.
Executor: Kerry D. Smeltzer, c/o Charles
J. Long, Esquire, 25 North Duke Street,
Suite 202, York, PA 17401
Attorney: Charles J. Long, Esquire, 25 North
Duke Street, Suite 202, York, PA 17401
1.18-3t

SECOND PUBLICATION

ESTATE OF CHARLES S. BEARD,
DECEASED

Late of New Salem Boro., York County, PA.
Executor: Susan L. Krebs, 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 1.11-3t

ESTATE OF LARRY L. BROWN, DECEASED
Late of East Manchester Twp., York County,
PA.

Executor: Bryan C. Brown, c/o Kearney
Graybill, LLC, 940 South Queen Street,
York, PA 17403
Attorney: Jack L. Graybill II, Esquire,
Kearney Graybill, LLC, 940 South Queen
Street, York, PA 17403 1.11-3t

ESTATE OF VICKY A. DEARDORFF,
DECEASED

Late of Windsor Twp., York County, PA.
Executor: Linda J. Loughran, c/o Hoffmeyer
& Semmelman, LLC, 30 N. George Street,
York, PA 17401
Attorney: William F. Hoffmeyer, Esquire,
Hoffmeyer & Semmelman, LLC, 30 N.
George Street, York, PA 17401 1.11-3t

ESTATE OF ROLAND E. GARVIN,
DECEASED

Late of Dover Twp., York County, PA.
Executors: James E. Garvin and Robert D.
Garvin, c/o John W. Stitt, Esquire, 1434
W. Market Street, York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W.
Market Street, York, PA 17404 1.11-3t

ESTATE OF JUDY M. HULL, a/k/a JUDY
MAY HULL, DECEASED

Late of Paradise Twp., York County, PA.
Executors: Brett A. Carbaugh, 579 Kohler
School Road, New Oxford, PA 17350 and
Amy J. Snelbecker, 129 Harrisburg Street,
York Springs, PA 17372
Attorney: Arthur J. Becker, Jr., Esquire,
Becker Law Group, P.C., 529 Carlisle
Street, Hanover, PA 17331 1.11-3t

ESTATE OF CLARE D. KLUNK, DECEASED
Late of Penn Twp., York County, PA.

Executor: Catherine Gorton, PO Box 1309,
Frisco, CO 80443 1.11-3t

ESTATE OF JOHN H. LEHMAN, DECEASED
 Late of Hellam Boro., York County, PA.
 Executor: Constance F. Lehman, c/o Hoffmeyer & Semmelman, LLC, 30 N. George Street, York, PA 17401
 Attorney: William F. Hoffmeyer, Esquire, Hoffmeyer & Semmelman, LLC, 30 N. George Street, York, PA 17401 1.11-3t

ESTATE OF CHRISTOPHER METTEE, DECEASED
 Late of Glen Rock, York County, PA.
 Executor: Tim Mettee, 15418 York Road, Sparks, MD 21152 1.11-3t

ESTATE OF BETTY L. NEFF, a/k/a BETTY LOU NEFF, DECEASED
 Late of York Twp., York County, PA.
 Executrix: Amy N. Glock, c/o GARBER & GARBER LAW, 208 Hellam Street, Wrightsville, PA 17368
 Attorney: John M. Garber, Esquire, GARBER & GARBER LAW, 208 Hellam Street, Wrightsville, PA 17368 1.11-3t

ESTATE OF DAVID R. SCHAEBERLE, DECEASED
 Late of Spring Garden Twp., York County, PA.
 Executor: Larry E. Marks, c/o Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403
 Attorney: Jack L. Graybill II, Esquire, Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403 1.11-3t

ESTATE OF THELMA A. STAUB, DECEASED
 Late of Warrington Twp., York County, PA.
 Co-Executors: Ira V. Staub, Jr. and Nancy J. Suter, c/o Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055
 Attorney: Jaron P. Castranio, Esquire, Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055 1.11-3t

ESTATE OF MILDRED A. TRNKA, DECEASED
 Late of West Manheim Twp., York County, PA.
 Executrix: Valerie J. Herman, 354 Joshua Court, Hanover, PA 17331
 Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 1.11-3t

ESTATE OF CHARLES E. WIECHMAN, a/k/a CHARLES EDWIN WIECHMAN, DECEASED
 Late of Fairview Twp., York County, PA.
 Executrix: Kathleen M. Dupin, 575 Ridge Road, Lewisberry, PA 17339
 Attorney: David H. Stone, Esquire, Stone LaFaver & Shekletski, PO Box E, New Cumberland, PA 17070 1.11-3t

THIRD PUBLICATION

ESTATE OF MARION INGE ANDREWS, a/k/a MARION INGEBORG BORTNER-ANDREWS, a/k/a MARION I. BORTNER-ANDREWS, a/k/a MARION B. ANDREWS a/k/a INGA BORTNER-ANDREWS, DECEASED
 Late of New Freedom Boro., York County, PA.
 Administrator: Tina M. Olson, c/o Snoko Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
 Attorney: Amanda Snoko Dubbs, Esquire, Snoko Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 01.04-3t

ESTATE OF AUSTIN L. CHINAULT, DECEASED
 Late of Manchester Twp., York County, PA.
 Executrix: Barbara J. Senft, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 01.04-3t

ESTATE OF VELMA IRENE DELLINGER, DECEASED
 Late of Dover Twp., York County, PA.
 Executrix: Linda Jean Myers, 369 Sunset Road, Thomasville, PA 17364
 Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 01.04-3t

ESTATE OF ELENORA H. DUERR, DECEASED
 Late of York Twp., York County, PA.
 Executrix: Linda S. Yakacki, c/o Anstine & Sparler, 117 East Market Street, York, PA 17401
 Attorney: William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market Street, York, PA 17401 01.04-3t

ESTATE OF BETTY J. GAYLOR, DECEASED
 Late of Hanover Boro., York County, PA.
 Executors: Gloria J. Sanders, Daniel L. Frey, and Paula K. Frey, c/o The Family Law Practice of Leslie S. Arzt, LLC, 2002 South Queen Street, York, PA 17403
 Attorney: Amy S. Loper, Esquire, The Family Law Practice of Leslie S. Arzt, LLC, 2002 South Queen Street, York, PA 17403 01.04-3t

ESTATE OF GLENN JULIUS, DECEASED
 Late of Washington Twp., York County, PA.
 Executor: Galen M. Julius, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401
 Attorney: Margaret W. Driscoll, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 01.04-3t

ESTATE OF DORCAS C. KNARR, DECEASED
 Late of City of York, York County, PA.
 Executor: Pamela L. McGuigan, c/o Snoko Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
 Attorney: Amanda Snoko Dubbs, Esquire, Snoko Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 01.04-3t

ESTATE OF JOANNE IRENE KOHR, DECEASED
 Late of Springettsbury Twp., York County, PA.
 Administrator: Edward R. Kohr, II, c/o LAW OFFICE OF FEFREY C. MARSHALL, LLC, 46 East Philadelphia Street, York, PA 17401
 Attorney: Jeffrey C. Marshall, Esquire, LAW OFFICE OF JEFFREY C. MARSHALL, LLC, 46 East Philadelphia Street, York, PA 17401 01.04-3t

ESTATE OF RUTH M. LOSS, DECEASED
 Late of Penn Twp., York County, PA.
 Executor: Stacey Krysiak, c/o Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331
 Attorney: Ruth Crabbs Gunnell, Esquire, Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 01.04-3t

