

# York Legal Record

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

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Vol. 126

YORK, PA, THURSDAY, November 29, 2012

No. 34

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## CASES REPORTED

MARY DUNCAN, PLAINTIFF V. PERRY L. CISNEY, INC. AND STRINE HEATING AND AIR CONDITIONING, INC., DEFENDANTS

Preliminary Objections – Demurrer – Contract

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**Dated Material Do Not Delay**

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**ESTATE NOTICES**

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

**FIRST PUBLICATION**

ESTATE OF RANDY EUGENE ANDERSON, a/k/a RANDY E. ANDERSON DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: Marc Roberts, Esquire, 149 East Market Street, York, PA 17401  
Attorney: Marc Roberts, Esquire, 149 East Market Street, York, PA 17401 11.29-3t

ESTATE OF GARY S. CLAPPER, DECEASED  
Late of Windsor Twp., York County, PA.  
Administrator-Executor: Marian Clapper, 28 Penn Square, Lancaster, PA 17603  
Attorney: Blakinger, Byler & Thomas, P.C. 28 Penn Square, Lancaster, PA 17603 11.29-3t

ESTATE OF ELSIE LOUISE DODSON, DECEASED  
Late of Manchester Twp., York County, PA.  
Executrix: Kathie Mae Kohr, c/o Kenneth L. Eckard, Esquire, 180 Darlene Street, York, PA 17402-5053  
Attorney: Kenneth L. Eckard, Esquire, 180 Darlene Street, York, PA 17402-5053 11.29-3t

ESTATE OF VICKY ELAINE DUNCAN, DECEASED  
Late of Manchester Twp., York County, PA.  
Administratrix: Lindy S. Daugard, 2149 Slagel Road, Spring Grove, PA 17362  
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, 221 W. Philadelphia St., Suite 600, York, PA 17401-2994 11.29-3t

ESTATE OF HELEN PAULINE FRITZ, DECEASED  
Late of York County, PA.  
Administrator-Executor: Ronald E. Fritz, 1910 Trolley Rd, Apt 711, York PA 17033  
Attorney: Dennis M. Twigg, Esquire 11.29-3t

ESTATE OF DENNIS E. GROSS, DECEASED  
Late of FAIRVIEW Twp., York County, PA.  
Executor: Pamela L. Gross c/o 23 E Princess

St., York, PA 17401  
Attorney: NATHANIEL W BOYD, IV, Esquire, 23 E Princess St., York, PA 17401 11.29-3t

ESTATE OF EDWARD J. HANSON, JR., DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executrix: D'Este W. Hanson, c/o Stock and Leader 221 W. Philadelphia St., Suite 600, York, PA 17401-2994  
Attorney: W. Bruce Wallace, Esquire, STOCK AND LEADER, 221 W. Philadelphia St., Suite 600, York, PA 17401-2994 11.29-3t

ESTATE OF EVELYN L. HECKERT, DECEASED  
Late of Dover Twp., York County, PA.  
Administratrix: Connie Heckert c/o David Mills, Esquire, 17 E. Market Street, York, PA 17401  
Attorney: David Mills, Esquire, BLAKEY, YOST, BUPP & RAUSCH, LLP, 17 E. Market Street, York, PA 17401 11.29-3t

ESTATE OF DONNA A. KELLER, DECEASED  
Late of York City, York County, PA.  
Executor: Glenn T. Keller, c/o 2025 E. Market Street, York, PA 17402  
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 11.29-3t

ESTATE OF GLENN M. LIVINGSTON, DECEASED  
Late of Manchester Twp., York County, PA.  
Executor: Glenn M. Livingston, Jr., 120 Pine Grove Commons, York, PA 17403  
Attorney: Erin J. Miller, Esquire, Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403 11.29-3t

ESTATE OF ROBERT KENNETH MYERS a/k/a R. KENNETH MYERS, DECEASED  
Late of Hanover Borough, York County, PA.  
Executor: Scott K. Myers, 501 McCosh Street, Hanover, PA 17331  
Attorney: Arthur J. Becker, Jr., Esquire, Becker & Strausbaugh, P.C. 544 Carlisle Street, Hanover, PA 17331 11.29-3t

ESTATE OF GLENN N. PAULES, DECEASED  
Late of East Hopewell Twp., York County, PA.  
Administrator-Executor: Yvonne Mastromatteo, 206 Carbondale Road, Clarks Summit, PA 18411 11.29-3t

ESTATE OF DOROTHY JANE REARICH, DECEASED  
Late of Dover Twp., York County, PA.  
Co-Executors: Roberta E. Rishel and Steven P. Rearich, 4029 Clair Mar Drive, Dover PA 17315  
Attorney: Fred E. Kilgore, Esquire, 2550 Kingston Road, Suite 323, York, PA 17402 11.29-3t

ESTATE OF DEAN P. RENTZEL, DECEASED  
Late of York City, York County, PA.  
Co-Executrices: Karen M. Gross and Anita S.  
Lehr, 2545 Log Cabin Rd, York PA 17408  
Attorney: John W. Stitt, Esquire, 1434 W.  
Market St., York, PA 17404 11.29-3t

ESTATE OF NETTIE E. RUMSEY, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Verna Garner, c/o Morris & Vedder,  
32 N. Duke St., P.O. Box 544, York PA  
17405  
Attorney: Christopher M. Vedder, Esquire,  
Morris & Vedder, 32 N. Duke St., P.O. Box  
544, York PA 17405 11.29-3t

ESTATE OF CLAUDE H. RUPPERT, DE-  
CEASED  
Late of Hallam Borough, York County, PA.  
Executrix: Theresa L. Ruppert c/o Bradley  
Leber, Esquire, 17 E. Market Street, York,  
PA 17401  
Attorney: Bradley Leber, Esquire, BLAKEY,  
YOST, BUPP & RAUSCH, LLP, 17 E.  
Market Street, York, PA 17401 11.29-3t

ESTATE OF EVELYN R. SEITZ, DECEASED  
Late of W. Manchester Twp., York County, PA.  
Executor: Timothy L. Seitz c/o Katherman,  
Heim & Perry, 345 E. Market Street, York,  
PA 17403  
Attorney: L. C. Heim, Esquire, Katherman,  
Heim & Perry, 345 E. Market Street,  
York, PA 17403 11.29-3t

ESTATE OF LONNIE D. STELL, DECEASED  
Late of York Twp., York County, PA.  
Executor: Mark S. Stell c/o 135 North George  
Street, York, PA 17401  
Attorney: Jeffrey L. Rehmyer II, Esquire,  
CGA Law Firm, PC, 135 North George  
Street, York, PA 17401 11.29-3t

ESTATE OF WILLIS Z. TROUT, DECEASED  
Late of Fairview Twp., York County, PA.  
Executor: Phyllis M. Trout, 1124 Siddonsburg  
Road, Mechanicsburg, PA 17055  
Attorney: Duane P. Stone, Esquire, Stone,  
Duncan & Linsenbach, PC, P.O. Box 696,  
Dillsburg, PA 17019 11.29-3t

ESTATE OF IVAN M. WERNIG, DECEASED  
Late of Chanceford Twp., York County, PA.  
Executor: Charles R. Wernig, 2901 Herrlyn  
Court, Dallastown, Pa 17313  
Attorney: Timothy E. Kane, Esquire, 474 W.  
Market St., York, PA 17401 11.29-3t

ESTATE OF MARY E. WERTZ, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executrix: Lois A. Hahn, 4309 Winchester  
Road, Dover, PA 17315  
Attorney: Joseph C. Korsak, Esquire, 33 North  
Queen Street, York, PA 17403 11.29-3t

ESTATE OF JOHN RANDOLPH WRIGHT,  
DECEASED  
Late of Peach Bottom Twp., York County, PA.  
Administrators: Casey Randolph Wright, 619  
Country Club Road. Apt. E. Red Lion,  
PA 17356 and Amanda Faith Hashem, 8A  
Glenwood Road, Baltimore. MD 21221  
Attorney: Gilbert G. Malone, Esquire, 42 S  
Duke St., York, PA 17401 11.29-3t

## SECOND PUBLICATION

ESTATE OF BETTY R. ALLEN , DECEASED  
Late of Dover Twp., York County, PA.  
Executrix: Angela E. Rupert, 4890 South  
Salem Church Rd., Dover PA 17315  
Attorney: Matthew L. Guthrie Esquire,  
Guthrie, Nonemaker, Yingst & Hart, LLP  
40 York Street, Hanover, PA 17331 11.21-3t

ESTATE OF BARBARA E. ANDERSEN,  
DECEASED  
Late of Newberry Twp., York County, PA.  
Executor: Thomas H. Helmus, 90 Vista Circle,  
Etters, PA 17319  
Attorney: David H. Stone, Esquire  
Stone LaFaver & Shekletski, P.O. Box E,  
New Cumberland, PA 17070 11.21-3t

ESTATE OF MARY L. CRANE, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Manufacturers & Traders Trust  
Company c/o Elinor Albright Rebert,  
Esquire, 515 Carlisle Street, Hanover, PA  
17331  
Attorney: Elinor Albright Rebert, Esquire, 515  
Carlisle Street, Hanover, PA 17331 11.21-3t

ESTATE OF RUTH E. DIETZ, DECEASED  
Late of Windsor Twp., York County, PA.  
Executrix: Judith A. Rentzel, c/o  
GARBER & GARBER, 40 South Duke  
Street, York, PA 17401-1402  
Attorney: John M. Garber, Esquire, GARBER  
& GARBER, 40 South Duke Street, York,  
PA 17401-1402 11.21-3t

ESTATE OF GERALDINE F. FRANK,  
DECEASED  
Late of York City, York County, PA.  
Executrix: Susan M. Frank a/k/a Susan M.  
Smith 120 Pine Grove Commons, York, PA  
17403  
Attorney: Erin J. Miller, Esquire, Elder Law  
Firm of Robert Clofine, 120 Pine Grove  
Commons, York, PA 17403 11.21-3t

ESTATE OF CHARLES J. HREBIK,  
DECEASED  
Late of Hopewell Twp., York County, PA.  
Executor: Randolph L. Hrebik c/o Stock and  
Leader, 221 W. Philadelphia St., Suite 600  
York, PA 17401-2004  
Attorney: D. Reed Anderson, Esquire, STOCK  
AND LEADER, 221 W. Philadelphia St.,  
Suite 600 York, PA 17401-2994 11.21-3t

ESTATE OF CAROL M. KOPP, DECEASED  
Late of Hanover Borough, York County, PA.  
Executrices: Brenda M. Leister and Pearl M.  
Leister c/o Elinor Albright Rebert, Esquire,  
515 Carlisle Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire, 515  
Carlisle Street, Hanover, PA 17331 11.21-3t

ESTATE OF DOROTHY B. KRIZIN,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executrix: Patricia Y. Himes c/o Stock and  
Leader, 221 W. Philadelphia St., Suite 600  
York, PA 17401-2004  
Attorney: Thomas M. Shorb, Esquire, STOCK  
AND LEADER, 221 W. Philadelphia St.,  
Suite 600 York, PA 17401-2994 11.21-3t

ESTATE OF KATHRYN N. RICKER a/k/a  
KATHRYN E. RICKER, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executor: Diane L. Thomas c/o Morris & Ved-  
der, 32 N. Duke St., P.O. Box 544, York, PA  
17405  
Attorney: Christopher M. Vedder, Esquire,  
Morris & Vedder, 32 N. Duke St., P.O. Box  
544, York, PA 17405 11.21-3t

ESTATE OF JOANNE G. STAMBAUGH,  
DECEASED  
Late of Penn Twp., York County, PA.  
Administratrix: Kathleen A. Foreman c/o  
Elinor Albright Rebert, Esquire, 515  
Carlisle Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire, 515  
Carlisle Street, Hanover, PA 17331 11.21-3t

ESTATE OF BARBARA L. STAUFFER,  
DECEASED  
Late of York Twp., York County, PA.  
Executor: John C. Stauffer c/o MPL LAW  
FIRM, LLP, 137 East Philadelphia Street,  
York, PA 17401-2424  
Attorney: Christian R. Miller, Esquire, MPL  
LAW FIRM, LLP, 137 East Philadelphia  
Street, York, PA 17401-2424 11.21-3t

ESTATE OF LEO C. WILLIAMS a/k/a LEO  
CLARKSON WILLIAMS, DECEASED  
Late of Fairview Twp., York County, PA.  
Executors: John R. Williams, 305 Evergreen  
Road, New Cumberland, PA 17070 and  
Thomas N. Williams, 29 Hamilton Road,  
Boiling Springs, PA 17007  
Attorney: Gerald J. Shekletski, Esquire, Stone  
LaFaver & Shekletski, P.O. Box E, New  
Cumberland, PA 17070 11.21-3t

ESTATE OF BETTY J. WOLFE, DECEASED  
Late of York City, York County, PA.  
Executor: Karen E. Mitchell c/o Robert M.  
Strickler, Esquire, 110 South Northern Way,  
York, Pennsylvania 17402  
Attorney: Robert M. Strickler, Esquire, 110  
South Northern Way, York, Pennsylvania  
17402 11.21-3t

ESTATE OF M. BEATRICE WOLFGANG, a/k/a  
MILDRED BEATRICE WOLFGANG, a/k/a  
BEATRICE WOLFGANG, DECEASED  
Late of Manchester Twp., York County, PA.  
Executrix: Carol A. Martin, 2968 Holley Road,  
Glen Rock, PA 17327  
Attorney: Dorothy Livaditis, Esquire, 32 South  
Beaver Street, York, PA 17401 11.21-3t

### THIRD PUBLICATION

ESTATE OF GEORGE L. BOHN, DECEASED  
Late of Manchester Twp., York County, PA.  
Administrator-Executor: Kathryn Annabelle  
Dougherty Bohn, 1038 Carl Street, York,  
PA 17404 11.15-3t

ESTATE OF DWIGHT C. BOOKWALTER, a/k/a  
DWIGHT BOOKWALTER, a/k/a CLAIR D.  
BOOKWALTER, DECEASED  
Late of York City, York County, PA.  
Administrator: Robert K. Bookwalter c/o  
Gregory H. Gettle, Esquire, 13 E. Market  
St., York, PA 17401  
Attorney: Gregory H. Gettle, Esquire,  
GETTLE & VELTRI, 13 E. Market St.,  
York, PA 17401 11.15-3t

ESTATE OF JEFFREY L. KIDDER, a/k/a  
JEFFREY KIDDER, JEFFREY LYNN KIDDER  
AND JEFF KIDDER, DECEASED  
Late of Jackson Twp., York County, PA.  
Executrix: Anna E. Kidder c/o John M.  
Hamme, Esq. 1946 Carlisle Road York, PA  
17408  
Attorney: John M. Hamme, Esquire, 1946  
Carlisle Road York, PA 17408 11.15-3t

ESTATE OF DORA J. MCCAULEY a/k/a  
DORA JEAN MCCAULEY, DECEASED  
Late of Penn Twp., York County, PA.  
Administrator: H. Gail Larman, 8 Heights  
Avenue, Hanover, PA 17331  
Attorney: Stonesifer and Kelley, P.C., 209  
Broadway, Hanover, PA 17331 11.15-3t

ESTATE OF CAROLYN R. MOUL a/k/a  
CAROLYN RAE MOUL, DECEASED  
Late of Hanover Borough York County, PA.  
Executrix: Jeannette E. (Adkins) Paules, c/o  
Elinor Albright Rebert, Esquire, 515 Carl-  
isle Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire, 515  
Carlisle Street, Hanover, PA 17331 11.15-3t

ESTATE OF JOYCE M. OTTEMILLER,  
DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executor: Creston F. Ottemiller, Jr., c/o Stock  
and Leader, 221 W. Philadelphia St., Suite  
600 York, PA 17401-2994  
Attorney: W. Bruce Wallace, Esquire, STOCK  
AND LEADER, 221 W. Philadelphia St.,  
Suite 600 York, PA 17401-2994 11.15-3t

ESTATE OF ROBERT REYNOLDS,  
DECEASED  
Late of York Twp., York County, PA.  
Executor: Keith A. Hassler, 9 North Beaver  
Street, York, PA 17401 11.15-3t

ESTATE OF JACQUE L. ROHRBAUGH,  
DECEASED  
Late of York Twp., York County, PA.  
Executor: Cynthia J.A. Jones, 336 Hillcrest  
Road, York, PA 17403  
Attorney: Rob A. Krug, Esquire, 53 East Canal  
Street, P.O. Box 155, Dover, PA 17315  
11.15-3t

ESTATE OF JAMES SCOTT, DECEASED  
Late of North York Borough, York County, PA.  
Co-Executrix: Jennifer Raineri and Jessica  
Hoover, c/o 1701 W. Market Street, York,  
PA 17404  
Attorney: Scott A. Harper, Esquire, 1701 W.  
Market Street, York, PA 17404 11.15-3t

ESTATE OF DOROTHEA V. SHAFFER,  
DECEASED  
Late of Fairview Twp., York County, PA.  
Executor: Barry G. Goodling, c/o 100 East  
Market Street, P.O. Box 15012, York, PA  
17405  
Attorney: Alex E. Snyder, Esquire, Barley  
Snyder, LLP, 100 East Market Street, P.O.  
Box 15012, York, PA 17405 11.15-3t

ESTATE OF EARL R STAMBAUGH,  
DECEASED  
Late of Jackson Twp., York County, PA.  
Co-Executrixes: Barbara E. Beck, JoAnn M.  
Huber and Sandra V. Sheaffer c/o Craig A.  
Diehl, Esquire, CPA, 119A West Hanover  
Street, Spring Grove PA 17362  
Attorney: Craig A. Diehl, Esquire, CPA,  
119A West Hanover Street,  
Spring Grove PA 17362 11.15-3t

ESTATE OF CARLTON H. STAUFFER,  
DECEASED  
Late of Spring Garden Twp., York County, PA.  
Administrator: Hoff Stauffer, c/o William B.  
Anstine, Jr., Esquire, Anstine & Sparler,  
117 E. Market St., York, PA 17401  
Attorney: William B. Anstine, Jr., Esquire,  
Anstine & Sparler, 117 E. Market St.,  
York, PA 17401 11.15-3t

ESTATE OF GERALDINE M. SWEITZER,  
DECEASED  
Late of Dover Twp., York County, PA.  
Executor: Lori A. Stover, 4555 Lewisberry  
Rd., York, PA 17404  
Attorney: Rob A. Krug, Esquire, 53 East Canal  
Street, P.O. Box 155, Dover, PA 17315  
11.15-3t

ESTATE OF RONALD L. WALLACE,  
DECEASED  
Late of Dover Twp., York County, PA.  
Executor: Brian L. Wallace, 155 Carlisle Rd.,

Dillsburg, PA 17019  
Attorney: Rob A. Krug, Esquire, 53 East Canal  
Street, P.O. Box 155, Dover, PA 17315  
11.15-3t

ESTATE OF THELMA M. WALKER a/k/a  
THELMA MAE WALKER, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Administrator: William M. Walker, c/o 135 N.  
George St., Ste. #213, York, PA 17401  
Attorney: James A. Holtzer, Esquire, 135 N.  
George St., Ste. #213, York, PA 17401  
11.15-3t

ESTATE OF ARLENE MAE WITMER,  
DECEASED  
Late of Manchester Borough, York County, PA.  
Executor: Barry Stephen Shaffer c/o Joel O.  
Sechrist, Esquire, 568 Old York Road,  
Etters, PA 17319  
Attorney: Joel O. Sechrist, Esquire, 568 Old  
York Road, Etters, PA 17319 11.15-3t

**CIVIL NOTICES****ACTION IN MORTGAGE  
FORECLOSURE**

IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA

**PNC MORTGAGE, A DIVISION OF PNC  
BANK, NATIONAL ASSOCIATION,  
PLAINTIFF**

**VS.**

**CLAUDE B. ANTOINE, DEFENDANTS.**

Attorney for Plaintiff: Louis P. Vitti, Esquire,  
Vitti and Vitti and Associates, P.C., 215 Fourth  
Ave., Pgh., PA 15222. (412) 281-1725.

**COMPLAINT IN  
MORTGAGE FORECLOSURE**

CASE NO. 2010-SU-5315-06

You have been named as Defendants in a civil action instituted by PNC Mortgage, a division of PNC Bank, National Association, against you in this Court. This action has been instituted to foreclose on a Mortgage dated June 15, 2007, and recorded in the Recorder's Office of York County at Mortgage Book Volume 1907 page 661 on July 12, 2007.

You are hereby notified to plead to the above-referenced Complaint within twenty (20) days from the date of publication of this Notice or a judgment will be entered against you.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FOR OR NO FEE.**

LAWYER REFERRAL SERVICE:  
YORK COUNTY BAR ASSOCIATION  
YORK COUNTY BAR CENTER  
137 EAST MARKET STREET  
YORK, PENNSYLVANIA 17401

TELEPHONE: (717) 854-8755

11.29-1t

Solicitor

IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA  
CIVIL ACTION LAW

NO.: 2012-SU-001830-06

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

**WELLS FARGO BANK, N.A., PLAINTIFF  
VS.  
EARL E. BORTNER, JR., DEFENDANT(S)**

TO: Earl E. Bortner, Jr.

PRESENTLY OR FORMERLY of 1600 Condor Lane, York, PA 17315-2775. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 1600 Condor Lane, York, PA 17315-2775 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the plaintiff, WELLS FARGO BANK, N.A. A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. §1692, et. seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the York County Court of Common Pleas, at the above term and number.

A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dieterick, Esquire, P.O. Box 1024, Mountainside, NJ 07092. Phone (908) 233-8500.

**IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.**

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUR WHERE YOU CAN GET LEGAL HELP.**



NOTICE TO DEFEND  
Lawyer Referral Service  
137 E. Market Street  
York, PA 17401  
Phone (717) 854-8755

LAWYER REFERRAL  
York Legal Referral  
137 E. Market Street  
York, PA 17401  
Phone (717) 854-8755, Ext. 201

Zucker, Goldberg & Ackerman, LLC

11.29-1t

Solicitor

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IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA  
CIVIL ACTION LAW

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

NO. 2012-SU-3275-06

**CITIMORTGAGE, INC., PLAINTIFF**  
**VS.**  
**JOSEPH E. HECKLER AND**  
**PRISCILLA M. HECKLER, DEFENDANTS**

**NOTICE**

To JOSEPH E. HECKLER and PRISCILLA M. HECKLER

You are hereby notified that on August 2, 2012, Plaintiff, CITIMORTGAGE, INC., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of YORK County Pennsylvania, docketed to No. 2012-SU-3275-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 11 OAK STREET, YORK, PA 17402-4930 whereupon your property would be sold by the Sheriff of YORK County.

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

**NOTICE**

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

11.29-1t

Solicitor

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IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA  
CIVIL ACTION LAW

NO.: 2012-SU-002700-06

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

**WELLS FARGO BANK, N.A., PLAINTIFF**  
**VS.**  
**MICHAEL RAY LOBATO; UNITED**  
**STATES OF AMERICA; DEFENDANT(S)**

TO: Michael Ray Lobato, single individual,

PRESENTLY OR FORMERLY of 1832 Pin Oak Drive, Spring Grove, PA 17362-7865. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 1832 Pin Oak Drive, Spring Grove, PA 17362-7865 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the plaintiff, Wells Fargo Bank, N.A. A detailed notice to you of your rights under the Fair Debt Collection Practices Act (15 U.S.C. §1692, et. seq.) is included in the Complaint filed in the lawsuit. The lawsuit is filed in the York County Court of Common Pleas, at the above term and number.

A copy of the Complaint filed in the lawsuit will be sent to you upon request to the Attorney for the Plaintiff, Scott A. Dieterick, Esquire, P.O. Box 1024, Mountainside, NJ 07092. Phone (908) 233-8500.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PER-

SONALLY OR BY AN ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUR WHERE YOU CAN GET LEGAL HELP.

NOTICE TO DEFEND  
Lawyer Referral Service  
137 E. Market Street  
York, PA 17401  
Phone (717) 854-8755

LAWYER REFERRAL  
York Legal Referral  
137 E. Market Street  
York, PA 17401  
Phone (717) 854-8755, Ext. 201

Zucker, Goldberg & Ackerman, LLC

11.29-1t Solicitor

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## ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, Pennsylvania, on November 8, 2012, for the purpose of obtaining a Certificate of Incorporation for a domestic business corporation organized and existing under the provisions of the Business Corporations Law of the Commonwealth of Pennsylvania, Act of December 21, 1988 (P.L. 1444, No. 177), as amended from time to time.

The name and registered office of the corporation is

**Geekwatts Enterprise Consulting, Inc.**  
564 Madison Ave.  
York, PA 17404

The purpose for which it was organized is enterprise software development, consulting, contracting and all lawful business for which corpo-

rations may be incorporated under the Business Corporation Law of 1988, as amended.

Lauren E. Bogar, Esquire  
One West Main Street  
Shiremanstown, PA 17011

11.29-1t Solicitor

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NOTICE is hereby given that Articles of incorporation were filed with the Commonwealth of Pennsylvania for:

### **Woodwind Enterprises Inc.**

The corporation has been incorporated under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania Act of December 22, 1988, as amended, for any and all lawful business activity.

11.29-1t Solicitor

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NOTICE is hereby given that Articles of Incorporation [are about to be filed] were filed with the Commonwealth of Pennsylvania.

The name of the [proposed] corporation is

### **Don Right Computers & Electronics Inc.**

The corporation [is to be] has been incorporated under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania Act of December 22, 1988.

Donald K. Mayer  
204 South Street  
Lewisberry, PA. 17339

11.29-1t Solicitor

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## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA

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NOTICE is hereby given that a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of **Naomi Catherine Nessler to Catherine Nessler Schwoyer**.

The Court has fixed the 16<sup>th</sup> day of January, 2013, at 9:00 a.m. in Courtroom #6, York County Judicial Center, 45 North George Street, York, Pennsylvania, 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.

11.29-1t

Solicitor

## NOTICE

### PRACEIPE FOR JUDGMENT OF DEFAULT

TO THE PROTHONOTARY:

Please enter judgment of default against **Defendant, Edward Sgrignoli**, and in favor of Plaintiff, State Farm Mutual Automobile Insurance Company, for failure to take action as required in this case. The Important Notice of Intention to Enter Judgment of Default is attached hereto as Exhibit "A." The Important Notice was served via publication in the *York Legal Record* on October 4, 2012 and the *York Dispatch/York Sunday News* and *York Daily Record* on October 8, 2012 (attached hereto as Exhibit "B"). The Court Order Allowing Service by Publication is attached hereto as Exhibit "C."

### NOTICE

Pursuant to Rule 236 of the Supreme Court of Pennsylvania, you are hereby notified that a Judgment has been entered against you in the above proceeding due to Judgment by Default.

**Pamela S. Lee**  
*Prothonotary*

**If you have any questions about this notice, please call:**

Attorney Thomas A. McDonnell, Esquire at (412) 261 3232.

SUMMERS, McDONNELL, HUDOCK,  
GUTHRIE & SKEEL, PC.  
Attorneys at Law  
707 Grant Street  
Suite 2400  
Pittsburgh, PA 15219

11.29-1t

Solicitor

IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA

NUMBER 2012-SU-3476-04

**M&T BANK, PLAINTIFF**  
**V.**  
**BRENDA L. REINECKER AND**  
**OCCUPANTS, DEFENDANTS**

**TO: BRENDA L. REINECKER AND OCCU-**  
**PANTS**

**TYPE OF ACTION: COMPLAINT IN**  
**EJECTMENT**

**PREMISES SUBJECT TO FORECLO-**  
**SURE: 709 ARSENAL ROAD, YORK, PENN-**  
**SYLVANIA 17402**

### NOTICE

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service  
137 East Market Street  
York, Pennsylvania 17401  
(717) 854 8755

McCABE, WEISBERG AND CONWAY, P.C.  
TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109

11.29-1t

Solicitor

### **SHERIFF'S SALES**

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA  
NO. 2012-SU-000887-06

BANK OF AMERICA, N.A., SUCCESSOR BY  
MERGER TO BAC HOME LOANS SER-  
VICING, LP FKA COUNTRYWIDE HOME  
LOANS SERVICING, LP



Vs.  
CHRISTOPHER HARRIGAN

JPMORGAN CHASE BANK, NATIONAL AS-  
SOCIATION (the mortgagee), against the above  
premises

NOTICE TO: CHRISTOPHER HARRIGAN  
NOTICE OF SHERIFF'S SALE OF REAL  
PROPERTY

PHELAN HALLINAN & SCHMIEG, LLP  
Attorney for Plaintiff

11.29-1t

Solicitor

Being Premises: 36 HIGH STREET, GLEN  
ROCK, PA 17327-1221  
Being in the Borough of Glen Rock, County of  
YORK, Commonwealth of Pennsylvania, TAX  
PARCEL#640000300740000000

Improvements consist of residential property.  
Sold as the property of CHRISTOPHER HAR-  
RIGAN

Your house (real estate) at 36 HIGH STREET,  
GLEN ROCK, PA 17327-1221 is scheduled to  
be sold at the Sheriff's Sale on 02/11/2013 at  
02:00 PM, at the YORK County Courthouse, 45  
North George Street, York, PA 17401, to enforce  
the Court Judgment of \$201,115.40 obtained by,  
BANK OF AMERICA, N.A., SUCCESSOR  
BY MERGER TO BAC HOME LOANS SER-  
VICING, LP FKA COUNTRYWIDE HOME  
LOANS SERVICING, LP (the mortgagee),  
against the above premises.

PHELAN HALLINAN & SCHMIEG, LLP  
Attorney for Plaintiff

11.29-1t

Solicitor

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA  
NO. 2012-SU-001377-06

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION

Vs.  
JAMES MILLER and LORI MILLER

NOTICE TO: JAMES MILLER  
NOTICE OF SHERIFF'S SALE OF REAL  
PROPERTY

Being Premises: 1700 CHURCH ROAD,  
YORK, PA 17408-1506  
Being in WEST MANCHESTER TOWNSHIP,  
County of YORK, Commonwealth of Pennsyl-  
vania,  
TAX PARCEL#510001600220000000

Improvements consist of residential property.  
Sold as the property of JAMES MILLER and  
LORI MILLER

Your house (real estate) at 1700 CHURCH  
ROAD, YORK, PA 17408-1506 is scheduled  
to be sold at the Sheriff's Sale on 02/11/2013 at  
02:00 PM, at the YORK County Courthouse, 45  
North George Street, York, PA 17401, to enforce  
the Court Judgment of \$158,249.13 obtained by,

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## SHERIFF SALES

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of A TO Z FINANCE LLC vs. AFFORDABLE AUTO SALES, LLC, RODNEY A. REED and DONNA K. REED Docket Number: 2012-NO-4279-30. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

AFFORDABLE AUTO SALES, LLC  
 RODNEY A. REED  
 DONNA K. REED

ALL the following described tract of land, with the improvements thereon, situate in the Borough of Red Lion, York County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at the northwest corner of the intersection of South Main Street and West Walnut Street; thence along the northern side of West Walnut Street South seventy-three and one-fourths (73-1/4) degrees West one hundred fifty (150) feet to a stake on the eastern side of Railroad Alley; thence along the eastern side Railroad Alley North sixteen and three-fourths (163/4) degrees West one hundred fifty (150) feet to a point at property now or formerly of Mary E. Anderson; thence along property now or formerly of Mary E. Anderson North seventy-three and one-fourth (73-1/4) degrees East one hundred fifty (150) feet to a point on the western edge of South Main Street; thence along the western edge of South Main Street South sixteen and three-fourths (163/4) degrees East one hundred fifty (150) feet to a point at the northwest corner of South Main Street and Walnut Street and place of BEGINNING.

IT BEING the same premises which Hamilton Bank, Trustees under the Last Will and Testament of Mantz H. Anderson, by deed dated August 11, 1986 and recorded in the Recorder's Office in and for York County, Pennsylvania, in Deed Book 93-A, Page 457, granted and conveyed unto Lester G. Duke, Grantor and one of the Grantees herein.

PROPERTY ADDRESS: 676 SOUTH MAIN STREET, RED LION, PA 17356

UPI# 82-000-01-0122.00-00000

Notice is further given that all parties in

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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., S/B/M/T WELLSFARGO BANK SOUTHWEST, N.A. S/B/M/T WORLD SAVINGS BANK, FSB vs. CRUZ AGUILAR Docket Number: . And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CRUZ AGUILAR

DESCRIPTION: All that certain lot, piece or parcel of land situate in Conewago Township, York County, Pennsylvania, known as #1170 Stone Gate Drive, being Lot No. 72 as shown on the Final Subdivision Plan, Hunter Creek, Phase 3 & 4, as said plan is of record in the Office of the Recorder of Deeds of York County, State of Pennsylvania and recorded in Plan Book Volume #1725, Page #7523 and being more particularly bounded and described in accordance with the said Final Subdivision Plan, Sheet 3 of 6, as prepared by Rettew Associates, Inc., York, Pennsylvania, as follows, to wit:

LOCATION OF PROPERTY: 1170 Stone Gate Drive, York, PA 17406

THE IMPROVEMENTS THEREON ARE: Residential dwelling SEIZED AND TAKEN IN execution as the property of Cruz Aguilar

REAL DEBT: \$225,856.20

PROPERTY ADDRESS: 1170 STONE GATE DRIVE, YORK, PA 17406

UPI#

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

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPMORGAN CHASE BANK, N.A. S/B/M TO CHASE HOME FINANCE, LLC S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION vs. DEBRA A. ALEJANDRE Docket Number: 2012-SU-2386-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DEBRA A. ALEJANDRE

owner(s) of property situate in the TOWNSHIP OF NEWBERRY, York County, Pennsylvania, being 70 PERSIAN LILAC DRIVE, ETTERS, PA 17319-9312

Parcel No. 39-000-25-1405.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$83,331.52

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 70 PERSIAN LILAC DRIVE, ETTERS, PA 17319

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOAN SERVICING, L.P. vs. JULIO E. ALICEA, JR. Docket Number: 2012-SU-1720-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JULIO E. ALICEA, JR.

owner(s) of property situate in the TOWNSHIP OF SPRING GARDEN, York County, Pennsylvania, being 1246 EAST SOUTH STREET, YORK, PA 17403-5735

Parcel No. 480001301700000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$124,827.31

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 1246 EAST SOUTH STREET, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M/ TO CHASE HOME FINANCE, LLC vs. JOANNE C. ALTHOFF Docket Number: 2007-SU-3531-Y06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York,

Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOANNE C. ALTHOFF

owner(s) of property situate in the TOWNSHIP OF JACKSON, York County, Pennsylvania, being 237 LENA DRIVE, YORK, PA 17408

Parcel No. 33-000-04-0108.00-00000

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 237 LENA DRIVE, YORK, PA 17408

UPI# 33-000-04-0108.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 2059 CHANCELLOR ROAD, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. LINDA SUE A. AMARO Docket Number: 2012-SU-2079-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LINDA SUE A. AMARO

ALL that certain piece, parcel or tract of ground situate, lying and being in the Township of Newberry, York County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the Eastern line of White Dogwood Drive (50 feet wide) which point is on the line dividing Lot Nos. C-1607 and C-1608 as the same are shown on the hereinafter mentioned Plan of Lots; thence South 83 degrees 29 minutes 10 seconds East along said line 96 feet to a point; thence South 06 30 minutes 50 seconds West a distance of 20 feet to a point in the line dividing Lot Nos. C-1608 and C-1609 as shown on said Plan; thence North 83 degrees 29 minutes 10 seconds West along the last said dividing line 96 feet to a point in the Eastern line of White Dogwood Drive aforesaid; thence North 06 degrees 30 minutes 50 seconds East along said line of White Dogwood Drive 20 feet to a point the place of beginning.

