

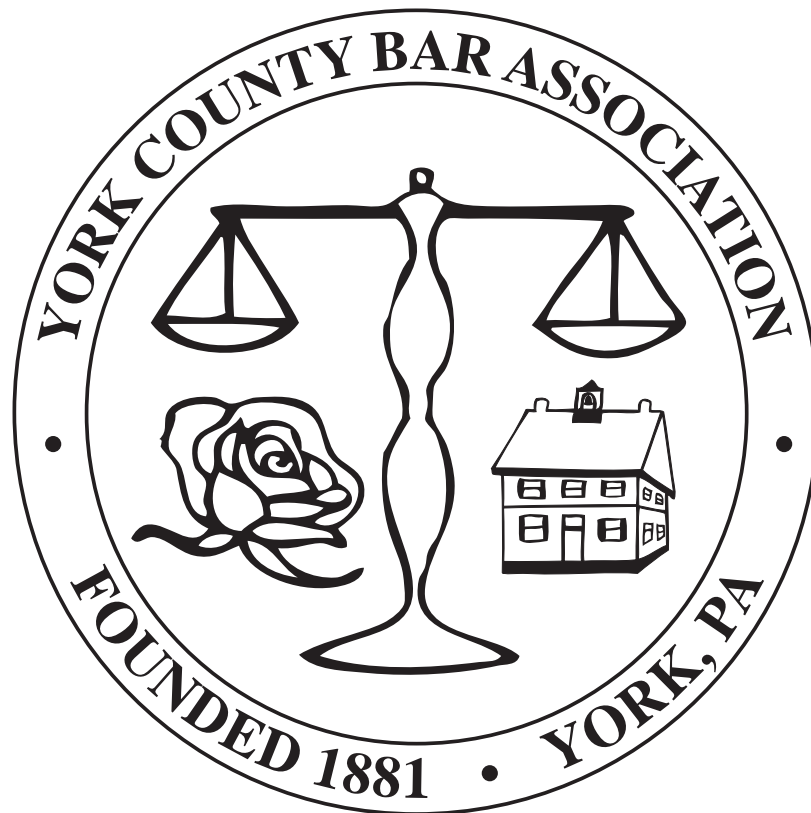
York Legal Record

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

Vol. 137

YORK, PA, THURSDAY, MAY 4, 2023

No. 6



Dated Material Do Not Delay

York Bar Center Operations Update

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

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

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

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

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notary@yorkbar.com**

Opinions, Opinions, Opinions . . .

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

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

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

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Subscription: \$55.00 per year to non-members.
Published Weekly, Periodicals Postage Paid, York, PA 17402
U.S.P.S. No. 696140
POSTMASTER: Send address changes to
York Legal Record, 137 E. Market St., York, PA 17401
Web: www.yorkbar.com • E-mail: yorklegalrecord@yorkbar.com

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ESTATE NOTICES

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

FIRST PUBLICATION

ESTATE OF GERALDINE F. ALTLAND, DECEASED

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

ESTATE OF RUTH R. BIXLER, DECEASED

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

ESTATE OF ALICE L. BROWN, a/k/a ALICE ANN L. BROWN, DECEASED

Late of Springfield Twp., York County, PA.
Executrix: Stephanie A. Frey, 7704 Seneca Ridge Dr., York, PA 17403
Attorney: Jessica L. Rafferty, Esquire, 1600 Lincoln Ave., Latrobe, PA 15650 05.04-3t

ESTATE OF FRANK L. CONLEY, JR., a/k/a FRANK LAWSON CONLEY, JR., DECEASED

Late of Manchester Twp., York County, PA.
Executrix: Eugenia C. Crumbling, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 05.04-3t

ESTATE OF NORMA JEAN CRONE, DECEASED

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

ESTATE OF DEBORAH A. DAUB, a/k/a DEBORAH ANN DAUB, DECEASED

Late of West Manchester Twp., York County, PA.
Executrix: Nancy Parrott Kopp, a/k/a Nancy Kopp, c/o MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401
Attorney: David A. Mills, Esquire, MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401 05.04-3t

ESTATE OF MORGAN ELIZABETH DAUB, a/k/a MORGAN E. DAUB, DECEASED

Late of West Manchester Twp., York County, PA.
Administratrix: Nancy Parrott Kopp, a/k/a Nancy Kopp, c/o MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401
Attorney: David A. Mills, Esquire, MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401 05.04-3t

ESTATE OF JOHN L. DENSHAM, a/k/a JOHN L. DENSHAM, SR., DECEASED

Late of Fairview Twp., York County, PA.
Executrix: Kathleen M. Densham, 452 Elder Trail, New Cumberland, PA 17070
Attorney: Adam R. Deluca, Esquire, Stone LaFaver & Shekletski, PO Box E, New Cumberland, PA 17070 05.04-3t