ESTATE OF MICHAEL J. McMASTER, DECEASED
 Late of Jackson Twp., York County, PA.
 Executor: Michael P. McMaster, 493 Misty Hill Drive, Delta, PA 17314
 Attorney: G. Steven McKonly PC, 119 Baltimore Street, Hanover, PA 17331 01.04-3t

ESTATE OF DANIEL ELTON JOHN MILLER, DECEASED
 Late of Springettsbury Twp., York County, PA.
 Administrator: Carol A. Miller, c/o Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356
 Attorney: Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356 01.04-3t

ESTATE OF SONJA M. MITTEL, DECEASED
 Late of Manchester Twp., York County, PA.
 Executrix: Farrah L. Mittel, 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 01.04-3t

ESTATE OF PATRICIA L. MORRISSETTE, DECEASED
 Late of Newberry Twp., York County, PA.
 Administrator: Charles P. Morrisette, c/o Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011
 Attorney: Craig A. Hatch, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011 01.04-3t

ESTATE OF ANDREW PATRICK OELKE, DECEASED
 Late of Manchester Twp., York County, PA.
 Administrator: Carmen B. Oelke, 669 Oakwood Road, New Freedom, PA 17349 01.04-3t

ESTATE OF JUDITH L. PECHART,
DECEASED

Late of Franklin Twp., York County, PA.
Executrix: Sharon L. Marburger, 800 Sam
Snead Circle Etters, Etters, PA 17319
Attorney: Brian C. Linsench, Esquire,
STONE, WILEY & LINSENBACH, PC, 3
N. Baltimore Street, Dillsburg, PA 17019
01.04-3t

ESTATE OF DARYL WILLIAM PELLICOT,
DECEASED

Late of Manchester Twp., York County, PA.
Administratrix: Kristen Marie Pellicot, c/o
Bellomo & Associates, LLC, 3198 East
Market Street, York, PA 17402
Attorney: Jeffrey R. Bellomo, Esquire,
Bellomo & Associates, LLC, 3198 East
Market Street, York, PA 17402 01.04-3t

ESTATE OF JESSICA J. PULEO, DECEASED

Late of Fairview Twp., York County, PA.
Co-Administrators: Agatha C. Puleo and
Domenic D. Puleo, 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 01.04-3t

ESTATE OF DELORES A. REHMEYER,
DECEASED

Late of Manchester Twp., York County, PA.
Executor: Jeffrey L. Rehmeier II, c/o CGA
Law Firm, PC, 135 North George Street,
York, PA 17401
Attorney: Jeffrey L. Rehmeier II, Esquire,
CGA Law Firm, PC, 135 North George
Street, York, PA 17401 01.04-3t

ESTATE OF CATHERINE MAE SHAFFER,
a/k/a CATHERINE SHAFFER, DECEASED
Late of Springettsbury Twp., York County,
PA.

Executrices: Kay L. Strausbaugh and Linda
C. Hopstetter, c/o MPL Law Firm, 96 S.
George Street, Suite 520, York, PA 17401
Attorney: Erik D. Spurlin, Esquire, MPL
Law Firm, 96 S. George Street, Suite 520,
York, PA 17401 01.04-3t

ESTATE OF BURTON R. SHELLHAMMER,
DECEASED

Late of Manchester Twp., York County, PA.
Executor: Brett Alan Shellhammer, 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
01.04-3t

ESTATE OF WILLIAM GLENN TEARE,
DECEASED

Late of North York Boro., York County, PA.
Administratrix: Joyce Ann Teare, 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 01.04-3t

ESTATE OF MICHAEL S. WILSON,
DECEASED

Late of Peach Bottom Twp., York County,
PA.
Executor: Joseph M. Neeper, c/o Alexis K.
Swope, Esquire, 50 East Market Street,
Hellam, PA 17406
Attorney: Alexis K. Swope, Esquire, 50 East
Market Street, Hellam, PA 17406
01.04-3t

HENDERSON FITZ FAMILY TRUST DATED
SEPTEMBER 12, 2019

Notice is hereby given that Lisa G. Yocum is the
Successor Trustee of the above-named Trust. All
persons indebted to Patricia Fitz are requested
to make payment and all those having claims
against Patricia Fitz are directed to present the
same to: Lisa G. Yocum, Successor Trustee
c/o Jeffrey R. Bellomo, Esquire, Bellomo &
Associates, LLC, 3198 East Market Street, York,
PA 17402. 01.04-3t

SHAVER FAMILY TRUST DATED MAY 2,
2023

Notice is hereby given that Alysha Jones is the
Successor Trustee of the above-named Trust.
All persons indebted to Thomas Shaver are
requested to make payment and all those having
claims against Thomas Shaver are directed to
present the same to: Alysha Jones, Successor
Trustee c/o Jeffrey R. Bellomo, Esquire,
Bellomo & Associates, LLC, 3198 East Market
Street, York, PA 17402. 01.04-3t

**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 **February 7,
2024 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. ZEGARSKI – The First Account of
Victoria A. Seeger, Power of Attorney for
the Estate of Joseph F. Zegarski, Late of
North Codorus Township, York County,
Pennsylvania, deceased, 6723-1281. (Zachary
D. Griffith, Esq.)**

**2. REIHL – The First and Final Account
of Jack Lynn Wible, Executrix of the Last
Will and Testament of Norma Helen Reihl
a/k/a/ Norma H. Reihl a/k/a Norma Reihl,
Late of Hopewell Township, York County,
Pennsylvania, deceased, 6722-2088. (David**

M. Laucks, Esq.)

**3. SELENDER – The First and Final
Account of William J. Selender, Executor
of the Last Will and Testament of Judith S.
Selender, Late of Springettsbury Township,
York County, Pennsylvania, deceased, 6722-
2335. (MacGregor J. Brillhart, Esq.)**

**FILED IN THE OFFICE OF THE CLERK
OF ORPHANS' COURT DIVISION OF
THE COMMON PLEAS COURT, YORK
COUNTY, PENNSYLVANIA ON OR
BEFORE JANUARY 3, 2024.**

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

01.11-2t

CIVIL NOTICES

ARTICLES OF AMENDMENT

Borough of Hanover Stormwater Authority

Notice is hereby given that Articles of Amendment to the Articles of Incorporation of the Borough of Hanover Stormwater Authority, a municipal authority with its registered office located at 44 Frederick Street, Hanover, PA 17331, will be filed on or about February 12, 2024, with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Municipality Authorities Act, 53 Pa.C.S. § 5601, *et seq.* The nature and character of the Articles of Amendment is to provide for the acquisition, holding, constructing, financing, improving, maintaining and operating, owning or leasing, either in the capacity as lessor or lessee, facilities for the removal, treatment, processing, transportation, or storage of various biomass wastes (e.g., biosolids, wood and green waste, etc.), including but not limited to, systems used for the disposal of various biomass wastes within such territory as it may be authorized to serve. The amendment to the Articles of Incorporation will become effective on the date of filing with the Department of State of the Commonwealth of Pennsylvania.

01-18-1t Solicitor

ARTICLES OF INCORPORATION NONPROFIT

NOTICE IS HEREBY GIVEN THAT, on 12/28/23, Articles of Inc. were filed with the Dept. of State for PSL Affordable Housing Foundation, a nonprofit corp. organized under the PA Nonprofit Corp. Law of 1988, exclusively for charitable purposes.