BEING Lot No. C-1608 as the same is shown on the Plan of Lots known as final Subdivision Plan for Valley Green Village West, Phase XVI, recorded in York County Plan Book KK, Page 350.

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of SOVEREIGN BANK, N. A. FORMERLY KNOWN AS SOVEREIGN BANK vs. JOHN M. ALTHOFF and JAMIE L. ALTHOFF Docket Number: 2012-SU-1580-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN M. ALTHOFF  
JAMIE L. ALTHOFF

owner(s) of property situate in the TOWNSHIP OF YORK, York County, Pennsylvania, being 2059 CHANCELLOR ROAD, YORK, PA 17403-4733

Parcel No. 54-000-08-0006.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$102,225.75

HAVING erected thereon a dwelling known as 251 White Dogwood Drive, Etters, PA 17319.

BEING the same premises which Antonio Passalacqua and Giovanna Passalacqua, husband and wife, by Deed dated 3/13/2006 and recorded 3/16/2006 in the Recorder's Office of York County, Pennsylvania, Deed Book Volume 1797, Page 6213, Instrument No. 2006020740, granted and conveyed unto Linda Sue A. Amaro, a married woman.

PROPERTY ADDRESS: 251 WHITE DOGWOOD DRIVE, ETTERS, PA 17319

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE vs. KEITH BRIAN ANDERSON and TAMMY S. ANDERSON Docket Number: 2010-SU-2917-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KEITH BRIAN ANDERSON  
TAMMY S. ANDERSON

owner(s) of property situate in the BOROUGH OF DOVER, York County, Pennsylvania, being 206 MAPLEWOOD DRIVE, DOVER, PA 17315-1320

Parcel No. 590000300680000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$129,671.20

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 206 MAPLEWOOD DRIVE, DOVER, PA 17315

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AMC1 vs. ERIC G. ARCHER Docket Number: 2012-SU-1124-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ERIC G. ARCHER

owner(s) of property situate in YORK TOWNSHIP, York County, Pennsylvania, being 64 CIRCLE DRIVE, YORK, PA 17402-4901

Parcel No. 54-000-02-0041.K0-00000

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 64 CIRCLE DRIVE, YORK, PA 17402

UPI# 54-000-02-0041.K0-00000

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

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



RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL vs. ASSOCIATION KATHRYN D. BALDWIN Docket Number: 2012-SU-2385-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KATHRYN D. BALDWIN

owner(s) of property situate in the RED LION BOROUGH, York County, Pennsylvania, being 111 LINDEN AVENUE, A/K/A 111 SOUTH LINDEN AVENUE, RED LION, PA 17356-1921

Parcel No. 820000400880000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$114,447.54

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 111 LINDEN AVENUE, A/K/A 111 SOUTH LINDEN AVENUE, RED LION, PA 17356

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON FKA

THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE-HOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-9 vs. DEBRA A. BARSHINGER and KENNETH E. BARSHINGER Docket Number: 2012-SU-1665-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DEBRA A. BARSHINGER  
 KENNETH E. BARSHINGER

ALL that certain tract or parcel of land located in Manchester Township, York County, Pennsylvania, being identified as Lot #76 on a Final Subdivision Plan - Phase Three of Still Meadows Residential Development, which plan is recorded in Plan Book NN, Page 484, in the Office of the Recorder of Deeds in and for York County, Pennsylvania, said tract or parcel being more particularly bounded and described as follows, to wit:

BEGINNING at 8 point on the westerly Side of Coldspring Road and Lot #75; thence along the westerly Side of Coldspring Road, South thirty-five (35) degrees three (03) minutes twenty-six (26) seconds West, a distance of sixty-three and ninety-three one-hundredths (63.93) feet to a point; thence South seventy-three (73) degrees fifty-nine (59) minutes forty-seven (47) seconds West, a distance thirty-one and eleven one-hundredths (31.11) feet to a point on the right-of-way line of Township Road 832; thence along the right-of-way line of Township Road 832, North sixty-seven (67) degree; three (03) minutes fifty-three (53) seconds West, a distance of one hundred four and forty-three one-hundredths (104.43) feet to a point at lands now or formerly of William Bentz; thence along said lands now or formerly of William Bentz, North thirty-five (35) degrees three (03) minutes. twenty-six (26) second, Best, a distance of one hundred ten and five one-hundredths (110.05) feet to a point at Lot No. 75; thence along Lot No. 75, south fifty-four (54) degrees fifty-six (56) minutes thirty-four (34) seconds East, a distance of one hundred twenty-one and sixty-six one-hundredths (121.66) feet to a point on the westerly side of Coldspring Road, the point and place of BEGINNING, CONTAINING 02653 acres.

SUBJECT to Declaration of Protective Covenants of Still Meadows Development as recorded in. Record Book 126, Page 899, York County Records.

Parcel# 36-000-28-0076.00-00000

Property address: 2775 Coldspring Road, York, PA 17404

PROPERTY ADDRESS: 2775 COLDSRING ROAD, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

in the Office of the Recorder of Deeds in and for York County in Deed Book 1889 Page 3567, granted and conveyed unto Jermaine Basnight and Sherry Rivera.

PROPERTY ADDRESS: 523 SOUTH PERSHING AVENUE, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP. vs. JERMAINE BASNIGHT and SHERRY L. RIVERA Docket Number: 2009-SU-3886-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JERMAINE BASNIGHT  
SHERRY L. RIVERA

ALL THAT CERTAIN, lot of land, with the improvements thereon erected, situated in the CITY of YORK, York County, Pennsylvania, bounded and described and being more fully bounded and limited by courses and distances as follows, to wit:

BEGINNING at a point at the Northeast corner of South Pershing Avenue (formerly South Water Street) and West Kurtz Avenue and extending thence Northwardly along Eastern line of South Pershing Avenue twenty-nine (29) feet three (03) inches to property now or formerly of Edward Little; thence Eastwardly along said property now or formerly of Edward Little one hundred (100) feet to an alley; thence Southwardly along, said alley twenty-nine (29) feet three (03) inches to the Northern line of West Kurtz Avenue; thence Westwardly along the Northern line of West Kurtz Avenue one hundred (100) feet to the Northeast corner of South Pershing Avenue and West Kurtz Avenue and the point and place of BEGINNING.

Property address: 523 South Pershing Avenue York, Pa 17403

BEING the same premises which Ronald Zarriglio by deed dated 03/30/07 and recorded 04/26/07

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of HSBC BANK USA, N.A. vs. TRACEY L. BASSETT and SIMON P. BASSETT Docket Number: 2009-SU-1250-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TRACEY L. BASSETT  
SIMON P. BASSETT

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

BEGINNING at a point in the southern line of Persian Lilac Drive (50 feet wide) which point is on the dividing Lots Nos. C-1 001 and C-1002 as the same are shown on the hereinafter mentioned Plan of-Lots; thence North 69 degrees 46 minutes 00 seconds East, along said line of Persian Lilac Drive 20 feet to a point in the line dividing Lots Nos. C-1002 and C-1003 as shown on said Plan; thence South 20 degrees 14 minutes 00 seconds East along said. dividing line 99.69 feet to a point thence South 64 degrees 30 minutes 00 seconds West, a distance of 20.09 feet to a point in the line dividing Lots Nos. C-1001 and C-1002 aforesaid; thence North 20 degrees 14 minutes 00 seconds West, along the last said dividing line 101.54 feet to a point in the southern line of Persian Lilac Drive, the place of BEGINNING.



BEING Lot No. C-1002 as the same is shown on the Plan of Lots known as Valley Green Village West, Phase X, and recorded in York County Nan Book HT-1, Page 390.

UNDER AND SUBJECT, nevertheless, to easements, restrictions, reservations, conditions and rights of way of record or visible upon inspection of premises.

BEING THE SAME PREMISES BY DEED FROM MARCY L. OROSZ, SINGLE WOMAN, DATED 10/13/06 AND RECORDED 10/16/06 IN BOOK 1847 PAGE 5698 GRANTED AND CONVEYED UNTO SIMON P. BASSETT AND TRACEY L. BASSETT, HUSBAND AND WIFE.

TAX PARCEL NO: 39-000-25-1002.00-00000

PROPERTY ADDRESS: 17 PERSIAN LILAC DRIVE, ETTERS, PA 17319

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 vs. SHEENA BATHER-STRUBLE and CHARLES E. STRUBLE, SR. Docket Number: 2011-SU-2668-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SHEENA BATHER-STRUBLE  
CHARLES E. STRUBLE, SR.

ALL THAT CERTAIN tract of land situate in SHREWSBURY TOWNSHIP, formerly SHREWSBURY BOROUGH, York County, Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a point on the southern side of Crosswind Drive at the northeast corner of Lot No. 159 as shown on the Plan of Lots hereinafter set forth; thence extending along the southern side of said Crosswind Drive in an eastwardly direction by a curve to the left having a radius of five hundred forty-six and sixty-seven one-hundredths (546.67) feet, for an arc distance of eighty-six and fifteen one-hundredths (86.15) feet to a point in the western line of Lot No. 161; thence extending along the western line of said Lot No. 161, South six (6) degrees (14) minutes forty-three (43) seconds East, one hundred twenty-five (125) feet to a point in the northern line of Lot No. 131; thence extending along the northern line of Lot No. 131 and the northern line of Lot No. 132 in a westwardly direction by a curve to the right having a radius of six hundred seventy-one and sixty-seven one-hundredths (671.87) feet, for an arc distance of one hundred five and eighty-five one-hundredths (105.85) feet to a point in the eastern line of said first mentioned Lot No. 159, North two (2) degrees forty-two (42) minutes two (2) seconds East, one hundred twenty-five (125) feet to a point on the southern side of said first mentioned Crosswind Drive and the place of BEGINNING. BEING known as Lot No. 160 as shown on a Plan of Lots prepared by Gordon L. Brown (Registered Surveyor) for Paul L. Smith, Inc., dated October 26, 1972, as revised, and known as "Southern Farms" Section C and recorded in Plan Book B, Page 489.

BEING KNOWN AS 34 Crosswind Drive, Shrewsbury, PA 17361

BEING THE SAME PREMISES which Sheena L. Bather, n/k/a Sheena L. Struble joined by Charles E. Struble Sr., by Deed dated December 22, 2006 and recorded January 18, 2007 in Book 1869 Page 1967 in the Office for the Recording of Deeds of York County conveyed unto Sheena L. Struble and Charles E. Struble Sr.

PROPERTY ADDRESS: 34 CROSSWIND DRIVE, SHREWSBURY, PA 17361

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that

on December 10, 2012 at 2:00 O’Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of TAYLOR, BEAN & WHITAKER MORTGAGE CORPORATION vs. GREGORY L. BEHNEY Docket Number: 2008-SU-4823-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GREGORY L. BEHNEY

owner(s) of property situate in the TOWNSHIP OF YORK, York County, Pennsylvania, being 1560 CAMP BETTY ROAD WASHINGTON ROAD, YORK, PA 17402-8840

Parcel No. 540001J0032K000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$122,980.92

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 1560 CAMP BETTY WASHINGTON ROAD, YORK, PA 17402

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff’s Office,  
11.08-3t York County, Pennsylvania

SHERIFF’S SALE–Notice is hereby given that on December 10, 2012 at 2:00 O’Clock, P.M., 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. KATHERINE G. BELL A/K/A KATHERINE G. LEE Docket Number: 2012-SU-2051-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KATHERINE G. BELL  
A/K/A KATHERINE G. LEE

owner(s) of property situate in YORK TOWNSHIP, York County, Pennsylvania, being 250 VALLEY DRIVE, RED LION, PA 17356-9146

Parcel No. 54000GK0352A0C0250

Improvements thereon: Condominium

Judgment Amount: \$143,446.02

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 250 VALLEY DRIVE, RED LION, PA 17356

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff’s Office,  
11.08-3t York County, Pennsylvania

SHERIFF’S SALE–Notice is hereby given that on December 10, 2012 at 2:00 O’Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CSMC MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-2 vs. KIM A. BENTZEL Docket Number: 2012-SU-2248-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KIM A. BENTZEL

owner(s) of property situate in the WEST MANCHESTER TOWNSHIP, York County, Pennsylvania, being 1750 BARON DRIVE, YORK, PA 17408-2247

Parcel No. 5100029013100C0050

Improvements thereon: Condominium

Judgment Amount: \$52,678.49

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 1750 BARON DRIVE,  
YORK, PA 17408

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP. vs. STEVEN J. BLACKWELL Docket Number: 2010-SU-4848-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEVEN J. BLACKWELL

owner(s) of property situate in the BOROUGH OF WEST YORK, York County, Pennsylvania, being 1606 WEST PHILADELPHIA STREET, YORK, PA 17404-5318

Parcel No. 88-000-14-0090.B0-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$136,455.05

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 1606 WEST PHILADELPHIA STREET, YORK, PA 17404

UPI#

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

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16 vs. DENISE BLEVINS and MICHAEL BLEVINS Docket Number: 2012-SU-2327-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DENISE BLEVINS  
MICHAEL BLEVINS

owner(s) of property situate in HOPEWELL TOWNSHIP, York County, Pennsylvania, being 11 SCARBOROUGH FARE, STEWARTSTOWN, PA 17363-9188

Parcel No. 32-000-02-0170.00-00000

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 11 SCARBOROUGH FARE, STEWARTSTOWN, PA 17363

UPI# 32-000-02-0170.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of WELLS FARGO BANK N.A., AS TRUSTEE, FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-NC2 ASSET-BACKED PASS-THROUGH CERTIFICATES vs. LAWRENCE R. BOWERS, JR. and ANNE BOWERS Docket Number: 2010-SU-1173-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LAWRENCE R. BOWERS, JR.  
ANNE BOWERS

ALL THAT CERTAIN tract of land situate, lying and being in Dover Township, York County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at a point on the northern right-of-way line of Wyngate Road at the dividing line of Lot No. 114 and Lot No. 115; thence continuing along Lot No. 114 North 23 degrees 34 minutes 00 seconds East 122.79 feet to a point at Lot No. 73; thence continuing along Lot No. 73 and along Lot No. 74 South 58 degrees 35 minutes 20 seconds East 86.68 feet to a point at the dividing line of Lot No. 115 and Lot No. 116; thence continuing along Lot No. 116 South 31 degrees 24 minutes 40 seconds West 120.00 feet to a point on the northern right-of-way line of Wyngate Road North 58 degrees 35 minutes 20 seconds West 40.04 feet to a point; thence continuing along the same by a curve to the left having a radius of 175.00 feet on arc distance of 23.96 feet to the point and place of BEGINNING.

BEING known and numbered as Lot No. 115 on a final subdivision plan of Tower Village prepared for Tower Village, Inc., by Gordon L. Brown & Assoc. Engineers & surveyors, dated 7/15/1974 and bearing drawing No. P-96 Said plan is recorded in the York County Recorder of Deeds Office in Plan Book E. Page 3.

BEING THE SAME Premises which Thomas F. Counts a/k/a Thomas E. Counts and Ellen E. Counts his wife by deed dated 6/26/1992 and recorded 7/12/1992 in and for York County in Deed Book 0418 page 0528 granted and conveyed to Lawrence R. Bowers, Jr. and Anne Bowers his wife.

PROPERTY ADDRESS: 3611 WYNGATE ROAD, DOVER, PA 17315

UPI#

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

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of GOLDMAN SACHS MORTGAGE COMPANY vs. REX BOWERS A/K/A REX A. BOWERS and SUSAN BOWERS A/K/A SUSAN E. BOWERS Docket Number: 2012-SU-2782-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

REX BOWERS  
A/K/A REX A. BOWERS  
SUSAN BOWERS  
A/K/A SUSAN E. BOWERS

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

BEING KNOWN AS 25 Railroad Avenue, York Haven, PA 17370

PARCEL NUMBER: 39-000-03-0029.00

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 25 RAILROAD AVENUE, YORK HAVEN, PA 17370

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A. vs. MICHELE D. BOWMAN and TIMOTHY W. BOWMAN Docket Number: 2012-SU-2783-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHELE D. BOWMAN  
TIMOTHY W. BOWMAN

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

BEING KNOWN AS 7 DOMINION DRIVE, NEW FREEDOM, PA 17349

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 7 DOMINION DRIVE, NEW FREEDOM, PA 17349

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of METRO BANK F/K/A COMMERCE BANK/ HARRISBURG NA vs. CHARLES R. BOYD Docket Number: 2012-SU-794-86. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES R. BOYD

ALL the following described tract of land situate

in North Hopewell Township, York County, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in a public road at a corner of property of Charles Tyson, said point is marked by an iron pin set back on the first property line a distance of fifteen (15) feet ten (10) inches; thence along said property of Charles Tyson southwardly, two hundred forty-four (244) feet to an iron pin on line of land of Delle Hildebrandt; thence along said property of Delle Hildebrandt southwestwardly, seven hundred (700) feet to an iron pin; thence along a private road northwardly, two hundred twenty-three (223) feet six (6) inches to a point in the aforesaid public road, said point is also marked by an iron pin set back from the property line a distance of thirteen (13) feet; thence through said public highway northeastwardly, seven hundred (700) feet to a point, the place of BEGINNING.

BEING the same premises which DeEtta L. Rohler, widow, by Deed her dated March 10, 1998, and recorded March 11, 1998, in the Office of the Recorder of Deeds in and for York County, Pennsylvania at Book 1316, Page 7001, granted and conveyed unto Charles R. Boyd, single man.

KNOWN AS 4372 List Road, Red Lion, Pennsylvania

PARCEL NO. 41-000-FJ-0045.C0-00000

PROPERTY ADDRESS: 4372 LIST ROAD, RED LION, PA 17356

UPI# 41-000-FJ-0045.C0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of GMAC MORTGAGE, LLC vs. JESSICA A. BOYER Docket Number: 2011-SU-1573-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:



AS THE REAL ESTATE OF:

JESSICA A. BOYER

owner(s) of property situate in NEWBERRY TOWNSHIP, York County, Pennsylvania, being 48 ROSE OF SHARON DRIVE, ETTERS, PA 17319-9576

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$96,382.68

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 48 ROSE OF SHARON DRIVE, ETTERS, PA 17319

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. HELEN M. BRADLEY (DECEASED Docket Number: 2011-SU-1721-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HELEN M. BRADLEY (DECEASED)

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration referred to below as "Westgate Manor Condominium: located in WEST MANCHESTER TOWNSHIP, County of York, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. Section 3101, et seq., by the recording in the Office of the Recorder of Deeds in and for York County, Pennsylvania, of a Declaration dated September 23, 1997 and recorded September 26, 1997 in Land Record Book 1302, page

5203, being and designated in such Declaration as Unit No. 1721D, with a street address of 1777 Baron Drive, as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.79%.

UNDER AND SUBJECT to any and all existing covenants, conditions, restrictions, rights-of-way, easements and agreements of record.

IT BEING the same premises which Westgate Manor Associates, a Pennsylvania General Partnership, by deed dated July 31, 1998 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Record Book 1332, page 7055, granted and conveyed unto Helen M. Bradley, single woman, grantor herein.

PARCEL ID# 51-000-29-0131.00-C0028

Property being known as 1777 Baron Drive, Unit 1721D, York, Pennsylvania 17404.

Title to said premises is vested in Helen M. Bradley, single woman, and Thomas M. Bradley, single man, as joint tenants with right of survivorship, not as tenants in common by deed from Helen M. Bradley, single woman, dated December 21, 1999 and recorded December 28, 1999 in Deed Book 1386, Page 6708, as Instrument No. 1999089485.

AND thereafter Thomas M. Bradley departed this life on January 3, 2011 whereupon title to said premises is solely vested in Helen M. Bradley, by rights of survivorship.

AND thereafter Helen M. Bradley departed this life on July 1, 2011 whereupon title to said premises is solely vested in Unknown Surviving Heirs of Helen M. Bradley, Deceased Mortgagor and Real Owner, by operation of law.

PROPERTY ADDRESS: 1777 BARON DRIVE, UNIT 1721D, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

---

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M.,

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 MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION vs. MATTHEW J. BRICKLEY and LISA P. BRICKLEY Docket Number: 2010-SU-3396-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MATTHEW J. BRICKLEY  
LISA P. BRICKLEY

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

BEING KNOWN AS 530 Packing House Road, Hanover, PA 17331

IMPROVEMENTS THEREON: Residential Property

PROPERTY ADDRESS: 530 PACKING HOUSE ROAD, HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

---

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. JUSTIN J. BROWN Docket Number: 2012-SU-2190-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JUSTIN J. BROWN

ALL THAT CERTAIN tract or parcel of land situ-

ate in the Township of Newberry, County of York, Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit: TRACT 1:

BEGINNING at a point at the eastern edge of the cul-de-sac designated Mohawk Court, which point is on the line dividing Lots Nos. 11 and 12 as the same are shown on the hereinafter mentioned Plan of Lots; thence northeastwardly along said line of Mohawk Court in a curve to the left, having a radius of 50 feet, an arc distance of 20.61 feet to a point in the line dividing Lots Nos. 10 and 11 on said Plan; thence North 58 degrees 02 minutes 50 seconds East, along said dividing line 15.49 feet to a point; thence continuing along the same North 08 degrees 20 minutes 00 seconds West, a distance of 116 feet to a point; thence South 67 degrees 13 minutes 40 seconds East, a distance of 136.42 feet to a point; thence South 08 degrees 20 minutes 00 seconds East, a distance of 100 feet to a point in the line dividing Lots Nos. 11 and 12 aforesaid; thence South 81 degrees 40 minutes 00 seconds West, along the last said dividing line 80 feet to a point the place of BEGINNING.

BEING Lot No. 11 as the same is shown on the Plan of Lots known as Final Subdivision Plan of Susquehanna Village, Phase I, and recorded in York County Plan Book II, Page 222.

TRACT 2:

BEGINNING at a point on the northern right of way cul-de-sac line of Mohawk Court, said point being a common corner with the Lot 10 as shown on the Final Re-Subdivision Plan for Donald G. Shaeffer, Jr. and Barbara L. Puncher, in York County Records in Plan Book II, Page 629; thence along Lot No. 10, North 26 degrees 51 minutes 32 seconds East, for a distance of 51.02 feet to a point along the property line of Lot 11 as shown on the aforementioned subdivision plan; thence along Lot 11, as shown on the aforementioned subdivision plan; thence along Lot 11, South 08 degrees 20 minutes 00 seconds East, for a distance of 55.00 feet to a point on the northern right of way cul-de-sac line of Mohawk Court; thence along said right of way lone along an arc of a curve, curving to the left having a radius of 50.00 feet, an arc length of 25.00 feet, the chord of which being North 46 degrees 16 minutes 30 seconds West, for a distance of 24.74 feet to a point, the point of BEGINNING.

CONTAINING 969 square feet of land.

SUBJECT to a 20.00 foot sanitary sewer easement located south to north through the center of the property.

PARCEL# 39.000-26-0011.00-000000

PROPERTY ADDRESS: 35 Mohawk Court, York Haven, PA 17370

PROPERTY ADDRESS: 35 MOHAWK COURT,  
YORK HAVEN, PA 17370

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of NAVY FEDERAL CREDIT UNION vs. TERRY L. BROWN and VALERIE A. BROWN Docket Number: 2012-SU-2473-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TERRY L. BROWN  
VALERIE A. BROWN

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

BEING KNOWN AS 120 VALLEY DRIVE,  
UNIT 120, RED LION, PA 17356

IMPROVEMENTS THEREON: Residential Property

PROPERTY ADDRESS: 120 VALLEY DRIVE,  
UNIT 120, RED LION, PA 17356

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP vs. PATRICIA D. BROWN Docket Number: 2012-SU-127-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PATRICIA D. BROWN

ALL THAT CERTAIN LOT OF LAND SITUATE IN HALLAM BOROUGH, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 110 E. Beaver St., York, PA 17406

PARCEL NUMBER: 66-000-02-0003.B0-C0110

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 110 EAST BEAVER STREET, YORK, PA 17406

UPI#

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

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

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. MICHAEL A. BUCZYNSKI Docket Number: 2012-SU-2245-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:



AS THE REAL ESTATE OF:

MICHAEL A. BUCZYNSKI

owner(s) of property situate in the WEST MANCHESTER TOWNSHIP, York County, Pennsylvania, being 73 WESTVIEW MANOR, YORK, PA 17408 4701

Parcel No. 51000JH0058D0C0016

Improvements thereon: Condominium Unit

PROPERTY ADDRESS: 73 WESTVIEW MANOR, YORK, PA 17408

UPI# 51-000-JH-0058.D0-C0016

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

PROPERTY ADDRESS: 27 GALWAY DRIVE, HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. DANIEL R. BUSH and EMILY HERNCANE Docket Number: 2011-SU-3998-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DANIEL R. BUSH  
EMILY HERNCANE

ALL THAT CERTAIN tract of land situate in the Borough of Dillsburg, County of York and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the easternmost dedicated right-of-way line of Chestnut Street, at lands now or formerly of Charles A. Bierbach; thence departing from the easternmost right-of-way line of Chestnut Street, and extending South 79 degrees 48 minutes East, for a distance of 197.07 feet, part of which distance is through a center or party wall, to a concrete marker; thence South 09 degrees 11 minutes West, for a distance of 22.71 feet to a steel pin found at lands now or formerly of Cleo E Books; thence extending along lands now or formerly of Cleo E. Books, North 79 degrees 52 minutes West, for a distance of 197.78 feet to a point on the eastern side of Chestnut Street; thence extending along the eastern side of Chestnut Street, North 10 degrees 57 minutes East, for a distance of 22.97 feet to a point at a party wall, said point marking the place of BEGINNING.

CONTAINING 4,505 square feet, according to a survey prepared for Rodney L. Gasswint and Lori A. Gasswint, his wife by Rodney Lee Decker,

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. ROBERT BULSON and TONYA BULSON Docket Number: 2012-SU-1929-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT BULSON  
TONYA BULSON

owner(s) of property situate in the WEST MANHEIM TOWNSHIP, York County, Pennsylvania, being 27 GALWAY DRIVE, HANOVER, PA 17331-8634

Parcel No. 520001400860000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$166,245.97

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

R.S. and having thereon erected a two and one-half story brick and frame dwelling known and municipally numbered as 14 North Chestnut Street, Dillsburg, Pa 17019

TITLE TO SAID PREMISES IS VESTED IN Daniel R. Bush and Emily Herncane, single Individuals, by Deed from Tina Marie Czarnecki, nbm Tina Marie Harrison and Keth Harrison, w/h, dated 05/31/2007, recorded 06/04/2007 in Book 1898, Page 2571.

Being known as 14 North Chestnut Street, Dillsburg, PA 17019

Tax Parcel Number: 67-58-000-02-0175

PROPERTY ADDRESS: 14 CHESTNUT STREET, DILLSBURG, PA 17019

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of PNC BANK, N.A. vs. DANNY L. CANAPP, MARY C. CANAPP and JOSEPH B. HUGHES Docket Number: 2012-SU-2725-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DANNY L. CANAPP  
MARY C. CANAPP  
JOSEPH B. HUGHES

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

BEING KNOWN AS 2944 Exeter Drive South, York, PA 17403

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 2944 EXETER DRIVE SOUTH, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO HOME EQUITY ASSET-BACKED SECURITIES 2005-2 TRUST, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2005-2 vs. JACQUELINE C. CARPENTER and ANTHONY D. SPEARS Docket Number: 2011-SU-4957-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JACQUELINE C. CARPENTER  
ANTHONY D. SPEARS

owner(s) of property situate in the BOROUGH HALLAM, York County, Pennsylvania, being 108 EAST BEAVER STREET, HALLAM, PA 17406-9065

Parcel No. 66-000-02-0003.B0-C0108

Improvements thereon: Condominium Unit

Judgment Amount: \$160,397.65

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 108 EAST BEAVER STREET, HALLAM, PA 17406

UPI#

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

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF THE RENAISSANCE HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-1, BY ITS ATTORNEY INFACOT OCWEN LOAN SERVICING, LLC. vs. LEE R. CARTER, SR. Docket Number: 2012-SU-1849-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LEE R. CARTER, SR.

ALL the following described two (2) tracts of land, with the improvements thereon erected, situate in Lower Windsor Township, York County, Pennsylvania, bounded and limited as follows, to wit:

TRACT NO. 1: BEGINNING at a point in the public road; thence along said road and Tract No. 2 hereinafter described, North twenty-seven (21) degrees East, eighty-two (82) feet to a stone; thence by lands now or formerly of Park Wallace, North fifty-even (57) degrees East thirty-seven (37) feet to a stone; thence North seventy-one (71) degrees East sixty (60) feet to a stone near a creek; thence South fifty-two (52) degrees West, seventeen (17) feet to a stone; thence by same and lands now or formerly of Abraham Graha, South sixteen (16) degrees West, one hundred thirty-five (135) feet to a point in the public road and the place of BEGINNING.

TRACT NO. 2: BEGINNING at a stake; thence by lands now or formerly of Walter Woods North forty eight and one-half (48-1/2) degrees East, thirty-eight (38) feet to a stone in a creek on the East bank; thence by Tract No. 1 south ten (10) degrees East, ninety-four (94) feet to a stake in a public road; thence along said public road South eighty-one and three-fourths (81-3/4) degrees West, twenty-eight (28) feet to a stake; thence North fifteen (15) degrees West, seventy-three (73) feet to a stake and the place of BEGINNING.

BEING the same premises, which Llyod D. Anderson and William J. Anderson, married men, by Deed dated October 23, 1986, and recorded on October 23, 1986, in Book 093 at Page 0098, of the York County records granted and conveyed unto Shirley M. Carter, his wife Lee R. Carter, Sr.

PROPERTY ADDRESS: 603 BULL RUN ROAD, A/K/A 601 BULL RUN ROAD, WRIGHTSVILLE, PA 17368

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

---

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of GREEN TREE CONSUMER DISCOUNT COMPANY vs. WILLIAM R. COATES Docket Number: 2012-SU-2766-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM R. COATES

ALL that certain lot or piece of land, together with the improvements thereon erected, situate on the Northern side of East Princess Street in the City of York and Commonwealth of Pennsylvania and known as No. 323 East Princess Street, bounded and described as follows:

ON the North side by a public alley; on the East by property now or formerly of Sadie Swartz; on the south by East Princess Street; on the West by property now or formerly of Jacob E. Strickler. Continuing in front on said East Princess Street 16 feet, more or less, to the center of a private alley on the East, and extending in depth Northwardly of the same width throughout 100 feet to said public alley. Together with the free use and right of said private alley 02 feet 02 inches wide in common with the owners and occupants of the property adjoining on the East, the said private alley extends from the said East Princess Street North-

wardly 39 feet and is taken in equal parts from the said adjoining properties. The said private alley to be kept clean and in repair at the equal expense of the owners of the adjoining property.

323 East Princess Street, York, PA 17403

PROPERTY ADDRESS: 323 EAST PRINCESS STREET, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

---

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-14 vs. PEGGY A. COLLERAN and MARTIN S. COLLERAN Docket Number: 2012-SU-1004-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PEGGY A. COLLERAN  
 MARTIN S. COLLERAN

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate, lying and being in Red Lion Borough, York County, Pennsylvania, bounded, limited and described as follow, to wit:

BEGINNING at a point at the intersection of the North side of a dedicated right-of-way of Atlantic Avenue and the Western side of Kelly Lane, twenty (20) feet wide: thence by the North side of the aforesaid Atlantic Avenue, North eighty-nine (89) degrees twenty-five (25) minutes forty (40) seconds west sixty-five and no one-hundredths (65.00) feet to a point at Lot No.2; thence by Lot No.2, North three (3) degrees nineteen (19) minutes forty (40) seconds East one hundred two and seven one-hundredths (102.07) feet to a point on

the South side of a dedicated right-of-way of Maple Sweet; thence by the South side of the same, South seventy-eight (78) degrees twenty-two (22) minutes fifty-five (55) seconds East sixty-five and fifty-nine one-hundredths (65.59) feet to a point on the Western side of the aforesaid Kelly Lane: thence by the Western side of the aforesaid Kelly Lane, South three (3) degrees eighteen (18) minutes thirty (30) seconds West eighty-nine and forty-seven one-hundredths (89.47) feet to a point and the place of BEGINNING. CONTAINING 6,218 sq ft.