ESTATE OF LINDA K. ECKER, a/k/a LINDA KATHERINE ECKER, DECEASED

Late of Hanover Boro., York County, PA.
Executor: Thomas A. Raber, c/o Andrew H. Shaw, Esquire, 2011 W. Trindle Road, Carlisle, PA 17013
Attorney: Andrew H. Shaw, Esquire, 2011 W. Trindle Road, Carlisle, PA 17013 05.04-3t

ESTATE OF CURVIN L. EISENHART, DECEASED

Late of Manchester Twp., York County, PA.
Executrix: Terri J. Grove, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire, Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401 05.04-3t

ESTATE OF ANGELA GELTZ, DECEASED

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

ESTATE OF ROBERTA PUFKO GRANEY, DECEASED

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

ESTATE OF MARGARET L. HAMME, DECEASED

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

ESTATE OF WALTER C. HURLIMAN, DECEASED

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

ESTATE OF RAY E. KNAUB, DECEASED

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

ESTATE OF DANIEL JEROME KOSTOVICK, DECEASED

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

ESTATE OF DALE E. MARKEY, DECEASED

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

ESTATE OF LINDA L. MASENHEIMER, DECEASED

Late of York City, York County, PA.
Administrator: Toby Reed Masenheimer, Jr., c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 05.04-3t

ESTATE OF BERNICE F. NESS, DECEASED

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

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

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

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

ESTATE OF LEROY E. SPARKS, DECEASED
Late of Washington Twp., York County, PA.
Administratrix: Pamela Jane Sparks, c/o Kurt A. Blake, Esquire, Blake & Schanbacher Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401
Attorney: Kurt A. Blake, Esquire, Blake & Schanbacher Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401 05.04-3t

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

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

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

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

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

SECOND PUBLICATION

ESTATE OF THOMAS B. ANDERSON, a/k/a THOMAS BRADFORD ANDERSON, DECEASED
Late of Paradise Twp., York County, PA.
Executor: William J. Anderson, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401
Attorney: Craig S. Sharnetzka, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 04.27-3t

ESTATE OF NANCY C. ARMOLD, a/k/a NANCY CORDELIA ARMOLD, a/k/a NANCY ARMOLD, DECEASED
Late of Lower Windsor Twp., York County, PA.
Executor: Jon T. Arnold, c/o GARBER & GARBER LAW, 208 Hellam Street, Wrightsville, PA 17368
Attorney: John M. Garber, Esquire, GARBER & GARBER LAW, 208 Hellam Street, Wrightsville, PA 17368 04.27-3t

ESTATE OF BETTY LOU BAKER, a/k/a BETTY L. BAKER, DECEASED
Late of Fawn Twp., York County, PA.
Executrix: Susan T. Huff, c/o MacElree Harvey, Ltd., 17 W. Miner Street, West Chester, PA 19382
Attorney: Joseph A. Bellinghieri, Esquire, MacElree Harvey, Ltd., 17 W. Miner Street, West Chester, PA 19382 04.27-3t

ESTATE OF CHARLOTTE M. BAKER, DECEASED
Late of Chanceford Twp., York County, PA.
Executor: Robert A. Baker, 3521 Brownton Road, Felton, PA 17309 04.27-3t

ESTATE OF SANDRA S. BALAT, DECEASED
Late of Dillsburg, York County, PA.
Executor: Jennifer Kantmann, c/o Mark W. Allshouse, Esquire, 15 Clove Road, Marysville, PA 17053
Attorney: Mark W. Allshouse, Esquire, 15 Clove Road, Marysville, PA 17053 04.27-3t

ESTATE OF BARBARA A. BOWMAN, DECEASED
Late of Springfield Twp., York County, PA.
Administrator: Kenneth Joseph Seaman, Jr., c/o MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401
Attorney: Erik D. Spurlin, Esquire, MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401 04.27-3t

ESTATE OF MICHELE D. CAMPBELL, DECEASED
Late of York Twp., York County, PA.
Administratrix: Kimberly M. Murphy, c/o Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356
Attorney: Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356 04.27-3t

ESTATE OF DELORES A. CRAWFORD, DECEASED
Late of West Manchester Twp., York County, PA.
Co-Executors: Keith A. Crawford and Michael D. Crawford, c/o MPL Law Firm LLP, 96 S. George Street, Suite 520, York, PA 17401
Attorney: Erik D. Spurlin, Esquire, MPL Law Firm LLP, 96 S. George Street, Suite 520, York, PA 17401 04.27-3t