01-18-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 10/30/2023 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of

Graceanna Marie Bish-Troup to Graceanna Marie Troup. The Court has fixed the day of January 23, 2024 at 10:00 a.m. in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

01.18-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 10/30/2023 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Kasen Habersham to Kasen James Habersham. The Court has fixed the day of January 23, 2024 at 10:00 a.m. in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

01.18-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on December 27, 2023 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Shyanne Marie Lipsky to Shyanne Marie Trapani. The Court has fixed the day of Tuesday, March 5, 2024 at 10:00 a.m. in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

01.18-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 8th day of November 2023 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Francisco Santos Pagan to Francisco Santos. The Court has fixed the day of Tuesday January 23, 2024 at 10:00 a.m. in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

01.18-1t Solicitor

FICTITIOUS NAME

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania setting forth that ANDERSON FARM LLC, 1671 EMIG ROAD, SPRING GROVE, PENNSYLVANIA, 17362 are the only person(s) owning or interested in a business, the character of which is AGRICULTURAL, and that the name, style, and designation under which said business is and will be conducted is NORTHSTAR FARM and the location where said business is and will be located is 1671 EMIG ROAD, SPRING GROVE, PENNSYLVANIA, 17362.

01.18-1t Solicitor

SHERIFF SALE

IN THE COURT OF COMMON PLEAS YORK COUNTY, PENNSYLVANIA Docket No. 2023-SU-000588

NOTICE THAT A SHERIFF SALE BY VIRTUE OF A WRIT OF EXECUTION NO. 2023-SU-000588 AND ISSUED OUT OF THE COURT OF COMMON PLEAS OF YORK COUNTY, PA WILL BE SOLD AT PUBLIC ON-LINE AUCTION CONDUCTED BY THE YORK COUNTY SHERIFF'S OFFICE ON APRIL 8, 2024 AT <https://york.pa.realforeclose.com> at 2:00 P.M. PREVAILING LOCAL TIME TO ENFORCE A JUDGMENT IN THE AMOUNT OF \$235,909.85 AND ENTERED IN FAVOR OF PLAINTIFF, BELTWAY CAPITAL, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS ADMINISTRATOR OF WESTERN RUN CAPITAL MANAGEMENT TRUST, Plaintiff v. ED SPANGLER AS KNOWN HEIR OF WAYNE E. SPANGLER AND FLORENCE I. SPANGLER, KEVIN SPANGLER, AS KNOWN HEIR OF WAYNE E. SPANGLER AND FLORENCE I. SPANGLER, JR. AS KNOWN HEIR OF WAYNE E. SPANGLER AND FLORENCE I. SPANGLER, UNKNOWN TRUSTEES AND/OR BENEFICIARIES OF THE WAYNE E. SPANGLER AND FLORENCE I. SPANGLER FAMILY TRUST DATED 18 APRIL 2001, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WAYNE E. SPANGLER, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST

FROM OR UNDER FLORENCE I. SPANGLER, Defendants.

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

Parcel No. 24-000-05-0007.A0-00000

The Improvements thereon are: Residential Property

Seized and taken in execution as the property of Wayne E. Spangler and Florence I. Spangler, Trustees for Spangler Family Trust Dated 18 April 2001

The Writ of Execution is in the amount of 258,900.65.

Prospective bidder must complete the online registration process to participate in the auction. The highest bid shall be paid to them, on their website, as the purchase price for the property sold by the Sheriff's Office.

To all parties in interest and claimants: Notice is hereby given that a schedule of distribution will be filed by the Sheriff 30 days after the date of the sale. Distribution will be made in accordance with the schedule unless exceptions are filed with the Sheriff within ten (10) days thereafter.

LONG LEGAL:

ALL THE FOLLOWING DESCRIBED LOT OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN DOVER TOWNSHIP, YORK COUNTY, PENNSYLVANIA, BOUNDED AND LIMITED AS FOLLOWS, TO WIT;

BEGINNING AT A STAKE ON THE SOUTH SIDE OF A PUBLIC STREET KNOWN AS SALEM STREET, SAID STAKE BEING SOUTH SIXTY FIVE (65) DEGREES ZERO (00) MINUTES EAST, ONE HUNDRED EIGHTY-FOUR AND NO ONE-HUNDREDTHS (184.00) FEET FROM THE SOUTHEAST CORNER OF SAID SALEM STREET AND HILTON AVENUE; THENCE ALONG THE SOUTH SIDE OF SALEM STREET SOUTH SIXTY-FIVE (65) DEGREES ZERO (00) MINUTES EAST, TWO HUNDRED ONE AND NO ONE-HUNDREDTHS (201.00) FEET TO A STAKE; THENCE ALONG PROPERTY BELONGING TO CARL R. ZECH SOUTH TWENTY-FIVE (25) DEGREES ZERO (00) MINUTES WEST, TWO HUNDRED THIRTY AND NO ONE-HUNDREDTHS (230.00) FEET TO AN IRON PIN; THENCE ALONG PROPERTY BELONGING TO PHILIP SENFT NORTH SIXTY FIVE (65) DEGREES ZERO (00) MINUTES WEST, TWO HUNDRED ONE AND NO ONE-HUNDREDTHS (201.00) FEET TO AN IRON PIN; THENCE BY THE SAME AND OTHER PROPERTY OF KATIE SPANGLER, WIDOW, NORTH TWENTY-FIVE (25) DEGREES ZERO (00) MINUTES EAST, TWO HUNDRED THIRTY AND NO ONE-HUNDREDTHS (230.00) FEET TO A STAKE, THE PLACE OF BEGINNING.

BEING THE SAME PREMISES WHICH PAUL E. DELLINGER AND EDNA L. DELLINGER, HUSBAND AND WIFE,

BY DEED DATED APRIL 17, 1984 AND RECORDED IN YORK COUNTY, DEED BOOK 87H PAGE 350 CONVEYED UNTO WAYNE E. SPANGLER AND FLORENCE I. SPANGLER, HUSBAND AND WIFE

PARCEL ID: 24000050007A

Commonly known as: 3051 Salem Avenue, Dover, PA 17315

On April 18, 2001, Wayne E. Spangler and Florence I. Spangler executed and filed a Quit Claim Deed to Wayne E. Spangler and Florence I. Spangler Trustees of the Spangler Family Trust dated 18 April 2001, recorded with the Recorder of Deeds, York County August 30, 2001 at Book 1453, Page 5888.

On December 23, 2014, Florence I. Spangler died.

On December 10, 2020, Wayne E. Spangler died.

01.18-1t Solicitor

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AMERIHOMÉ MORTGAGE COMPANY, LLC vs. JORDAN S. BOOK Docket Number: 2023-SU-001557. 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:

JORDAN S. BOOK

Owner(s) of property situate in the TOWNSHIP OF FRANKLIN, YORK COUNTY, Pennsylvania, being 112 FURMAN ROAD, DILLSBURG, PA 17019 PARCEL #: 290000400530000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$238,379.11

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 112 FURMAN ROAD, DILLSBURG, PA 17019

UPI# 290000400530000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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, SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A. AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2005-SD1 vs. KIMBERLY A. BREAUD and LEON P. BREAUD, III Docket Number: 2022-SU-002385. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KIMBERLY A. BREAUD
LEON P. BREAUD, III

By virtue of a Writ of Execution No. 2022-SU-002385

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A. AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2005-SD1

KIMBERLY A. BREAUD AND LEON P. BREAUD, III

owners of property situate in PEACH BOTTOM TOWNSHIP, York County, Pennsylvania, being

8721 WOODBINE ROAD, AIRVILLE, PA 17302

Parcel No. 43-000-CO-0006.D0-00000

(3.91 Acres)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$119,559.44

Attorneys for Plaintiff

Parker McCay, PA

PROPERTY ADDRESS: 8721 WOODBINE ROAD, AIRVILLE, PA 17302

UPI# 43000CO0006D000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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. CHRISTIE A. BUSH Docket Number: 2023-SU-001789. 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. BUSH