Parcel# 82-000-05-0082-00-00000

Property address: 731 Atlantic Avenue, Red Lion, PA 17356

PROPERTY ADDRESS: 731 ATLANTIC AVENUE, RED LION, PA 17356

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of MIDFIRST BANK, vs. APRIL RENEE COLLIER Docket Number: 2010-SU-4340-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

APRIL RENEE COLLIER

ALL that certain tract of land, with the improvements thereon erected, situate in the 12th Ward, City of York, York County, Pennsylvania, being Lot No. 6, Subdivision Plan by Gordon L. Brown & Associates, Inc., dated December 3, 1997, Drawing No. L-4030, York County Plan Book PP, Page 479. CONTAINING 6,143 square feet, subject to a Declaration of Easements dated April 14, 1998, recorded in York County Record Book 1326, Page 8912. HAVING thereon erected a dwelling known as 728 East Market Street, York,

PA 17403.

Reference: York County Record Book 1966 Page 14.81.

TO BE SOLD AS THE PROPERTY OF APRIL RENEE COLLIER ON JUDGMENT NO. 2010-SU-004340-06

PROPERTY ADDRESS: 728 EAST MARKET STREET, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

---

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS, SERVICING, LP vs. DONALD J. CONROY and CATHY A. WALKER Docket Number: 2009-SU-5300-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DONALD J. CONROY  
CATHY A. WALKER

ALL that certain lot of ground situate, lying and being in Penn Township, York County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING for a corner at point fifty (50) feet from the middle of a public road known as the Black Rock Road and which road is identified as Pennsylvania Legislative Route No. 66078, which point is at the Northeast corner of Lot No. 4 on the hereinafter referred to Subdivision Plan of lots; thence along a line running parallel to the center of the aforesaid public road known as Legislative Route No. 66078 and fifty (50) feet therefrom South fifty-eight (58) degrees seventeen (17) minutes fifty-five (55) seconds East, ninety (90) feet to a point at the Western edge of a

street now known as Waterfront Drive and shown on the hereinafter referred to Subdivision Plan as a proposed street; thence along said Waterfront Drive, South thirty-one (31) degrees forty-two (42) minutes five (5) seconds West, one hundred fourteen (114) feet to a point on the Western edge of said Waterfront Drive; thence continuing along the Western edge of said Water front Drive by a curve to the right, having a radius of one hundred twenty (125) feet, the long chord of which is South fifty-seven (57) degrees five (05) seconds West, one hundred ten and fifty-seven hundredths (110.57) feet, an arc distance of one hundred fourteen and fiftyfour hundredths (114.54) feet to a point on the Western edge of said Waterfront Drive at other lands now or formerly of Russell L. Wentz (said last mentioned lands now known as Lot No. 17 on another subdivision plan laid out by prior grantors); thence along said last mentioned lands, North fifty-three (53) degrees fourteen (14) minutes thirty-eight (38) seconds West, forty-one and twenty-seven hundredths (41.27) feet to the Southeast corner of the aforesaid Lot No.4; thence along the Eastern edge of said Lot NO.4, North thirty-one (31) degrees forty-two (42) minutes five (5) seconds East, two hundred nine and fifty-two hundredths (209.52) feet to a point on the Southern edge of the aforesaid Legislative Route No. 66078 (also known as the Black Rock Road), the point and place of BEGINNING. Containing 17,645 square feet.

BEING THE SAME PREMISES BY DEED DATED 09/30/1998, GIVEN BY CONNIE D. HAMILTON, F/K/A CONNIE D. ANTHONY, MARRIED, TO DONALD J. CONROY AND CATHY A. WALKER, JOINT TENANTS WL RIGHTS OF SURVIVORSHIP, AND RECORDED 10/06/1998 IN BOOK 1339 PAGE 4726 INSTRUMENT# 1998071250.

TAX PARCEL NO: 44-000-13-0105.00-00000

BEING KNOWN AS 11 WATERFRONT DRIVE, HANOVER PA 17331

PROPERTY ADDRESS: 11 WATERFRONT DRIVE, HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania



SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF AUGUST 1, 2006, GSAMP TRUST 2006-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE5 vs. GLORIA COVIN A/K/A GLORIA COVIN, JR. and LARRY COVIN A/K/A LARRY COVIN, JR. Docket Number: 2012-SU-2378-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GLORIA COVIN  
A/K/A GLORIA COVIN, JR.  
LARRY COVIN  
A/K/A LARRY COVIN, JR.

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

BEING KNOWN AS 858 Nightlight Drive, York, PA 17402

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 858 NIGHTLIGHT DRIVE, YORK, PA 17402

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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 AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R11 vs. WILLIAM GEORGE COWEN Docket Number: 2012-SU-1872-06.

And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM GEORGE COWEN

All that certain tract of Land lying, being and situate in Peach Bottom Township, York County, Pennsylvania, the same being bounded, limited and described as follows, to-wit;

Beginning at a point in the center line of a road laid out and designated as Dogwood Road, the said point being at the Easternmost corner of Lot H-45; thence departing from the center line of the said Dogwood Road and proceeding along the Northeastern side of Lot H-45, North fifty-nine (59) degrees forty-nine (49) minutes West, two hundred twenty-five and no one-hundredths (225.00) feet to a point at Lot H-53; thence proceeding along the Southeastern side of Lot H-53; North Thirty (30) degrees eleven (11) minutes East. One hundred and no one-hundredths (100.00) feet to a point at Lot H-43; thence proceeding along the Southwestern side of Lot H-43, South Fifty-nine (59) degrees Forty-nine (49) minutes East, Two hundred Twenty-five and no one-hundredths (225.00) feet to a point in the center line of the said Dogwood road, thence proceeding along and through the center line of the said Dogwood Road, South Thirty (30) degrees eleven (11) minutes East, one hundred and no one -hundredths (100.00) feet to the place of beginning. It being known and numbered as Lot H-44 on a plan of Lots as surveyed by Gordon L. Brown on August 3, 1963, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book 0, Page 17.

Tax Id: 43-2-44

For information purposes only - property a/k/a 53 Dogwood Road, Airville, PA 17302-8931

Title to said premises is vested in William George Cowen and Susan Claire Cowen, his wife, by deed from Paul J. Platt, single man, dated 1/4/1988 and recorded 3/1/1988 in Book 984, Page 890.

AND THE SAID Susan Claire Cowen being so seized thereof, departed this life on 2/15/2010, whereby title to said premises became vested in William George Cowen, her husband, by operation of law.

PROPERTY ADDRESS: 53 DOGWOOD ROAD, AIRVILLE, PA 17302

UPI#

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

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

county, Pennsylvania on Judgment of BANK OF AMERICA, N.A., S/B/M BAC HOME LOANS SERVICING, LP, F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP MEEGHAN vs. DARNEY and RICHARD DARNEY Docket Number: 2012-SU-2424-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MEEGHAN DARNEY  
RICHARD DARNEY

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of SUNTRUST MORTGAGE, INC. vs. APRIL M. D'ANDREA a/k/a APRIL D'ANDREA Docket Number: 2011-SU-2151-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

APRIL M. D'ANDREA  
A/K/A APRIL D'ANDREA

owner(s) of property situate in the CITY OF YORK, York County, Pennsylvania, being 724 SOUTH NEWBERRY STREET, YORK, PA 17401-2129

Parcel No. 08-174-01-0028.00-00000

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 724 SOUTH NEWBERRY STREET, YORK, PA 17401

UPI# 08-174-01-0028.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

ALL that certain piece, parcel or tract of land, together with the Improvements thereon erected, situate, lying and being in Penn Township, York County, Pennsylvania, more particularly bounded, limited and described as follows, to wit:

BEGINNING at a point along the edge of Frock Drive, a fifty (50) feet wide right-of-way, and Lot No. 74 of the hereinafter referenced subdivision plan; thence continuing along said Lot NO. 4 and also along Lot No. 104 of said plan, South fifteen (15) degrees eleven (11) minutes fourteen (14) seconds East, one hundred one and seventeen hundredths (101.17) feet to a point at corner of Lot No. 72 of the hereinafter referenced subdivision plan; thence continuing along Lot No. 72, North seventy-six (76) degrees forty eight (48) minutes four (4) seconds East, one hundred one and eighty four hundredths (101.84) feet to a point along the edge of Pheasant Run, a fifty (50) feet wide right-of-way; thence continuing along Pheasant Run, North thirteen (13) degrees eleven (11) minutes fifty six (56) seconds West, eighty-nine and seventy-seven hundredths (89.77) feet to a point along the intersection of Pheasant Run with Frock Drive; thence continuing along said intersection, North fifty-nine (59) degrees eleven (11) minutes thirty five (35) seconds West, twenty and eighty-four hundredths (20.84) feet to a point along the edge of said Frock Drive; thence continuing along Frock Drive, South seventy-four (74.) degrees forty-eight (48) minutes forty-six (46) seconds West, ninety and forty two hundredths (90.42) feet to the point and place of BEGINNING.

BEING LOT NO. 73 on subdivision plan of Colonial Acres, Section 1, prepared by Group Hanover, dated October 30, 1989, designated as Project No. 872660, which said subdivision plan is recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book JJ, page 859.

Property address: 13 Frock Drive, Hanover, PA 17331

PROPERTY ADDRESS: 13 FROCK DRIVE, HANOVER, PA 17331

UPI#

Notice is further given that all parties in

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. JOHN B. DEBNAM and SARAH H. DEBNAM Docket Number: 2012-SU-2329-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN B. DEBNAM  
SARAH H. DEBNAM

owner(s) of property situate in MANHEIM TOWNSHIP, York County, Pennsylvania, being 6003 BLOOMING GROVE ROAD, GLENVILLE, PA 17329-9412

Parcel No. 37000BF0092A000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$360,989.73

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 6003 BLOOMING GROVE ROAD, GLENVILLE, PA 17329

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. CLINTON A. DECKER Docket Number: 2012-SU-1671-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CLINTON A. DECKER

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF GROUND, SITUATE, LYING AND BEING IN THE BOROUGH OF EAST PROSPECT, YORK, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A STONE ON THE EAST SIDE OF MAIN STREET; THENCE ALONG SAID MAIN STREET WESTWARDLY NINETY-THREE (93) FEET TO A POINT ON THE EAST SIDE OF MAIN STREET; THENCE NORTHWARD ALONG LAND NOW OR FORMERLY OF OSCAR G. BURG ONE HUNDRED AND FIFTY (150) FEET TO A POINT AT A PUBLIC ALLEY; THENCE EASTWARD ALONG SAID ALLEY AND BY LOT NOW OR FORMERLY OF GEORGE H. LEBER, NINETYTHREE (93) FEET TO A STONE; THENCE BY LANDS NOW OR FORMERLY OF HARRY LEBER, SOUTHWARD ONE HUNDRED AND FIFTY (150) FEET TO A STONE AND PLACE OF BEGINNING.

BEING KNOWN AND NUMBERED AS 25 NORTH MAIN STREET, EAST PROSPECT, PA, 17317

BEING THE SAME PREMISES WHICH DAVID E. STIMPSON AND SUSAN L. STIMPSON, HUSBAND AND WIFE, BY DEED DATED APRIL 28, 2010 AND RECORDED MAY 4, 2010 IN AND FOR YORK COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 2073, PAGE 4940, GRANTED AND CONVEYED UNTO CLINTON A. DECKER, SINGLE INDIVIDUAL.

PROPERTY ADDRESS: 25 NORTH MAIN STREET, EAST PROSPECT, PA 17317

UPI#

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



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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. YVONNE C. DECKER Docket Number: 2012-SU-1145-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

YVONNE C. DECKER

All that certain piece, parcel or tract of land situate, lying and being in Peach Bottom Township, York County, Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at a point in the centerline of a mad laid out and designated as Laurel Drive, the said point being at the northernmost corner, of Lot C-76; thence departing from the center line of the said Laurel Drive and proceeding a long west-northernmost side of Lot C-76, South 26 degrees 8 minutes West 175 feet to a point at Lot C-75, thence proceeding along the northeastern side of Lot C-75 North 63 degrees 52 minutes West 130.95 feet to a point at Lot C-72; thence proceeding along the southeastern side of Lot C-72, North 41 degrees 37 minutes East 181.59 feet to a point in the centerline of the said Laurel Drive; thence proceeding along and through the centerline of the said Laurel Drive, South 63 degrees 52 minutes East 82.47 feet to the place of BEGINNING. Being known and numbered as Lot C-74 on a plan of lots as surveyed by Gordon L. Brown on August 29, 1962 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, Plan Book L, page 131.

Property being known as 126 Laurel Drive, Delta, Pennsylvania 17314.

Title to said premises is vested in Yvonne C. Decker, single by deed from Bryant W. Smith, Jr. and Tracey L. Smith, husband and wife, dated January 14, 2005 and recorded January 18, 2005 in Deed Book 1700, Page 5230, as Instrument No.2005004392.

PROPERTY ADDRESS: 126 LAUREL DRIVE,

DELTA, PA 17314

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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 SUCCESSOR TRUSTEE TO BANK OF AMERICA NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A. AS TRUSTEE FOR THE MLMI TRUST SERIES 2006-AR1 vs. PATRICK C. DELLER and MELISSA L. WEIMAN Docket Number: 2010-SU-629-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PATRICK C. DELLER  
MELISSA L. WEIMAN

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

BEGINNING at a point in the Northerly right of way line of Ridings Way, a 50 feet wide Public Street, at the Southeastern corner of Lot No. 103 as shown on said plan; thence along said Lot No. 103, North thirty-four (34) degrees fifty-nine (59) minutes, fifty-eight (58) seconds West, a distance of one hundred seventy-seven and sixty-five one-hundredths (177.65) feet to a point at lands now or formerly of H & F Estates, thence along said lands now or formerly of H & F Estates, North seventy-one (71) degrees forty (40) minutes, zero (00) seconds East, a distance of one hundred ten and sixty-eight one-hundredth (110.68) feet to a point at the Northwestern corner of Lot No. 101 as shown on said Plan; thence along said Lot No. 101, South thirty (30) degrees, twenty-one (21) minutes, fifty-four (54) seconds East, a distance of one hundred fifty and twenty one-hundredths (150.20) feet to a point in the Northerly right

of way line of Ridings Way; thence along said Northerly right of way line of Riding Way, along a curve to the left having a radius of one thousand one hundred sixty-two and eight one-hundredths (1,162.08) feet, an arc distance of ninety-four and zero one-hundredths (94.00), the chord of which extends South fifty-seven (57) degrees, nineteen (19) minutes four (04) seconds West, a distance of ninety-three and ninety-seven one-hundredths (93.97) feet to a point at the Southeastern corner of Lot No. 103, the point and place of beginning.

PARCEL ID# 51-000-28-0402.00-00000

Property being known as 2909 Ridings Way, York, Pennsylvania 17408-4274.

Title to said premises is vested in Patrick C. Deller, singleman and Melissa L. Weiman, single women by deed from Wayne Willis, singleman, dated February 2, 2006 and recorded February 17, 2012 in Deed Book 1792, Page 850.

PROPERTY ADDRESS: 2909 RIDINGS WAY, YORK, PA 17408

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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 UNDER SECURITIZATION SERVICING AGREEMENT DATED AS OF JULY 1, 2005 STRUCTURED ASSET SECURITIES CORPORATION, STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE1 vs. HELEN F. DENT and STEVE A. DENT Docket Number: 2012-SU-2780-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HELEN F. DENT  
 STEVE A. DENT

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

BEING KNOWN AS 49 MAIDSTONE AVENUE, FELTON, PA 17322

PARCEL NUMBER: 21-000-01-0162-00-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 49 MAIDSTONE AVENUE, FELTON, PA 17322

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of FLAG-STAR BANK, FSB vs. MARY DESPAIN and JEFF DESPAIN Docket Number: 2012-SU-1861-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARY DESPAIN  
 JEFF DESPAIN

owner(s) of property situate in the TOWNSHIP OF SHREWSBURY, York County, Pennsylvania, being 17050 KEENEY MILL ROAD NEW FREEDOM, PA 17349-9229

Parcel No. 45000AI00650000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$287,610.65

Attorneys for Plaintiff Phelan Hallinan &

Schmieg, LLP

PROPERTY ADDRESS: 17050 KEENEY MILL ROAD, NEW FREEDOM, PA 17349

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

ing thereon erected a dwelling house known and numbered as 43 North Franklin Street.

UNDER AND SUBJECT to any restrictions, easements and covenants of record.

Parcel# 12-374-07-0043-00-00000

Property address 43 North Franklin Street, York, PA 17403

PROPERTY ADDRESS: 43 NORTH FRANKLIN STREET, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of RWLS III, LLC vs. MARINO DIAZ Docket Number: 2012-SU-1664-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARINO DIAZ

ALL that certain piece or parcel of land, situate, lying and being in York City, York County, Pennsylvania, with the improvements thereon erected, more specifically described as follows; to wit:

BEGINNING at a point in the eastern line of North Franklin Street at corner of lands now or formerly of Charles H. Scott, which point of Beginning of 327.00 feet South of the Southeast corner of East Philadelphia Street and North Franklin Street; thence North 82 degrees 47 minutes 00 seconds East, along the southern line of lands now or formerly of Charles H. Scott, passing a certain distance through the wall of a frame dwelling, a distance of 110.25 feet to a stake on the western line of a private alley; thence along the western line of said private alley South 4 degrees 29 minutes 20 seconds East, a distance of 20.02 feet to a stake at land now or formerly of Floyd V. Hagarman; thence South 82 degrees 47 minutes 00 seconds West along the northern line of land now or formerly of Floyd V. Hagarman, passing a certain distance through a wall of a frame dwelling, a distance of 109.19 feet to a point on the eastern line of North Franklin Street; thence along the eastern line of North Franklin Street North 7 degrees 32 minutes 00 seconds West, a distance of 20.00 feet to a point and the place of BEGINNING. Hav-

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. STEVEN DIX Docket Number: 2011-SU-4863-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEVEN DIX

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate, lying and being in Hanover Borough, York County, Pennsylvania, bounded, limited and described as follow, to wit:

BEING KNOWN AND DESIGNATED AS LOT 77 AS SHOWN ON PLAN ENTITLED, "CHERRY TREE, PHASE 1 & 2 FINAL, SHEETS 1 THRU 35", WHICH PLAT IS RECORDED AMONG THE RECORDER'S OFFICE, YORK COUNTY, PA IN BOOK 1846, PAGE 4231, AND FURTHER SHOWN ON PLAN RECORDED 12/3/2009 AS INSTRUMENT NUMBER 2009069401.

BEING LOT 77, AS SHOWN ON SAID PLAN

BEING KNOWN AND NUMBERED AS 828 BLOSSOM DRIVE, HANOVER, PA, 173312073

UPIN NUMBER 67-000-23-0077.00-00000

BEING THE SAME PREMISES WHICH NVR, INC., A VIRGINIA CORPORATION, TRADING AS RYAN HOMES, BY DEED DATED DECEMBER 30, 2010 AND RECORDED JANUARY 28, 2011 IN AND FOR YORK COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 2112, PAGE 8182, GRANTED AND CONVEYED UNTO STEVEN DIX.

PROPERTY ADDRESS: 828 BLOSSOM DRIVE, HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A. vs. KATHLEEN M. DOLPHIN Docket Number: 2012-SU-2387-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KATHLEEN M. DOLPHIN

owner(s) of property situate in the 11TH WARD OF THE CITY OF YORK, York County, Pennsylvania, being 423 NORTH HARTLEY STREET, YORK, PA 17404-2801

Parcel No. 113370200120000000

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 423 NORTH HARTLEY STREET, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP. FKA COUNTRYWIDE HOME LOANS SERVICING, LP. vs. JEFFREY A. DOMRAS and LISA N. DOMRAS Docket Number: 2012-SU-1668-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JEFFREY A. DOMRAS  
LISA N. DOMRAS

ALL THAT CERTAIN tract of land, together with improvements thereon found, all situate in the Borough of Franklintown, County of York, and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern side of Building C on the hereinafter mentioned Site Development Plan, said point being located twenty-four (24) feet West of the Westernmost dedicated right-of-way line of West Avenue, a sixteen (16) foot wide street, said point also marking the center of the party wall which extends between Units 1 and 2 of Building C; thence extending along the eastern edge of Building C, South zero (00) degrees fifty-six (56) minutes zero (00) seconds West, for a distance of eighteen and eight hundred seventy-five thousandths (18.875) feet to a point at the party wall which extends Units 2 and 3 of Building C on the hereinafter mentioned Site Development Plan; thence extending in and through the center of said party wall, south eighty nine (89) degrees four (4) minutes zero (00) seconds East, for a distance of thirty-one and seventeen hundredths (31.17) feet to a point on the western side of Building C; thence extending along the western side of Building C, North zero (00) degrees fifty-six (56) minutes zero (00) seconds East, for a distance of eighteen and eight hundred seventy-five thousandths (18.875) feet to a point



in the party wall which extends between Units 1 and 2 on the hereinafter mentioned Site Development Plan; thence extending in and through the party wall between Units 1 and 2 North eighty-nine (89) degrees four (4) minutes zero (00) seconds West, for a distance of thirty-one and seventeen hundredths (31.17) feet to a point on the eastern corner of Building C, said point marking the place of BEGINNING.

Being designated as Unit 2 of Building C on said final plan of Site Development, having thereon erected a two-story townhouse dwelling unit.

UNDER AND SUBJECT, NEVERTHELESS, to any and all covenants, conditions, restrictions, rights-of-way, easements and agreements of record, including (but not limited to) those contained in the Declaration of Covenants and Restrictions found in the York County Recorder's Office in Record Book 101-R, at page 512, and Site Development Plan for Cabin View Townhouses found in the York County Recorder's Office in Plan Book JJ, at page 14, an all other instruments of record.

UNDER AND SUBJECT, NEVERTHELESS, to conditions, restrictions, easements and rightsof-way of record.

Title to said Premises vested in Jeffrey A. Domras by Deed from Denise R. Calabrese dated January 19, 2007 and recorded on February 5, 2007 in the York County Office of the Recorder of Deeds in Book 1873, Page 725 as Instrument No. 2007009817.

Being known as 55 West Cabin Hollow Road, Dillsburg, PA 17019

Tax Parcel Number: 63-000-01-0087.R0-00000

PROPERTY ADDRESS: 55 WEST CABIN HOLLOW ROAD, DILLSBURG, PA 17019

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execu-

tion issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2006-WFHE4, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WFHE4 vs. RACHELL R. DUFFY A/K/A RACHELL DUFFY Docket Number: 2012-SU-294-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RACHELL R. DUFFY  
A/K/A RACHELL DUFFY

ALL THAT CERTAIN LOT, PIECE, OR PARCEL OF GROUND AND HOUSE THEREON ERECTED, SITUATE IN THE BOROUGH OF WEST YORK, COUNTY OF YORK, AND COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTH SIDE OF WEST KING STREET, SEVENTY (70) FEET EAST OF THE SOUTHEAST CORNER OF WEST KING STREET AND OVERBROOK AVENUE, AND EXTENDING THENCE EASTWARDLY ALONG SAID WEST KING STREET TWENTY-TWO (22) FEET TO A POINT ON PROPERTY NOW OR FORMERLY OF CICE-RO T. TOOMEY; THENCE BY SAID PROPERTY SOUTHWARDLY ONE HUNDRED FIFTEEN (115) FEET, MORE OR LESS, TO A POINT ON A TWENTY (20) FEET WIDE ALLEY ON THE SOUTH; THENCE BY SAID ALLEY WESTWARDLY TWENTY-TWO (22) FEET TO PROPERTY NOW OR FORMERLY OF JOSEPH R. RUPP; EXTENDING THENCE ALONG SAID PROPERTY NORTHWARDLY ONE HUNDRED FIFTEEN (115) FEET, MORE OR LESS, TO A POINT ON THE SOUTH SIDE OF WEST KING STREET AND THE PLACE OF BEGINNING.

BEING KNOWN AND NUMBERED AS 1126 WEST KING STREET, YORK, PA, 17404-3408 UPIN NUMBER 88000010005000000

BEING THE SAME PREMISES WHICH ROBERT W. WILLIAMS, JR., AND TERESA E. WILLIAMS, HUSBAND AND WIFE, BY DEED DATED AUGUST 25, 2006 AND RECORDED AUGUST 28, 2006 IN AND FOR YORK COUNTY, PENNSYLVANIA, IN DOCUMENT # 1836, PAGE 8043, GRANTED AND CONVEYED UNTO RACHELL R. DUFFY, SINGLE WOMAN.

PROPERTY ADDRESS: 1126 WEST KING STREET, YORK, PA 17404

UPI# 88-000-01-0005.00-00000



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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of SOVEREIGN BANK F.S.B., SUCCESSOR IN INTEREST TO HARRIS SAVINGS BANK vs. PATTI SUE ENSMINGER Docket Number: 2007-SU-1489-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PATTI SUE ENSMINGER

ALL that lot of ground, with the improvements thereon erected, situate in the 126 Ward of the City of York, County of York and Commonwealth of Pennsylvania, known as 210 North Hartman Street, and being more fully bounded and described as follows, to wit:

BEGINNING at a point on the Western side of North Hartman Street; thence extending Westwardly through the middle wall and along lands now or formerly of James W. McCormick on the South, known as 208 North Hartman Street, fifty seven (57) feet to a point; thence along lands now or formerly of James W. McCormick, Southwestwardly forty (40) feet, more or less, to a point at the East side of an alley; thence Northwardly along said alley twenty-five (25) feet, more or less, to a post; thence Northeastwardly along lands now or formerly of James W. McCormick forty (40) feet to a point; thence Eastwardly along lands now or formerly of James W. McCormick fifty (50) feet, more or less, to the Western side of North Hartman Street; thence Southwardly along North Hartman Street twenty six (26) feet three (3) inches, more or less, to the place of BEGINNING.

Public and Private rights in and to that portion of the property lying in the bed of North Hartman Street.

BEING THE SAME PREMISES which James E. Davis and Romaine M. Davis, husband and

wife, by Deed dated April 30, 1998 and recorded on May 1, 1998 in the Office for the Recording of Deeds in and for the County of York at Deed Book Volume 1322, page 3930, granted and conveyed to Patti Sue Ensminger, single individual, the within mortgagor, her heirs and assigns.

BEING KNOWN AS 210 North Hartman Street, York, PA 17403

PROPERTY ADDRESS: 210 NORTH HARTMAN STREET, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. S/B/M WELLS FARGO HOME MORTGAGE, INC. vs. MARK H. EWELL and ROCHELLE L. EWELL Docket Number: 2011-SU-4958-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARK H. EWELL  
 ROCHELLE L. EWELL

owner(s) of property situate in STEWARTSTOWN BOROUGH, York County, Pennsylvania, being 72 SOUTH KENNARD DALE AVENUE AKA 72 KENNARD DALE AVENUE, STEWARTSTOWN, PA 17363-4106

Parcel No. 86-000-04-0003.R0-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$227,855.16

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 72 SOUTH KENNARD DALE AVENUE, A/K/A 72 KENNARD AVENUE, STEWARTSTOWN, PA 17363

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of NEWBURY PLACE REO III, LLC C/O BSI FINANCIAL SERVICES, INC. vs. DORIS E. FALKENROTH and MATTHEW RYAN FALKENROTH Docket Number: 2012-SU-2160-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DORIS E. FALKENROTH  
MATTHEW RYAN FALKENROTH

ALL that piece, parcel and lot of land located in Lower Windsor Tower, York County, Pennsylvania, identified as Lot #13 on a Plan of Lots known as "Fox Creek Estates", duly recorded in the Office of the Recorder of Deeds in Plan Book X, at Page 40, bounded, limited and described as follows:

BEGINNING at a point in the center of a fifty (50) feet wide private road at which point Lots #7, #8, #12 and #13 intersect; then along the dividing line of Lots #8 and #13 and through a cul-de-sac, South sixty-four (64) degrees forty-seven (47) minutes thirty-five (35) seconds West, one hundred ninety-eight and eighty-nine one-hundredths (198.89) feet to a point at the intersection of Lots #8 and #13 and lands now or formerly of Roy Filmore, then along the dividing line of Lot #13 and lands now or formerly of Roy Filmore, North twenty-two (22) degrees thirty (30) minutes twenty-six (26) seconds West, two hundred fifty y and twenty-eight one-hundredths (250.28) feet to a point at the intersection of Lots #13 and #19 and lands now or formerly of Roy Filmore; then along the dividing line of Lots #13, #19 and #18, North sixty-four (64) degrees forty-seven (47) minutes

thirty-five (35) seconds East, one hundred eighty-seven and ten one-hundredths (187.10) feet to a point at which Lots #13, #11 and #18 intersect; then along the dividing line of Lots #12 and #13, South twenty-five (25) degrees twelve (12) minutes twenty-five (25) seconds East, two hundred fifty (250) feet to the point and place of BEGINNING. Containing 1.108 acres.

There is granted and conveyed to the Grantees herein, their heirs and assigns, the right of ingress, egress and regress in and to and over the private roads shown on aforesaid Plan of Lots of "Fox Creek Estates", the Grantees being responsible for the maintenance of such portion of said right of way as may abut, touch or be contained in Lot #13.

The above-described tract of land, or Lot #13, is conveyed subject to the following restrictions and reservations:

- (a) The lot herein conveyed shall be used for residential purposes only and no mobile home or trailer be erected upon or permitted to remain on said premises; and
- (b) No commercial activity or business enterprise shall be permitted to exist or be carried on, on said Lot #13, and
- (c) No accumulation of junk, debris, unused motor vehicles, abandoned vehicles or any other trash of any kind shall be permitted to main on said lot or to accumulate thereon.

AND the said Grantor does hereby warrant generally the property hereby conveyed.

Title to said premises is vested in Doris E. Falkenroth and Matthew Ryan Falkenroth, joint tenants with right of survivorship by deed from Doris E. Falkenroth dated July 18, 1997 and recorded July 22, 1997 in Deed Book 1296, Page 8280, as Instrument No. 1997040754.

PROPERTY ADDRESS: 185 FOX CREEK COURT, WRIGHTSVILLE, PA 17368

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. GINA FEAZ and J. MICHAEL NORWOOD Docket Number: 2009-SU-2084-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GINA FEAZ  
J. MICHAEL NORWOOD

ALL those two pieces or parcels of land situate in Fairview Township, York County, Pennsylvania bounded and described as follows, to wit:

TRACT NO. I: BEGINNING at a stone along the public road leading from Lewisberry to Pinetown and near the bridge over the head race at the corner of land now or formerly of William G. Stonesifer; thence along said head race and Stonesifer land North fifteen (15) degrees thirty (30) Minutes West eighty-four and eleven one-hundredths (84.11) feet to a stone; thence by the same North twenty-five (25) degrees fifty-four (54) minutes West fifty (50) feet to a stone; Thence by the same North fifty-two (52) degrees six (6) minutes West one hundred fifty-five and eighty-four one-hundredths (155.84) feet to a stake at the corner of land now or formerly of the Silver Lake Improvements Co.; thence by the said Silver Lake Improvements Co. land north Twenty-three (23) degrees forty-five (45) minutes East one hundred fifteen and seventy-eight one-hundredths (115.78) feet to a stake; thence by the same South sixty (60) degrees thirty-seven (37) minutes East one hundred ten and twelve one-hundredths (110.12) feet to a point in the public road leading from Lewisberry to Lisburn and near the southeastern corner of a bridge across a small run and corner of land now or formerly of the Caroline Cline Estate; thence along said road and land South twenty-two (22) degrees forty-six (46) minutes East one hundred forty-one and sixty-seven one-hundredths (141.67) feet to & iron pin along the eastern side of said road; thence by the land now or formerly of the Caroline Cline Estate North eighty-six (86) degrees East one hundred fifty-seven and eighty-seven one-hundredths (157.87) fee; to an iron pin along the run and corner of land now or formerly of Lewis Cline's heirs; thence along the land of Lewis Cline's heirs South twelve (12) degrees West one hundred ninety-nine and sixty-five one-hundredths (199.65) feet to a point along the public road and corner of land now or formerly owned by William G. Stonesifer; thence along said road and land now or formerly owned by William G. Stonesifer Noah seventy-four (74) degrees fifteen (15) minutes West one hundred fifty-one and

eight-tenths (15 1.8) feet to a stone and the place of BEGINNING.

CONTAINING 1.207 acres, and having thereon erected a two and one-half story stone dwelling house, wash house and one and one-half story log barn.

TRACT NO. 2: BEGINNING at a pin in the public road leading from Pinetown to Lewisberry thence along said road and lands now or formerly of the heirs of Lewis Cline South sixty-eight and one-half (68 1/2 ) degrees East three and six-tenths (3.6) perches to a pin; thence by the same South thirty-five (35) degrees East nine and two-tenths (9.2) perches to a stone; thence by the residue, of which this tract is a part, land now or formerly of William G. and Mary Stonesifer South sixty-two and one-half (62 1/2 ) degrees East two and ninety-six one-hundredths (2.96) perches to a stone; thence by other land now or f o m I y of Stuart K. Sterline North fifteen and onehalf (15 1/2 ) degrees West five and one-tenth (5.1) perches to a stone; thence by same North twenty-seven (27) degrees West three (3) perches to a stone; thence by the same Noah fifty-one and one-half (51 % ) degrees West nine and four-tenths (9.4) perches to a stone; thence by land now or formerly of the Silver Lake Improvement Company South ten (1 0) degrees West two and thirty-six one-hundredths (2.36) perches to the place of BEGINNING.