ESTATE OF WILLARD B. DUFF, JR., DECEASED
Late of West Manchester Twp., York County, PA.
Administratrix: Ashley J. Harding-Duff, 1891 Andrew Street, York, PA 17404
Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 04.27-3t

ESTATE OF RALPH E. DULL, DECEASED
Late of Conewago Twp., York County, PA.
Co-Administrators: Christopher Allen Dull and Brittany Sue Ellen Dull, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408
Attorney: Tessa Marie Myers, Esquire, The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408 04.27-3t

ESTATE OF WILLIAM R. ELIAS, DECEASED
Late of Warrington Twp., York County, PA.
Executor: Jennifer L. Demers, 30 Sarah Drive, Dover, PA 17315
Attorney: Wm. D. Schrack III, BENN LAW FIRM, 124 W. Harrisburg Street, Dillsburg, PA 17019 04.27-3t

ESTATE OF CARIN A. GAYNOR, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Elizabeth Gaynor, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 04.27-3t

**ESTATE OF BEVERLY A. GIBBS,
DECEASED**

Late of Springettsbury Twp., York County, PA.

Co-Executors: Timothy E. Gibbs, a/k/a Timothy Edwin Gibbs and Joseph L. Gibbs, a/k/a Joseph Lee Gibbs, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401

Attorney: Craig S. Sharnetzka, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 04.27-3t

**ESTATE OF PERRY F. HARRIS, JR., a/k/a
PERRY F. HARRIS, DECEASED**

Late of York City, York County, PA.

Executrix: Romaine Annette Harris, a/k/a Romaine Harris, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401

Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 04.27-3t

**ESTATE OF WILLIAM B. KELLY,
DECEASED**

Late of Shrewsbury Twp., York County, PA.

Executor: Robert T. Kelly, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 04.27-3t

**ESTATE OF PATRICIA A. LINDENBERGER,
DECEASED**

Late of Wrightsville Boro., York County, PA.

Administratrix: Jeanne M. Pauls, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401

Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401 04.27-3t

ESTATE OF DONALD F. LINDT, DECEASED

Late of Wrightsville Boro., York County, PA.

Co-Executors: David F. Lindt, Julia Lindt, a/k/a Julia A. Raczkowski, and Susan E. Lindt, 403 Maple Street, Wrightsvill, PA 17368 04.27-3t

**ESTATE OF KENNETH E. MARKEL,
DECEASED**

Late of Red Lion Boro., York County, PA.

Executrix: Heather J. Markel, c/o Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356

Attorney: Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356 04.27-3t

ESTATE OF TIM R. MECKLEY, DECEASED

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

Co-Administrators: Marty L. Meckley and Clark E. Meckley, Jr., c/o John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404

Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 04.27-3t

**ESTATE OF PATRICIA R. SEARLE,
DECEASED**

Late of York Twp., York County, PA.

Executors: Theresa M. Ludwig and Richard E. Searle, Jr., c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356

Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, PC, 105 West Broadway, Red Lion, PA 17356 04.27-3t

ESTATE OF MARY E. SPRIGLE, DECEASED

Late of York Twp., York County, PA.

Executor: Scott S. Weaver, c/o Barley Snyder, 100 East Market Street, York, PA 17401

Attorney: Jayne R. Katherman, Esquire, Barley Snyder, 100 East Market Street, York, PA 17401 04.27-3t

**ESTATE OF PEARL L. STURGIS,
DECEASED**

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

Executor: Miles R. Weaver, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 04.27-3t

**ESTATE OF MELANIE C. TURNBAUGH,
DECEASED**

Late of Penn Twp., York County, PA.

Executor: Scott J. Strausbaugh, c/o Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331

Attorney: Scott J. Strausbaugh, Esquire, Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331 04.27-3t

**ESTATE OF CAROLYN LEE WINEMILLER,
DECEASED**

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

Executor: Lee W. Cockrum, 1121 Annapolis Road, #369, Odenton, MD 21113 04.27-3t

THIRD PUBLICATION

**ESTATE OF JOHN C. ANDERSON, SR.,
DECEASED**

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

Executor: Patricia A. Fitzgerald, 238 E. Main Street, New Freedom, PA 17349
Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331 04.20-3t

ESTATE OF IRVIN H. BORTZ, DECEASED

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

Executors: Georgeanne Yoder and Judy Urey, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 04.20-3t

**ESTATE OF MICHAEL BRIAN CORSON,
DECEASED**

Late of Windsor Twp., York County, PA.

Executor: Andrew Corson, 570 North 23rd Street, Apt. 2B, Philadelphia, PA 19130 04.20-3t

ESTATE OF NANCY E. FRYE, DECEASED

Late of Conewago Twp., York County, PA.