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN EAST MANCHESTER TOWNSHIP, YORK

COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 170 MEETINGHOUSE ROAD MANCHESTER, PA 17345
BEING PARCEL NUMBER: 26-000-NI-0111. KO-00000
IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 170 MEETINGHOUSE ROAD, MANCHESTER, PA 17345

UPI# 26000NI0111K000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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. MARY C. BYRNE and JAMES D. BYRNE Docket Number: 2023-SU-000987. 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 C. BYRNE
JAMES D. BYRNE

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

BEING KNOWN AND NUMBERED AS 387 GARVINE MILL ROAD, FAWN TOWNSHIP, PA 17321

UPIN NUMBER 28-000-BN-0006.F0-00000

PROPERTY ADDRESS: 387 GARVINE MILL ROAD, FAWN GROVE, PA 17321

UPI# 28000BN0006F000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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. BENJAMIN S. CONFAIR Docket Number: 2022-SU-002081. 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 S. CONFAIR

Advertising Description

DOCKET #2022-SU-002081

ALL THAT CERTAIN tract or Parcel of land and premises, situate, lying and being in the Borough of Dillsburg in the County of York and Commonwealth of Pennsylvania, known as Lot No. 11 and more particularly bounded and described in accordance with subdivision plat known as Chevy Terrace, Section 5, drawn by Larsen & Brillhart, Inc., Engineers and Surveyors, dated April 16, 1970, recorded in Plan Book T, at Page 659, York County records.

PARCEL No. 58-000-02-0288.00-00000
PROPERTY ADDRESS: 12 BELAIR DRIVE, DILLSBURG, PENNSYLVANIA 17019

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Benjamin S. Confair

ATTORNEY FOR PLAINTIFF: Powers Kirm, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 12 BELAIR DRIVE, DILLSBURG, PA 17019

UPI# 580000202880000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEUTSCHE BANK NATIONAL

TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-WMC1, ASSET BACKED CERTIFICATES, SERIES 2007-WMC1 vs. STACY J. CUNNINGHAM and LORI J. CUNNINGHAM Docket Number: 2023-SU-000593. 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 J. CUNNINGHAM
LORI J. CUNNINGHAM

All that certain piece or parcel or Tract of land situate in the Borough of Wrightsville, York County, Pennsylvania, and being known as 118 Chestnut Street, Wrightsville, Pennsylvania 17368.

TAX MAP AND PARCEL NUMBER:91-000-04-0149.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$330,858.48

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Stacy J. Cunningham and Lori J. Cunningham

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

PROPERTY ADDRESS: 118 CHESTNUT STREET, WRIGHTSVILLE, PA 17368

UPI# 910000401490000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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 HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2 vs. JAMES R. DEGRANGE and JOANNE M. DEGRANGE Docket Number: 2023-SU-001766. 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 R. DEGRANGE
JOANNE M. DEGRANGE

Property of James R. DeGrange and Joanne M. DeGrange, husband and wife

Execution No. 2023-SU-001766

Judgment Amount: \$60,025.36

All the right title, interest and claim of James R. DeGrange and Joanne M. DeGrange, husband and wife, of in and to:

Property locates at 190 Hazel Drive, within the East Manchester Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1410, at page 7027, as Instrument No. 2000052689.

Parcel Identification No. 26-000-12-0017-00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 190 HAZEL DRIVE, MANCHESTER, PA 17345

UPI# 260001200170000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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. MARK DUNLOCK AKA MARK CLIFFORD DUNLOCK Docket Number: 2023-SU-001982. 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:

MARK DUNLOCK AKA MARK CLIFFORD DUNLOCK

Owner(s) of property situate in the CITY OF YORK, YORK COUNTY, Pennsylvania, being 978 EAST PHILADELPHIA STREET, YORK, PA 17403

PARCEL #: 123700600640000000

(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$68,990.39
Attorneys for Plaintiff
KML Law Group P.C

PROPERTY ADDRESS: 978 EAST
PHILADELPHIA STREET, YORK, PA 17403

UPI# 123700600640000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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 PNPMS TRUST III vs. TERRY L. EDWARDS and WILLIAM E. EDWARDS Docket Number: 2023-SU-001575. 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 L. EDWARDS
WILLIAM E. EDWARDS

By virtue of a Writ of Execution No. 2023-SU-001575

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust as Trustee for PNPMS Trust III v.

Terry L. Edwards and William E. Edwards

Owners of property situate in York County, Pennsylvania, being
4851 Blue Hill Road, Glenville, PA 17329
Parcel Number: 37-000-BF-001.PO-00000
Improvements thereon: Residential Dwelling
Judgment Amount: \$11,226.43
ATTORNEYS FOR PLAINTIFF
Padgett Law Group

PROPERTY ADDRESS: 4851 BLUE HILL
ROAD, GLENVILLE, PA 17329

UPI# 37000BF0014P000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. vs. NANCY C. HAMBERGER Docket Number: 2023-SU-001619. 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:

NANCY C. HAMBERGER

Owner(s) of property situate in the CITY OF YORK, YORK COUNTY, Pennsylvania, being
70 NORTH TREMONT STREET, YORK, PA 17403

PARCEL #: 123720700360000000

(Acreage or street address)
Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount \$46,426.58
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 70 NORTH
TREMONT STREET, YORK, PA 17403

UPI# 123720700360000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A. AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-CTX1 ASSET-BACKED CERTIFICATES, SERIES 2005-CTX1 vs. RANDY H. HANK AKA RANDY HANK Docket Number: 2023-SU-002283. 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:

RANDY H. HANK AKA RANDY HANK

Owner(s) of property situate in the TOWNSHIP OF FAIRVIEW, YORK COUNTY, Pennsylvania, being

645 CORNHILL ROAD, ETTERS, PA 17319

PARCEL #: 27000QG0076B0

(Acreage or street address)
Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount \$286,788.03
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 645 CORNHILL
ROAD, ETTERS, PA 17319

UPI# 27000QG0076B000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILSON SPRINGS CONDOMINIUM ASSOCIATION, INC. vs. TONYA HARRIS Docket Number: 2021-SU-000735. 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 HARRIS

JUDGMENT: \$22,500.00

REPUTED OWNERS: Tonya Harris

DEED BK. and PAGE NO.: 1830/7944

MUNICIPALITY: Hallam Borough

AREA: Residential - Condominium

IMPROVEMENTS: N/A

PROPERTY ADDRESS: 58 BUTTONWOOD
LANE, HELLAM, PA 17406

UPI# 66000020003B0C0058

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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. DANA JONES HINES Docket Number: 2019-SU-003283. 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:

DANA JONES HINES

All that certain piece or parcel or Tract of land situate in NEWBERRY TOWNSHIP, York County, Pennsylvania, and being known as 220 Lark Drive, York Haven, Pennsylvania 17370. TAX MAP AND PARCEL NUMBER:39-000-37-0090-00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$235,789.72

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Dana Jones Hines

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

PROPERTY ADDRESS: 220 LARK DRIVE, YORK HAVEN, PA 17370

UPI# 390003700900000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: REVERSE MORTGAGE UNDDING LLC vs. WILLIAM F. HOLLAND Docket Number: 2023-SU-000126. 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 F. HOLLAND

ALL THAT CERTAIN piece, parcel or tract or land, with any improvements thereon erected, lying, being and situate in Peach Bottom Township, York County, Pennsylvania, bounded, limited and described as follows, to wit:

Property Address: 57 Black Oak Trail, Delta, PA 17314

Parcel No. 43-000-01-0388.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-000126

Judgment: \$205,465.00

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: William F. Holland

PROPERTY ADDRESS: 57 BLACK OAK TRAIL, DELTA, PA 17314

UPI# 430000103880000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRUIST BANK F/K/A BRANCH BANKING AND TRUST COMPANY vs. TERRY L. HOLLINGER and MICHELLE L. HOLLINGER Docket Number: 2022-SU-002548. 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 L. HOLLINGER
MICHELLE L. HOLLINGER

All that certain piece or parcel or Tract of land situate in Conewago Township, York County, Pennsylvania, and being known as 325 East

Butter Road, York, Pennsylvania 17404. TAX MAP AND PARCEL NUMBER:23-000-NH-0172.B0-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$140,846.35

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Terry L. Hollinger and Michelle L. Hollinger

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

PROPERTY ADDRESS: 325 EAST BUTTER ROAD, YORK, PA 17404

UPI# 23000NH0172B0000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NORTHERN HEIGHTS HOMEOWNERS' ASSOCIATION vs. CHRISTOPHER HOOEY Docket Number: 2018-SU-002379. 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 HOOEY

Judgment: \$10,000.00
Reputed Owners: Christopher Hooey
Deed Book and Page No.: 1895/3655
Municipality: East Manchester Township
Area: Residential - Two Story House
Improvements: N/A

PROPERTY ADDRESS: 20 BRYN WAY, MOUNT WOLF, PA 17347

UPI# 260001600270000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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. KELLY HUME-JOHNSON AKA KELLY A. HUME-JOHNSON and BRIAN JOHNSON Docket Number: 2023-SU-002018. 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:

KELLY HUME-JOHNSON AKA KELLY A. HUME-JOHNSON
BRIAN JOHNSON

Owner(s) of property situate in the PENN TOWNSHIP, YORK COUNTY, Pennsylvania, being
3270 GRANDVIEW ROAD, HANOVER, PA 17331

PARCEL #: 44000170012C000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$220,545.75
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 3270 GRANDVIEW ROAD, HANOVER, PA 17331

UPI# 44000170012C000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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. LADIRA ANTOINETTE JOHNSON AKA LADIRA JOHNSON Docket Number: 2022-SU-002939. 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:

LADIRA ANTOINETTE JOHNSON AKA LADIRA JOHNSON

Owner(s) of property situate in the YORK TOWNSHIP, YORK COUNTY, Pennsylvania, being
74 HUDSON BOULEVARD, RED LION, PA 17356
PARCEL #: 540006601250000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$265,446.09
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 74 HUDSON BOULEVARD, RED LION, PA 17356

UPI# 540006601250000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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 INDENTURE TRUSTEE, FOR THE CIM TRUST 2016-3, MORTGAGE-BACKED NOTES, SERIES 2016-3 vs. JOCELYN JOHNSON-DAILEY, KNOWN HEIR OF CHARLES E. DAILEY, SR. A/K/A CHARLES E. DAILEY, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES E. DAILEY, SR. A/K/A CHARLES E. DAILEY, DECEASED Docket Number: 2020-SU-000449. 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:

JOCELYN JOHNSON-DAILEY, KNOWN HEIR OF CHARLES E. DAILEY, SR. A/K/A CHARLES E. DAILEY, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES E. DAILEY, SR. A/K/A CHARLES E. DAILEY, DECEASED

SHORT DESCRIPTION

DOCKET NO: 2020-SU-000449

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

TAX PARCEL NO: 24000LF01500000000

PROPERTY ADDRESS 6020 Carlisle Road a/k/a 6020 Old Carlisle Road Dover, PA 17315

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Jocelyn Johnson-Dailey, known heir of Charles E. Dailey, Sr. a/k/a Charles E. Dailey, Deceased; Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Charles E. Dailey, Sr. a/k/a Charles E. Dailey, Deceased;

ATTORNEY'S NAME: Roger Fay, Esquire

SHERIFF'S NAME: York County Sheriff

PROPERTY ADDRESS: 6020 CARLISLE ROAD, A/K/A 6020 OLD CARLISLE ROAD, DOVER, PA 17315

UPI# 24000LF0150000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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. GREGORY J KELLNER Docket Number: 2023-SU-001569. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

GREGORY J KELLNER

By virtue of a Writ of Execution No. 2023-SU-001569

LAKEVIEW LOAN SERVICING, LLC
v.
GREGORY J KELLNER

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

9376 WOODBINE RD, AIRVILLE, PA 17302
Tax ID No. 28-000-CO-0003.A0-00000

(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$300,403.57

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 9376 WOODBINE ROAD, AIRVILLE, PA 17302

UPI# 28000CO0003A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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. IAN MICHAEL KLINE Docket Number: 2023-SU-001552. 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:

IAN MICHAEL KLINE

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2023-SU-001552

Pennsylvania Housing Finance Agency, Plaintiff

vs
Ian Michael Kline, Defendant

Real Estate: 67 North Conley Lane, Eppers, PA 17319

Municipality: Newberry Township

Dimensions/
Short Description: 0.06 acres

See Instrument #: 2021-063601

Tax Parcel #: 39-000-08-0704.00-00000

Assessment: \$85,750

Improvements thereon: a residential dwelling house as identified above.

TO BE SOLD AS THE PROPERTY OF IAN MICHAEL KLINE ON JUDGMENT NO.

2023-SU-001552

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

PROPERTY ADDRESS: 67 NORTH CONLEY LANE, ETTERS, PA 17319

UPI# 390000807040000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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 MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST 2007-5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-5 vs. ANITA I. KRAUSS AKA ANITA KRAUSS Docket Number: 2020-SU-000747. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

ANITA I. KRAUSS AKA ANITA KRAUSS

SHORT DESCRIPTION

DOCKET NO: 2020-SU-000747

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

TAX PARCEL NO: 460001601500000000

PROPERTY ADDRESS 1719 Argyle Drive York, PA 17406

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Anita I. Krauss aka Anita Krauss

ATTORNEY'S NAME: Roger Fay, Esquire

SHERIFF'S NAME: York County Sheriff

PROPERTY ADDRESS: 1719 ARGYLE DRIVE, YORK, PA 17406

UPI# 460001601500000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ACNB BANK vs. NANCY L. KUHN A/K/A NANCY LEE FODOR Docket Number: 2023-SU-001749. 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:

NANCY L. KUHN A/K/A NANCY LEE FODOR

AS THE REAL ESTATE OF:

NANCY L. KUHN, A/K/A NANCY LEE FODOR

Owner of property situate in Hanover Borough, York County, Pennsylvania, being 1029 Keith Drive, Hanover, PA 17331.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 1029 KEITH DRIVE, HANOVER, PA 174331

UPI #67-000-12-0082.00-00000

PROPERTY ADDRESS: 1029 KEITH DRIVE, HANOVER, PA 17331

UPI# 670001200820000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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. MICHAEL S. LAKE and DANIELLA R. LAKE Docket Number: 2023-SU-001199. 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 S. LAKE
DANIELLA R. LAKE

ADVERTISING DESCRIPTION

By Virtue of Writ of Execution No. 2023-SU-001199 Debt: \$298,034.80

Plaintiff: Truist Bank

v.
Defendants: Michael S. Lake and Daniella R. Lake

Address of Property: 1941 Manor Road, York, PA 17406

Parcel ID No.: 35-JL-44

Acreage: 85.18

Attorney for Plaintiff

Firm Name: Rosenberg Martin Greenberg LLP
By: Joshua D. Bradley, Identification No. 313308

Address: 25 S. Charles Street
21st Floor
Baltimore, Maryland 21201

Telephone No.: 410-727-6600

PROPERTY ADDRESS: 1941 MANOR ROAD, YORK, PA 17406

UPI# 35000JL00440000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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. FRANCIS ELWOOD LEE Docket Number: 2023-SU-001947. 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:

FRANCIS ELWOOD LEE

DOCKET #2023-SU-001947

ALL THAT FOLLOWING DESCRIBED LOT OF GROUND WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN HANOVER BOROUGH, YORK COUNTY, COUNTY OF PENNSYLVANIA.