Parcel# 27-000-2500700-000000

Property address: 739 Siddonsburg Road, Lewisberry, PA 17339

PROPERTY ADDRESS: 739 SIDDONSBURG ROAD, LEWISBERRY, PA 17339

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPM-ORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE LLC S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION

S/B/M TO CHASE MORTGAGE COMPANY-WEST F/K/A MELLON MORTGAGE COMPANY vs. JOHN S. FEISER, II. and JOAN A. FEISER Docket Number: 2012-SU-2435-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN S. FEISER, II.  
JOAN A. FEISER

owner(s) of property situate in the TOWNSHIP OF WEST MANCHESTER, York County, Pennsylvania, being 2217 WEST MARKET STREET, YORK, PA 17404-5516

Parcel No. 51-000-04-0018.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$89,308.81

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 2217 WEST MARKET STREET, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP. vs. JAYNE A. FELGEN A/K/A JAYNE FELGEN and ALISON RICHSTEIN Docket Number: 2012-SU-278-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAYNE A. FELGEN  
A/K/A JAYNE FELGEN  
ALISON RICHSTEIN

ALL THAT CERTAIN tract of land with the improvements thereon erected, known as No. 811 South Beaver Street, situate in the Eighth Ward of the City of York, County of York and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the North by property now or formerly of Fabion F. Husson and Nancy F. Husson, his wife; on the East by a ten (10) feet wide private alley; on the South by property now or formerly of Josephine B. Thomas and Johanna M. Thomas; and on the West by said South Beaver Street. Having a frontage of fourteen (14) feet, six (06) inches, more or less, and extending in length or depth Eastwardly one hundred fifteen (115) feet to said alley at a point of BEGINNING.

SUBJECT to the use of a joint private alley, twenty-four (24) inches wide, over and along the North side of the property hereby conveyed and the Northern adjoining property, said alley being taken in equal proportions from said adjoining properties and running from said South Beaver Street Eastwardly, into the yards of the said adjoining properties, a distance of thirty-two (32) feet, more or less, said alley to be kept open, cleaned and repair at the joint expense of the said adjoining properties.

TOGETHER with the free use by Grantees, their heirs and assigns, of the said ten (10) feet wide private alley in common with the owners and occupiers of the properties abutting thereon.

UNDER AND SUBJECT, NEVERTHELESS, to any existing covenants, easements, encroachments, conditions, and agreements affecting the property.

PARCEL ID# 08-146-06-0028.00-00000

Property being known as 811 South Beaver Street, York, Pennsylvania 17403.

Title to said premises is vested in Jayne A. Felgen a/k/a Jayne Felgen and Alison Richstein by deed from Thomas L. Schaeffer and Joyce E. Schaeffer, husband and wife dated September 28, 2006 and recorded October 2, 2006 in Deed Book 1844, Page 3687, as Instrument No. 2006077337.

PROPERTY ADDRESS: 811 SOUTH BEAVER STREET, YORK, PA 17403

UPI#

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

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AMC2, BY ITS ATTORNEY IN FACT OCWEN LOAN SERVICING LLC vs. ROSEMARY FERRARO Docket Number: 2012-SU-2373-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROSEMARY FERRARO

ALL that the following tract of land situate lying and being in the Borough of Hanover, York County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING for a corner at a point in Locust Street at tract no.1, now or formerly of Genevieve B. Lookenbill, now Genevieve B. Smith; Thence along said Locust Street, South Fifty-two (52) degrees Eight (8) minutes East, Thirty —Six (36) feet Five (5) inches to an iron post at lands now or formerly of James Klunk; Thence along said Klunk's lands South Thirty-Seven (37) degrees fifty-nine(59) minutes West, Sixty- Three (63) feet Eight(8) inches to a point, a corner of land now formerly of German reformed Graveyard; Thence along the German reformed Graveyard, North Forty- Three(43) degrees ten (10) minutes West, Thirty- Seven (37) feet two (2) inches to appoint at tract no.1 or formerly of Genevieve B. Lookienbill, now Genevieve of a partition wall erected between the double dwelling erected in this tract and tract no.1 North Thirty-Eight (38) degrees East, fifty-eight (58) feet one (1) inch to appoint at Locust Street, the place of Beginning.

The improvements thereon being known as 120 Locust street Hanover, PA 17331

BEING the same premises, which James A. Smith, by Deed dated October 30, 2006, and recorded on November 3, 2006, in Book 1852 at Page 8327, of the York County records granted and conveyed

unto Rosemary Ferraro, as sole owner.

PROPERTY ADDRESS: 120 LOCUST STREET,  
 HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPMORGAN CHASE BANK, N.A. vs. JOHN P EMORY FIKE, JR. A/K/A JOHN PAUL EMORY FIKE, JR. A/K/A JOHN P. FIKE, JR. and KATHY FIKE Docket Number: 2012-SU-892-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN P EMORY FIKE, JR. A/K/A  
 JOHN PAUL EMORY FIKE, JR. A/K/A  
 JOHN P. FIKE, JR. and KATHY FIKE

owner(s) of property situate in the TOWNSHIP OF SPRING GARDEN, York County, Pennsylvania, being 909 BOND AVENUE, YORK, PA 17403-3401

Parcel NO. 480003001030000000  
 Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$175,324.69

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 909 BOND AVENUE,  
 YORK, PA 17403

UPI#

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



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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO HOME EQUITY TRUST 2004-2 vs. HARRY E. FOGLE and MELISSA F. FOGLE Docket Number: 2008-SU-5886-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HARRY E. FOGLE  
MELISSA F. FOGLE

owner(s) of property situate in the BOROUGH OF YOE, York County, Pennsylvania, being 8 EAST PENNSYLVANIA AVENUE, YOE, PA 17313-1214

Parcel No. 92000010102B000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$105,924.80

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 8 EAST PENNSYLVANIA AVENUE, YOE, PA 17313

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. FORZA PROPERTIES, LLC, ROBERT WOLFGANG, JR. and GINA WOLFGANG Docket Number: 2012-SU-2182-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

FORZA PROPERTIES, LLC  
ROBERT WOLFGANG, JR.  
GINA WOLFGANG

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, known as #631 South Duke Street, situate on the east side of South Duke Street, in the Tenth Ward of the City of York, York County, Pennsylvania, bounded, limited and described as follows:

Property Address: 631 South Duke Street, York, PA 17401

Parcel No. 10-262-04-0009.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2012-SU-002182-06

Judgment: \$62,235.98

Attorney: Christopher A. DeNardo, Esquire

To be Sold as the Property of: Forza Properties, LLC, Gina Wolfgang, and Robert Wolfgang, Jr.

PROPERTY ADDRESS: 631 SOUTH DUKE STREET, YORK, PA 17401

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. CAROLYN L. GER-

LACH A/K/A CAROLYN L. MCWILLIAMS  
Docket Number: 2012-SU-1719-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CAROLYN L. GERLACH a/k/a  
CAROLYN L. MCWILLIAMS

owner(s) of property situate in the CITY OF YORK, York County, Pennsylvania, being 140 NORTH NEWBERRY STREET, YORK, PA 17401-2970

Parcel No. 050820300560000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$24,605.82

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 140 NORTH NEWBERRY STREET, YORK, PA 17401

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A., S/B/M TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. MARTIN B. GLENN and KIMBERLY M. GLENN Docket Number: 2012-SU-625-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARTIN B. GLENN  
KIMBERLY M. GLENN

ALL that certain tract of land situate in the Township of Fawn, County of York, and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a steel pin set on the northwest corner of the intersection of the rights-of-way lines for Day Road and Gatchelville Road (SR 2057); thence departing from the Day Road dedicated right-of-way line, and extending along the Gatchelville Road, North zero (00) degrees thirty-five (35) minutes thirty (30) seconds West for a distance of one hundred ninety-four and twenty-nine hundredths (194.289) feet to an iron pin set on the southeastern corner of the intersection of the southernmost dedicated right-of-way line of Morris Road (T -806), with the easternmost dedicated right-of-way line of Gatchelville Road; thence departing from the Gatchelville Road dedicated right-of-way line and extending along the southernmost dedicated right-of-way line of Morris Road, North eighty-nine (89) degrees twenty-four (24) minutes thirty (30) seconds East, for a distance of twenty-six and ten hundredths (26.10) feet to a steel pin; thence continuing in and along said dedicated right-of-way line by an arc or curve to the left having a radius of two hundred fifty and no hundredths (250.00) feet, for an arc distance of three hundred sixty-three and eighteen hundredths (363.18) feet; thence continuing along the easternmost dedicated right-of-way line of Morris Road, North six (6) degrees ten (10) minutes twenty-nine (29) seconds East, for a distance of fifty and two-tenths (50.2) feet to a pin on said dedicated right-of-way line; thence by an arc or curve to the right having a radius of two hundred ninety and no hundredths (290.00) feet, for an arc distance of one hundred thirteen and thirty-four hundredths (113.34) feet to a steel pin set on the southeastern most dedicated right-of-way line of Morris Road; thence continuing by said right-of-way line, North twenty-eight (28) degrees thirty-four (34) minutes zero (00) seconds East, for a distance of sixty-three and seventeen hundredths (63.17) feet to an iron pin at Lot #8 on the hereinafter mentioned plan of subdivision; thence departing from the Morris Road dedicated right-of-way line, and extending along Lot #8, South sixty-four (64) degrees two (2) minutes three (3) seconds East, for a distance of three hundred ninety-six and thirty-one hundredths (396.31) feet to an iron pin which marks the common point of adjoiner of Lots #7 and #8 on the hereinafter mentioned plan with lands now or formerly of Thomas Brown; thence extending along lands now or formerly of Thomas Brown, South eighty-five (85) degrees thirteen (13) minutes two (2) seconds West, for a distance of three hundred thirty-one and twenty-seven hundredths (331.27) feet to a stone marker; thence continuing South twenty-eight (28) degrees fifty-four (54) minutes twenty-one (21) seconds West, for a distance of four hundred sixty and fifty-three hundredths (460.53) feet to a stone marker set on the

northernmost dedicated right-of-way line of Day Road; thence extending in and along the northernmost dedicated right-of-way line of Day Road, South eighty (SO) degrees thirty-four (34) minutes eleven (11) seconds West, for a distance of one hundred forty-three and forty-one hundredths (143.41) feet to an iron pin set on the easternmost dedicated right-of-way line of the Gatchelville Road, marking the intersection of said right-of-way line with the northernmost dedicated right-of-way line of Day Road, said pin marking the place of BEGINNING.

CONTAINING 2.2842 acres, and being designated as Lot #7 on a final plan of resubdivision of Fawn Meadows - Lots # 1, #7, #8, and #9, dated September 1 1992, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book LL, at page 910.

Parcel# 28-000-BN-0039-J0-00000

Property address: 58 Morris Road, Fawn Grove, PA 17321

PROPERTY ADDRESS: 58 MORRIS ROAD, FAWN GROVE, PA 17321

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. ANDY GONZALEZ and MELISSA GONZALEZ Docket Number: . 2012-SU-923-06 And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANDY GONZALEZ  
MELISSA GONZALEZ

owner(s) of property situate in the CITY OF YORK, York County, Pennsylvania, being 763 PARKWAY BOULEVARD, YORK, PA 17404-2635

Parcel No. 145550800100000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$62,610.87

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 763 PARKWAY BOULEVARD, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPM-ORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M/T CHASE HOME FINANCE LLC, S/B/M/T CHASE MANHATTAN MORTGAGE CORPORATION vs. ROBERT F. GOSS and LISA J. GOSS Docket Number: 2012-SU-2200-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT F. GOSS  
LISA J. GOSS

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF ROBERT F. GOSS AND LISA J. GOSS, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY.

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TWELFTH WARD OF THE CITY OF YORK, COUNTY OF YORK, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON

A DWELLING BEING KNOWN AND NUMBERED AS 946 EAST POPLAR STREET, YORK, PENNSYLVANIA 17403. DEED BOOK VOLUME 1659, PAGE 4740, UPI NUMBER 123981500760000000.

PROPERTY ADDRESS: 946 EAST POPLAR STREET, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION vs. JOHN C. GRAY and CYNTHIA WAGNER GRAY Docket Number: 2012-SU-1372-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN C. GRAY  
CYNTHIA WAGNER GRAY

owner(s) of property situate in the TOWNSHIP OF PEACH BOTTOM, York County, Pennsylvania, being 35 CLUBHOUSE ROAD, DELTA, PA 17314-8723

Parcel No. 43-000-01-0323.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$113,241.28

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 35 CLUBHOUSE ROAD, DELTA, PA 17314

UPI#

Notice is further given that all parties in

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-T, ASSET-BACKED CERTIFICATES, SERIES 2007-6 vs. JAMES D. GREEN and TAMMY L. GREEN Docket Number: 2011-SU-4538-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES D. GREEN  
TAMMY L. GREEN

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

BEING KNOWN AS 225 FISHER DRIVE, YORK, PA 17404

PARCEL NUMBER: 23-000-05-0165.00-00000  
IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 225 FISHER DRIVE, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF’S SALE–Notice is hereby given that on December 10, 2012 at 2:00 O’Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. DAVID B. GRIBBLE Docket Number: 2011-SU-1356-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID B. GRIBBLE

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

BEING KNOWN AS 360 Lake View Drive, York, Pa 17403

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 360 LAKE VIEW DRIVE, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff’s Office,  
11.08-3t York County, Pennsylvania

SHERIFF’S SALE–Notice is hereby given that on December 10, 2012 at 2:00 O’Clock, P.M., 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. THOMAS J. GRUBB Docket Number: 2012-SU-2467-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

THOMAS J. GRUBB

owner(s) of property situate in the CITY OF YORK, York County, Pennsylvania, being 348 CRESTON ROAD, YORK, PA 17403-3904

Parcel No. 156030300050000000

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 348 CRESTON ROAD, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff’s Office,  
11.08-3t York County, Pennsylvania

SHERIFF’S SALE–Notice is hereby given that on December 10, 2012 at 2:00 O’Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, vs. STEPHEN JOSEPH HALL and CHRISTINA MARIE HALL Docket Number: . And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEPHEN JOSEPH HALL  
CHRISTINA MARIE HALL

owner(s) of property situate in the TOWNSHIP OF DOVER, York County, Pennsylvania, being 1291 SHADOWBROOKE DRIVE, DOVER, PA 17315-2861

Parcel No. 240003900020000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$359,821.21

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 1291 SHADOWBROOKE DRIVE, DOVER, PA 17315

UPI#



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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of CITIZENS BANK OF PENNSYLVANIA vs. CHARLES A.J. HALPIN, III, ESQUIRE, ADMINISTRATOR OF THE ESTATE OF JAMES B. MORRISON, A/K/A JAMES B. MORRISON, SR., DECEASED Docket Number: 2012-SU-2600-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES A.J. HALPIN, III, ESQUIRE,  
 ADMINISTRATOR OF THE ESTATE OF  
 JAMES B. MORRISON, A/K/A  
 JAMES B. MORRISON, SR., DECEASED

ALL THAT CERTAIN lot or piece of ground, situate on the Northwest side of and known as No.817 Maryland Avenue, in the 14th Ward of the City of York, York County, Pennsylvania.

PROPERTY ADDRESS: 817 Maryland Avenue, York, PA 17404 IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Charles A.J. Halpin, III, Esquire, Administrator of the Estate of James B. Morrison, a/k/a James B. Morrison, Sr., Deceased

ATTORNEY FOR PLAINTIFF: Gregory Javardian, Esquire

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 817 MARYLAND AVENUE, YORK, PA 17404

UPI#

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

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of FAIRVIEW TOWNSHIP vs. RANDY H. HANK Docket Number: 2009-SU-2622-21. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RANDY H. HANK

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

BEGINNING at a point in the center line of Township Road No. 974 leading to Pennsylvania Highway No. 262 East at corner of land now or formerly of Cloyd A. Spigelmyer and Sidnee J. Spigelmyer; thence along said Spigelmyer land South 68 degrees 45 minutes West, a distance of 495.00 feet to a pin at other land now or formerly of Percy N. Dorwart and Catherine E. Dorwart, his wife and John S. Dorwart, Sr., widower; thence by same South 19 degrees 15 minutes East, a distance of 180.00 feet to a pin; thence still by same North 70 degrees 52 minutes East, a distance of 467.7 feet to a spike in the center line of the aforementioned Township Road; thence through center line of the said Township Road North 11 degrees 31 minutes 40 seconds West, a distance of 200.00 feet to a spike, the place of BEGINNING. Containing 2.08 acres.

BEING the same as surveyed by Clark H. Bentzel, R.S., August 29, 1964.

IT BEING the same premises which Harold C. Hank, unmarried widower, by his deed dated October 12, 2000, and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Record Book 1413, page 3899, granted and conveyed unto Harold C. Hank, the Grantor herein, and Randy H. Hank, as joint tenants with the right of survivorship. This deed conveys the undivided one-half interest of Harold C. Hank, thus vesting full fee simple title in Randy H. Hank.

AND the Grantor will warrant specifically the property hereby conveyed.

PROPERTY ADDRESS: 645 CORN HILL ROAD, ETTERS, PA 17319

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. JEFFREY HARDESTER A/K/A JEFF HARDESTER and MARY HARDESTER Docket Number: 2012-SU-2215-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JEFFREY HARDESTER  
A/K/A JEFF HARDESTER  
MARY HARDESTER

owner(s) of property situate in the PEACH BOTTOM TOWNSHIP, York County, Pennsylvania, being 31 SYCAMORE TRAIL, DELTA, PA 17314-8741

Parcel No. 430000104840000000

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 31 SYCAMORE TRAIL, DELTA, PA 17314

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of CITIMORTGAGE INC. vs. JULIA H. HARRIS Docket Number: 2011-SU-5001-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JULIA H. HARRIS

ALL THAT CERTAIN tract of land, with the improvements thereon erected, known as No. 335 Springettsbury Avenue, in the City of York, County of York, and State of Pennsylvania, bounded, limited and described as follows:

BEGINNING at a point at the intersection of the North side of West Springettsbury Avenue, and the East side of Jessop Place; thence extending Eastwardly along the North side of West Springettsbury Avenue eighty (80) feet to a point; thence extending along property now or formerly of William H Musser and Georgia M. Musser, his wife, one hundred seventy-eight and forty-five hundredths (178.45) feet, more or less, to a point on the South side of Butler Street; thence extending Westwardly along the South side of Butler Street eighty (80) feet to a point in the East side of Jessop Place; thence extending Southwardly along the East side of Jessop Place, one hundred seventy-eight and forty-five hundredths (178.45) feet, more or less, to the point and place of BEGINNING.

PROPERTY ADDRESS: 335 West Springettsbury Avenue, York, PA 17403

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Julia H. Harris

ATTORNEY FOR PLAINTIFF: Gregory Javardian, Esquire

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 335 WEST SPRINGETTSBURY AVENUE, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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 AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2002-4 vs. RACHEL HARRIS and ROBERT A. HARRIS A/K/A ROBERT A. HARRIS, JR. Docket Number: 2012-SU-1877-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RACHEL HARRIS  
ROBERT A. HARRIS  
A/K/A ROBERT A. HARRIS, JR.

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

BEING KNOWN AS 1481 Kratz Road, Glen Rock, PA 17327

PARCEL NUMBER: 45-000-CI-0105.B0-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 1481 KRATZ ROAD, GLEN ROCK, PA 17327

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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 UNDER POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-WM3 vs. TONYA A. HARRIS a/k/a TONYA A. HARRIS Docket Number: 2012-SU-2746-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TONYA A. HARRIS  
A/K/A TONYA A. HARRIS

ALL THAT CERTAIN LOT OF LAND SITUATE IN HALLAM BOROUGH, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 58 Buttonwood Lane, York, PA 17406

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 58 BUTTONWOOD LANE, YORK, PA 17406

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of FAIRVIEW TOWNSHIP vs. WALTER L. HECK and DOROTHY J. HECK Docket Number: 2009-SU-2624-21. And to me directed, I will expose at public sale in the York County Judicial Center, City of

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

AS THE REAL ESTATE OF:

WALTER L. HECK  
 DOROTHY J. HECK

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate on the Southwest side of Bowman Avenue, Fairview Township, York County, Pennsylvania, bounded and described in accordance with a Plan of Survey by Michael C. D'Angelo, Registered Surveyor, dated November 28, 1979 and bearing drawing No. 47-73 as follows, to wit:

BEGINNING at a pin on the Southwest side of Bowman Avenue (40 feet wide right of way) at property now or formerly of J. L. Bowman, said point being 655.0 feet to centerline of L.R. 66003 (Fishing Creek Road); thence extending from said beginning point and along the Southwest side of Bowman Avenue, South 15 degrees 07 minutes East 80.0 feet to a pin at property now or formerly of J. L. Bowman; thence extending along same South 74 degrees 53 minutes West 175.00 feet to a pin at property now or formerly of West Shore School District; thence extending along same north 15 degrees 07 minutes West 80.00 feet to a pin at property now or formerly of J. L. Bowman, aforementioned; thence extending along same North 74 degrees 53 minutes East 175.00 feet to the first mentioned pin and place of BEGINNING.

BEING THE SAME PREMISES WHICH Gary Lynn Kitzmiller and Cheri Maureen Saylor, his wife a/k/a Cheri Maureen Saylor Kitzmiller, by Deed dated May 11, 1984 and recorded May 17, 1984 in the Recorder's Office, Dauphin County, Pennsylvania in Record Book 87-L, Page 470, granted and conveyed unto Dorothy J. Kauffman, single person.

AND THE SAID Dorothy J. Kauffman has since intermarried with Walter L. Heck and is now known as Dorothy J. Heck.

PROPERTY ADDRESS: 515 BOWMAN AVENUE, LEWISBERRY, PA 17339

UPI#

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

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

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of FIRST HORIZON HOME LOAN CORPORATION, D/B/A MNC MORTGAGE vs. GEORGE E. HELWIG Docket Number: 2007-SU-2479-Y06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GEORGE E. HELWIG

owner(s) of property situate in EAST MANCHESTER TOWNSHIP, York County, Pennsylvania, being 35 DOGWOOD LANE, MANCHESTER, PA 17345-9658

Parcel No. 26-000-08-0039.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$114,514.80

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 35 DOGWOOD LANE, MANCHESTER, PA 17345

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. ROBIN V. HENSHAW Docket Number: 2012-SU-1984-06. And to me

directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBIN V. HENSHAW

owner(s) of property situate in the WEST YORK BOROUGH, York County, Pennsylvania, being 1413 FILBERT STREET, YORK, PA 17404-3219 Parcel No. 880001600160000000

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 1413 FILBERT STREET, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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 J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH4, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH4 vs. GERALD R. HERMAN Docket Number: 2010-SU-1453-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GERALD R. HERMAN

ALL the following two tracts of land with the improvements thereon erected, situate, lying and being in Lower Chanceford Township, York County, Pennsylvania, bounded and described as follows, to wit:

TRACT NUMBER ONE: BEGINNING at an iron pin at lands now or formerly of Clarence

M. Miller and wife and thence North 47 degrees West 221 feet to an iron pin in the center of the public improved highway leading from Kylesville to Woodbine; thence North 46 degrees East 192 feet to an iron pin in the center of this same public highway; thence by lands now or formerly of James Stewert and wife South 84 degrees East 239 feet to an iron pin in the center of a public highway leading to Sunnyburn; thence by lands now or formerly of Clarence M. and Estella V. M. Miller South 43 degrees West 336 feet to an iron pin and the place of beginning; containing 1.2 acres of land more or less.

TRACT NUMBER TWO: BEGINNING at a point in the center of the public highway, a township road, between Woodbine and Sunnyburn and at lands now or formerly of Howard R. Atkins and wife; thence along the center of this same public highway, South 78 degrees East 43.25 feet to a point in the center of this same public highway; thence by land now or formerly of C. Eugene Miller and wife, South 42 1/2 degrees West, 364 feet to a granite post; thence by lands now or formerly of C. Eugene Miller south 81 degrees West 306 feet to an iron pin at lands now or formerly of Clarence M. Miller; thence by lands now or formerly of Clarence M. Miller North 27 1/2 degrees West 239 feet to a point in the center of the township public highway between Groves Mill and Kylesville; thence along the center of this same public highway North 43 degrees East 220 feet to a point in the center of this same public highway; thence by other land now or formerly of Howard R. Atkins South 48 degrees East 22 feet to an iron pin; thence by lands now or formerly of Howard R. Atkins North 42 1/2 degrees East 335.5 feet to a point in the center of the township public highway between Woodbine and Sunnyburn, the place of beginning.

Property being known as 321 Reinecke Road, Airville, Pennsylvania 17302.

Title to said premises is vested in Gerald R Herman and Beverly D. Herman by deed from Guida Lee Spencer, widow dated February 20, 1991 and recorded March 7, 1991 in Deed Book 0134, Page 0127, as Instrument 008673.

PROPERTY ADDRESS: 321 REINECKE ROAD, AIRVILLE, PA 17302

UPI#

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

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



RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. PHYLIS A. HESS and JOHN M. HESS Docket Number: 2012-SU-2017-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PHYLIS A. HESS  
 JOHN M. HESS

ALL that certain tract of land situate in York Township, York County, Pennsof J. Termininia, bounded and described as follows, to wit:

BEGINNING at a point on the South side of a fifty (50) feet wide street, at a corner of land of-J South twenty-three (23) degrees nine (9) minutes East one hundred fifty (150) feet to a point in line of lands of York Imperial School District; thence along said land of York Imperial School District sixty-five (65) degrees fifteen (15) minutes West seventy-two and seventy-hundredths (72.70) feet to a point on line of lands of William H. ppill-Paules; thence along the lands of William H. Paules North twenty-three (23) degrees nine (9) minutes West one hundred fifty (150) feet to a point on the South side of the aforesaid fifty (50) feet wide street; thence along said sheet North sixty-five (65) degrees fifteen (15) minutes East seventy-two and seventy-hundredths (72.70) feet to a point, the place of BEGINNING.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 16 WEST CRESTLYN DRIVE, YORK, PA 17402

BEING THE SAME PREMISES WHICH Patty Rumsey by deed dated 9/28/01 and recorded 10/4/01 in York County Record Book 1458 Page 7583, granted and conveyed unto John M. Hess and Phylis A. Hess, husband and wife.

TO BE SOLD AS THE PROPERTY OF PHYLIS A. HESS AND JOHN M. HESS ON JUDGMENT NO. 2012-SU-002017-06

PROPERTY ADDRESS: 16 WEST CRESTLYN DRIVE, YORK, PA 17402

UPI#

Notice is further given that all parties in

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FNMA") vs. BILLY HIGDON and MICHELLE HIGDON Docket Number: 2012-SU-1856-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BILLY HIGDON  
 MICHELLE HIGDON

All that certain Unit No. 88 ("the Unit") in Brownstone Manor, a Planned Community ("the Community") said Community being located in Dover Township, York County, Pennsylvania as shown on the Plats entitled "Brownstone Manor, Phase 1, Final Subdivision Plat", which plat is recorded among the Plat Records of York County, Pennsylvania in Plat Book 1707 pages 4370 thru 4383, Sheets 1 thru 13 and Plat entitled "Brownstone Manor Phase 2, Final Subdivision Plan", which plat is recorded among the Plat Records of York County in Plat Book 1779 Pages 4871 thru 4875 Sheets 1 thru 11, and as set forth Plan Book GG Page 2539 and Plan Book GG Page 2540; pursuant to a Declaration of Covenants, Restrictions and Easements for Brownstone Manor, a Planned Community recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Record Book 1729, Page 6818; and First Amendment to Declaration recorded in the Office of the Recorder of Deeds in and for York County in Deed Book 1784 Page 5457; and Second Amendment to Declaration recorded in the Office of the Recorder of Deeds in and for York County in Record Book 1819 Page 3295; and Corrected Second Amendment to Declaration recorded in the Office of the Recorder of Deeds in and for York County in Record Book 1820, Page 2561; and Third Amendment to Declaration recorded in the Office of the Recorder of Deeds in and for York County in record Book 1867, Page 3926; and any and all amendments thereto.

Situated in Dover Township, York County, Pennsylvania being known as Lot 88 as shown on a final subdivision plan of Brownstone Manor Phase II, prepared by Johnston and Associates, Inc. Drawing No. 2004-34 for Altieri Enterprises, Inc. Sheet 2 as revised 11/14/05 and recorded among the Office of the Recorder of Deeds in and for York County on 12/21/05 in Plan Book 1779 Page 4871 and bounded and described as follows.

Beginning at a point along the southwestern right-of-way of Victorian Drive approximately 503.51' northwest of its intersection with Kings Lane; thence S 76° 30' 00" E 13° 30' 00" to a point; thence S 76° 30' 00" W 75.00' to t; thence N 13° 30' 00" W 130.00' to the point of beginning. The improvements thereon being known as No. 262 Victorian Drive.

Being Parcel #24-000-35-0088.00-00000

BEING KNOWN AS: 2612 Victorian Drive, Dover, PA 17315

BEING THE SAME PREMISES which Richmond American Homes of Maryland, Inc. granted and conveyed unto Billy Higdon and Michelle Higdon by Deed dated December 31, 2007 and recorded March 31, 2008 in York County Record Book 1955, Page 8270

TITLE TO SAID PREMISES IS VESTED IN Billy Higdon and Michelle Higdon

PROPERTY ADDRESS: 2612 VICTORIAN DRIVE, DOVER, PA 17315

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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 THE REGISTERED HOLDER OF SOUNDVIEW HOME LOAN TRUST 2006-EQ1 ASSET-BACKED CERTIFICATES, SERIES 2006-EQ1, BY ITS ATTORNEY IN FACT SAXON MORTGAGE SER-

VICES, INC C/O OCWEN LOAN SERVICING LLC vs. SARAH A. HILLIARD Docket Number: 2012-SU-2374-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SARAH A. HILLIARD

ALL the following described tract of land situate, lying and being in the Borough of Hanover, York County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING for a corner at a point at Diller Road at lot No. 58, lands now or formerly of Riley C. Wildasin and wife; thence along said Diller Road, South eighty-eight (88) degrees two (02) minutes East, sixty (60) feet to a point at other lands now or formerly of Mary C. Diller and husband; thence along said lands, South one (01) degrees fifty-eight (58) minutes West, one hundred (100) feet to a point; thence along same lands, North eighty-eight (88) degrees two (02) minutes West, sixty (60) feet to a point at lands now or formerly of Riley C. Wildasin and wife aforesaid; thence along said lands, North one (01) degree fifty-eight (58) minutes East, one hundred (100) feet to a point and place of BEGINNING. Being known on a plot or plan of a series of lots laid out by Mary C. Diller and known as Conewago Acres, as a part of Lot No. 59.

BEING Parcel No. 67-000-09-0111.00-00000.

The above described tract of land is conveyed under and subject, nevertheless, to the following restrictions which 011111 be binding upon the Grantees herein, their heirs and assigns, to wit:

1. The tract of land hereby conveyed shall be used for residential purposes only and no residence shall be erected thereon unless the exterior surfaces thereof shall be of brick, stone or clapboard construction, of any combination of such materials.

2. No structure or improvements of any kind shall be erected upon the tract of land hereby conveyed within thirty (30) feet of the street line of Diller Road, nor within five (5) feet of the boundaries between the tract of land hereby conveyed and the land adjoining thereto on either side.

BEING the same premises which Edwin J. Bubb and Geraldine D. Greenholt, Executors under the Last Will and Testament of Helen B. Bubb, deceased, by Deed dated November 22, 1999, and recorded November 29, 1999, in Book 1384, Page 1727, granted and conveyed unto Sarah A Hilliard, single woman, in fee.

PROPERTY ADDRESS: 300 DILLER ROAD, HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. vs. ROBERT T. HOFF Docket Number: 2011-SU-4252-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT T. HOFF

owner(s) of property situate in the BOROUGH OF RED LION, York County, Pennsylvania, being 547 SOUTH MAIN STREET, RED LION, PA 17356-2414

Parcel No. 820000101590000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$65,756.32

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 547 SOUTH MAIN STREET, RED LION, PA 17356

UPI#

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

Seized, levied upon and taken into execu-

tion as the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of FULTON BANK, N.A., FORMERLY KNOWN AS FULTON BANK vs. ROBERT C. HOLWECK and TRACEY W. HOLWECK Docket Number: 2012-SU-2205-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT C. HOLWECK  
TRACEY W. HOLWECK

ALL THAT CERTAIN lot of ground known as Lot No. 1, situate, lying and being in York Township, York County, Pennsylvania, described pursuant to a survey prepared by Gordon L. Brown & Associates, dated March 12, 1977, Dwg. No. NB-407, more specifically described as follows, to wit:

BEGINNING at an iron pipe on the west side of Twp. Road No. 333 at other lands of Russell N. Fitz, et ux; thence along the northern line of other land of Russell M. Fitz, South sixty-four (64) degrees thirty (30) minutes zero (00) seconds West, a distance of one hundred forty and zero hundredths (140.00) feet to an iron pipe at the eastern line of Lot No. 2; thence along the eastern line of Lot 2, North twenty-five (25) degrees thirty (30) minutes zero (00) seconds West, a distance of one hundred fifty and zero hundredths (150.00) feet to an iron pipe at corner of other lands of Russell M. Fitz, et ux; thence along the southern line of other land of Russell M. Fitz, et ux, North sixty-four (64) degrees thirty (30) minutes zero (00) seconds East, a distance of one hundred forty and zero hundredths (140.00) feet to an iron pipe; thence South twenty-five (25) degrees thirty (30) minutes zero (00) seconds East, a distance of one hundred fifty and zero hundredths (150.00) feet to an iron pipe and the place of BEGINNING. Containing 21,000 square feet.

BEING THE SAME PREMISES which Terrence E. Bluett and Bonnie A. Bluett, formerly Bonnie Hock, husband and wife, by deed dated May 26, 2006 and recorded May 30, 2006 in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Record Book 1814, page 2149, granted and conveyed unto Robert C. Holweck and Tracey W. Holweck, husband and wife, their heirs and assigns.

TAX PARCEL NO. 54-000-HJ-0058.CO-00000.