Executrix: Nicole Shue, 1095 Green Springs Road, York, PA 17406 04.20-3t

**ESTATE OF PAUL A. GARBRICK, JR.,
DECEASED**

Late of Loganville Boro., York County, PA.

Executor: David A. Garbrick, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401

Attorney: Gregory E. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401 04.20-3t

**ESTATE OF DAVID J. GILBERT, a/k/a DAVID
JOHN GILBERT, DECEASED**

Late of Franklin Twp., York County, PA.

Executor: Mario Constantino, 2901 Colgate Avenue, Delanco, NJ 08075

Attorney: Vicky Ann Trimmer, Esquire, 645 N. 12th Street, Suite 200, Lemoyne, PA 17043 04.20-3t

ESTATE OF JUNE M. GROVE, DECEASED

Late of Carroll Twp., York County, PA.

Executors: Brenda S. Grim, Karen E. Kreiger, and Rená L. Cris, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402

Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402 04.20-3t

ESTATE OF LEROY D. HAKE, DECEASED

Late of Dover Boro., York County, PA.

Executor: Donald L. Hake, c/o Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402

Attorney: Amanda Snoko Dubbs, Esquire, Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 04.20-3t

ESTATE OF JOSIAH WASHINGTON

HELSEL, III, a/k/a JAY W. HELSEL, III, a/k/a JOSIAH W. HELSEL, III, DECEASED

Late of Carroll Twp., York County, PA.

Executrix: Cynthia J. Grinnell, a/k/a Cynthia J. Grinnell, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408

Attorney: Tessa Marie Myers, Esquire, The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408 04.20-3t

ESTATE OF RUTH E. KNISELY, DECEASED

Late of Hellam Twp., York County, PA.

Executor: Allison M. Knisely-Freeland, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401

Attorney: Gregory E. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401 04.20-3t

ESTATE OF DAVID R. LAMAN, DECEASED
Late of Carroll Twp., York County, PA.
Executrices: Crystal A. Dyer, 2004 Holly
Street, Marysville, PA 17053, and/or Lois
P. Vaccaro, 252 Deer Trail, Marysville, PA
17053
Attorney: Brian C. Linsnbach, Esquire,
STONE, WILEY & LINSENBACH, PC, 3
N. Baltimore Street, Dillsburg, PA 17019
04.20-3t

ESTATE OF ARIANNA REBECCA LANDIS,
DECEASED
Late of Newberry Twp., York County, PA.
Administratrix: Nicole A. Anderson, 565
York Haven Rd., York Haven, PA 17370
Attorney: John B. Zonarich, Esquire,
Skarlatos Zonarich, 320 Market Street,
Suite 600W, Harrisburg, PA 17101
04.20-3t

ESTATE OF TED A. LeGORE, DECEASED
Late of Hanover Boro., York County, PA.
Executor: Donald M. LeGore, c/o Richard R.
Reilly, Esquire, 54 N. Duke Street, York,
PA 17401
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke Street, York, PA 17401 04.20-3t

ESTATE OF MONICA SUE LEISTER,
DECEASED
Late of Lower Windsor Twp., York County,
PA.
Executor: Loretta J. Leister, c/o Bellomo &
Associates, LLC, 3198 East Market Street,
York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
04.20-3t

ESTATE OF DONALD E. MILLER, a/k/a
DONALD EUGENE MILLER, DECEASED
Late of Shrewsbury Twp., York County, PA.
Co-Executors: Sherry Ann Smith and
Marsha Dee Kehoe, c/o CGA Law Firm,
PC, 135 North George Street, York, PA
17401
Attorney: Margaret W. Driscoll, Esquire,
CGA Law Firm, PC, 135 North George
Street, York, PA 17401 04.20-3t

ESTATE OF CHIYOKO MORRIS,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Executor: Alvin Browning, c/o MOUNTZ
& KREISER LAW OFFICES, 553 Locust
Street, Columbia, PA 17512
Attorney: Karl Kreiser, Esquire, MOUNTZ
& KREISER LAW OFFICES, 553 Locust
Street, Columbia, PA 17512 04.20-3t

ESTATE OF SANDRA A. ORLOWSKY, a/k/a
SANDRA ANN ORLOWSKY, DECEASED
Late of Jacobus Boro., York County, PA.
Executrix: Sandra A. Garner, c/o MPL Law
Firm LLP, 96 S. George Street, Suite 520,
York, PA 17401
Attorney: Erik D. Spurlin, Esquire, MPL
Law Firm LLP, 96 S. George Street, Suite
520, York, PA 17401 04.20-3t