PARCEL No. 67-000-03-0149.00-00000
PROPERTY ADDRESS: 644 E. MIDDLE STREET A/K/A 644 MIDDLE STREET, HANOVER, PENNSYLVANIA 17331

IMPROVEMENTS: RESIDENTIAL
DWELLING

SOLD AS PROPERTY OF: Francis Elwood Lee

ATTORNEY FOR PLAINTIFF: Powers Kim, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 644 EAST MIDDLE STREET, A/K/A 644 MIDDLE STREET, HANOVER, PA 17331

UPI# 670000301490000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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. LOUBRIEL LOPEZ RAMOS Docket Number: 2023-SU-001543. 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:

LOUBRIEL LOPEZ RAMOS

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN YORK NEW SALEM BOROUGH, YORK COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ALSO KNOWN AS 51 N Main Street, York New Salem, PA 17371

PARCEL ID 79-000-02-0040.00-00000

BEING the same premises which ASFAND KHAN AND NAHID KHAN, A MARRIED COUPLE by Deed dated 04/24/2020 and recorded in the Office of Recorder of Deeds of York County on 04/27/2020 at Book 2569, Page 5586 granted and conveyed unto LOUBRIEL LOPEZ RAMOS, AN ADULT INDIVIDUAL.

PROPERTY ADDRESS: 51 NORTH MAIN STREET, YORK NEW SALEM, PA 17371

UPI# 790000200400000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CARRINGTON MORTGAGE SERVICES, LLC vs. LYLE A. MARTIN Docket Number: 2023-SU-000351. 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:

LYLE A. MARTIN

ALL THAT CERTAIN tract of land situate in Dover Township, York County, Pennsylvania, known as No. 2773 Oakland Road in accordance with a plan of survey prepared by Gordon L Brown, Registered Surveyor, dated July 10, 1979, and bearing Drawing No. J-1135, and being more fully bounded and described in accordance with said plan of survey as follows:

Property Address: 2773 Oakland Road, Dover, PA 17315

Parcel No. 24-000-02-0017.H0-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-000351

Judgment: \$140,605.71

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Lyle A. Martin

PROPERTY ADDRESS: 2773 OAKLAND ROAD, DOVER, PA 17315

UPI# 24000020017H000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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. BRIAN L. MILLER and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2022-SU-002726. 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:

BRIAN L. MILLER
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2022-SU-002726

Pennsylvania Housing Finance Agency,
Plaintiff
vs
Brian L. Miller and the Secretary of Housing and Urban Development,
Defendants

Real Estate: 31 NORTH PLEASANT AVENUE, DALLASTOWN, PA 17313

Municipality: DALLASTOWN BOROUGH

Dimensions/
Short Description: 165 X 21 X 167 X 19

See Instrument #: 2019-040614

Tax Parcel #: 56-000-02-0093.00-00000

Assessment: \$77,150

Improvements thereon: a residential dwelling house as identified above.

TO BE SOLD AS THE PROPERTY OF BRIAN L. MILLER.

Leon P. Haller, Esquire
Purcell, Krug & Haller

1719 North Front Street
Harrisburg, PA 17104
(717) 234-4178

PROPERTY ADDRESS: 31 NORTH PLEASANT AVENUE, DALLASTOWN, PA 17313-1819

UPI# 560000200930000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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 TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2018-RP2 vs. MICHAEL A. MILLER Docket Number: 2022-SU-002741. 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 A. MILLER

Owner(s) of property situate in the BOUROUGH OF DALLASTOWN, YORK COUNTY, Pennsylvania, being
355 WEST MAIN STREET, DALLASTOWN, PA 17313
PARCEL #: 560000101000000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$121,482.96
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 355 WEST MAIN STREET, DALLASTOWN, PA 17313

UPI# 560000101000000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DLJ MORTGAGE CAPITAL, INC. vs. GABRIELA MOJICA Docket Number: 2023-SU-001443. 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:

GABRIELA MOJICA

ALL that certain tract of land, known as Lot No. 157 and one-half of Lot No. 158, situate in the Twelfth Ward of the CITY OF YORK, and more fully bounded, and more fully bounded, limited, and described as follows, to wit:

ALSO KNOWN AS 347 S. Albemarle St, York, PA 17403

PARCEL ID 12-404-16-0005.00-00000

BEING the same premises which Charles Edward Jockel and Linda L. Jockel, husband and wife by Deed dated 06/07/2004 and recorded in the Office of Recorder of Deeds of York County on 06/10/2004 at Book 1658 Page 2036 granted and conveyed unto Gabriela Mojica.

PROPERTY ADDRESS: 347 SOUTH ALBEMARLE STREET, YORK, PA 17403

UPI# 124041600050000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRADITIONS BANK vs. MULKERIN TOOL & MACHINE, LLC Docket Number: 2023-NO-004852. 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:
 MULKERIN TOOL & MACHINE, LLC
 SHERIFF'S SALE
 By virtue of a Writ of Execution issued by Traditions Bank
 Docket No. 2023-NO-004852

Traditions Bank v. Mulkerin Tool & Machine, LLC
 Docket No. 2023-NO-004852

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

210 Lafayette Street, York, Pennsylvania 17401

Property being known as Parcel ID No. 08-163-02-0033.00-00000.

Commercial office building with improvements thereon erected.

Eden R. Bucher, Esquire
 Barley Snyder
 2755 Century Boulevard
 Wyomissing, PA 19601
 Attorneys for Plaintiff
 I.D. No. 66626

PROPERTY ADDRESS: 210 LAFAYETTE STREET, YORK, PA 17401

UPI# 081630200330000000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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. MICHAEL DEREK O'KELLEY, II Docket Number: 2022-SU-000562. 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 DEREK O'KELLEY, II

Owner(s) of property situate in the DOVER TOWNSHIP, YORK COUNTY, Pennsylvania, being
 5865 North Salem Church Road, Dover PA 17315
 PARCEL #: 24000KF0006N000000
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount \$270,685.95
 Attorneys for Plaintiff
 KML Law Group P.C.

PROPERTY ADDRESS: 5865 NORTH SALEM CHURCH ROAD, DOVER, PA 17315

UPI# 24000KF0006N000000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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. DONALD K. PETERS, JR. AS EXCEUTOR OF THE ESTATE OF DONALD K. PETERS SR, DECEASED Docket Number: 2023-SU-002279. 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:

DONALD K. PETERS, JR. AS EXCEUTOR OF THE ESTATE OF DONALD K. PETERS SR, DECEASED

Owner(s) of property situate in the TOWNSHIP OF CARROLL, YORK COUNTY, Pennsylvania, being
 287 CAMP GROUND ROAD, DILLSBURG, PA 17019

PARCEL #: 20000PC00730000000
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount \$61,994.86
 Attorneys for Plaintiff
 KML Law Group P.C.