SEIZED IN EXECUTION as the property of Robert C. Holweck and Tracey W. Holweck on Judgment No. 12-SU-2205-06.3649597.1

PROPERTY ADDRESS: 130 YOE DRIVE, RED LION, PA 17356

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPMC SPECIALTY MORTGAGE, LLC vs. MELCHIOR HORN, PATRICIA ANN HORN and UNITED STATES OF AMERICA Docket Number: 2012-SU-119-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MELCHIOR HORN  
PATRICIA ANN HORN  
UNITED STATES OF AMERICA

ALL that certain following described lot of ground, with the improvements thereon erected, situate in York City, York County, Pennsylvania, bounded and described as follows:

BEGINNING at the Southeast corner of Atlantic Avenue and Elm Terrace (now known as Noonan Road) and thence along Elm Terrace (now known as Noonan Road), South 80 degrees 00 minutes East, 100.00 feet to a public alley; thence along the West side of said public alley, South 10 degrees 00 minutes West, 16.67 feet to a point; thence along the property new or formerly of Larry E. Lark, North 79 degrees 37 minutes West 100.00 feet to a point on East side of Atlantic Avenue; thence along Atlantic Avenue, North 10 degrees 00 minutes East, 16.00 feet to a point and place of beginning.

Commonly known as: 449 Atlantic Avenue, York, PA 17404

UPI No. 145261100150000000

BEING the same premises which Lyle H. Bowen and Dorothy M. Bowen, by deed dated April 22, 1999 and recorded in the Office of the Recorder of Deeds of York County on April 23, 1999, at Deed Book Volume 1361, Page 4739, granted and conveyed unto Melchior Horn and Patricia Ann Horn.

PROPERTY ADDRESS: 449 ATLANTIC AVENUE, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of MIDFIRST BANK vs. DONNA L. HUBER, RICHARD C. HUBER, JR., SECRETARY OF HOUSING AND URBAN DEVELOPMENT ACTING BY AND THROUGH THE ASSISTANT SECRETARY FOR HOUSING Docket Number: 2010-SU-4344-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DONNA L. HUBER  
RICHARD C. HUBER, JR.  
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT ACTING  
BY AND THROUGH THE  
ASSISTANT SECRETARY FOR HOUSING

ALL that certain tract of land with the improvements thereon erected, situate, lying and being in the Township of North Codorus, York County, Pennsylvania, and HAVING THEREON ERRECTED A DWELLING HOUSE KNOWN AS: 4533 KEENEY ROAD (f/k/a R.D.1, Box 1140K) SPRING GROVE, PA 17362

Reference York County Record Book 1384 Page 7949.

TO BE SOLD AS THE PROPERTY OF DONNA



L. HUBER AND RICHARD C. HUBER, JR. ON JUDGMENT NO. 2010-SU-004344-06

PROPERTY ADDRESS: 4533 KEENEY ROAD, SPRING GROVE, PA 17362

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

---

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of CENLAR FSB vs. DAVID L. INGLIS, JR. and CONNIE M. INGLIS Docket Number: 2012-SU-2180-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID L. INGLIS, JR.  
CONNIE M. INGLIS

ALL that certain piece, parcel or tract of land, situate, lying and being in Penn Township, York County, Pennsylvania, more particularly bounded, limited and described as follows, to wit;

BEGINNING at a point along the edge of South Vail Drive, a fifty (50.00) feet wide right-of-way, at corner of Lot No. 75 of the hereinafter referred to subdivision plan; thence continuing along said Lot No. 75, North three (03) degrees fifty-seven (57) minutes forty-one (41) seconds East, one hundred and one hundredths (100.01) faeet a point along line of Lot No. 126 of said plan, being designated as a storm water management point thereon; thence concontinuing alongid Lot No. 126, South eighty-six (86) degrees two (02) minutes nineteen (19) seconds East, eighty-seven and eighty-five hundredths (87.85) feet to a point at corner of Lot No. 73 of said, plan, said point also being in the centerline of a twenty (20;00) feet wide drainage easement; thence continuing along said Lot NO. 73 and along the centerline of said drainage easement, South six (06) degrees fifty-seven (57) minutes twenty-two (22) seconds West, one hundred and fourteen hundredths (100.14) feet to a point

alOalonge edge of the aforesaid South Vail Drive; thence continuing along the edge of said South Vail Drive, North eighty-six (86) degrees two (02) minutes nineteen (19) seconds West, eighty-two and sixty-two hundredths (82.62) feet to a point, the place of BEGINNING. CONTAINING 8,523 square feet and being Lot No. 74 on subdivision plan of Little Knoll Estates, Phase IIA prepared by Group Hanover, dated April 2B, 1989, designated as Project No. 872060, which said subdivision plan is recorded in the Office of the Recorder of Deeds of York County, PenPennsylvania, inan Book JJ, page 433.

PARCEL ID# 44-000-25-0074-00

Property being known as 9 South Vail Drive, Hanover, Pennsylvania 17331.

Title to said premises is vested in David L. Inglis, Jr. and Connie M. Inglis, husband and wife, as Tenants by the Entireties by deed from Terry L. Hollinger and Caryl L. Hollinger (formerly Caryl L. Schaefer), husband and wife, dated January 24, 2002 and recorded January 28, 2002 in Deed Book 1476, Page 8357,as Instrument No. 2002006681.

PROPERTY ADDRESS: 9 SOUTH VAIL DRIVE, HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

---

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. vs. STEPHEN L. JILES Docket Number: 2012-SU-2379-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:



STEPHEN L. JILES

owner(s) of property situate in the TOWNSHIP OF YORK, York County, Pennsylvania, being 2180 LARKSPUR LANE SOUTH, YORK, PA 17403-5146

Parcel No. 540001102020000000

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 2180 LARKSPUR LANE SOUTH, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

---

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of HSBC BANK USA, NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR PEOPLE'S CHOICE HOME LOAN SECURITIES TRUST SERIES 2005-1, MORTGAGE-BACKED NOTES, SERIES 2005-1 vs. DARYL E. KINARD and LINDA B. KINARD Docket Number: 2010-SU-1644-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DARYL E. KINARD  
LINDA B. KINARD

ALL THAT CERTAIN tract of land situate on the North side of West Maple Street in the Eighth Ward of the City of York, York County, Pennsylvania, known as 155 West Maple Street, which is the subject matter of a survey made by Gordon L. Brown, Registered Surveyor, dated November 18, 1968, and which in accordance with said survey is bounded and described more particularly as follows, to wit:

BEGINNING at a point on the North side of

West Maple Street, a distance of two hundred forty-eight and fifty one-hundredths (248.50) feet East from the Northeast corner of South Pershing Avenue and West Maple Street; thence North twenty-one (21) degrees forty (40) minutes East along land of James S. Hackworth one hundred and no one-hundredths (100.00) feet to a point on the North side of a twenty (20) feet wide alley, known as Lake Alley; thence South sixty-eight (68) degrees twenty (20) minutes East along the South side of Lake Alley nineteen and no one-hundredths (19.00) feet to a point and land of Joseph S. Thompson; thence South twenty-one (21) degrees forty (40) minutes West along land of the same one hundred and no one-hundredths (100.00) feet to a point on the North side of West Maple Street; thence North sixty-eight (68) degrees twenty (20) minutes West along the North side of West Maple Street nineteen and no one-hundredths (19.00) feet to a point and the place of BEGINNING.

UPI No. 081520300390000000

BEING THE SAME premises which Daryl E. Kinard, the Estate of Mary E. Cromwell, deceased, by Deed dated October 29, 2004, and recorded in the Office of the Recorder of York County on November 17, 2004, at Deed Book Volume 1688, Page 8030, granted and conveyed unto Daryl E. Kinard and Linda B. Kinard.

PROPERTY ADDRESS: 155 WEST MAPLE STREET, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

---

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of MIDFIRST BANK vs. DANIELLE M. KITNER and ROGER P. KITNER Docket Number: 2012-SU-1755-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DANIELLE M. KITNER  
ROGER P. KITNER

ALL THE FOLLOWING described lot of ground, situate, lying and being in the Borough of Hanover, County of York, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING for a corner at a stake on South Franklin Street at land of David Unger; thence along said Unger land North 49 degrees 45 minutes East, 148 feet, 7 inches, to a stake for a corner at an alley; thence along said alley South 40 degrees 50 minutes East, 28 feet, to a stake for a corner at land of Jacob Martin; thence along said Martin land South 49 degrees 45 minutes West, 148 feet, 9 inches, to a stake for a corner at South Franklin Street, aforesaid; thence along said street, North 40 degrees 50 minutes West, 28 feet, to the place of BEGINNING.

Said lot being known on a plot or plan of a series of lots laid out by William H. Overbaugh, Sr., as part of Lot No. 23.

HAVING THEREON ERECTED a dwelling known as 436 South Franklin Street, Hanover, PA 17331.

BEING THE SAME PREMISES WHICH Michael J. Farinelli and Karen A. Farinelli, husband and wife, by deed dated 7/14/06 and recorded 7/20/06 in York County Record Book 1826, Page 4687, granted and conveyed unto Roger P. Kitner and Danielle M. Kitner, husband and wife.

TO BE SOLD AS THE PROPERTY OF DANIELLE M. KITNER AND ROGER P. KITNER ON JUDGMENT NO. 2012-SU-001755-06

PROPERTY ADDRESS: 436 SOUTH FRANKLIN STREET, HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York

county, Pennsylvania on Judgment of US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RAMP 2005EFC1 vs. LUTHER KLING and BOBBIE J. KLING A/K/A BOBBIE JEAN BENDER A/K/A BOBBIE JEAN KLING Docket Number: 2011-SU-3473-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LUTHER KLING  
BOBBIE J. KLING  
A/K/A BOBBIE JEAN BENDER  
A/K/A BOBBIE JEAN KLING

owner(s) of property situate in the BOROUGH OF EAST PROSPECT, York County, Pennsylvania, being 21 NORTH MAIN STREET, EAST PROSPECT, PA 17317

Parcel No. 600000101650000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$96,359.30

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 21 NORTH MAIN STREET, EAST PROSPECT, PA 17317

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. JENNIFER D. KOLB and SCOTT P. KOLB Docket Number: 2012-SU-2628-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JENNIFER D. KOLB  
SCOTT P. KOLB

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF JACOBUS, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 95 EAST BRANCH DRIVE, YORK, PA 17407

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 95 EAST BRANCH DRIVE, YORK, PA 17407

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC vs. FRED KRUG A/K/A FREDERICK WILLIAM KRUG and LEE ANNE KRUG A/K/A LEE ANN G. KRUG Docket Number: 2008-SU-5552-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

FRED KRUG  
A/K/A FREDERICK WILLIAM KRUG  
LEE ANNE KRUG  
A/K/A LEE ANN G. KRUG

owner(s) of property situate in the BOROUGH OF HANOVER, York County, Pennsylvania, being 16 MOUNT ROYAL AVENUE, HANOVER, PA 17331-3329

Parcel No. 67000050131A000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$142,763.83

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 16 MOUNT ROYAL AVENUE, HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of MEMBERS 1ST FEDERAL CREDIT UNION vs. CATHLEEN F. KUEHNE and RICHARD G. KUEHNE Docket Number: 2012-SU-2013-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CATHLEEN F. KUEHNE  
RICHARD G. KUEHNE

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate in Springettsbury Township, York County, Pennsylvania, known as 4100 Woodlyn Terrace, Lot No. 30 on a Plan of Lots of Stonewood Farms, Fifth Addition, said plan being recorded in the Office of the Recorder of Deeds for York County, Pennsylvania in Plan Book X, Page 137, bounded and described as follows:

BEGINNING at a point at the southeast corner of the intersection of Stonewood Road, L.R. 66021, and Woodlyn Terrace; and running thence along the south side of Woodlyn Terrace by a curve to the right having a radius of 510.36 feet for a distance of 121.74 feet, the chord of which is North 83 degrees 54 minutes 45 seconds East 121.45 feet to a point at Lot No. 29; thence along Lot No. 29 South 0 degrees 44 minutes 45 seconds West 145.57 feet to a point at lots previously conveyed by Stonewood Farms, Inc., thence along said last mentioned lands North 84 degrees 32 minutes 5

seconds West 88.53 feet to a point on the east side of Stonewood Road; thence along the east side of Stonewood Road North 13 degrees 55 minutes 15 seconds West 124.92 feet to a point; thence along the same North 12 degrees 55 minutes 15 seconds West 3.08 feet to a point at the southeast corner of the intersection of Stonewood Road and Woodlyn Terrace and the place of beginning.  
BEING improved with a residence known as 4100 Woodlyn Terrace, York, PA 17402.

BEING the same premises which Cathleen F. Kuehne, joined by her husband, Richard G. Kuehne, by their deed dated May 5, 2004 and recorded in York County Record Book 1651, Page 4280 granted and conveyed unto Cathleen F. Kuehne and Richard G. Kuehne, her husband.

Tax Parcel: 46-000-26-0030.00-00000

PROPERTY ADDRESS: 4100 WOODLYN TERRACE, YORK, PA 17402

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-6, vs. DAVID R. KUHN and BONNIE L. KUHN Docket Number: 2012-SU-1667-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID R. KUHN  
BONNIE L. KUHN

ALL THAT FOLLOWING described lot or ground situate, lying and being in West Manheim Township, York County, Pennsylvania, bounded and limited as follows to wit:

BEGINNING for a corner at a spike in the center of public road; thence South 20 degrees 30 minutes West 15 feet to an iron pin at other lands now or formerly of Espenedia S. Auchey (widow); thence along said last mentioned lands South 20 degrees 30 minutes West 160 feet to an iron pin at other lands now or formerly of Espenedia S. Auchey (widow); thence along last mentioned lands North 69 degrees 30 minutes West 100 feet to an iron pin at Lot No. 7; thence along North 20 degrees 30 minutes East 15 feet to a spike in the center of the public road South 69 degrees 30 minutes East 100 feet to a spike, the place of BEGINNING.

Title to said Premises vested in David R. Kuhn and Bonnie L. Kuhn by Deed from David Leroy Zumbum, also known as David L. Zumbum, Sr. and Kathryn I. Zumbum, also known as K. Ilene Zumbum dated October 22, 1986 and recorded on April 6, 1978 in the York County Office of the Recorder of Deeds in Book 0958F, Page 0360.

Being known as 404 Fairview Drive, Hanover, PA 17331

Tax Parcel Number: 52-000-BD-0037.00-00000

PROPERTY ADDRESS: 404 FAIRVIEW DRIVE, HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of HSBC BANK USA, NATIONAL ASSOCIATION FOR THE ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-NC3, ASSET BACKED PASS-THROUGH CERTIFICATES vs. RHEANNA M. LAMPERT and MICHAEL J. LAMPERT Docket Number: 2010-SU-1022-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RHEANNA M. LAMPERT  
MICHAEL J. LAMPERT

owner(s) of property situate in the TOWNSHIP OF NEWBERRY, York County, Pennsylvania, being 77A RED MILL ROAD, ETTERS, PA 17319-9327

Parcel No. 39-000-25-0007.00-C0001

Improvements thereon: CONDOMINIUM UNIT

Judgment Amount: \$116,030.76

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP  
PROPERTY ADDRESS: 77A RED MILL ROAD, ETTERS, PA 17319

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. JEFFREY R. LEER A/K/A JEFFERY R. LEER Docket Number: 2012-SU-2319-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JEFFREY R. LEER  
A/K/A JEFFERY R. LEER

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

BEING KNOWN AS 1550 NORTH HARRISON STREET, YORK, PA 17402

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1550 NORTH HARRISON STREET, YORK, PA 17402

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of NORTHEASTERN YORK COUNTY SEWER AUTHORITY vs. NORMAN W. LEWIS, JR. and SYLVIA F. LEWIS Docket Number: 2012-SU-2355-21. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

NORMAN W. LEWIS, JR.  
SYLVIA F. LEWIS

ALL THAT CERTAIN parcel of ground known as Lot 267 of Chestnut Valley Phase IIIA, located in the Township of East Manchester, within the County of York, in the Commonwealth of Pennsylvania, as shown on a plan entitled "Final Subdivision Plan for Chestnut Valley Phase IIIA" dated December 3, 2003 and last revised March 4, 2005 prepared by Dawood Engineering, Inc.

The above described tract being known as Lot 267 of the Chestnut Valley Phase IIIA dated December 3, 2003 and last revised on March 4, 2005 recorded in Plan Book 1725, Page 7477

PROPERTY ADDRESS: 100 AUSTIN DRIVE, MOUNT WOLF, PA 17347

UPI#

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



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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ALTERNATIVE-BACKED CERTIFICATES, SERIES, 2005-6 vs. JEFFREY LEWIS Docket Number: 2012-SU-2476-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JEFFREY LEWIS

ALL THAT CERTAIN tract or parcel of land and premises, SITUATE, lying and being in the Township of Newberry, in the County of York and Commonwealth of Pennsylvania, more patrician-ly described as follows:

BEGINNING at a point in the Southern line of Juniper Drive (50 fee wide) which point is on the line dividing Lot Nos. L 328 and L 329 as the same are shown on the hereinafter mentioned Plan of Lots; thence Eastwardly along said line of Juniper Drive in a curve to the left having a radius of 655 feet, an arc distance of 36.98 feet to a point in the Westerly line of a fifteen foot walkway, thence South 19 degrees 18 minutes 05 seconds East along said walkway a distance of 110 feet to a point; thence Westwardly in a curve to the right having a radius of 765 feet, an arc distance of 51.94 feet to a point in the line dividing Lot Nos. L 328 and L 329 aforesaid; thence North 11 degrees 30 minutes 50 seconds West along the last said dividing line 110,30 feet to a point in the Southern line of Juniper Drive, the place of beginning. Property being known as 180 Juniper Drive, ETERS, Pennsylvania 17319.

Title to said premises is vested in Jeffrey Lewis, married man by deed from Larry E. Arnold and Lisa M. Arnold, husband and wife, dated June 17, 2005 and recorded July 14, 2005 in Deed Book 1739, Page 1799, as Instrument No 2005051842.

PROPERTY ADDRESS: 180 JUNIPER DRIVE, ETERS, PA 17319

UPI#

Notice is further given that all parties in

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. JENNIFER LIVENGOOD and ROBERT V. LIVENGOOD Docket Number: 2010-SU-4359-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JENNIFER LIVENGOOD  
ROBERT V. LIVENGOOD

All that certain tract of land with the improvements thereon erected, situate, lying and being in the Township of Dover, County of York and Commonwealth of Pennsylvania, and on a Plan of Lots of Tower Village prepared for Tower Village, Inc., by Gordon L. Brown & Associates, dated July 13, 1974, being their drawing No. P-96, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book Z, Page 3, more fully bounded, limited and described as follows, to wit:

Beginning at a point on the Southern side of Middleboro Road, said point being the Northwest corner of Lot No. 47, and being three hundred sixty-two and eighty-three one hundredths (362.83) feet from the Southeast corner of Village Road and Middleboro Road; thence along Lot No. 47, South thirty-eight (38) degrees fifty (50) minutes forty (40) seconds West one hundred eleven and sixty one-hundredths (111.60) feet to a point; thence along lots Nos. 6 and 7, North fifty-one (51) degrees fifty-nine (59) minutes zero (00) seconds West eighty-five and sixteen one-hundredths (85.16) feet to a point; thence along Lot No. 49, North thirty-eight (38) degrees fifty (50) minutes forty (40) seconds East one hundred twelve and eighty-three one-hundredths (112.83) feet to a point on the Southern side of above mentioned Middleboro Road; thence along said Middleboro Road South fifty-one (51) degrees nine (09) min-

utes twenty (20) seconds East eighty-five and fifteen one-hundredths (85.15) feet to a point, the place of Beginning. Being known as Lot No. 48 and further known as 3550 Middleboro Road on the aforesaid plan.

Parcel# 24-000-14-0084.00-00000

Property address: 3550 Middleboro Road, Dover, PA 17315

PROPERTY ADDRESS: 3550 MIDDLEBORO ROAD, DOVER, PA 17315

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION AS GRANTOR TRUSTEE OF THE PROTIUM MASTER GRANTOR TRUST vs. DEBRA S. LOCKE Docket Number: 2012-SU-652-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DEBRA S. LOCKE

ALL the following described piece, parcel or tract of land situated in West Manchester Township, York County, Pennsylvania, bounded and limited as follows, to-wit:

BEGINNING at a point on the South side of Bannister Street (Legislative Route 66144) at a point 150 feet East of the Southeast intersection of Diamond Street and Bannister St.; thence along said Bannister Street North eighty-five (85) degrees fourteen (14) minutes thirty (30) seconds East seventy-five (75) feet to a point at land of Robert D. MacKenzie; thence along said Robert D. MacKenzie land south four (4) degrees forty-five (945) minutes thirty (30) seconds East one hundred

thirty (130) feet to land of York County Agricultural Society South eighty-five (85) degrees fourteen (14) minutes thirty (30) seconds West seventy-five (75) feet land of Clyde Stough; thence along said Clyde Stough land North four (4) degrees forty-five (45) minutes thirty (30) seconds West one hundred thirty (130) feet to Bannister Street, and the place of beginning.

PARCEL ID# 51-000-02-0073-00-00000

Property being known as 1850 Bannister Street, York, Pennsylvania 17404.

Title to said premises is vested in James M. Locke and Debra S. Locke, his wife, tenants by the entireties, by deed from Dauphin Deposit Bank & Trust Company, Executor of the Estate of Jeane G. Locke, late, dated November 29, 1994 and recorded December 1, 1994 in Deed Book 1018, Page 0772, as Instrument No.071768.

AND thereafter James M. Locke departed this life on December 18, 2010 whereupon title to said premises is solely vested in Debra S. Locke, by rights of survivorship.

PROPERTY ADDRESS: 1850 BANNISTER STREET, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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 SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS S/B/M TO LASALLE BANK, N.A. AS TRUSTEE FOR MERRILL LYNCH TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3 vs. JASON D. LOVELACE and NICOLE M. NELSON Docket Number: 2011-SU-4273-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JASON D. LOVELACE  
NICOLE M. NELSON

owner(s) of property situate in the TOWNSHIP OF SPRINGFIELD, York County, Pennsylvania, being 10112 YELLOW CHURCH ROAD, SEVEN VALLEYS, PA 17360-9247

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$183,395.39

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 10112 YELLOW CHURCH ROAD, SEVEN VALLEYS, PA 17360

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M/T CHASE HOME FINANCE LLC, S/B/M/T CHASE MANHATTAN MORTGAGE CORPORATION vs. RYAN D. MAKO and KRISTINA G. MAKO Docket Number: 2011-SU-4224-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RYAN D. MAKO  
KRISTINA G. MAKO

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF RYAN D. MAKO AND KRISTINA G. MAKO, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY.

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF

YORK, COUNTY OF YORK, AND COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 448 BLUE RIDGE DRIVE, YORK, PENNSYLVANIA 17402. DEED BOOK VOLUME 1524, PAGE 5960, UPI NUMBER 540001000280000000.

PROPERTY ADDRESS: 448 BLUE RIDGE DRIVE, YORK, PA 17402

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. vs. AARON B. MALONE and JOANN P. RUGGLES Docket Number: 2011-SU-4511-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

AARON B. MALONE  
JOANN P. RUGGLES

owner(s) of property situate in the TOWNSHIP OF SPRING GARDEN, York County, Pennsylvania, being 1321 VALLEY VIEW ROAD, YORK, PA 17406-4266

Parcel No. 48-000-33-0146.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$154,631.79

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 1321 VALLEY VIEW ROAD, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of GMAC MORTGAGE, LLC vs. TASEY L. MARECHAL and VINCENT R. MARECHAL Docket Number: 2012-SU-1985-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TASEY L. MARECHAL  
VINCENT R. MARECHAL

owner(s) of property situate in the TOWNSHIP OF HOPEWELL, York County, Pennsylvania, being 60 ENOLA DRIVE, STEWARTSTOWN, PA 17363-8775

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$317,278.84

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 60 ENOLA DRIVE, STEWARTSTOWN, PA 17363

UPI#

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

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. CHAD J. MARKS Docket Number: 2012-SU-2833-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHAD J. MARKS

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF YORK HAVEN, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 66 South Front Street, York Haven, PA 17370

IMPROVEMENTS THEREON: Residential Property

PROPERTY ADDRESS: 66 SOUTH FRONT STREET, YORK HAVEN, PA 17370

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC vs. MICHAELA MASTRIANIA, JR. and ELISABET PK MASTRIANIA Docket Number: 2012-SU-2383-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the

following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL A. MASTRIANIA, JR.  
ELISABET PK MASTRIANIA

owner(s) of property situate in the BOROUGH OF WRIGHTSVILLE, York County, Pennsylvania, being 308 WALNUT STREET, WRIGHTSVILLE, PA 17368-1233

Parcel No. 910000201950000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$118,975.11

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 308 WALNUT STREET, WRIGHTSVILLE, PA 17368

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

ALL that certain tract of land situated in Manchester Township, York County, Pennsylvania bounded and described according to a subdivision prepared by Gordon L. Brown & Associates, Inc., entitled, "Final Subdivision Plan for Raintree, Phase IV," and being Lot 234 of said subdivision, dated March 21, 2003, and being recorded in the York County Recorder of Deeds Office in Plan Book SS page 271 and bounded and limited as follows:

Property Address: 3295 Lewisberry Road, York, PA 17404 Parcel No. 36-000-36-0234.00-00000

Improvements: Residential property

Subject to Mortgage: No

Subject to Rent: No

C.P.NO. 2012-su-002921-06

Judgment: \$270,080.15

Attorney: Christopher A. DeNardo, Esquire

To be Sold as the Property Of: Benjamin J. Masullo

PROPERTY ADDRESS: 3295 LEWISBERRY ROAD, YORK, PA 17404

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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 SUCCESSORY BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT SERIES 2006-5 vs. BENJAMIN J. MASULLO Docket Number: 2012-SU-2921-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BENJAMIN J. MASULLO

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. DOUGLAS MEISE and GAY TRACEY MEISE Docket Number: 2012-SU-584-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DOUGLAS MEISE  
GAY TRACEY MEISE

owner(s) of property situate in the TOWNSHIP OF EAST HOPEWELL, York County, Pennsylvania, being 8085 CHURCH ROAD, FELTON, PA 17322-8281



Parcel No. 25000DL0042D000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$448,278.22

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP.

PROPERTY ADDRESS: 8085 CHURCH ROAD, FELTON, PA 17322

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of CHASE HOME FINANCE LLC, S/B/M/T CHASE MANHATTAN MORTGAGE CORPORATION vs. BENJAMIN T. MILLER and LESLIE J. MILLER Docket Number: 2009-SU-1966-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BENJAMIN T. MILLER  
 LESLIE J. MILLER

ALL that certain tract of land, together with the improvements erected thereon, situate on the east side of Menlena Circle in West Manheim Township, York County, Pennsylvania bounded and described according to a subdivision prepared by GHI Engineers and Surveyors Inc., entitled, "Amended Final Plan Menlena Phase II", and being Lot 67 of said subdivision dated, August 13, 1999, project number 961116 and being recorded in the York County Recorder of Deeds Office in Plat Book QQ, page 361 and bounded and limited as follows:

BEGINNING at a steel pin on the easterly right-of-way line Menlena Circle at Lot No. 66, thence along Lot No. 66, South 76 degrees 41 minutes

07 seconds East, 103.69 feet to a steel pin at the rear of Lot No. 66, and on line of Lot No. 126; thence along 126 South 06 degrees 46 minutes 15 seconds West, 68.67 feet to a steel pin on line of Lot No. 126 and at Lot No. 68; thence along Lot No. 68, North 65 degrees 13 minutes 34 seconds West, 118.38 feet to a steel pin at Lot No. 68 on the easterly right-of-way line of Menlena Circle; thence along said right-of-way at Lot No. 68 on the easterly right-of-way line of Menlena Circle; thence along said right-of-way line, by a curve to the left, having a radius of 225.00 feet, an arc length of 45.00 feet, a chord bearing and distance of North 19 degrees 02 minutes 40 seconds East, 44.93 feet the point of BEGINNING.

SUBJECT to all easements, right-of-ways and notes as shown and noted on a subdivision plan by GHI Engineers and Surveyors project 941116 entitled, "Amended Final Plan Menlena Phase II", and recorded in the York County Recorder of Deeds Office in Plan Book QQ, page 361. The improvements thereon being known as 71 Menlena Circle, Hanover, PA 17331.

UPI No. 520001400670000000

BEING THE SAME premises which John Jerome Campion, Jr. and Dawn Anne Campion, his wife, by Deed dated May 26, 2005, and recorded in the Office of the Recorder of York County on June 6, 2005 at Deed Book Volume 1729, Page 6043, granted and conveyed unto Benjamin T. Miller and Leslie J. Miller.

PROPERTY ADDRESS: 71 MENLENA CIRCLE, HANOVER, PA 17331

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC. 2006-WMC1, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC1 vs. BRYAN MILLER Docket Number:

2012-SU-2649-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRYAN MILLER

owner(s) of property situate in the WEST MAN-CHESTER TOWNSHIP, York County, Pennsylvania, being 2629 ROSEBAY DRIVE, YORK, PA 17408-4069

Parcel No. 510004700250000000

Improvements thereon; RESIDENTIAL DWELLING

Judgment Amount: \$322,495.14

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 2629 ROSEBAY DRIVE, YORK, PA 17408

UPI#

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RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of FULTON BANK, N.A., FORMERLY KNOWN AS FULTON BANK vs. MICHELLE R. MILLER Docket Number: 2012-SU-2098-86. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHELLE R. MILLER

ALL THAT CERTAIN lot of ground with the improvements thereon erected, situate in the Borough of West York, York County, Pennsylvania,

more particularly bound and described as follows, to wit:

On the North by Monroe Street; on the East by property now or formerly of W. E. Henry and W. F. Rudisill; on the South by Elk Alley; and on the West by property now or formerly of Nelson Shultz; having a frontage on the southern side of Monroe Street of twenty-two (22) feet and extending in length or depth southwardly same and equal width through one hundred fifty (150) feet to said Elk Alley.

BEING THE SAME PREMISES which Brian W. Reeve, adult individual, and Buffy Shultz, adult individual, by deed dated June 25, 2008 and recorded June 30, 2008 in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Record Book 1972, page 5645, granted and conveyed unto Michelle R. Miller, adult individual, her heirs and assigns.  
Tax Parcel No. 88-000-10-0037-00-00000.

SEIZED IN EXECUTION as the property of Michelle R. Miller on Judgment No. 2012-SU002098-86. 3635555.1

PROPERTY ADDRESS: 1652 MONROE STREET, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING ,LP FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. ROBERT M. MILLER and GAYLE M. MILLER Docket Number: 2012-SU-2296-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT M. MILLER  
GAYLE M. MILLER

owner(s) of property situate in EAST HOPEWELL TOWNSHIP, York County, Pennsylvania, being 6386 SHORT ROAD, STEWARTSTOWN, PA 17363-9409

Parcel No. 25000DL0041A000000

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 6386 SHORT ROAD, STEWARTSTOWN, PA 17363

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWABS, INC ASSET-BACKED CERTIFICATES SERIES 2006-11 vs. JOSE L. MONTIJO Docket Number: 2009-SU-5544-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSE L. MONTIJO

ALL that certain lot or piece of ground, with the improvements thereon erected, situate an the east side of North Sherman Street, in the Twelfth Ward of the City of York, known and numbered as 33 North Sherman Street, bounded and described as follows, to wit:

BEGINNING at a point on the cast side of North Sherman Street fourteen (14) feet six (6) inches south of the southern side of Clark Alley and extending thence southwardly along the eastern side of said North Sherman Street fifteen (15) feet to

a point, thence at right angle eastwardly along property now or formerly of Clinton C. Harbaugh, ninety-eight (98) feet eight (8) inches to an alley, thence at an angle northwardly along the western side of said alley fifteen (15) feet three (3) inches to a point, thence at an angle westwardly along property now or formerly of William E. Shetter, ninety-five (95) feet she (6) inches to the said North Sherman Street and the place of the BEGINNING.

SUBJECT to the use of a joint private alley twenty-eight (28) inches in width over and along the south side of the property hereby conveyed and the southern adjoining property, the said alley being taken in equal proportions from said adjoining properties and running from said North Sherman Street eastwardly into the yards of the said adjoining properties a distance of thirty-five (35) feet, said alley to be kept open, cleaned and in repair at the joint expense of the said adjoining properties.

IT ALSO BEING the same premises which is the subject of an Installment Sales Agreement dated June 5, 1987, by and between Richard H. Mylin, Jr. and Mary J. Mylin, his wife, Sellers and John M. Plans, Buyer, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Record Book 095-V, Page 0678.

IT ALSO BEING the same premises which is the subject of an Assignment of Interest in Agreement of Sale dated October 12, 1989, by and between John M. Platts, and Jay J. Shive and Dana L. Muskett, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Record Book 104-G, Page 0799. The said Dana L. Musket, n/k/a Dana L. Shive intermarried with Jay J. Shive on March 10, 1990.

IT ALSO BEING the same premises which is the subject of a Release of Interest in Salts Agreement dated November 28, 1995, by and between Richard H. Mylin, Jr. and Mary J. Mylin, his wife, and Jay J. Shive and Dana L. Shive, husband and wife, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Record Book 1244, Page 0218 whereby Dana L. Shive was released from the Sale Agreement. The said Jay J. Shive is now joined by his wife, Sherry L. Shive.

AND the said Grantors hereby covenant and agree that they will warrant specially the property hereby conveyed.

PARCEL ID# 12-373-07-0041.00-00000  
Property being known as 33 N. Sherman Street, York, Pennsylvania 17403.

Title to said premises is vested in Jose L Montijo, single man by deed from Richard H. Mylin, Jr. and Mary J. Mylin, husband and wife, owners of record and Jay J. Shive and Sherry L. Shive, husband and wife, equitable owners, dated September 30, 1999 and recorded October 1, 1999 in Deed Book 1379, Page 0001, as Instrument No.

199907112.