ESTATE OF PAMELA J. RAYBURN,
DECEASED
Late of Red Lion Boro., York County, PA.
Executor: Cara Jo Brooks, c/o Laucks &
Laucks, PC, 105 West Broadway, Red
Lion, PA 17356
Attorney: David M. Laucks, Esquire, Laucks
& Laucks, PC, 105 West Broadway, Red
Lion, PA 17356 04.20-3t

ESTATE OF SUZETTE E. SMITH,
DECEASED
Late of Lower Windsor Twp., York County,
PA.
Executor: Gary W. Emig, Jr., c/o Elder Law
Firm of Robert Clofine, 340 Pine Grove
Commons, York, PA 17403
Attorney: Joy L. Kolodzi, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403
04.20-3t

ESTATE OF MARGARET M. SWEENEY,
DECEASED
Late of Hopewell Twp., York County, PA.
Executrix: Deborah Woy, c/o Stock and
Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire,
STOCK AND LEADER, 221 West
Philadelphia Street, Suite 600, York, PA
17401 04.20-3t

ESTATE OF JANE A WAGAMAN,
DECEASED
Late of Paradise Twp., York County, PA.
Executrix: Kathleen S. Rogers, c/o Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403
04.20-3t

ESTATE OF NANCY K. WAGNER,
DECEASED
Late of Manchester Twp., York County, PA.
Executor: William J. Wagner, III, 102
Schofield Drive, East Berlin, PA 17316
Attorney: G. Steven McKonly, Esquire, 119
Baltimore Street, Hanover, PA 17331
04.20-3t

ESTATE OF WANDA C. WARDDELL,
DECEASED
Late of York, York County, PA.
Administratrix: Paula A. Thrasher, c/o
SOHO Legal Services, Ltd., 1035
Mumma Road, Suite 302, Lemoyne, PA
17043
Attorney: Kirk S. Sohonage, Esquire, SOHO
Legal Services, Ltd., 1035 Mumma Road,
Suite 302, Lemoyne, PA 17043
04.20-3t

ESTATE OF WAYNE L. WOOD, DECEASED
Late of Dover Twp., York County, PA.
Executor: Jay A. Henry, c/o The Hamme
Law Firm, LLC, 1946 Carlisle Road,
York, PA 17408
Attorney: Tessa Marie Myers, Esquire, The
Hamme Law Firm, LLC, 1946 Carlisle
Road, York, PA 17408 04.20-3t

MARY JANE DOWNS LIVING TRUST
DATED DECEMBER 6, 2004, AS AMENDED
AND RESTATED TRUST
Notice is hereby given that Charles F. Downs
is the Trustee of the above-named Trust. All
persons indebted to Mary Jane Downs are
requested to make payment and all those having
claims against Mary Jane Downs are directed to
present the same to: Charles F. Downs, Trustee
c/o Jeffrey R. Bellomo, Esquire, Bellomo &
Associates, LLC, 3198 East Market Street, York,
PA 17402 04.20-3t

CIVIL NOTICES

ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on April 18, 2023, for a proposed nonprofit corporation to be known as:

BETHLEHEM STONEPILE CHURCH

formed pursuant to the provisions of the Nonprofit Corporation Law of 1988, 15 Pa C.S. Section 5306, et seq.

The proposed nonprofit corporation is organized exclusively for charitable, educational, and scientific purposes as defined in Section 501(c)(3) of the Internal Revenue Code. In furtherance of its purposes, the corporation may exercise all rights, privileges, powers and authority of a corporation organized under the Nonprofit Corporation Law of 1988, as amended.

05.04-1t Solicitor

NOTICE is hereby given that Articles of Incorporation - Nonprofit were filed with the Department of State, Commonwealth of Pennsylvania on January 12, 2023, for the purpose of forming a nonprofit corporation under The Pennsylvania Nonprofit Corporation Law of 1988, as amended. The name of the corporation is YORK BUY FRESH BUY LOCAL. It has been organized exclusively for charitable and educational purposes, to include establishing a broad-based, non-profit organization to raise contributions from individuals, corporations, and community that qualify for exempt organizations under Section 501(c)(3) of the Internal Revenue Code of 1986.

05.04-1t Solicitor

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed in the Department of State, Commonwealth of Pennsylvania in Harrisburg, PA on February 16, 2023 for the purpose of incorporating a non-profit corporation under the Pennsylvania Non-Profit Corporation Law of 1988. The name of the corporation is "Logan Meadows Homeowner's Association Phases III & IV"

The purpose for which it is to be organized is to maintain common areas created by the subdivision plan for Logan Meadows Phases III & IV, to enforce the restrictions, covenants and conditions of Logan Meadows Phases III & IV and to carry out all other functions normally performed by a homeowner's association.