PROPERTY ADDRESS: 287 CAMP GROUND ROAD, DILLSBURG, PA 17019

UPI# 20000PC00730000000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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. THOMAS C. POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED; TAYLOR POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED; SCOTT POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED; ASHLEIGH POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED; and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS C. POFF, DECEASED Docket Number: 2023-SU-000252. 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:

THOMAS POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED
 TAYLOR POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED
 SCOTT POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED
 ASHLEIGH POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS C. POFF, DECEASED

ALL THAT CERTAIN tract of land, situate in the Township of York, County of York, and Commonwealth of Pennsylvania, bounded and described as follows:

Property Address: 2690 Cape Horn Road, Red Lion, PA 17356

Parcel No. 54-000-30-0039.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-000252

Judgment: \$94,190.15

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Thomas Poff, known Heir of Thomas C. Poff, deceased, Scott Poff, known Heir of Thomas C. Poff, deceased, Taylor Poff, known Heir of Thomas C. Poff, deceased, Ashleigh Poff, known Heir of Thomas C. Poff, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or

Associations Claiming Right, Title or Interest from or under Thomas C. Poff, deceased

PROPERTY ADDRESS: 2690 CAPE HORN ROAD, RED LION, PA 17356

UPI# 540003000390000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: COMMUNITY LOAN SERVICING, LLC F/K/A BAYVIEW LOAN SERVICING, LLC vs. DOUGLAS E. RAVENSCROFT A/K/A DOUGLAS RAVENSCROFT and KELLY M. RAVENSCROFT A/K/A KELLY RAVENSCROFT Docket Number: 2020-SU-000612. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DOUGLAS E. RAVENSCROFT A/K/A DOUGLAS RAVENSCROFT
KELLY M. RAVENSCROFT A/K/A KELLY RAVENSCROFT

DOCKET NO: 2020-SU-000612

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

TAX PARCEL NO: 44-000-17-0118.00-00000

PROPERTY ADDRESS 48 Colonial Drive Hanover, PA 17331

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Douglas E. Ravenscroft a/k/a Douglas Ravenscroft and Kelly M. Ravenscroft a/k/a Kelly Ravenscroft

ATTORNEY'S NAME: Roger Fay, Esquire

SHERIFF'S NAME: York County Sheriff

PROPERTY ADDRESS: 48 COLONIAL DRIVE, HANOVER, PA 17331

UPI# 440001701180000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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. JOSEPHINE REICHERT SOLELY IN HER CAPACITY AS HEIR OF ROBERT E. REICHERT, DECEASED and THE UNKNOWN HEIRS OF ROBERT E. REICHERT DECEASED Docket Number: 2022-SU-002262. 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:

JOSEPHINE REICHERT SOLELY IN HER CAPACITY AS HEIR OF ROBERT E. REICHERT, DECEASED
THE UNKNOWN HEIRS OF ROBERT E. REICHERT DECEASED

Owner(s) of property situate in the TOWNSHIP OF DOVER, CITY OF DOVER, YORK COUNTY, Pennsylvania, being 4391 School House Road aka 5 Schoolhouse Road, DOVER, PA 17315
PARCEL #: 240001601050000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$68,240.96
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 4391 SCHOOL HOUSE ROAD AKA 5 SCHOOLHOUSE ROAD, DOVER, PA 17315

UPI# 240001601050000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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 MONEY SOURCE INC. vs. SHELLEY A. RICHARDSON, EXECUTRIX OF THE ESTATE OF STEVEN W. MARTIN, DECEASED Docket Number: 2022-SU-002062. 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:

SHELLEY A. RICHARDSON, EXECUTRIX OF THE ESTATE OF STEVEN W. MARTIN, DECEASED

By virtue of a Writ of Execution No. 2022-SU-002062

THE MONEY SOURCE INC.

v. SHELLEY A. RICHARDSON, EXECUTRIX OF THE ESTATE OF STEVEN W. MARTIN, DECEASED

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

395 BANKERT RD, HANOVER, PA 17331

Tax ID No. 44000CE0168M000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$265,655.03

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 395 BANKERT ROAD, HANOVER, PA 17331

UPI# 44000CE0168M000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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. PAUL E. RITCHEY and PORTIA B. RITCHEY, TRUSTEES OF THE RITCHEY FAMILY TRUST, DATED AUGUST 2, 2001 Docket Number: 2023-SU-000102. 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:

PAUL E. RITCHEY
PORTIA B. RITCHEY, TRUSTEES OF THE
RITCHEY FAMILY TRUST, DATED AUGUST
2, 2001

SHORT DESCRIPTION

By virtue of a Writ of Execution No.: 2023-SU-000102

Paul E. Ritchey and Portia B. Ritchey, Trustees of the Ritchey Family Trust, dated August 2, 2001, owner of property situate WEST YORK BOROUGH, York, YORK County, Pennsylvania being:

25 North Sumner Street, York, PA 17404

Parcel No.: 88-000-14-0109.00-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$11,939.13

Attorneys for Plaintiff
Stock and Leader

PROPERTY ADDRESS: 25 NORTH SUMNER STREET, YORK, PA 17404

UPI# 880001401090000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, NA S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION vs. FREDERICK O. ROELECKE AKA FREDERICK O. ROELECKE, III Docket Number: 2023-SU-001643. 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:

FREDERICK O. ROELECKE AKA FREDERICK O. ROELECKE, III

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

BEING KNOWN AND NUMBERED AS 44 MCCOSH STREET, HANOVER, PA 17331

UPIN NUMBER 67-000-18-0062.00-00000

PROPERTY ADDRESS: 44 MCCOSH STREET, HANOVER, PA 17331

UPI# 670001800620000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, INC. vs. BRANDY SCHULZE and CHARLES W. SCHULZE, III Docket Number: 2023-SU-001152. 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:

BRANDY SCHULZE
CHARLES W. SCHULZE, III

Owner(s) of property situate in the NORTH CODORUS TOWNSHIP, YORK COUNTY, Pennsylvania, being
5086 WALTERSDORFF ROAD, SPRING GROVE, PA 17362
PARCEL #: 40000EG01030000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$250,304.01
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 5086 WALTERSDORFF ROAD, SPRING GROVE, PA 17362

UPI# 40000EG01030000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MCLP ASSET COMPANY, INC. vs. DAVID A. SHIREY and ANGELIE L. SHIREY Docket Number: 2023-SU-001604. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID A. SHIREY
ANGELIE L. SHIREY

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

BEING KNOWN AND NUMBERED AS 699 CARLISLE AVENUE, YORK, PA 17404

UPIN NUMBER 14-493-14-0034.00-00000

PROPERTY ADDRESS: 699 CARLISLE AVENUE, YORK, PA 17404

UPI# 144931400340000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: HUNT CLUB CONDOMINIUM ASSOCIATION, INC. vs. JOEL A. SMITH Docket Number: 2023-SU-002286. 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. SMITH

By virtue of a Writ of Execution No.: 2023-SU-002286

Joel A. Smith, owner of property situate YORK TOWNSHIP, York, YORK County, Pennsylvania being:

2610 Sultan Supreme Way, York, Pennsylvania 17402

Parcel No.: 54-000-IJ-0253.E0-C007A

Improvements thereon: RESIDENTIAL

Judgment Amount: \$36,719.38

Attorneys for Plaintiff
Stock and Leader

PROPERTY ADDRESS: 2610 SULTAN
SUPREME WAY, YORK, PA 17402

UPI# 54000IJ0253E0C007A

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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. JEREMIAH S SNYDER Docket Number: 2023-SU-001763. 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:

JEREMIAH S SNYDER

LAKEVIEW LOAN SERVICING, LLC
v.
JEREMIAH S SNYDER

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

1806 E CANAL RD, DOVER, PA 17315

Tax ID No. 24-000-KF-0203.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$154,701.75

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 1806 EAST CANAL ROAD, DOVER, PA 17315

UPI# 24000KF02030000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WASHINGTON TOWNSHIP vs. ROBERT S. STEPHENS Docket Number: 2023-NO-003970. 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 S. STEPHENS

AS THE REAL ESTATE OF:

ROBERT S. STEPHENS

Owner of property situate in Washington Township, York County, Pennsylvania, being 1970 Ridge Road, Wellsville, PA 17365.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 1970 RIDGE ROAD, WELLSVILLE, PA 17365

UPI #50-000-LD-0052.A0-00000

PROPERTY ADDRESS: 1970 RIDGE ROAD, WELLSVILLE, PA 17365

UPI# 50000LD0052A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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. T.R.K. A MINOR, SOLELY IN HIS/HER CAPACITY AS HEIR OF DEVON KRAFT, DECEASED and THE UNKNOWN HEIRS OF DEVON KRAFT, DECEASED Docket Number: 2022-SU-000552. 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:

T.R.K. A MINOR, SOLELY IN HIS/HER CAPACITY AS HEIR OF DEVON KRAFT, DECEASED
THE UNKNOWN HEIRS OF DEVON KRAFT, DECEASED

Owner(s) of property situate in the YORK TOWNSHIP, YORK COUNTY, Pennsylvania, being 50 LOVE AVENUE, RED LION, PA 17356
PARCEL #: 54000460112000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$146,019.92

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 50 LOVE AVENUE, RED LION, PA 17356

UPI# 540004601120000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SANTANDER BANK, N.A. vs. JAMI L. TURNER Docket Number: 2022-SU-002080. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JAMI L. TURNER

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

SANTANDER BANK, N.A.

v.
JAMI L. TURNER

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

221 STONE HEAD RD, DILLSBURG, PA 17019

Tax ID No. 29000MA0001V000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$175,698.68

Attorneys for Plaintiff
Brock & Scott, PLLC

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

UPI# 29000MA0001V000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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 INTREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLC BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1 vs. ANDRE L. VAUGHN AKA ANDRE VAUGHN, MONIQUE N. VAUGHN and THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE Docket Number: 2022-SU-001867. 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:

ANDRE L. VAUGHN AKA ANDRE VAUGHN
MONIQUE N. VAUGHN
THE UNITED STATES OF AMERICA,
DEPARTMENT OF TREASURY, INTERNAL
REVENUE SERVICE

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

BEING KNOWN AND NUMBERED AS 346
MAJESTIC CIRCLE, DALLASTOWN, PA
17313

UPIN NUMBER 54-000-57-0029.00-00000

PROPERTY ADDRESS: 346 MAJESTIC
CIRCLE, DALLASTOWN, PA 17313

UPI# 540005700290000000

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

sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PHH MORTGAGE CORPORATION vs. FRANK H. WARNER and JEAN M. WARNER Docket Number: 2022-SU-001301. 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:

FRANK H. WARNER
JEAN M. WARNER

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

BEING KNOWN AS: 978 CASTLE POND DR
YORK, PA 17402

BEING PARCEL NUMBER: 53-000-30-
0065.00-00000

IMPROVEMENTS: RESIDENTIAL
PROPERTY

PROPERTY ADDRESS: 978 CASTLE POND
DRIVE, YORK, PA 17402

UPI# 530003000650000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-RPL3 vs. SAMUEL D. WEEDON, III, HEIR OF THE

ESTATE OF SARAH F. DUBS, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SARAH F. DUBS, DECEASED Docket Number: 2022-SU-003086. 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:

SAMUEL D. WEEDON, III, HEIR OF THE
ESTATE OF SARAH F. DUBS, DECEASED
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER SARAH F.
DUBS, DECEASED

Docket No. 2022-SU-003086

Description: ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of York, County of York, Commonwealth of Pennsylvania, as more fully described in Book 1905, Page 5092

Parcel No. 14-614-04-0014.00-00000

Property: 1428 Devers Road, York, PA 17404

Improvements: Residential Property

PROPERTY ADDRESS: 1428 DEVERS
ROAD, YORK, PA 17404

UPI# 146140400140000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, 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 HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2 vs. BETTY M. WEIDMAN and DWIGHT D. WEIDMAN Docket Number: 2023-SU-001967. 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 M. WEIDMAN

DWIGHT D. WEIDMAN

ALL THAT CERTAIN LOT, BEING LOT NO. 83 OF ACCOMAC SHORES, A PLANNED COMMUNITY, LOCATED IN HELLAM TOWNSHIP, YORK COUNTY, PENNSYLVANIA

ALSO KNOWN AS 1350 E River Dr, Wrightsville, PA 17368

PARCEL ID 31-000-08-0083

BEING the same premises which SUSQUEHANNA RESOURCES, A PENNSYLVANIA LIMITED PARTNERSHIP by Deed dated 05/16/2003 and recorded in the Office of Recorder of Deeds of York County on 05/23/2003 at Book 1570, Page 1303 granted and conveyed unto DWIGHT D. WEIDMAN AND BETTY M. WEIDMAN, HUSBAND AND WIFE

PROPERTY ADDRESS: 1350 EAST RIVER DRIVE, WRIGHTSVILLE, PA 17368

UPI# 310000800830000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BELTWAY CAPITAL LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF WESTERN RUN CAPITAL MANAGEMENT TRUST vs. DENISE RENEE WHITACRE, KNOWN SURVIVING HEIR OF HOWARD E. PRICKITT; KERRY E. PRICKITT, KNOWN SURVIVING HEIR OF HOWARD E. PRICKITT; UNKNOWN SURVIVING HEIRS OF HOWARD E. PRICKITT; and SYLVIA EILEEN PRICKITT, KNOWN SURVIVING HEIR OF HOWARD E. PRICKITT Docket Number: 2023-SU-000244. 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:

DENISE RENEE WHITACRE, KNOWN SURVIVING HEIR OF HOWARD E. PRICKITT
KERRY E. PRICKITT, KNOWN SURVIVING HEIR OF HOWARD E. PRICKITT
UNKNOWN SURVIVING HEIRS OF HOWARD E. PRICKITT

SYLVIA EILEEN PRICKITT, KNOWN SURVIVING HEIR OF HOWARD E. PRICKITT

ALL that certain parcel, tract or piece of land, with the improvements thereon erected, lying, being and situated in the Township of York, County of York, Commonwealth of Pennsylvania.

Being more commonly known as:

860 Sunlight Drive
York, PA 17402
Property ID No.: 54-000-16-0037.00-00000

PROPERTY ADDRESS: 860 SUNLIGHT DRIVE, YORK, PA 17402

UPI# 540001600370000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CMALT REMIC 2007-A6 - REMIC PASS-THROUGH CERTIFICATES. SERIES 2007-A6 vs. MARK E. WINEMILLER Docket Number: 2022-SU-003016. 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:

MARK E. WINEMILLER

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

BEING KNOWN AS: 113 E KING ST DALLASTOWN, PA 17313

BEING PARCEL NUMBER: 56-000-02-0247. D0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 113 EAST KING STREET, DALLASTOWN, PA 17313

UPI# 56000020247D000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

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