PROPERTY ADDRESS: 33 NORTH SHERMAN STREET, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2006-NC1 vs. TANYAKIEYANNA M. MONTOUTH A/K/A TANYAKIEYANNA M. MONTOUTH A/K/A TANYAKIEYANNA M. MURRAY Docket Number: 2006-SU-4161-Y06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TANYAKIEYANNA M. MONTOUTH  
A/K/A TANYAKIEYANNA M. MONTOUTH  
A/K/A TANYAKIEYANNA M. MURRAY

owner(s) of property situate in the CITY OF YORK, York County, Pennsylvania, being 240 WEST MAPLE STREET, YORK, PA 17401-2115

Parcel No. 081630200610000000

Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$62,816.96

Attorneys for Plaintiff Phelan Hallinan & Schmiege, LLP

PROPERTY ADDRESS: 240 WEST MAPLE STREET, YORK, PA 17401

UPI#

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

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. JOHN E. MOWERY and KIM R. MOWERY Docket Number: 2012-SU-1965-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN E. MOWERY  
KIM R. MOWERY

owner(s) of property situate in the TOWNSHIP OF EAST MANCHESTER, York County, Pennsylvania, being 60 BEECHWOOD DRIVE, MANCHESTER, PA 17345-9320

Parcel No. 26-000-MH-0003.C0-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$285,704.06

Attorneys for Plaintiff Phelan Hallinan & Schmiege, LLP

PROPERTY ADDRESS: 60 BEECHWOOD DRIVE, MANCHESTER, PA 17345

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. MAMIE M. MYERS A/K/A MAMIE T. MYERS Docket Number: 2012-SU-1905-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MAMIE M. MYERS  
A/K/A MAMIE T. MYERS

owner(s) of property situate in the CITY OF YORK, York County, Pennsylvania, being 1206 PRIORITY ROAD, YORK, PA 17404-1934

Parcel No. 146170200020000000  
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$67,002.40

Attorneys for Plaintiff Phelan Hallinan & Schmiege, LLP

PROPERTY ADDRESS: 1206 PRIORITY ROAD, YORK, PA 17404

UPI

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of Docket Number: 2012-SU-298-06 U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF 2/1/07, GSAMP TRUST 2007-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE1, BY ITS ATTORNEY IN FACT OCWEN LAON SERVICING, LLC C/O OCWEN LAON SERVICING, LLC vs. MARGARITA NAVAR-

RO and VICTOR NESBITT. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARGARITA NAVARRO  
VICTOR NESBITT

ALL THAT CERTAIN tract of land with the improvements thereon erected situate lying and being in the Township of Springettsbury, County of York and Commonwealth of Pennsylvania, more particularly described in accordance with a survey prepared by Associated Land Measurers, Inc. for Janet E. Swartz, dated 12/20/00, bearing Project No. 970003, as follows to wit:

BEGINNING at a point within the bed of a public street known as Old Orchard Road at a corner of Lands now or formerly of Glenn L. & Vera M. Drawbaugh; thence in and through Old Orchard Road, North 44 degrees 10 minutes 45 seconds West, 89.14 feet to a point within the aforesaid Old Orchard Road at a corner of lands now or formerly of Virginia A. Folk; thence along the last mentioned lands and passing through an iron pin, North 57 degrees 30 minutes 00 seconds East 179.16 feet to a iron pin set on the southern side of an unopened alley; thence along the southern side of said unopened alley, South 49 degrees 49 minutes 21 seconds East, 26.96 feet to a iron pin set at a corner of lands now or formerly of Glenn L. & Vera M. Drawbaugh; thence along the last mentioned lands and passing through an iron pin, South 37 degrees 30 minutes 00 seconds West, 180.00 feet to a point within the bed of a public street known as Old Orchard Road, the point and place of BEGINNING.

BEING the same premises, which Kevin M Lohss and Melissa H. Lohss, by Deed dated November 30, 2006, and recorded on January 9, 2007, in Book 1867 at Page 1751, of the York County records granted and conveyed unto Victor Nesbitt and Margarita Navarro.

PARCEL #46-12-19

PROPERTY ADDRESS: 4001 OLD ORCHARD ROAD, YORK, PA 17402

UPI#

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

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



RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. ANNA M. NESS, DENNIS W. NESS, SR. and DENNIS W. NESS, JR. Docket Number: 2012-SU-1327-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANNA M. NESS  
 DENNIS W. NESS, SR.  
 DENNIS W. NESS, JR.

owner(s) of property situate in the TOWNSHIP OF SHREWSBURY, York County, Pennsylvania, being 19 BRIARWOOD ROAD, SHREWSBURY, PA 17361-1801

Parcel No. 450000600890000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$196,365.86

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 19 BRIARWOOD ROAD, SHREWSBURY, PA 17361

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of FLAG-

STAR BANK, FSB vs. DON E. NIKSTAITIS a/k/a DON EDWARD NIKSTAITIS a/k/a DONALD EDWARD NIKSTAITIS a/k/a DONALD EDWARD WHATLEY, JR. Docket Number: 2012-SU-1645-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DON E. NIKSTAITIS  
 a/k/a DON EDWARD NIKSTAITIS  
 a/k/a DONALD EDWARD NIKSTAITIS  
 a/k/a DONALD EDWARD WHATLEY, JR.

owner(s) of property situate in WEST MANHEIM TOWNSHIP, York County, Pennsylvania, being 45 TOLLGATE ROAD, HANOVER, PA 17331-9678

Parcel No. 52-000-AE-0056.00-00000

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 45 TOLLGATE ROAD, HANOVER, PA 17331

UPI# 52-000-AE-0056.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of WELLS FARGO FINANCIAL PENNSYLVANIA, INC. vs. DEBRA L. NOLL and PATRICK A. NOLL Docket Number: 2011-SU-2705-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DEBRA L. NOLL  
 PATRICK A. NOLL

owner(s) of property situate in the TOWNSHIP OF YORK, York County, Pennsylvania, being 204 NOLLYN DRIVE, DALLASTOWN, PA 17313-9528

Parcel No. 54-000-29-0029.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$155,418.58

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 204 NOLLYN DRIVE, DALLASTOWN, PA 17313

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A. vs. JACK W. NORTH Docket Number: 2010-SU-6035-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JACK W. NORTH

owner(s) of property situate in SPRING GARDEN TOWNSHIP, York County, Pennsylvania, being 499 DEVON ROAD, YORK, PA 17403

Parcel No. 48-000-20-0032.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$133,682.58

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 499 DEVON ROAD, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of GREEN TREE CONSUMER DISCOUNT COMPANY vs. PAUL B. NOWAK Docket Number: 2012-SU-2299-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PAUL B. NOWAK

ALL THAT CERTAIN TRACT OF LAND SITUATE IN FAWN TOWNSHIP, YORK COUNTY, PENNSYLVANIA, KNOWN AS LOT 16 ON A FINAL SUBDIVISION PLAN OF SALT LAKE ESTATES PREPARED FOR MICHAEL L. AND GERALDINE M. SACILOTTO BY GORDON L. BROWN AND ASSOCIATES, INC, DRAWING NO. L-3392-1, DATED NOVEMBER 1, 1993, APPROVED AUGUST 12, 1996 BY THE FAWN TOWNSHIP BOARD OF SUPERVISORS, AND RECORDED AUGUST 14, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF YORK COUNTY, PENNSYLVANIA, IN PLAN BOOK 00, PAGE 290, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERMOST DEDICATED RIGHT-OF-WAY LINE OF SALT LAKE CIRCLE, 50 FEET WIDE RIGHT-OF-WAY, AT CORNER OF LOT 17 ON THE ABOVE MENTIONED PLAN; THENCE ALONG SAID FIGHT-OFWAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET AND A LENGTH OF 117.00 FEET; SAID ARC BEING SUBTENDE BY A CHORD WITH A BEARING OF NORTH 70 DEGREES 33 MINUTES 59 SECONDS WEST AND A LENGTH OF 115.63 FEET TO A POINT; THENCE CONTINUING IN

AND THROUGH SAME NORTH 55 DEGREES 19 MINUTES 50 SECONDS WEST 104.27 FEET TO A POINT AT CORNER OF LOT 15 ON THE ABOVE MENTIONED PLAN; THENCE ALONG LOT 15 NORTH 34 DEGREES 40 MINUTES 10 SECONDS EAST 40.00 FEET TO A POINT; THENCE CONTINUING ALONG SAME NORTH 16 DEGREES 59 MINUTES 19 SECONDS EAST 215.18 FEET TO A POINT AT COMMON CORNER OR LOT 15, LOT 19 AND LOT 18 ON THE ABOVE MENTIONED PLAN; THENCE ALONG LOT 18 SOUTH 46 DEGREES 56 MINUTES 24 SECONDS EAST 179.49 FEET TO A POINT AT CORNER OF AFOREMENTIONED LOT 17; THENCE ALONG LOT 17 SOUTH 05 DEGREES 51 MINUTES 47 SECONDS WEST 2 'L5.05 FEET TO THE POINT ON THE NORTHERN/10ST DEDICATED RIGHT OF WAY LINE OF FIRST MENTIONED SALT LAKE CIRCLE AND THE PLACE OF BEGINNING.

PARCEL# 28-000-AM-0011.R0-00000

PROPERTY ADDRESS: 109 SALT LAKE CIRCLE, FAWN GROVE, PA 17321

PROPERTY ADDRESS: 109 SALT LAKE CIRCLE, FAWN GROVE, PA 17321

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of AGCHOICE FARM CREDIT vs. KATHY P. OBERLIN Docket Number: 2009-SU-5363-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KATHY P. OBERLIN

ALL THAT CERTAIN tract of land, with the Improvements thereon, erected, situate, lying and

being in Codorus Township, York County, Pennsylvania, being more particularly described as follows:

BEGINNING at a point in the center of a public road at land now or formerly of Jacob Bricker, thence extending in and along the middle of said public road, North 45 degrees East, 100.4 feet to a point in the middle of said public road at lands now or formerly of Leo R. Keener and wife; thence along same, North 43 degrees West, 163.8 feet to an iron pin; thence along property now or formerly of Francis M. Gallitin, Jr., North 65 degrees 30 minutes West, 338 feet to a point; thence along same, South 29 degrees West, 34.6 feet to an iron pin; thence along property now or formerly of Jacob Bricker, South 50 degrees 55 minutes East 472.3 feet to the point and place of BEGINNING. CONTAINING an area of 156 perches.

BEING TAX PARCEL ID # 22-000-EH-0011

IT BEING the same premises which Adamark Investments, LLC, a Pennsylvania Limited Liability Company by deed dated May 2, 2006 and recorded in the Office of the York County Recorder of Deeds in Record Book 1808, Page 7262, granted and conveyed unto Kathy P. Oberlin, Grantor herein.

PROPERTY ADDRESS: 3615 SHAFFERS CHURCH ROAD, SEVEN VALLEYS, PA 17360  
SEIZED AND TAKEN in execution as the property of Kathy P. Oberlin Mortgagor herein, under Judgment No. 2009-SU-5363-06.

PROPERTY ADDRESS: 3615 SHAFFERS CHURCH ROAD, SEVEN VALLEYS, PA 17360

UPI# 22-000-EH-0011.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of Docket Number: 2012-SU-2673-06 JPMORGAN CHASE BANK, N.A. vs. RYAN M. O'NEAL and TONI J. BOLZE. And to me directed, I will expose at public sale in the York County Judicial

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

AS THE REAL ESTATE OF:

RYAN M. O'NEAL  
TONI J. BOLZE

ALL the following described tract of land, together with the improvements thereon erected, situate, lying and being in Paradise Township, York County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at an iron pin at the low water mark of the Big Conewago Creek at lands now or formerly of Lewis F. Mummert; thence along said lands South fifteen (15) degrees fifteen (15) minutes East, sixty-three (63) feet to a point in a public road; thence along said public road South seventy-eight (78) degrees forty-five (45) minutes West, eighty-five (85) feet to a point in said public road; thence continuing along said public road North fifty-one (51) degrees fifteen (15) minutes West, one hundred (100) feet to a stake in said public road; thence along the lands of which this was a part, North forty (40) degrees thirty (30) minutes East, sixty (60) feet to an iron pin at the low water mark of the Big Conewago Creek; thence along said Creek, South seventy-three (73) degrees East, one hundred seventeen (117) feet to the point and place of BEGINNING.

CONTAINING thirty-four (34) perches of land, more or less.

PARCEL ID# 42-000-ID-0042.00-00000

Property being known as 649 North Creek Road, East Berlin, Pennsylvania 17316.

Title to said premises is vested in Ryan M. O'Neal and Toni J. Bolze, as Joint Tenants with Rights of Survivorship by deed from Monica L. Golden, widow, dated January 25, 2005 and recorded February 4, 2005 in Deed Book 1704, Page 2253, as Instrument No. 20050009624.

PROPERTY ADDRESS: 649 NORTH CREEK ROAD, EAST BERLIN, PA 17316

UPI#

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

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

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. K. OSTROWSKY A/K/A KEVIN M. OSTROWSKY and TRACY GROVES OSTROWSKY Docket Number: 2012-SU-1774-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

K. OSTROWSKY  
A/K/A KEVIN M. OSTROWSKY  
TRACY GROVES OSTROWSKY

owner(s) of property situate in the TOWNSHIP OF SPRING GARDEN, York County, Pennsylvania, being 912 MOUNT ROSE AVENUE, YORK, PA 17403-2938

Parcel No. 480001300160000000

Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$99,879.95

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 912 MOUNT ROSE AVENUE, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. STANLEY PAUL PAR-

IS Docket Number: 2010-SU-4980-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STANLEY PAUL PARIS

owner(s) of property situate in the CITY OF YORK CITY, 6TH WARD, York County, Pennsylvania, being 112-114 SOUTH QUEEN STREET, A/K/A 114 SOUTH QUEEN STREET, YORK PA 17403

Parcel No. 06-103-01-0013.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$91,184.79

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 112-114 SOUTH QUEEN STREET, A/K/A 114 SOUTH QUEEN STREET, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of COLONIAL SAVINGS, F.A. vs. SHAWN M. PARKS and CARY L. PARKS Docket Number: 2012-SU-2543-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SHAWN M. PARKS  
CARY L. PARKS

owner(s) of property situate in the TOWNSHIP

OF NORTH CODORUS, York County, Pennsylvania, being 4238 WALTERS HATCHERY ROAD, YORK, PA 17408-8862

Parcel No. 400000202050000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$175,246.11

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 4238 WALTERS HATCHERY ROAD, YORK, PA 17408

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. BRIAN A. PARR Docket Number: 2012-SU-2217-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN A. PARR

owner(s) of property situate in the STEWARTSTOWN BOROUGH, York County, Pennsylvania, being 51 KINGS WAY, STEWARTSTOWN, PA 17363-4053

Parcel No. 860000300350000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$149,389.35

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 51 KINGS WAY,



STEWARTSTOWN, PA 17363

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of CITIMORTGAGE, INC. vs. CHRISTOPHER M. PATERNITI and JAMIE L. PATERNITI Docket Number: 2012-SU-1050-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER M. PATERNITI  
JAMIE L. PATERNITI

ALL THAT CERTAIN tract of land, situate, lying and being in Codorus Township, York County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING for a point near the centerline of Snyder Mill Road and Lot 1 of the hereinafter referenced subdivision plan; thence along said centerline of Snyder Mill Road North 53 degrees 13 minutes 45 seconds East, 200 feet to a PK spike at lands now or formerly of Michael E. Staub; thence along same South 41 degrees 23 minutes 50 seconds East, 201 feet to a steel pin at Lot 1 of said plan; thence along same the following two courses and distances: 1) South 53 degrees 13 minutes 45 seconds West, 200 feet to a steel pin; thence 2) through a steel pin on line set back 25 feet from the termination of this course North 41 degrees 23 minutes 50 seconds West, 201 feet to a point near the centerline of Snyder Mill Road, the point and place of BEGINNING.

CONTAINING 40,069 square feet and identified as Lot No. 2 on a plan of lots prepared by Douglas G. Crawford, P.L.S., on March 1, 2006, as revised on March 27, 2006. Said plan is recorded in the York County Recorder of Deeds Office in Record Book 1810, page 2298.

PROPERTY ADDRESS: 5130 Snyder Mill Road, Spring Grove, PA 17362 IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Christopher M. Paterniti and Jamie L. Paterniti

ATTORNEY FOR PLAINTIFF: Gregory Javardian, Esquire

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 5130 SNYDER MILL ROAD, SPRING GROVE, PA 17362

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPLAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-2, BY ITS ATTORNEY-IN-FACT, OCWEN LOAN vs. DAVID M. PATRICK A/K/A DAVID M. PATRICK JR. and AMY S. PATRICK Docket Number: 2012-SU-2897-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID M. PATRICK  
A/K/A DAVID M. PATRICK JR.  
AMY S. PATRICK

ALL THE FOLLOWING described tract of land with the improvements thereon erected, situate in the Borough of Red Lion, York County, Pennsylvania, known As 606 Wise Avenue, bounded and limited as follows, to wit:

BEGINNING at an iron pin on the West side of Wise Avenue and lands now or formerly of Hershal Eaton; thence along the West side of said Wise Avenue in a southerly direction thirty-three (33) feet three (3) inches to a point on the West side of Wise Avenue and lands of Pauline A. Wolf; thence along lands of Pauline N. Wolf one hundred fifty (150) feet to a point on the East side of a sixteen (16) feet wide alley; thence along the East side of said alley in a northerly direction thirty-three (33) feet and three (3) inches to an iron pin; thence along lands now or formerly of Hershal Eaton and through the center line of a double dwelling house in an easterly direction one hundred fifty (150) feet to an iron pin on the West side of Wise Avenue, the point and place of Beginning.

BEING THE SAME PREMISES which Dennis L. Brillhart and Linda L. Brillhart, husband and wife, by Deed dated November 27, 1996 and recorded December 3, 1996 in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Record Book 1278, Page 6064, granted and conveyed unto David M. Patrick, Jr. and Amy S. Patrick, husband and wife.

Parcel No.: 82-000-01-0204.00

PROPERTY ADDRESS: 606 WISE AVENUE, RED LION, PA 17356

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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., S/B/M WELLS FARGO HOME MORTGAGE INC. vs. GARY L. PENLEY and LUANN PENLEY Docket Number: 2012-SU-1773-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GARY L. PENLEY  
LUANN PENLEY

owner(s) of property situate in WEST MANHEIM TOWNSHIP, York County, Pennsylvania, being 1490 WANDA DRIVE, HANOVER, PA 17331-8631

Parcel No. 52-000-14-0019.00-00000  
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$195,460.01

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 1490 WANDA DRIVE, HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. TERESA L. PERRY Docket Number: 2012-SU-621-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TERESA L. PERRY

owner(s) of property situate in the BOROUGH OF DELTA, York County, Pennsylvania, being 905 FRONT STREET, DELTA, PA 17314-8959

Parcel No. 570000101260000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$181,297.13

Attorneys for Plaintiff Phelan Hallinan &

Schmieg, LLP

PROPERTY ADDRESS: 905 FRONT STREET,  
DELTA, PA 17314

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of GMAC MORTGAGE, LLC vs. RUSSELL B. PETERSON, JR. A/K/A RUSSELL B. PETERSON and LYNN E. PETERSON Docket Number: 2012-SU-1761-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RUSSELL B. PETERSON, JR.  
A/K/A RUSSELL B. PETERSON  
LYNN E. PETERSON

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in North Codorus Township, in the County of York, State of Pennsylvania bounded and described as follows:

ALL the following described two (2) tracts of land, situate, lying and being in North Codorus Township, York County, Pennsylvania, bounded and limited as follows, to wit:

TRACT NO. 1:

BEGINNING at a stone at corner of lands now or formerly of Charles B. Auchey and Abraham B. Auchey, in the public road leading from Jefferson Borough to Porters Sideling; thence along said road, South eighty-three and three-fourths (83-3/4) degrees West, four and five tenths (4.5) perches to a point at lands now or formerly of H. D. Rebert; thence extending along the latter South twenty-two and one-half (22-1/2) degrees East, eleven and four tenths (11.4) perches to a point at lands now or formerly of E. H. Sterner;

thence along the latter North sixty-five and one-fourth (65-1/4) degrees East, four and fifty-four hundredths (4.54) perches to a stone; thence along lands now or formerly of the aforesaid Charles B. and Abraham B. Auchey, North twenty-two and one-half (22-1/2) degrees West, ten and four tenths (10.4) perches to the point and place of BEGINNING.

TRACT NO. 2:

BEGINNING at an iron pin, being the corner of lands now or formerly of Abraham Auchey Sons and other lands now or formerly of Humphrey N. Krebs Estate; thence by said other lands, of which this was a part, South nineteen and one-fourth (19-1/4) degrees East, three (3) perches to a stake; thence along same South sixty-one (61) degrees West, four and seventy-five hundredths (4.75) perches to a post; thence along lands now or formerly of M. Rebert, North nineteen and one-fourth (19-1/4) degrees West, three and eight tenths (3.8) perches to a stone at a post; thence along lands now or formerly of Peter G. Edris, North seventy-one and one-half (71-1/2) degrees East, four and six tenths (4.6) perches to the point and place of BEGINNING.

BEING the same premises which Jennifer L. Reider, single woman, by Deed dated May 15, 2006 and recorded May 15, 2006 in the Office of the Recorder of Deeds in and for the County of York in Record Book 1811 Page 3167, granted and conveyed unto Russell B. Peterson and Lynn E. Peterson, husband and wife.

Being known as 1120 Kraft Mill Road a/k/a 1120 Krafts Mill Road, Spring Grove, PA 17362

PROPERTY ADDRESS: 1120 KRAFT MILL ROAD, A/K/A KRAFTS MILL ROAD, SPRING GROVE, PA 17362

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of

WELLS FARGO BANK N.A., AS TRUSTEE, FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-NC5 ASSET-BACKED PASSTHROUGH CERTIFICATES vs. STEPHEN M. PIPICH, SR. Docket Number: 2012-SU-67-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEPHEN M. PIPICH, SR.

ALL THAT CERTAIN lot of ground with the improvements thereon erected, situate, lying and being in the Township of Codorus, County of York and Commonwealth of Pennsylvania, being more particularly described as follows, to wit:

BEGINNING at a point in the center of Pennsylvania Traffic Route No. 216, said point being located North sixty-eight (68) degrees East, two hundred fifty (250) feet from the intersection of the center line of Route No. 216 and an extension of the Northeastern side of a private road leading Southwardly therefrom; thence along the center line of said Route No. 216, North sixty-eight (68) degrees East, one hundred (100) feet to a point; thence along land now or formerly of Ralph Gladfelter (passing through an iron pin set back sixteen and five-tenths 16.5 feet from the beginning of this course), South twenty-two (22) degrees East, one hundred fifty (150) feet to an iron pin; thence along land now or formerly of Roy D. Gladfelter and wife, South sixty-eight (68) degrees West, one hundred (100) feet to an iron pin; thence along land now or formerly of Donald Plunkett, North twenty-two (22) degrees West one hundred fifty (150) feet (passing through an iron pin set back sixteen and five-tenths 16.5 feet from the end of this course) to the point and place of beginning.

Containing an area of 15,000 square feet.

PARCEL No. 22-00-BH-0010-DO

PROPERTY ADDRESS: 3797 Sticks Road, Glen Rock, PA 17327

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Stephen M. Pipich, Sr.

PROPERTY ADDRESS: 3797 STICKS ROAD, GLEN ROCK, PA 17327

UPI#

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

(10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEDHOLDERS, CWALT, INC., ALTERNATIVE LOAN TRUST 2007-HY8C MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HY8C vs. PAUL R. PITTMAN, JR. and LAURIE WALKER Docket Number: 2010-SU-5849-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PAUL R. PITTMAN, JR.  
LAURIE WALKER

owner(s) of property situate in CONEWAGO TOWNSHIP, York County, Pennsylvania, being 55 AUTUMNWOOD AVENUE, YORK, PA 17404-7904

Parcel No. 230000900110000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$513,276.06

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 55 AUTUMNWOOD AVENUE, YORK, PA 17404

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of ONEWEST BANK, FSB vs. COURTNEY MARIE POPE A/K/A COURTNEY MARIE RICE Docket Number: 2012-SU-2724-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL M. POWELL  
 A/K/A MICHAEL POWELL

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

AS THE REAL ESTATE OF:

COURTNEY MARIE POPE  
 A/K/A COURTNEY MARIE RICE

Property Address: 7469 Hillcrest Drive, Abbottstown, PA 17301

ALL THAT CERTAIN LOT OF LAND SITUATE IN HANOVER BOROUGH, YORK COUNTY, PENNSYLVANIA:

Parcel No. 420000100920000000

BEING KNOWN AS 127 Centennial Avenue, Hanover, PA 17331

Improvements: Residential property  
 Subject to Mortgage: No  
 Subject to Rent: No  
 C.P. NO. 2012-SU-002922-06  
 Judgment: \$167,667.69  
 Attorney: Christopher A. DeNardo, Esquire  
 To be Sold as the Property of: Michael M. Powell  
 a/k/a Michael Powell

PARCEL NUMBER: 67-7-144

PROPERTY ADDRESS: 7469 HILLCREST DRIVE, ABBOTTSTOWN, PA 17301

IMPROVEMENTS: Residential Property

UPI#

PROPERTY ADDRESS: 127 CENTENNIAL AVENUE, HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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 LONG BEACH MORTGAGE LOAN TRUST 2005-WL2 vs. MICHAEL M. POWELL A/K/A MICHAEL POWELL Docket Number: 2012-SU-2922-06.

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of CENLAR, FSB vs. CHAD PRICE AKA CHAD D. PRICE and KATHLEEN PRICE AKA KATHLEEN L. PRICE Docket Number: 2011-SU-2742-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:



CHAD PRICE  
 AKA CHAD D. PRICE  
 KATHLEEN PRICE  
 AKA KATHLEEN L. PRICE

ALL THAT CERTAIN LOT OF GROUND WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE ON THE WEST SIDE OF NORWAY STREET, IN THE CITY OF YORK, (FORMERLY SPRING GARDEN TOWNSHIP), YORK COUNTY, PENNSYLVANIA, AND KNOWN AS NUMBER 314 NORWAY STREET, BOUNDED AND LIMITED AS FOLLOWS, TO WIT;

BEGINNING AT A PEG ON THE SOUTHWEST CORNER OF NORWAY STREET AND EUCLID ALLEY; EXTENDING THENCE ALONG THE WEST SIDE OF SAID NORWAY STREET SOUTHWARDLY SIXTEEN (16) FEET SIX (6) INCHES TO A PEG AT OTHER PROPERTY NOW OR FORMERLY OF MATHIAS H. RUDY; THENCE ALONG SAID PROPERTY THROUGH THE WALL DIVIDING THE PROPERTY HEREBY CONVEYED AND THE PROPERTY ADJOINING ON THE SOUTH CONTINUING THROUGH THE YARD AND THROUGH THE CENTER OF AN OUTSIDE TOILET WESTWARDLY EIGHTY-FIVE (85) FEET SIX (6) INCHES TO A STAKE ON THE EAST SIDE OF A SIXTEEN (16) FEET WIDE ALLEY; THENCE ALONG THE EAST SIDE OF SAID ALLEY NORTHWARDLY SIXTEEN (16) FEET SIX (6) INCHES TO A PEG ON THE SOUTHEAST CORNER OF SAID TWO ALLEYS THENCE ALONG THE SOUTH SIDE OF SAID EUCLID ALLEY EASTWARDLY EIGHTY FIVE (85) FEET SIX (6) INCHES TO THE PLACE OF BEGINNING.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, bereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

Cued the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that he, the said Grantor, and her heirs, all and singular the hereditaments and premises herein described and

granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against him, the said Grantor, and her heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, shall and will Warrant and Forever Defend

PARCEL ID# 12-416-14-0008.00-00000

Property being known as 314 Norway Street, York, Pennsylvania 17403.

Title to said premises is vested in Chad Price and Kathleen L. Price by deed from Kathleen L. Price, dated December 26, 2006 and recorded February 1, 2007 in Deed Book 1872, Page 35594, as Instrument No 2007008948.

PROPERTY ADDRESS: 314 NORWAY STREET, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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., S/B/M WELLSFARGO HOME MORTGAGE, INC. vs. PAUL E. QUIGG Docket Number: 2012-SU-1752-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PAUL E. QUIGG

owner(s) of property situate in the 12TH WARD OF THE CITY OF YORK, York County, Pennsylvania, being 602 BERGMAN STREET, YORK, PA 17403-2839

Parcel No. 124272100540000000

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 602 BERGMAN STREET, YORK, PA 17403

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC vs. CHARICE D. ROBINSON A/K/A CHARICE ROBINSON and TERRELL L. ROBINSON A/K/A TERRELL ROBINSON Docket Number: 2012-SU-2214-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHARICE D. ROBINSON  
A/K/A CHARICE ROBINSON  
TERRELL L. ROBINSON  
A/K/A TERRELL ROBINSON

owner(s) of property situate in CONEWAGO TOWNSHIP, York County, Pennsylvania, being 45 SIENNA DRIVE, YORK, PA 17406-6073

Parcel No. 230000601010000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$337,489.77

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 45 SIENNA DRIVE, YORK, PA 17406

UPI#

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

AS THE REAL ESTATE OF:

DUKE ROBINSON  
COURTNEY MASSEY

owner(s) of property situate in DOVER TOWNSHIP, York County, Pennsylvania, being 3609 KIMBERLY LANE, DOVER, PA 17315

Parcel No. 240003001610000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$345,975.46

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 3609 KIMBERLY LANE, DOVER, PA 17315

UPI#

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A. S/B/M TO BAC HOME LOANS SERVICING, LP vs. KEITH SAMUEL ROEHM and MAUREEN ELAINE ROEHM Docket Number: 2012-SU-2274-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KEITH SAMUEL ROEHM  
MAUREEN ELAINE ROEHM

owner(s) of property situate in the TOWNSHIP OF WEST MANCHESTER, York County, Pennsylvania, being 2455 ONYX ROAD, YORK, PA 17404-4470

Parcel No. 51-000-25-0056.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$212,135.23

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 2455 ONYX ROAD, YORK, PA 17408

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES, 2006-RP1 vs. VAL-

ERIE L. ROMNEY and ROBERT L. ROMNEY, JR. Docket Number: 2010-SU-3245-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

VALERIE L. ROMNEY  
ROBERT L. ROMNEY, JR.

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

BEING KNOWN AS 3625 Lewisberry Road, York, PA 17404-9614

PARCEL NUMBER: 36-000-12-0001.00-00000

IMPROVEMENTS: Residential Property

THIS PROPERTY IS BEING SOLD SUBJECT TO A MORTGAGE.

PROPERTY ADDRESS: 3625 LEWISBERRY ROAD, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of NORTHWEST SAVINGS BANK vs. MARIA M. ROSARIO Docket Number: 2012-SU-2513-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARIA M. ROSARIO

ALL THAT CERTAIN tract of land, known as 365 Oak Lane, (comprised of a portion of premises formerly known as 363 and 365 Oak Lane)

also known as Lot 11 on a Final Subdivision Plan for the York Habitat for Humanity, prepared by James R. Holley & Associates, Inc., dated April 1997, Project No. 970326, recorded in the Office of the Recorder of Deeds, in and for York County, Pennsylvania, in Plan Book 00, Page 792, more fully described, as follows:

BEGINNING at a point in the eastern right-of-way line of Oak Lane, a 35 feet wide right-of-way, at the dividing line between Lots 10 and 11 of the aforesaid Plan; thence extending along Lot 10, North 74 degrees 11 minutes 07 seconds East, 96.77 feet to a point located at the corner of lands now or formerly of Mark A. and Betty J. Thomas and Lots 10 and 11; thence extending along said lands now or formerly of Mark A. and Betty J. Thomas, South 16 degrees 33 minutes 22 seconds East, 32.56 feet to a point at corner of lands now or formerly of Mark A. and Betty J. Thomas and lands now or formerly of the Redevelopment Authority of the City of York; thence extending along said lands now or formerly of the Redevelopment Authority of the City of York South 74 degrees 38 minutes 53 seconds West, 97.19 feet to a point in the eastern right-of-way line of Oak Lane; thence extending along the eastern right-of-way line of Oak Lane, North 15 degrees 48 minutes 53 seconds West, 31.77 feet to a point at the dividing line of Lots 10 and 11 of the aforesaid Plan, the point and place of BEGINNING.

BEING the same premises which York Habitat for Humanity, Inc., a Pennsylvania Non-Profit Corporation, by Deed dated December 17, 2003 and recorded January 14, 2004 in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Record Book 1628, Page 136 granted and conveyed unto Maria M. Rosario.

PROPERTY ADDRESS: 365 OAK LANE,  
YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

---

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER

TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP vs. VICKIE RUNKLE Docket Number: 2012-SU-815-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

VICKIE RUNKLE

ALL the following described two tracts of land: Tract No.1 ALL that certain lot of ground with the improvements thereon erected situated on the West side of Garfield Street, in the City of York, York County, Pennsylvania, and known as No. 322 Garfield Street, bounded and limited as follows, to wit:

On the North by Lot NO. 2 herein, formerly of Lucy Delle; on the East, by said Garfield Street on the south by property now or formerly of Fred O. Strine and Fern I. Strine his wife, and known as No. 320 Garfield Street; and on the West by a twenty (20) feet wide alley; Having a frontage of twenty (20) feet on said Garfield Street, and extending Westwardly one hundred twenty (120) feet to said twenty (20) feet wide alley.

Tract No. No.2 ALL that certain lot of ground situated on the West side of Garfield street in the City of York, York County, Pennsylvania bounded and limited as follows to wit:

On the North by property now or formerly of H. Oscar Scott; on the east by Garfield Street; on the South by Lot No.1 herein: on the west by Utah. Containing in front on said Garfield Street twenty (20) feet, and extending Westwardly, one hundred twenty-five (125) feet to said alley.