05.04-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 4/10/2023, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Stephanie Lynn Adamchik to Stephanie Lynn Roberts. The Court has fixed the day of 6/20/2023 at 10:00 am in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

05.04-1t Solicitor

DISSOLUTION NOTICE

TO ALL CREDITORS of Electric Chocolate Tours, Inc., a Pennsylvania business corporation: This is to notify you that it is dissolving and winding up its business. The shareholders have approved a proposal that the corporation dissolve voluntarily and that the board of directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988. Please contact the undersigned regarding any claims you have against the company, including the amount of the claim and the basis for the claim.

Robert C. May, Esquire
The Law Firm of May & May, P.C.
4330 Carlisle Pike
Camp Hill, PA 17011
(717) 612-0102

05.04-1t Solicitor

NOTICE is hereby given to all persons interested or who may be affected that JP Design & Manufacturing Inc. and Sleepy Hollow Designs Inc., a Pennsylvania Corporation having a registered address at 106 Shelbourne Drive, York, PA 17403 is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Board of Directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution under

the Pennsylvania Business Corporation Law of 1988.

05.04-2t Solicitor

NOTICE is hereby given in compliance with Section 1975 of the Business Corporation Law of December 21, 1988, P.L. 1444, as amended, that WEST 914 INC., a Pennsylvania business corporation, having its registered office at 1820 Carriage Court, York, Pennsylvania 17403 will file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, pursuant to the provisions of the said Business Corporation Law, that its affairs have been wound up, and that its corporate existence will be terminated on the issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania.

05.04-1t Solicitor

FICTITIOUS NAME

NOTICE is hereby given that an Application for Registration of Fictitious Name will be filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, pursuant to the Fictitious Names Act, for the name Forward Real Estate Investments, having a principal place of business at 784 Applewine Court, York, PA 17404. The entity interested in the said name is T&R Core Investment, LLC, with a principal place of business at 784 Applewine Court, York, PA 17404.

05.04-1t Solicitor

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 20, 2023, for **Funks Cleaning** with a principal place of business located at 13270 Fishel Rd, Felton, PA 17322, in York County. The individual interested in the business is Rachel Funk also located at 13270 Fishel Rd., Felton, PA 17322. This is filed in compliance with 54 Pa.C.S. 311.417.

05.04-1t Solicitor

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 17, 2023, for **The Mitered Corner** with a principal place of business located at 55 Kaitlyn Drive, Hanover, PA 17331, in York County. The individual interested in the business is Michael K. Wynne also located at

55 Kaitlyn Drive, Hanover, PA 17331. This is filed in compliance with 54 Pa.C.S. 311.417.

05.04-1t Solicitor

PUBLIC NOTICE

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

WINDSOR TOWNSHIP, Plaintiff

v.

COEY M. SMITH, Defendant

No. 2021-SU-002119

NOTICE

TO: COEY M. SMITH

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

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

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

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

05.04-3t Solicitor

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION vs. TERRY D. ADELSBERGER Docket Number: 2022-SU-001874. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TERRY D. ADELSBERGER

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

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

UPIN NUMBER 34-000-02-0027.00-00000

PROPERTY ADDRESS: 488 RIVER ROAD, DELTA, PA 17314

UPI# 340000200270000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR GSAMP TRUST 2007-NC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-NC1 vs. ANY AND ALL KNOWN AND UNKNOWN, HEIRS, EXECUTORS AND ADMINISTRATORS OF EPAMIN G. VASTARDIS A/K/A EPAMIN VASTARDIS, DECEASED; ANY AND ALL KNOWN AND UNKNOWN, HEIRS, EXECUTORS

AND ADMINISTRATORS OF LINDA J. VASTARDIS, DECEASED; and ANY AND ALL KNOWN AND UNKNOWN, HEIRS, EXECUTORS AND ADMINISTRATORS OF THE ESTATE OF GUST E. VASTARDIS, DECEASED Docket Number: 2022-SU-001616. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

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

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

Parcel Number: 850000 01019400C0033

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

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

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

UPI# 8500001019400C0033

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION vs. BARRY AUGHENBAUGH, SOLELY IN HIS CAPACITY AS HEIR TO JANE AUGHENBAUGH, DECEASED, and VICTORIA MILLER SOLELY IN

HER CAPACITY AS HEIR TO JANE AUGHENBAUGH, DECEASED Docket Number: 2020-SU-000161. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BARRY AUGHENBAUGH SOLELY IN HIS CAPACITY AS HEIR TO JANE AUGHENBAUGH, DECEASED
VICTORIA MILLER SOLELY IN HER CAPACITY AS HEIR TO JANE AUGHENBAUGH, DECEASED

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

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

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$107,893.87

Attorneys for Plaintiff
KML Law Group P.C.