UNDER AND SUBJECT NEVERTHELESS to conditions, restrictions, easements and rights-of-way of record.

Parcel# 05-086-02-0007.00-00000

PROPERTY ADDRESS: 322 GARFIELD  
STREET, YORK, PA 17401

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

Seized, levied upon and taken into execu-  
 tion as the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2003-B, ASSET-BACKED CERTIFICATES, SERIES 2003-B, BY ITS ATTORNEY INFACIT, OCWEN LOAN SERVICING LLC vs. JASON RUPPERT Docket Number: 2012-SU-2814-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JASON RUPPERT

ALL that certain lot of ground with the improvements thereon erected, situate, lying and being in Windsor Park, Spring Garden Township, York County, Pennsylvania, being known and numbered as 613 Mulberry Street, and being more particularly described as follows, to wit:

BEGINNING at a point on the East side of Mulberry Street, which point is located forty (40) feet North of the Northeast corner of Mulberry Street and Windsor Street; thence extending Eastwardly along land now or formerly of Mary M. Hamrn, one hundred (100) feet to a point; thence extending Northwardly along land now or formerly of Daniel Blank and wife, forty (40) feet to a point; thence extending Westwardly along land now or formerly of Harold H. Custis and wife, one hundred (100) feet to a point; thence extending Southwardly along the East side of Mulberry Street, forty (40) feet to the point and place of BEGINNING.

BEING THE SAME premises which, Daniel D. Ruppert, Jr. and Lone L. Ruppert, husband and wife, by deed dated August 5, 2003 and about to be recorded in the Recorder of Deeds Office, York County, Pennsylvania, granted and conveyed unto Jason Ruppert, MORTGAGOR HEREIN.

PROPERTY ADDRESS: 613 MULBERRY STREET, YORK, PA 17403

UPI#

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

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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 THE HOLDERS OF NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-A, ASSET BACKED PASS-THROUGH CERTIFICATES vs. MICHELLE G. RUPPERT and WILLIAM L. RUPPERT Docket Number: 2009-SU-4189-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHELLE G. RUPPERT  
 WILLIAM L. RUPPERT

All that certain tract of land, situate, lying and being in Manheim Township, York County, Pennsylvania, bounded and limited as follows, to wit:

Beginning for a point along the westerly right of way line of Fox Chase Drive and Lands now or formerly of Dean L. Grote; thence along said lands now or formerly Dean L. Grote South seventy-four (74) degrees seventeen (17) minutes eight (08) seconds West, three hundred fifty-two and seventy hundredths (352.70) feet to a point at lot no. 1; thence along said lot no.1 north thirty-four (34) degrees forty-nine (49) minutes fifty-three (53) seconds west ninety-six and sixty hundredths (96.60) feet to a point at lot no. 123; thence along said lot no. 123 North sixty-two (62) degrees thirteen (13) minutes twelve (12) seconds east, three hundred twenty-eight and ten hundredths (328.10) feet to a point along the West-erly right of way line of Fox Chase Drive; thence along the westerly right of way line of Fox Chase Drive South thirty-seven (37) degrees twenty-two (22) minutes twenty-six (26) seconds east, one hundred seventy-two and zero hundredths (172.00) feet to a point, the place of beginning. Containing 1.0082 acres and being identified as lot no. 124 on the final subdivision plan of phase II, Marburg Landing, which plan is recorded in the York County recorder of deeds office in plan book LL, page 488.

TAX PARCEL NO: 37-000-CF-0093-G0-00000

BEING KNOWN AS: 2473 Fox Chase Drive, Hanover, PA 17331



PROPERTY ADDRESS: 2473 FOX CHASE  
DRIVE, HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. RODNEY E. SAYLOR and STACY L. GEWISS Docket Number: 2012-SU-1919-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RODNEY E. SAYLOR  
STACY L. GEWISS

owner(s) of property situate in LOWER WINDSOR TOWNSHIP, York County, Pennsylvania, being 2645 CRALEY ROAD, WRIGHTSVILLE, PA 17368-8924

Parcel No. 35000010042A000000

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 2645 CRALEY ROAD,  
WRIGHTSVILLE, PA 17368

UPI#

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

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

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION vs. CHERYL A. SCHILLING Docket Number: 2012-SU-1524-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHERYL A. SCHILLING

owner(s) of property situate in LOWER CHANCEFORD TOWNSHIP, York County, Pennsylvania, being 220 CROWL ROAD, AIRVILLE, PA 17302-9251

Parcel No. 34000DO0017C000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$142,290.52

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 220 CROWL ROAD,  
AIRVILLE, PA 17302

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of HSBC BANK USA, NATIONAL ASSOCIATION, AS

TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST, SERIES 2004-4, BY ITS ATTORNEY INFAC T OCWEN LOAN SERVICING LLC. vs. GEORGE L. SCHRUEFER A/K/A GEORGE L. SCHRUEFER, JR. and LINDA S. SCHRUEFER Docket Number: 2012-SU-2607-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GEORGE L. SCHRUEFER  
A/K/A GEORGE L. SCHRUEFER, JR.  
LINDA S. SCHRUEFER

ALL that certain piece, parcel or tract of land, lying, being and situate in the Bourough of Delta, County of York and Commonwealth of Pennsylvania, bounded, limited, and described as follows, to wit ;

BEGINNING at the northeastern corner of lands now or formerly of R. 0. McLaughlin running thence along Creamery Avenue, North thirty-four (34) degrees West, a distance of forty-five (45) feet; thence by land now or formerly of Simon Clayman, South forty-five (45) degrees West, a distance of one hundred seventy-three (173) feet; thence by land now or formerly of Pearla Ayres, South forty (40) degrees East, a distance of forty-five (45) feet thence along land now or formerly of Harvey Lloyd and Hoke and Day, North forty-five (45) degrees East, a distance of ace hundred seventy-six (176) feet to the place of BEGINNING.

BEING the same premises, which Peter T. Bartell and Lisa A. Bartell, husband and wife, by Warranty Deed dated October 7, 1998, and recorded on October 20, 1998, in Book 1340 at Page 8036, of the York County records granted and conveyed unto George L. Schrufer, Jr. and Linda S. Schrufer, husband and wife.

PARCEL #57-000-02-0086-00-00000

PROPERTY ADDRESS: 200 CREAMERY AVENUE, DELTA, PA 17314

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPM-ORGAN CHASE HOME FINANCE CHASE HOME FINANCE LLC S/B/M CHASE MANHATTAN BANK USA, N.A. A/K/A CHASE BANK USA, N.A. vs. ROBERT H. SHANK Docket Number: 2010-SU-2236-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT H. SHANK

owner(s) of property situate in FAIRVIEW TOWNSHIP, York County, Pennsylvania, being 168 OLD FORD DRIVE, CAMP HILL, PA 17011-8338

Parcel No. 27-000-08-0021-00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$242,600.86

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 168 OLD FORD DRIVE, CAMP HILL, PA 17011

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of SAXON

MORTGAGE SERVICES, INC. vs. MOHAMMED SHARIF and JESSICA K. YINGER Docket Number: 2011-SU-1877-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MOHAMMED SHARIF  
JESSICA K. YINGER

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF WEST YORK, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 1409 Filbert Street, York, PA 17404

IMPROVEMENTS THEREON: Residential Property

PROPERTY ADDRESS: 1409 FILBERT STREET, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. CYNTHIA SHELTON A/K/A CYNTHIA ANNE MILLER and BRIAN SHELTON A/K/A BRIAN E. SHELTON Docket Number: 2012-SU-2781-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CYNTHIA SHELTON  
A/K/A CYNTHIA ANNE MILLER  
BRIAN SHELTON  
A/K/A BRIAN E. SHELTON

ALL THAT CERTAIN LOT OF LAND SITUATE

IN TOWNSHIP OF CHANCEFORD, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 11887 Hively Road, Brogue, PA 17309

IMPROVEMENTS THEREON: Residential Property

PROPERTY ADDRESS: 11887 HIVELY ROAD, BROGUE, PA 17309

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

---

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN TRUST FOR THE BENEFIT OF THE CERTIFICATEHOLDERS FOR AMERIQUEST MORTGAGE SECURITIES INC. ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-10 vs. TINA F. SHILEY Docket Number: 2010-SU-692-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TINA F. SHILEY

ALL that certain tract of land situate in Carroll Township, York County, Pennsylvania, bounded and limited as follows:

BEGINNING at a point in the center of Township Road T-881, at the dividing line between the property herein conveyed and property now or late of Joel R. Graham; thence along said dividing line South three (3) degrees forty-seven (47) minutes, East, four hundred twenty-nine and forty-seven hundredths (429.47) feet to a point; thence along the line of the stream, North eighty-five (85) degrees East sixty-six and eighty-five hundredths (68.85) feet to a point ; thence North one (1) degrees, fifteen (15) minutes East four hun-

dred forty and fifty-five hundredths (440.55) feet to a point in the center line of the Township Road T-881; thence South eighty-six (86)degrees, forty-five minutes West, one hundred six and forty-five hundredths (106.45) feet to a point, the place of BEGINNING.

Property being known as 37 Dogwood Lane, Dillsburg, Pennsylvania 17019.

Title to said premises is vested in Michael J. Shiley and Tina F. Shiley, his wife by deed from Catherine P. Sites, single woman, dated April 12, 1984 and recorded April 13, 2012 in Deed Book 87G, Page 1091, as Instrument No. 007449.

PROPERTY ADDRESS: 37 DOGWOOD LANE, DILLSBURG, PA 17019

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of CITIMORTGAGE, INC. S/B/M CITIFINANCIAL MORTGAGE COMPANY, INC. vs. LYNN E. SHOEMAKER and MARILYN W. SHOEMAKER Docket Number: 2012-SU-1466-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LYNN E. SHOEMAKER  
MARILYN W. SHOEMAKER

owner(s) of property situate in the TOWNSHIP OF PARADISE, York County, Pennsylvania, being 5111 ADMIRE ROAD, THOMASVILLE, PA 17364-9698

Parcel No. 42-000-1E-0019.00-00000

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 5111 ADMIRE ROAD, THOMASVILLE, PA 17364

UPI# 42-000-1E-0019.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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 MORTGAGE, A DIVISION OF PNC BANK, NA, S/B/M/T NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK vs. EDWARD F. SIMS Docket Number: 2010-SU-2471-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

EDWARD F. SIMS

ALL that certain premises, with the improvements thereon erected, known as 57 North Harrison Street, in the City of York, County of York and Commonwealth of Pennsylvania, bounded and limited as follows, to wit:

ON the North by a fifteen (15) feet wide alley; on the East by another fifteen (15) feet wide alley; on the South by property now or formerly of Harvey S. Smith and Violet M.J. Smith; and on the West by North Harrison Street, having a frontage on said North Harrison Street of fifty (50) feet and extending in depth Eastwardly, of equal width throughout, one hundred sixty-five (165) feet to said fifteen (15) feet wide alley.

HAVING erected thereon a dwelling known as 57 N. Harrison Street, York, PA, 17403.

BEING the same premises which Kevin L. Weaver, a married man, by Deed dated 11/20/2005 and recorded 12/07/2005 in the Recorder's Office of York County, Pennsylvania, Deed Book Volume 1776, Page 924, granted and conveyed unto Edward F. Sims, a single man.

PROPERTY ADDRESS: 57 NORTH HARRI-

SON STREET, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

---

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. CHRISTINA M. SIPLING Docket Number: 2012-SU-1757-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTINA M. SIPLING

ALL THE FOLLOWING described lot of ground with the improvements thereon erected, situate in the Borough of Hanover, County of York, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the North side of Locust Street, opposite the center of the party wall between the dwelling house known as No. 420 and 422 Locust Street, and extended thence Northwardly, at right angles to Locust Street, through the center of the said party wall, one hundred fifty (150) feet more or less, to an alley; thence Eastwardly along said alley, twenty (20) feet, more or less, to property formerly owned by Charles Miller; thence Southwardly along said property, one hundred fifty (150) feet, more or less, to Locust Street; thence Westwardly along Locust Street, twenty (20) feet, more or less, to the place of BEGINNING.

UNDER AND SUBJECT to covenants, easements and restrictions of record.

HAVING THEREON ERECTED a dwelling house known as 422 Locust Street, Hanover, PA 17331. Account No. 67-000-04-0174.

BEING THE SAME PREMISES WHICH RMA Enterprises, Inc. by deed dated 8/11/10 and recorded 8/13/10 in York County Record Book 2087, Page 5130, granted and conveyed unto Christina M. Sipling.

TO BE SOLD AS THE PROPERTY OF CHRISTINA M. SIPLING ON JUDGMENT NO. 12-SU-1757-06

PROPERTY ADDRESS: 422 LOCUST STREET, HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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 MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST 2006-2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-2 vs. DUANE R. SMEAL and JAMI R. SMEAL Docket Number: 2012-SU-2927-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DUANE R. SMEAL  
 JAMI R. SMEAL

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate, lying and being in Lower Windsor Township, York County, Pennsylvania bounded and limited as follows, to wit:

BEGINNING at a point in Traffic Route No. 124 at the corner of lands now or formerly of Charles V. Grimm; thence continuing along lands now or formerly of Charles V. Grimm, North forty-four (44) degrees fifty-six (56) minutes East, two hundred and zero hundredths (200.00) feet to a point; thence continuing along the same, South fifty-



eight (58) degrees four (04) minutes East. Sixty-seven and sixty-six hundredths (67.66) feet to a point in Township Road No. 759; thence continuing in Township Road No. 759, South nineteen (19) degrees forty-six (46) minutes West, two hundred sixty-five and fifty-four hundredths (265.54) feet to a point in Traffic Route No. 124; thence continuing in Traffic Route No. 124, North thirty-seven (37) degrees four (04) minutes West, one hundred eighty and fifty-nine hundredths (180.59) feet to a point and place of BEGINNING.

The above description being in accordance with a plan of property belonging now or late to Maylyn E. Kise and Luella L. Kise, prepared by Gordon L. Brown, Registered Surveyor, dated March 24, 1958 and bearing the Drawing No. C-397.

BEING KNOWN AS: 396 FORGE HILL ROAD, WRIGHTSVILLE, PA 17368

TITLE TO SAID PREMISES IS VESTED IN DUANE R. SMEAL AND JAMI R. SMEAL, HUSBAND AND WIFE BY DEED FROM LEO J. KEARNS, SINGLE INDIVIDUAL DATED 08/31/2006 RECORDED 09/06/2006 IN DEED BOOK 1839 PAGE 1.

PROPERTY ADDRESS: 396 FORGE HILL ROAD, WRIGHTSVILLE, PA 173668

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A. vs. LORI A. SMITH A/K/A LORI ANN SMITH and DAVID J. SMITH A/K/A DAVID JOHN SMITH Docket Number: 2012-SU-2613-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LORI A. SMITH  
A/K/A LORI ANN SMITH

DAVID J. SMITH  
A/K/A DAVID JOHN SMITH

owner(s) of property situate in the CROSS ROADS BOROUGH, York County, Pennsylvania, being 7248 CENTURY FARMS ROAD, FELTON, PA 17322-8330

Parcel No. 55000EL0017A000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$239,862.27

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 7248 CENTURY FARMS ROAD, FELTON, PA 17322

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE IN TRUST FOR CITIGROUP MORTGAGE LOAN TRUST INC., ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2005-SHL1 vs. JULIE A. SNYDER A/K/A JULIE A. THOMAS and PAULINE S. REESE Docket Number: 2012-SU-2298-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JULIE A. SNYDER  
A/K/A JULIE A. THOMAS  
PAULINE S. REESE

owner(s) of property situate in the BOROUGH OF MOUNT WOLF, York County, Pennsylvania, being 40 SOUTH 3RD STREET, MOUNT WOLF, PA 17347

Parcel No. 77-000-02-0128.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$82,316.66

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 40 SOUTH 3RD STREET, MOUNT WOLF, PA 17347

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. BONNIE J. SORENSEN A/K/A BONNIE J. JACOBY JANNOTTA, IN HER CAPACITY AS CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF LAVONNA V. STERNER, CONNIE M. AUCHEY A/K/A CONNIE M. JACOBY BALEK, IN HER CAPACITY AS CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF LAVONNA V. STERNER, MARILYN E. JACOBY LECRONE IN HER CAPACITY AS CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF LAVONNA V. STERNER Docket Number: 2012-SU-1152-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BONNIE J. SORENSEN A/K/A BONNIE J. JACOBY JANNOTTA, IN HER CAPACITY AS CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF LAVONNA V. STERNER, CONNIE M. AUCHEY A/K/A CONNIE M. JACOBY BALEK, IN HER CAPACITY AS CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF LAVONNA V. STERNER, MARILYN E. JACOBY LECRONE IN HER CAPACITY AS CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF

LAVONNA V. STERNER

owner(s) of property situate in the BOROUGH OF HANOVER, York County, Pennsylvania, being 108 GAIL STREET, HANOVER, PA 17331-2427

Parcel No. 670000801120000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$62,445.07

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 108 GAIL STREET, HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. WILLIAM L. SPARKS, JR. and JULIE E. KUNKEL Docket Number: 2012-SU-1212-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM L. SPARKS, JR.  
 JULIE E. KUNKEL

owner(s) of property situate in the BOROUGH OF HANOVER, York County, Pennsylvania, being 117 1/2 FULTON STREET, HANOVER, PA 17331-2509

Parcel No. 670000404580000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$130,195.32

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 117 1/2 FULTON STREET, HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, NA, SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP, vs. SHAWN E. SPONSELLER Docket Number: 2010-SU-2119-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SHAWN E. SPONSELLER

All that certain tract of land situate, lying and being in Penn Township, York County, Pennsylvania, bounded and described as follows, to wit:

Beginning for a corner at the Hanover-Baltimore State Road at lot now or formerly of Edward H. Fuhrman, et ux; thence along said last mentioned lot in a Westerly direction 230 feet to a 20 feet wide alley; thence along said alley in a Northerly direction 17 feet to a corner at lot now or formerly of Ray J. Garrett thence along said last mentioned lot in an Easterly direction 230 feet to a corner at the aforesaid State Road; and thence along the same in a Southerly direction 17 feet to a corner, the place of beginning.

PROPERTY ADDRESS: 593 1/2 BALTIMORE STREET, HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of J.P. MORGAN CHASE BANK NATIONAL ASSOCIATION, S/B/M/T CHASE HOME FINANC vs. CHRIS E. SPRIGLE and STACY L. SPRIGLE Docket Number: 2012-SU-1888-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRIS E. SPRIGLE  
STACY L. SPRIGLE

ALL the following described lot of ground with the improvements thereon erected, situate in Springettsbury Township, York County, Pennsylvania, numbered 2615 Eastwood Drive, and being known as Lot #341, on a certain Plan of Lots known as Haines acres, said plan recorded in the Recorder's Office, York County, Pennsylvania, in Map Book K, page 5, more particularly described as follows, to wit:

BEGINNING at a point on the North side of Eastwood Drive, said point being located Westwardly four hundred nineteen and six one-hundredths (419.06) feet from the Northwest corner of the intersection of Eastwood Drive and Raleigh Drive, and running thence along the North side of Eastwood Drive by a curve to the left having a radius of three thousand (3000) feet for a distance of seventy-six (76) feet, the chord of which is South 60 degrees 24 minutes 52 seconds West, seventy-five and ninety-nine one-hundredths (75.99) feet to a point at Lot #340; and running thence along Lot #340 and #360, North 30 degrees 18 minutes 40 seconds West, one hundred twenty (120) feet to a point at Lot #358; and running thence along Lot #358, North 60 degrees 24 minute 52 seconds East, seventy-nine and two one-hundredths (79.02) feet to a point at Lot #342; and running thence along Lot #342, South 28 degrees 51 minutes 35 seconds East, one hundred twenty (120) feet to a point on the North side of Eastwood

Drive, and the place of BEGINNING.

PARCEL NO. 460003000320000000.

BEING the same premises which David L. Beam and Cheryl E. Beam by Deed dated September 30, 2003 and recorded in the Office of the Recorder of Deeds of York County on October 6, 2003 in Deed Book Volume 16008, Page 7306, granted and conveyed unto Chris E. Sprigle and Stacy L. Sprigle.

PROPERTY ADDRESS: 2615 EASTWOOD DRIVE, YORK, PA 17402

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

designated in such Declaration as Unit No. 86B, as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 50%.

Parcel# 24-000-21-0001-K0-00098

Property address: 3166 Falcon Lane, Dover, PA 17315

PROPERTY ADDRESS: 3166 FALCOLN LANE, DOVER, PA 17315

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-BC2 vs. DIANA STAMBAUGH and JASON A. STAMBAUGH Docket Number: 2012-SU-1414-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DIANA STAMBAUGH  
JASON A. STAMBAUGH

All that certain 11J I it' the property known and identified in the Declaration referred to below as "Glen Hollow Condominium II," located in Dover Township, York County, Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa.C.S., Section 3101, et seq., by the recording in the Office of the Recorder of Deeds in and for York County, Pennsylvania, of a Declaration dated August 13, 1990, and recorded August 14, 1990, in Deed Book 107-F, page 643, being and

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC. 2007-AHL1, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AHL1 vs. DANIEL R. STANLEY and MAXINE E. STANLEY Docket Number: 2012-SU-1708-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DANIEL R. STANLEY  
MAXINE E. STANLEY

owner(s) of property situate in the TOWNSHIP OF MANCHESTER, York County, Pennsylvania, being 3405 RAIN TREE ROAD, YORK, PA 17404-8331  
Parcel No. 36-000-45-0001.00-00000

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 3405 RAIN TREE ROAD, YORK, PA 17404

UPI# 36-000-45-0001.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. RONALD E. STERNER and DEBORAH J. STERNER A/K/A DEBORAH J. KNAUB Docket Number: 2011-SU-1361-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RONALD E. STERNER  
DEBORAH J. STERNER  
A/K/A DEBORAH J. KNAUB

owner(s) of property situate in the TWELFTH WARD OF THE CITY OF YORK, York County, Pennsylvania, being 369 NORWAY STREET, A/K/A 369 S NORWAY STREET, YORK, PA 17403-2529

Parcel No. 12-407-14-0024.00-00000

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 369 NORWAY STREET, A/K/A 369 SOUTH NORWAY STREET, YORK, PA 17403

UPI# 12-407-14-0024.00-00000

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

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

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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 ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-W11 vs. DANIEL J STINEBAUGH and DONNA L. STINEBAUGH Docket Number: 2012-SU-2176-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DANIEL J STINEBAUGH  
DONNA L. STINEBAUGH

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

BEING KNOWN AS 3818 Delta Road, Airville, PA 17302 PARCEL NUMBER: 34-000-E0-0027-00-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 3818 DELTA ROAD, AIRVILLE, PA 17302

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. MATTHEW D. TAYLOR and JENNIFER L. TAYLOR Docket Number: 2011-SU-3156-06. And to me



directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MATTHEW D. TAYLOR  
JENNIFER L. TAYLOR

ALL that certain tract of land, with improvements thereon erected, situate, lying and being in Windsor Township, York County, Pennsylvania, known as Lot No. 155 shown on a plan of Lots of Sylvan Hills, which plan is recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book Z, Page 265, bounded and described as follows, to wit:

BEGINNING at a point in the Southern right-of-way line of Legislative Route No. 66019, known as Witmer Road, at the Northeasternmost corner of Lot No. 154; thence along the Southern right-of-way line of Witmer Road, South sixty-four (64) degrees forty (40) minutes zero (00) seconds East, one hundred twenty-five (125) feet to a point; thence along Lot No. 156, South twenty-five (25) degrees twenty (20) minutes zero (00) seconds West, one hundred ninety-eight and sixty-eight one-hundredths (198.68) feet to a point; thence North seventy-four (74) degrees thirty-two (32) minutes zero (00) seconds West, eighty and sixty-one hundredths (80.61) feet to a point; thence North forty-nine (49) degrees forty-five (45) minutes twenty (20) seconds West, forty-seven and fifteen one-hundredths (47.15) feet to a point; thence along Lot No. 154, North twenty-five (25) degrees twenty (20) minutes zero (00) seconds East, two hundred and three one-hundredths (200.03) feet to the place of beginning.

HAVING erected thereon a dwelling known as 950 Witmer Road, York, PA 17406.

BEING the same premises which Jennifer L. Taylor, formerly known as Jennifer L. Jones, and Matthew D. Taylor, her husband, by Deed dated 11/26/2006 and recorded 11/30/2006 in the Recorder's Office of York County, Pennsylvania, Deed Book Volume 1858, Page 3796, Instrument No. 2006094679, granted and conveyed unto Matthew D. Taylor and Jennifer L. Taylor, husband and wife.

PROPERTY ADDRESS: 950 WITMER ROAD, YORK, PA 17406

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-6 vs. SANDRA L. THACKER and CHARLES G. THACKER Docket Number: 2011-SU-3359-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SANDRA L. THACKER  
CHARLES G. THACKER

owner(s) of property situate in the PEACH BOT-TOM TOWNSHIP, York County, Pennsylvania, being 132 RIDGE ROAD, YORK, PA 17314-9120

Parcel No. 43-000-AQ-0012.C0-00000

Improvements thereon: RESIDENTIAL DWELL-ING

Judgment Amount: \$366,325.13

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 132 RIDGE ROAD, DELTA, PA 17314

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF’S SALE–Notice is hereby given that on December 10, 2012 at 2:00 O’Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A. vs. MACFADDEN S. TILGHMAN, JR. and KAREN E. TILGHMAN Docket Number: 2012-SU-3080-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MACFADDEN S. TILGHMAN, JR.  
KAREN E. TILGHMAN

ALL THAT TRACT OF LAND situate, lying and being in Conewago Township, York County, Pennsylvania containing 43,722 square feet, being designated as Lot # 4, as shown on a plan of lots recorded in Record Book 1714, Page 8766, fronting on Mill Creek Road.

BEING LOT No.4 on said plan a/k/a 155 Autumnwood Avenue.

PARCEL ID# 23-000--09-004.00-00000

Property being known as 155 Autumnwood Avenue, York, Pennsylvania 17404.

Title to said premises is vested in Macfadden S. Tilghman, Jr. and Karen E. Tilghman, husband and wife by deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes, dated October 26, 2007 and recorded November 14, 2007 in Deed Book 1932, Page 7437, as Instrument No. 2007083893.

PROPERTY ADDRESS: 155 AUTUMNWOOD AVENUE, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff’s Office,  
11.08-3t York County, Pennsylvania

SHERIFF’S SALE–Notice is hereby given that on December 10, 2012 at 2:00 O’Clock, P.M., 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. PHILIP H. TOMB and CHANTONE A. TOMB Docket Number: 2012-SU-1932-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PHILIP H. TOMB  
CHANTONE A. TOMB

owner(s) of property situate in the TOWNSHIP OF MANCHESTER, York County, Pennsylvania, being 949 SEQUOIA STREET, YORK, PA 17404-8500

Parcel No. 360004700220000000

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 949 SEQUOIA STREET, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff’s Office,  
11.08-3t York County, Pennsylvania

SHERIFF’S SALE–Notice is hereby given that on December 10, 2012 at 2:00 O’Clock, P.M., 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. LARRY G. UNGER IN HIS CAPACITY AS HEIR OF KATHLEEN G. UNGER, DECEASED, GARY L. UNGER IN HIS CAPACITY AS HEIR OF KATHLEEN G. UNGER, DECEASED, TERRY L. UNGER IN HIS CAPACITY AS HEIR OF KATHLEEN G. UNGER, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KATHLEEN J. UNGER, DECEASED Docket Number: 2011-SU-4583-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LARRY G. UNGER IN HIS CAPACITY AS HEIR OF KATHLEEN G. UNGER, DECEASED, GARY L. UNGER IN HIS CAPACITY AS HEIR OF KATHLEEN G. UNGER, DECEASED, TERRY L. UNGER IN HIS CAPACITY AS HEIR OF KATHLEEN G. UNGER, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KATHLEEN J. UNGER, DECEASED

owner(s) of property situate in the TOWNSHIP OF PENN, York County, Pennsylvania, being 616 HAMMOND AVENUE, HANOVER, PA 17331-3843

Parcel No. 44-000-06-0047.E0-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$166,427.36

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 616 HAMMOND AVENUE, HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS CHL MORTGAGE PASS THROUGH TRUST 2007-HYB1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HYB1 vs. JAMES H. UNGER Docket Number: 2010-SU-4621-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following

real estate to wit:

AS THE REAL ESTATE OF:

JAMES H. UNGER

All that certain lot or tract of land with the improvements thereon erected, situate on the Southerly right of way line of Wyatt Circle in the Township of Dover, County of York and Commonwealth at Pennsylvania, known and numbered as Lot No. 59 on a final plan of lots for Wandering Stream Estates recorded in the office of the Recorder of Deeds in and for York County, Pennsylvania, in subdivision plan book mm, page 490, more fully bounded and described as follows, to wit:

Beginning at a point on the Southerly right of way line of Wyatt Circle, at a corner of Lot No. 58a on said plan; thence extending along the said right of way line North 46° 9' 9" east 55 feet to a point at a corner of Lot No. 59a on said plan; thence extending along the said Lot No. 59a, South 43° 50' 51" East 110.83 feet to a point; thence South 46° 9' 9" West 55' to a point at a corner of Lot No. 58a on said plan; thence extending along the said Lot No. 58a, North 43° 50' 51" West 110.83 feet to the point and place of beginning.

TAX PARCEL #: 24-000-25-0059-00-00000

BEING KNOWN AS: 2029 Wyatt Circle, Dover, PA 17315

PROPERTY ADDRESS: 2029 WYATT CIRCLE, DOVER, PA 17315

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS BISHIOP, DECEASED

Docket Number: 2011-SU-4374-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS BISHIOP, DECEASED

owner(s) of property situate in EAST MANCHESTER TOWNSHIP, York County, Pennsylvania, being 360 PEBBLE PEACH DRIVE, MOUNT WOLF, PA 17347-9578

Parcel No. 26-000-14-0119.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$178,703.60

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 360 PEBBLE PEACH DRIVE, MOUNT WOLF, PA 17347

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE-Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of LOAN-CARE, A DIVISION OF FNF SERVICING, INC. vs. MARIA M. VALENTIN and CARLOS A. CRUZ-ORTIZ Docket Number: 2012-SU-1968-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARIA M. VALENTIN

CARLOS A. CRUZ-ORTIZ

owner(s) of property situate in the CITY OF YORK, York County, Pennsylvania, being 731 MADISON AVENUE, YORK, PA 17404-3106

Parcel No. 11-345-01.0012.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$136,808.20

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 731 MADISON AVENUE, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE-Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. NANCY E. WALKER Docket Number: 2012-SU-2201-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

NANCY E. WALKER

ALL that certain tract or parcel of land and premises lying, being and situate in Manchester Township, County of York and State of Pennsylvania, being more particularly described as follows:

BEING the same land and premises more particularly described in Deed Book 1208, Page 688.

BEING premises No. 2794 Clearbrook Blvd.

UPI No. 360000202170000000

BEING the same premises which Sara E. Smyser, a/k/a Sara B. Smyser, widow, and Dale F. Smyser and Beverly L. Smyser, his wife, by deed dated November 2, 1995 and recorded in the Office of the Recorder of Deeds of York County on November 3, 1995, at Deed Book Volume 1208, Page 688, granted and conveyed unto Allen R. Walker and Nancy E. Walker, his wife. Upon Allen R. Walker's death on January 22, 2011, title vest solely in Nancy E. Walker, by operation of law.

PROPERTY ADDRESS: 2794 CLEARBROOK BOULEVARD, YORK, PA 17406

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. GARY WALTEMIRE and MICHELLE WALTEMIRE Docket Number: 2009-SU-4841-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GARY WALTEMIRE  
MICHELLE WALTEMIRE

All that certain tract of land with the improvements thereon erected, situate, lying and being in the Borough of Windsor, County of York and Commonwealth of Pennsylvania, bounded, limited and described as follows, to wit:  
BEGINNING at a stone in Center Square; thence through the middle of a public road and by lands now or formerly of John N. Flinchbaugh, South 1-1/2 degrees East 27.8 perches to a stone in the public road; thence by lands now or formerly of Charles L. Schmuck, South 79 degrees West, 7.2 perches to a stone; thence by lands now or formerly of George W. Gable, now known as Church Street, North 02 degrees East, 27.5 perches to a post; thence North 82 1/4 degrees West, 1.1 perches to a stone; thence North 13 degrees East 1.5

perches to a stone in a public road; thence through the middle' of said road and now known as Main Street, the opposite lands now or formerly of Edgar Flinchbaugh and the First National Bank, South 88 degrees East, 5.6 perches to a stone in Center Square, and the place of BEGINNING. Containing 1 acre and 16 perches of land, neat measure.

AND the said grantor will SPECIALLY WARRANT AND FOREVER DEFEND the property hereby conveyed.

PARCEL ID# 89-000-02-0064.00-00000

Property being known as 5 W Main Street, Windsor, Pennsylvania 17366.

Title to said premises is vested in Gary Waltemire and Michelle Waltemire, husband and wife, by deed from Stacey L. Myers, widow, dated May 17, 2007 and recorded June 7, 2007 in Deed Book 1899, Page 2062, as Instrument No. 2007042275.

PROPERTY ADDRESS: 5 WEST MAIN STREET, WINDSOR, PA 17366

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. JENNIFER N. WARNER A/K/A JENNIFER WARNER Docket Number: 2012-SU-2579-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JENNIFER N. WARNER  
A/K/A JENNIFER WARNER

ALL THAT CERTAIN tract of land with the im-



provements thereon erected, situate on the Northeast corner of the intersection of North Fourth Street and Apple Alley, as the same are proposed to be extended, in the Borough of Wrightsville, York County, Pennsylvania, and having thereon erected a dwelling house known as:

452 NORTH FOURTH STREET, WRIGHTSVILLE, PA 17368

Reference York County Record Book 1917 Page 4468.