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

UPI# 30000ED00420000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST III vs. CHARLOTTE L. BELL Docket Number: 2022-SU-001985. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLOTTE L. BELL

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

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

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

PROPERTY ADDRESS: 41 CEMETERY ROAD, MANCHESTER, PA 17345

UPI# 230000200710000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION vs. STEVEN J. BELL Docket Number: 2018-SU-001423. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

STEVEN J. BELL

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

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

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$249,693.28

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 437 FRIENDSHIP AVENUE, YORK, PA 17406

UPI# 660000300190000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. BENJAMIN ROBERT BLAIR and JESSIE LYNNE BLAIR Docket Number: 2020-SU-000910. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BENJAMIN ROBERT BLAIR
JESSIE LYNNE BLAIR

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

PARCEL NO: 82-000-01-0142.0

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

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

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

UPI# 820000101420000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment

of: PENNYMAC LOAN SERVICES, LLC vs. SCOTT R. BOLTON Docket Number: 2022-SU-003119. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT R. BOLTON

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

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

Improvements thereon: Residential Dwelling

Judgment Amount \$102,601.42

Attorney for Plaintiff
KML Law Group, P.C.

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

UPI# 23000NH0225A0000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC DBA MR COOPER vs. CHRISTOPHER R. BRENNAN Docket Number: 2022-SU-002684. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER R. BRENNAN

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

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

Improvements thereon: Residential Dwelling

Judgment Amount \$163,644.27

Attorney for Plaintiff
KML Law Group, P.C.

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

UPI# 28000BN0017L000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY vs. LINDA K. BURCHETT Docket Number: 2022-SU-002678. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LINDA K. BURCHETT

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

TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY

v.
LINDA K. BURCHETT

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

223 LOCUST ST, HANOVER, PA 17331-2617
Tax ID No. 67-000-04-0121.00-00000

(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$137,064.96

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 223 LOCUST STREET, HANOVER, PA 17331

UPI# 670000401210000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SANTANDER BANK, N.A. vs. STEVE A. CARBAUGH Docket Number: 2022-SU-002271. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

STEVE A. CARBAUGH

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

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

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

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

Attorneys for Plaintiff
Brock & Scott, PLLC

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

UPI# 480002400120000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION vs. JAMES L. CHRISTHILF, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF

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

AS THE REAL ESTATE OF:

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

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

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

UPIN NUMBER 32-000-03-0002.00-00000

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

UPI# 320000300020000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. STACY RAE DEMANGONE Docket Number: 2022-SU-002261. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

STACY RAE DEMANGONE

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

710 JEFFERSON LANE, RED LION, PA 17356
Parcel No. 53-000-11-0043-00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$240,118.66

Attorneys for Plaintiff
KML Law Group, P.C.

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

UPI# 530001100430000000

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

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

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

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LSF9 MASTER PARTICIPATION TRUST vs. MARY DONOHUE and MICHAEL MYERS Docket Number: 2015-SU-000390-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MARY DONOHUE
MICHAEL MYERS

DOCKET NO: 2015-SU-000390-06

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

TAX PARCEL NO: 32000BL0035K000000

PROPERTY ADDRESS 5993 Anderson Road
Stewartstown, PA 17363

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Mary Donohue
and Michael Myers

ATTORNEY'S NAME: Roger Fay, Esquire

SHERIFF'S NAME: York County Sheriff

PROPERTY ADDRESS: 5993 ANDERSON
ROAD, STEWARTSTOWN, PA 17363

UPI# 32000BL0035K000000

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

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

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

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. BRANDON A. ENGLS Docket Number: 2022-SU-002372. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRANDON A. ENGLS

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

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

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount \$220,549.04

Attorneys for Plaintiff
KML Law Group P.C.

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

UPI# 520000200270000000

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

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

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

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST vs. ESTATE OF LINDA M. STUBBS, LAST RECORD OWNER/MORTGAGOR; TAMMY R. MORGAN, ADMINISTRATRIX OF THE ESTATE AND KNOWN HEIR OF LINDA

M. STUBBS; MALINDA WHITE, KNOWN HEIR OF LINDA M. STUBBS; UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF LINDA M. STUBBS, DECEASED; AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST Docket Number: . And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

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

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

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

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

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

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

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$115,194.51

Attorneys for Plaintiff
Romano, Garubo & Argentieri, LLC

PROPERTY ADDRESS: 85 PARK AVENUE,
MANCHESTER, PA 17345

UPI# 390000102730000000

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

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

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

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ

of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MIDFIRST BANK vs. JOHN FILIPELLI and LISA FILIPELLI Docket Number: 2022-SU-000701. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN FILIPELLI
LISA FILIPELLI

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

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

UPIN NUMBER 24-000-IG-0002.00-00000

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

UPI# 24000IG00020000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12 C/O CARRINGTON MORTGAGE SERVICES, LLC vs. MARY M. FLORY Docket Number: 2022-SU-002144. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MARY M. FLORY

DOCKET #2022-SU-002144

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

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

PROPERTY ADDRESS: 2439 Delta Road, Brogue, PA 17309

IMPROVEMENTS: RESIDENTIAL
DWELLING.