TO BE SOLD AS THE PROPERTY OF JENNIFER N. WARNER A/K/A JENNIFER WARNER ON JUDGMENT NO. 2012-SU-002579-06

PROPERTY ADDRESS: 452 NORTH FOURTH STREET, WRIGHTSVILLE, PA 17368

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. ROBERT L. WARRING Docket Number: 2012-SU-1832-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT L. WARRING

owner(s) of property situate in the PENN TOWNSHIP, York County, Pennsylvania, being 914 BALTIMORE STREET, A/K/A 914 MCALLISTER STREET, HANOVER, PA 17331-4133

Parcel No. 440000401750000000  
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$79,360.07

Attorneys for Plaintiff Phelan Hallinan &

Schmieg, LLP

PROPERTY ADDRESS: 914 BALTIMORE STREET, A/K/A 914 MCALLISTER STREET, HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. SHERRY M. WEAVER and MICHAEL F. DAVILA Docket Number: 2012-SU-1672-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SHERRY M. WEAVER  
MICHAEL F. DAVILA

owner(s) of property situate in PENN TOWNSHIP, York County, Pennsylvania, being 660 BAER AVENUE, HANOVER, PA 17331-2705

Parcel No. 44-000-02-0107.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$211,094.69

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 660 BAER AVENUE, HANOVER, PA 17331

UPI#

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

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of AURORA LOAN SERVICES, LLC. vs. MELVIN WERDEBAUGH A/K/A MELVIN EDWARD WERDEBAUGH Docket Number: 2012-SU-2277-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MELVIN WERDEBAUGH  
A/K/A MELVIN EDWARD WERDEBAUGH

owner(s) of property situate in CODORUS TOWNSHIP, York County, Pennsylvania, being 3011 JEFFERSON ROAD, SPRING GROVE, PA 17362-8380

Parcel No. 22000DG00290000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$388,200.56

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 3011 JEFFERSON ROAD, SPRING GROVE, PA 17362

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of PEOPLES-BANK, A CODORUS VALLEY COMPANY vs. CHARLES T. WERTZ Docket Number: 2009-SU-4499-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES T. WERTZ

ALL that tract of land, situate, lying and being in the Borough of Windsor, York County, PA, UPI#89-000-02-0108.00-00000, and being known as 82 West Main Street and recorded in the Office of the Recorder of Deeds in and for York County, PA in Book 1624 at page 5446. Improvements thereon of the building and land. Judgment amount \$55,185.60.

PROPERTY ADDRESS: 82 WEST MAIN STREET, WINDSOR, PA 17366

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of ONEWEST BANK, FSB vs. RAY E. WETZEL and CONNIE A. WETZEL Docket Number: 2012-SU-2471-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RAY E. WETZEL  
CONNIE A. WETZEL

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

BEING KNOWN AS 912 York Street, Hanover, PA 17331

PARCEL NUMBER: 44-1-96

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 912 YORK STREET, HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. JAKE C. WHITFIELD A/K/A JAKE WHITFIELD and EVELYN R. WHITFIELD Docket Number: 2012-SU-1934-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAKE C. WHITFIELD  
A/K/A JAKE WHITFIELD  
EVELYN R. WHITFIELD

owner(s) of property situate in the SIXTH WARD OF THE CITY OF YORK, York County, Pennsylvania, being 338 REINECKE PLACE, YORK, PA 17403-5612

Parcel No. 061020200840000000

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 338 REINECKE PLACE, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A. vs. DARRYL WHITESALL and ZOE WHITESALL Docket Number: 2012-SU-2905-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DARRYL WHITESALL  
ZOE WHITESALL

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP EAST MANCHESTER, YORK COUNTY, PENNSYLVANIA: BEING KNOWN AS 295 Torrey Pines Drive, Mount Wolf, PA 17347

IMPROVEMENTS THEREON: Residential Property

PROPERTY ADDRESS: 295 TORREY PINES DRIVE, MOUNT WOLF, PA 17347

UPI#

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

SHERIFF'S SALE--Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. MARTIN W. WILKINS A/K/A MARTIN WILKINS and JANETTE C.

WILKINS Docket Number: 2011-SU-4659-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARTIN W. WILKINS  
A/K/A MARTIN WILKINS  
JANETTE C. WILKINS

owner(s) of property situate in CONEWAGO TOWNSHIP, York County, Pennsylvania, being 505 EAST

BUTTER ROAD, YORK, PA 17406-6025

Parcel No. 23-000-NH-0224.G0-00000  
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$217,881.46

Attorneys for Plaintiff Phelan Hallinan & Schmiege, LLP

PROPERTY ADDRESS: 505 EAST BUTTER ROAD, YORK, PA 17406

UPI#

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

Seized, levied upon and taken into execution as the Real Estate aforesaid by  
RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of CITIMORTGAGE, INC vs. WYKIETA D. WILLIAMS Docket Number: 2011-SU-360-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WYKIETA D. WILLIAMS

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUTATE IN THE TOWNSHIP OF WINDSOR, COUNTY OF YORK AND COM-

MONWEALTH OF PENNSYLVANIA, BEING LOT NO. 77 ON SAID PLAN, BOUNDED AND DESCRIBED ACCORDING TO A REVISED FINAL SUBDIVISION PLAN OF CHATHAM, CREEK PHASE 2 PREPARED BY RGS ASSOCIATES, DATED 3-12-2004, LAST REVISED 11-11-2004 AND RECORDED IN PLAN BOOK SS PAGE 817, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE CENTERLINE OF THOMAS ARMOR DRIVE (50 FEET WIDE), A CORNER OF LOT NO. 78 ON SIAD PLAN; THENCE ENTENDING FROM SAID BEGINNING POINT AND ALONG THE CENTERLINE OF THOMAS ARMOR DRIVE ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 650.00 FEET THE ARC DISTANCE OF 42.12 FEET (AND A CHORD BEARING OF NORTH 47 DEGREES 20 MINUTES 41 SECONDS WEST 42.11 FEET) TO A POINT, A CORNER OF LOT NO. 76 ON SAID PLAN; THENCE LEAVING THOMAS ARMOR DRIVE AND EXTENDING ALONG LOT 76 NORTH 40 DEGREES 47 MINUTES 56 SECONDS EAST 147 FEET TO A POINT ON THE CENTERLINE OF THOMAS ARMOR DRIVE, THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING KNOWN AS 675 THOMAS ARMOR DRIVE, WINDSOR, PA 17366. BEING PARCEL NO. 53-000-34-0077-00-00000

BEING THE SAME PREMISES WHICH CHATHAM CREEK LLC, RECORD OWNER AND KEYSTONE CUSTOM HOMES, INC., EQUITABLE OWNER, GRANTED AND CONVEYED UNTO WYKIETA D. WILLIAMS BY DEED DATED JANUARY 23, 2007 AND RECORDED ON FEBRUARY 26, 2007 IN THE OFFICE OF THE RECORDER OF DEEDS OF YORK COUNTY, COMMONWEALTH OF PENNSYLVANIA IN BOOK 1876, PAGE 7968, AS INSTRUMENT NO. 2007014661.

PROPERTY ADDRESS: 675 THOMAS ARMOR DRIVE, WINDSOR, PA 17366

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. RUSSELL L. WORKMAN and NOELLE J. WORKMAN Docket Number: 2012-SU-233-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RUSSELL L. WORKMAN  
NOELLE J. WORKMAN

owner(s) of property situate in the BOROUGH OF RED LION, York County, Pennsylvania, being 739 ATLANTIC AVENUE, RED LION, PA 17356-1513

Parcel No. 82-000-05-0082.E0-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$160,873.30

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 739 ATLANTIC AVENUE, RED LION, PA 17356

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., 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. ERIC S. WRIGHT Docket Number: 2012-SU-2590-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ERIC S. WRIGHT

All that certain lot or piece of ground with improvements thereon erected, situate in East York, Springettsbury Township, York County, Pennsylvania, situate on the East side of Kershaw Street, at the distance of four hundred (400) feet from the North side of Market Street; containing in front and breadth on said Kershaw Street fifty (50) feet, and extending of that width in Kershaw Street, one hundred twenty (120) feet. It being Lot No. 88 and 89, in section No. 3, as shown on the plan of East York, as recorded in the Recorder's Office, York County, Pennsylvania, in Deed Book 13-F, Page 701.

Having erected thereon a dwelling known as 35 North Kershaw Street, York, PA 17402.

Being the same premises which Rachel J. Gosnell by deed dated 10/29/98 and recorded on 10/30/98 in the Recorder of Deeds Office of York County, Pennsylvania in Instrument No. 1998078038, granted and conveyed unto Eric S. Wright.

PROPERTY ADDRESS: 35 NORTH KERSHAW STREET, YORK, PA 17402

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC vs. DENNIS YANOVER Docket Number: 2012-SU-1803-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DENNIS YANOVER

BEING KNOWN AND DESIGNATED as Unit 146, in the subdivision known as "Iron Bridge



Landing Condominiums, Phase II”, West Manchester Township, per Plan recorded in Record Book 1760, Page 6514 among the Land Records of York County, Pennsylvania

The improvement thereon being known as No.: 2303 Golden Eagle Drive

TOGETHER with an undivided percentage interest in the Common Elements, Common Expenses and Common Profits of the Condominium Regime as is appurtenant to said unit according to the provisions as more fully set forth in the Declaration of Condominium and Plan, as well as all recorded Amendments thereto.

BEING part of the property which, by Deed dated October 6, 2005 and recorded October 11, 2005 among the Land Records of York County, Pennsylvania in Liber No. 1761, folio 7647 was granted and conveyed by Cornerstone @ Iron Bridge Landing, Limited Partnership aka Cornerstone at Iron Bridge Landing Limited Partnership and Cornerstone Development Group, Inc. unto U.S. Home Corporation d/b/a Lennar.

BEING also part of the property which, by Deed dated October 6, 2005 and recorded October 11, 2005 among the Land Records of York County, Pennsylvania in Liber No. 1761, folio 7765 was granted and conveyed by Valuebuilt, Inc. unto U.S. Home Corporation d/b/a Lennar.

Title to said Premises now vested in Dennis Yanner by Deed from U.S. Home Corporation d/b/a Lennar dated July 10, 2009 and recorded on August 10, 2008 in the Office of the Recorder of Deeds in an for the County of York in Book 2036, Page 7864 as Instrument No. 2009045814.

Being known as 2303 Golden Eagle Drive, York, PA 17408

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

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff’s Office,  
11.08-3t York County, Pennsylvania

SHERIFF’S SALE–Notice is hereby given that on December 10, 2012 at 2:00 O’Clock, P.M.,

prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC vs. RONALD YARGER and JUDY YARGER Docket Number: 2012-SU-2436-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RONALD YARGER  
JUDY YARGER

owner(s) of property situate in HEIDELBERG TOWNSHIP, York County, Pennsylvania, being 6051 HOFF ROAD, SPRING GROVE, PA 17362-8938

Parcel No. 30-000-DF-0027.A0-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$124,433.27

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 6051 HOFF ROAD, SPRING GROVE, PA 17362

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff’s Office,  
11.08-3t York County, Pennsylvania

SHERIFF’S SALE–Notice is hereby given that on December 10, 2012 at 2:00 O’Clock, P.M., 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. QUAY S. YENDALL, JR. Docket Number: 2012-SU-1903-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

QUAY S. YENDALL, JR.

owner(s) of property situate in the WINDSOR TOWNSHIP, York County, Pennsylvania, being 203 SUNSET CIRCLE, RED LION, PA 17356-9691

Parcel No. 530002400680000000

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 203 SUNSET CIRCLE, RED LION, PA 17356

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. TAMARA L. ZIKELI Docket Number: 2012-SU-1881-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TAMARA L. ZIKELI

owner(s) of property situate in the BOROUGH OF WRIGHTSVILLE, York County, Pennsylvania, being 452 HYBLA ROAD, WRIGHTSVILLE, PA 17368-1112

Parcel No. 910000203200000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$177,229.37

Attorneys for Plaintiff Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 452 HYBLA ROAD,

WRIGHTSVILLE, PA 17368

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.08-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on December 10, 2012 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of SUSQUEHANNA BANK SUCCESSOR BY MERGER TO GRAYSTONE BANK vs. GEORGE S. ZIMMERMAN and MARGARET S. ZIMMERMAN Docket Number: 2012-SU-1536-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GEORGE S. ZIMMERMAN  
MARGARET S. ZIMMERMAN

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

BEGINNING at a point, said point the Southeast property corner of Sherwood Forest Sub-division Lot Parcel Phase 5 to be acquired by the Grantee, and the Southwest property corner of Lot No. 74; thence North 66 degrees 03 minutes 11 seconds West along lands now or formerly of Ray E. and Marlene A. Knaub, 628.80 feet to a point; thence North 66 degrees 03 minutes 11 seconds West along last mentioned lands, 895.55 feet to a point; thence North 14 degrees 07 minutes 34 seconds East along lands now or formerly of William K. and Dawn L. Baer, 511.91 feet to a point; thence North 38 degrees 32 minutes 19 seconds East along lands now or formerly of Joseph R. and Ruth Harbold, 1,191.49 feet to a point; thence South 53 degrees 59 minutes 31 seconds East along lands now or formerly of Jacob Knisley, 1,291.68 to a point; thence South 60 degrees 27 minutes 00 seconds East along last mentioned lands, 139.98 feet to a point; thence South 29 degrees 33 minutes 00 seconds West along the western property line of Lot No. 89 and the 50.00 foot wide legal right-of-way width of Stephanie Drive,

250.00 feet to a point; thence North 60 degrees 28 minutes 32 seconds West (calculated); North 60 degrees 27 minutes 00 seconds East (Hartman Associates Drawing), along the Northern property line of Lot No. 62, 46.14 feet (calculated), 46.15 feet (Hallman Associates Drawing), to a point; thence South 29 degrees 33 minutes 00 seconds West along the Western property line of Lot No. 62, 134.55 feet to a point; thence South 37 degrees 14 minutes 20 seconds West along the Western property line of Lots Nos. 61 and 60, 201.80 feet to a point; thence South 30 degrees 08 minutes 50 seconds West along the Western property line of Lots Nos. 59 and 58, 216.97 feet; thence South 20 degrees 22 minutes 00 seconds West along the western property line of Lots Nos. 57, 56 and 55, 300.00 feet to a point; thence South 69 degrees 38 minutes 00 seconds East along the Southwest-ern property line of Lot No. 55, 43.70 feet to a point; thence South 21 degrees 57 minutes 30 seconds West along the Western property line of Lot No. 54, 131.30 feet to a point; thence North 68 degrees 02 minutes 30 seconds West along the property line of Lot No. 74, 16.58 feet to a point; thence South 21 degrees 57 minutes 30 seconds West along the Western property line of Lot No. 74, 155.00 feet to the point of BEGINNING.

SAID LOT Parcel Phase 5 is exclusive of land previously dedicated to Franklin Township BEGINNING at a point, said point the Southeast property corner of Sherwood Forest Subdivision Parcel Phase 5 and the Southwest property corner of Lot No. 74; thence North 66 degrees 03 minutes 11 seconds West along lands now or formerly of Ray E. and Marlene A. Knaub, 628.80 feet; thence North 21 degrees 57 minutes 30 seconds East through lands of the Grantor, 183.18 feet to the point of beginning of lands previously dedicated to Franklin Township; thence North 68 degrees 02 minutes 30 seconds West, 150.00 feet to a point; thence North 21 degrees 57 minutes 30 seconds East, 290.40 feet to a point; thence South 68 degrees 02 minutes 30 seconds East, 300.00 feet to a point; thence South 21 degrees 57 minutes 30 seconds West, 290.40 feet to a point; thence North 68 degrees 02 minutes 30 seconds West, 150.00 feet to the point of BEGINNING, and conclusion of the parcel dedicated to Franklin Township. Said dedicated parcel contains 87,120.00 square feet, more or less, or 2.00 acres.

Said Lot Parcel 5 is subject to a perpetual easement and right-of-way granted to T.P. Reck Builder, Inc., a Pennsylvania business corporation with an address of 2902 Westly Drive, Dover, Pennsylvania.

BEING the same premises which S. G. Diamond, Inc., Pennsylvania Business Corporation, by Deed dated November 21, 2005 and recorded January 9, 2006, in and for York County, Pennsylvania, at Deed Book Volume 1783, Page 5114, granted and conveyed unto George S. Zimmerman.

UPIN Number 29000NB0024B000000

PROPERTY ADDRESS: 50.529 ACRES OF UNIMPROVED LAND ALONG STEPHANIE DRIVE, DILLSBURG, PA 17019

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.08-3t York County, Pennsylvania

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**and include your contact information.**

# 50?

They say that flexibility is the first thing to go...  
But at fifty we are more flexible than ever!

50 years of  
experience  
provides **YOU:**

knowledge  
EXPERTISE  
stability

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For the next 50 years we will still be making  
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for them and for York County.

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---

Contact Bryan Tate, VP of Philanthropy, [btate@yccf.org](mailto:btate@yccf.org) or 717.848.3733 to find out how  
we can partner with you to make charitable planning as easy and effective as possible.

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*Creating a Vibrant York County!*



YORK COUNTY  
COMMUNITY FOUNDATION

## ARBITRATORS NEEDED FOR 2013-2015 PANEL

The Arbitration Committee will submit a list of 25 York attorneys to the Judges for selection of 18 arbitrators for the 2013-2015 panel. The application is included in this publication, and can be obtained at the Bar Center, from the Prothonotary or District Court Administrator, or from Tina at Glenn Vaughn's office.

The deadline for application is November 30. This is a service to your fellow attorneys, and we hope that you will participate. Please review the Local Rules of Court about the arbitration process before applying. Thank you.

**APPLICATION FOR MEMBERSHIP ON YORK COUNTY ARBITRATION PANEL**

By submitting this application, you are agreeing to serve your fellow attorneys for a period of one week during each year of your appointment.

Name: \_\_\_\_\_

Office address: \_\_\_\_\_  
\_\_\_\_\_

Office telephone number: \_\_\_\_\_

Office fax number: \_\_\_\_\_

E-mail address: \_\_\_\_\_

Pa. Bar No.: \_\_\_\_\_

For how many years have you practiced law? \_\_\_\_\_

How many years have you practiced law in York County? \_\_\_\_\_

What are your primary areas of practice?

Personal injury:	_____ yes	_____ no
Landlord/tenant	_____ yes	_____ no
Creditor/debtor	_____ yes	_____ no
Building construction	_____ yes	_____ no
General contract litigation	_____ yes	_____ no
Other *	_____ yes	_____ no

\* Please explain: \_\_\_\_\_  
\_\_\_\_\_

Have you represented a party in a civil case in any forum within the past 12 months? \_\_\_\_\_

Have you tried a civil case in any forum within the past 12 months? \_\_\_\_\_

Are you willing to serve as Chairman? \_\_\_\_\_ yes \_\_\_\_\_ no (Chairman compensation will be about 50% greater than arbitrator compensation, but the Chairman has responsibilities and, specifically, the responsibility for organizing the cases assigned within the week's arbitration schedule and notifying counsel for the parties. The Chairman will also meet with the Arbitration Committee twice annually.)

Are you willing to serve for a two year term? \_\_\_\_\_ yes \_\_\_\_\_ no

Submission deadline is November 30. Please submit all applications to the Executive Director of the York County Bar Association for collection and transfer to the Arbitration Committee.

# PBI VIDEO AT THE BAR CENTER

**TITLE:** PIERCING THE CORPORATE VEIL

**LOCATION:** YORK COUNTY BAR CENTER, 137 EAST MARKET ST, YORK PA

**DATE:** TUESDAY, DECEMBER 4, 2012

**TIME:** REGISTRATION: 8:30 AM  
PROGRAM: 9:00 AM – 1:30 PM

**CREDIT:** 4 hours substantive law & 0 hours ethics law

Get tips for plaintiff counsel. Know how to successfully defend a veil piercing claim. Counsel clients forming business in a way that avoids future PCV claims.

**PLEASE REGISTER DIRECTLY WITH THE PENNSYLVANIA BAR INSTITUTE\*\***

**Tuition:**                      **Member - \$139 / \$119**                      **Non-member- \$159**  
(if admitted after 1/1/08)

<u>SEMINAR TITLE</u>	<u>LOCATION</u>	<u>DATE</u>	<u>TUITION</u>
Piercing the Corporate Veil	County Bar Center	12/4/12	\$ _____

**Mail**



PBI, 5080 Ritter Rd.  
Mechanicsburg, Pa.  
17055-6903

**Phone**



AMEX, VISA  
or MasterCard  
registrations to  
(717) 796-0804  
(800) 932-4637  
(800) 247-4PBI (4724)

**Fax**



AMEX, VISA  
or MasterCard  
registrations to  
(717) 796-2348

**Web**



Register on the Web  
with your AMEX,  
VISA or MasterCard  
[www.pbi.org](http://www.pbi.org)

**At the Door**



Register at the door  
(please call ahead to  
confirm date, time, location  
& space availability)

# 5

## Ways to Register or Order

**To Register for a Live or Video Seminar:**

Seminar Title	Location & Date/Session (including times)	Tuition Fee

As a member of both PBA and the \_\_\_\_\_ county bar association, I have enclosed my discount coupon in the amount of \$ \_\_\_\_\_ for my:  1st  2nd  3rd  4th  5th PBI seminar.



**NOTICE OF 2012 ANNUAL MEETING  
of THE YORK COUNTY BAR ASSOCIATION**

MONDAY, DECEMBER 10, 2012  
YORKTOWNE HOTEL  
12:00 Lunch            12:30 Meeting

The Annual Meeting of the York County Bar Association will be held on Monday, December 12th at 12:30 P.M. at the Yorktowne Hotel. Lunch is optional and will be served at 12:00 noon. Agenda highlights will include the following:

- (1) Election of 2013 Board Officers and Directors
- (2) President's Report to the Membership

Members are encouraged to attend this important meeting and to come for lunch. The Annual Meeting provides the membership with the opportunity to direct questions and comments to Bar leadership and a quorum is necessary in order to conduct business. While there is no charge for the event this year, guests are asked to return the completed reservation form by, e-mailing [membersupport@yorkbar.com] fax (843-8766) or mail to the Bar Center, 137 E. Market Street, York, PA 17401. Thank you.

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**ANNUAL MEETING REGISTRATION**

- A. \_\_\_\_\_ I plan to attend the meeting and lunch. There will be a buffet lunch. Guests who indicate they will attend and do not contact the Bar Center to cancel before December 5 will be charged \$25.
- B. \_\_\_\_\_ I plan to attend meeting only

Please return this form before Wednesday, December 5, 2012.

**OR e-mail membersupport@yorkbar.com**

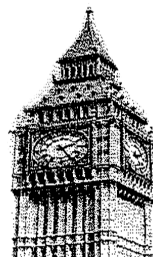
NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_



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March 18-25, 2013



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- Round trip deluxe motorcoach transfers from York to Dulles Airport
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- 7-Nights in London at Millennium Gloucester or similar
- Full Breakfast Daily
- One Half Day of Sightseeing, including Tower of London
- 7-Day Travel Card (includes subway, buses, & train within London District )
- London Theatre
- Visit to a London Inn of Court
- Observe a trial at Old Bailey
- Leisure time to visit museums, shops, or go on excursions; such as to Bath, Stonehenge, Windsor, Castle, etc. ( these may be booked in London or in advance )
- Baggage Handling
- Information Packet & Pre-Trip Briefing
- Transfers to/from Airport to Hotel in London

## **Rates:**

**\$3035.00** per person / double occupancy for Inns of court members, **\$3135.00** per person for non-members  
**\$3900.00** per person / single occupancy Inns of court members, **\$4000.00** Per person for non-members

Includes  
5 Hours CLE

**\$50.00 off for the first 10 Inns of court members, who book by November 1, 2012**

Pricing is based on a minimum of 10 people based on double occupancy.  
If 15 or more people book, price will be \$100 less per person  
( price subject to change )

**\*\* A VALID PASSPORT IS REQUIRED\*\***

## Deposit Schedule:

A deposit of **\$500.00** per person is due by Nov 19, 2012  
( Deposit is non-refundable once we have at least 10 people confirmed )  
Final payment is due by **January 18, 2013**

## Cancellation Policy:

From January 19 to February 18 – **50% Refund**  
February 19 or later – **NO REFUND**

Trip cancellation insurance is strongly recommended at time  
Of deposit, otherwise a signed insurance waiver is required.

**Space & price is not guaranteed until deposits  
are received.**

**IMPORTANT INFORMATION REGARDING TRAVEL INSURANCE**

Please Read Carefully!

We strongly recommend purchasing Travel Insurance to cover your investment in case you need to cancel the trip for medical reasons, or the trip is cancelled due to supplier bankruptcies etc.

Please read the travel insurance brochure carefully in order to make an informed decision concerning this important matter.

Please contact us if you have any questions regarding this very important way to protect your investment while making sure emergencies during your trip are handled comfortably

Please sign and return this form with your deposit:

- I have been advised of the cancellation penalties for my purchase.
- I acknowledge receipt of the travel insurance brochure.
- I understand that travel insurance can protect me from possible loss of money due to supplier bankruptcy/default, unexpected trip cancellation/interruption due to accident, sickness or death, baggage loss, medical expenses and emergency air transportation costs.
- I understand that I must purchase travel insurance immediately to obtain maximum coverage.

**At this time, I choose: (Check One)**

- To purchase the recommended insurance (price is based on age & cost of trip)
- To purchase travel insurance on my own, I have given a copy of my "proof of insurance" to a Bailey Travel agent
- To decline all travel insurance, I am aware of the results that could come from my decision

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**For More Information Or To Reserve Your Space, Please Contact:**

**Lori Heathcote • Bailey Travel**

123 East Market Street • York, PA 17401 • Phone: (717) 854-5511 • (800) 224-5399

Email: lori@baileytravel.com • Web: www.baileytravel.com

Enclosed is my check (Payable to **Bailey Travel**) in the amount of \$ \_\_\_\_\_ for \_\_\_\_\_ reservations.

Charge my credit card listed below in the amount of \$ \_\_\_\_\_ for \_\_\_\_\_ reservations.

Name as it appears on card: \_\_\_\_\_ Type: AX MC VISA DS

Credit Card #: \_\_\_\_\_ Exp. Date: \_\_\_\_\_ Security Code: \_\_\_\_\_

Name: \_\_\_\_\_ Rooming with: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

D.O.B: \_\_\_\_\_ Passport #: \_\_\_\_\_ D.O.B: \_\_\_\_\_ Passport #: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Special Occasion:  Anniversary  Birthday  Honeymoon  Other: \_\_\_\_\_ Date: \_\_\_\_\_

**Emergency Contact Information**

For an **emergency contact**, please list the information of someone who is NOT traveling with you:

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Home Phone # ( ) \_\_\_\_\_ - \_\_\_\_\_

\* Reservations will only be accepted with completion of this form \*

Members and their families are invited  
to attend the annual

# *York County Bar Association Holiday Party*

at the  
**Valencia Ballroom**  
**Thursday, December 13, 2012**  
**4:30 p.m. to 7:30 p.m.**

*Join us for Refreshments & Holiday Cheer...  
Santa & Mrs. Claus will be bringing gifts for the  
children... Balloon artists... D. J. entertainment  
... Craft for kids and more!*



#### **RESERVATION FORM**

Note: so that Santa can be prepared members **MUST** pre-register.  
There is **NO CHARGE TO ATTEND**. Please complete and return the information  
below to the Bar Center by mail, phone 854-8755, ext. 203, or email to  
membersupport@yorkbar.com, no later than Friday, December 7th.

Member Name: \_\_\_\_\_

Email: \_\_\_\_\_

Number of adults attending: \_\_\_\_\_

No. of Children attending under age 2: \_\_\_\_\_

No. of Children attending ages 3 to 5: \_\_\_\_\_

No. of Children attending ages 6 to 9: \_\_\_\_\_

No. of Children attending ages 10 to 12: \_\_\_\_\_

Girls \_\_\_\_\_ Boys \_\_\_\_\_

Girls \_\_\_\_\_ Boys \_\_\_\_\_

Girls \_\_\_\_\_ Boys \_\_\_\_\_

Girls \_\_\_\_\_ Boys \_\_\_\_\_



# PBI VIDEO AT THE BAR CENTER

**TITLE:** DISCIPLINARY DIVERSION FOR LAWYERS AND JUDGES

**LOCATION:** YORK COUNTY BAR CENTER, 137 EAST MARKET ST, YORK PA

**DATE:** TUESDAY, DECEMBER 18, 2012

**TIME:**      **REGISTRATION:** 8:30 AM  
**PROGRAM:** 9:00 AM – 10:00 AM

**CREDIT:**      0 hours substantive law & 1 hours ethics law

The legal profession is responsible for regulating the conduct of its members to ensure both the administration of justice and the protection of the public. The Rules of Professional Conduct and the Code of Judicial Conduct guide attorneys and judges in carrying out their duties. The Disciplinary Board and the Judicial Conduct Board are charged with the primary responsibility for ensuring compliance with these professional standards and recommending certain sanctions when they are violated.

**PLEASE REGISTER DIRECTLY WITH THE PENNSYLVANIA BAR INSTITUTE\*\***

**Tuition:**                      **Member - \$59 / \$59**      **Non-member- \$69**  
(if admitted after 1/1/08)

<u>SEMINAR TITLE</u>	<u>LOCATION</u>	<u>DATE</u>	<u>TUITION</u>
Disciplinary Diversion for Lawyers and Judges	County Bar Center	12/18/12	\$ _____

**Mail**



PBI, 5080 Ritter Rd.  
Mechanicsburg, Pa.  
17055-6903

**Phone**



AMEX, VISA  
or MasterCard  
registrations to  
(717) 796-0804  
(800) 932-4637  
(800) 247-4PBI (4724)

**Fax**



AMEX, VISA  
or MasterCard  
registrations to  
(717) 796-2348

**Web**



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with your AMEX,  
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[www.pbi.org](http://www.pbi.org)

**At the Door**



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confirm date, time, location  
& space availability)

# 5

Ways to  
Register  
or Order

**To Register for a Live or Video Seminar:**

Seminar Title	Location & Date/Session (including times)	Tuition Fee

As a member of both PBA and the \_\_\_\_\_ county bar association, I have enclosed my discount coupon in the amount of \$ \_\_\_\_\_ for my:  1st  2nd  3rd  4th  5th PBI seminar.

# PBI VIDEO AT THE BAR CENTER

**TITLE:**                    **LAWYER RANKINGS & RATINGS:  
THE IMPACT ON ETHICS AND THE PROFESSION**

**LOCATION:**                **YORK COUNTY BAR CENTER, 137 EAST MARKET ST, YORK PA**

**DATE:**                    **TUESDAY, DECEMBER 18, 2012**

**TIME:**                    **REGISTRATION: 9:30 AM  
PROGRAM: 10:00 AM – 11:00 AM**

**CREDIT:**                **0 hours substantive law & 1 hours ethics law**

The rules of Professional Conduct and ethics opinions have tried in vain to develop workable ethics barriers and parameters. Learn about ratings and their methodologies, and the ethical considerations voiced by various state and national bar associations. Services by Martindale, American Lawyer Media, Best Lawyers and Super Lawyers; to relative newcomers such as Chambers USA and Avvo; and the thousands of other companies that have recognized there is a lot of money to be made in the business of lawyer rankings. Are they helping buyers of legal services make more informed decisions or hindering the profession as a whole? You decide.

**PLEASE REGISTER DIRECTLY WITH THE PENNSYLVANIA BAR INSTITUTE\*\***

**Tuition:**                    **Member - \$59 / \$59**    **Non-member- \$69**  
(if admitted after 1/1/08)

<u>SEMINAR TITLE</u>	<u>LOCATION</u>	<u>DATE</u>	<u>TUITION</u>
Lawyer Rankings & Ratings: The Impact on Ethics and the Profession	County Bar Center	12/18/12	\$ _____

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**To Register for a Live or Video Seminar:**

Seminar Title	Location & Date/Session (including times)	Tuition Fee
_____	_____	_____
_____	_____	_____
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As a member of both PBA and the \_\_\_\_\_ county bar association, I have enclosed my discount coupon in the amount of \$ \_\_\_\_\_ for my:  1st  2nd  3rd  4th  5th PBI seminar.

# PBI VIDEO AT THE BAR CENTER

**TITLE:** AFTER THE ENGAGEMENT LETTER:  
WHEN LEGAL AND BUSINESS ETHICS COLLIDE

**LOCATION:** YORK COUNTY BAR CENTER, 137 EAST MARKET ST, YORK PA

**DATE:** TUESDAY, DECEMBER 18, 2012

**TIME:** REGISTRATION: 10:30 AM  
PROGRAM: 11:00 AM – 12:00 PM

**CREDIT:** 0 hours substantive law & 1 hours ethics law

We can proactively avoid potential legal ethics problems and unethical behavior in pressure-filled work environments. This participatory workshop explores Confluence Ethics-fundamental leadership, critical thinking and compliance tools for bridging a gap by connecting Legal Ethics and Business Ethics. You' ll learn to enhance ethical decision making, manage realistic client expectations and improve competitive advantage.

**PLEASE REGISTER DIRECTLY WITH THE PENNSYLVANIA BAR INSTITUTE\*\***

**Tuition:**                      **Member - \$59 / \$59**    **Non-member- \$69**  
(if admitted after 1/1/08)

<u>SEMINAR TITLE</u>	<u>LOCATION</u>	<u>DATE</u>	<u>TUITION</u>
After the Engagement Letter: When Legal and Business Ethics Collide	County Bar Center	12/18/12	\$ _____

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**Web**

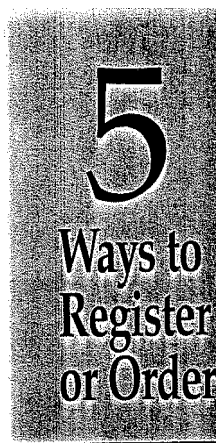


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