SOLD AS PROPERTY OF: Mary M. Flory

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

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 2439 DELTA ROAD, BROGUE, PA 17309

UPI# 21000FM0078E000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. WILLIAM J. FORSYTH, SR. Docket Number: 2022-SU-000487. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM J. FORSYTH, SR.

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

99 FETROW LANE, NEW CUMBERLAND, PA 17070

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

Improvements thereon: Residential Dwelling

Judgment Amount \$107,435.38

Attorney for Plaintiff
KML Law Group, P.C.

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

UPI# 270000701420000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. MYLES L. GIPE, JR. Docket Number: 2020-SU-000662. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MYLES L. GIPE, JR.

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

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

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$100,143.71

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

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

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

UPI# 21000FL00820000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

C/O NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC, D/B/A SHELLPOINT MORTGAGE SERVICING vs. DALE E. GOHEEN, III Docket Number: 2022-SU-002520. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DALE E. GOHEEN, III

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

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

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

DALE E. GOHEEN, III

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

1275 BAHNS MILL ROAD, WINDSOR, PA 17366

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

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$138,236.51

Attorneys for Plaintiff
Parker McCay, PA

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

UPI# 53000HL00750000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. GARETT L. HACKER and AMBER M. HACKER Docket Number: 2022-SU-002736. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/>

the following real estate to wit:

AS THE REAL ESTATE OF:

GARETT L. HACKER
AMBER M. HACKER

DOCKET #2022-SU-002736

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

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

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

IMPROVEMENTS: RESIDENTIAL DWELLING

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

ATTORNEY FOR PLAINTIFF: Powers Kirm, LLC

SHERIFF: Richard P. Keuerleber

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

UPI# 260001301870000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC vs. ILLYA O. HARRISON Docket Number: 2022-SU-002748. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ILLYA O. HARRISON

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

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

UPIN NUMBER 39-000-08-0515.00-00000

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

UPI# 390000805150000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005 vs. AUDRA JOHNS AS ADMINISTRATRIX OF THE ESTATE OF JASON ALLEN KWASNIK, DECEASED and JAMES HALKIAS Docket Number: 2022-SU-001667. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

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

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

14854 TROUT SCHOOL ROAD, FELTON, PA 17322

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

Improvements thereon: Residential Dwelling

Judgment Amount \$175,612.39

Attorney for Plaintiff
KML Law Group, P.C.

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

UPI# 25000DL0055H0000000

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

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BAYVIEW LOAN SERVICING, LLC vs. MICHAEL D. KALE Docket Number: 2019-SU-001928. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL D. KALE

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

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

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$165,934.94

Attorneys for Plaintiff
KML Law Group, P.C.

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

UPI# 670000601330000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: GITSIT SOLUTIONS, LLC vs. KENNETH KITNER and LINDA D KITNER Docket Number: 2022-SU-002638. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KENNETH KITNER
LINDA D KITNER

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

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

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

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

Attorneys for Plaintiff
Brock & Scott, PLLC

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

UPI# 380000D0076D000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. WILLIAM E. KOHLER, JR. and JACQUELINE D. KOHLER Docket Number: 2022-SU-000748. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM E. KOHLER, JR.
JACQUELINE D. KOHLER

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

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

Property Address: 721 Jessop Place
York, PA 17403

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

PROPERTY ADDRESS: 721 JESSOP PLACE, YORK, PA 17403

UPI# 081740100210000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. JULIE L. LAVETAN Docket Number: 2022-SU-002401. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JULIE L. LAVETAN

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

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

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

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

Attorneys for Plaintiff

Brock & Scott, PLLC

PROPERTY ADDRESS: 1651 LESLYNN ROAD, YORK, PA 17403

UPI# 48000160187N000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. TERRI L. LEHMAN Docket Number: 2022-SU-000959. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TERRI L. LEHMAN

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

17058 MOUNT AIRY ROAD, SHREWSBURY, PA 17361

Parcel No. 45-000-06-0113.00-00000
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$174,553.04

Attorneys for Plaintiff
 KML Law Group, P.C.

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

UPI# 450000601130000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE ELLINGTON LOAN ACQUISITION TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1 vs. CHARLES M. LOEHMER and MARY KELLY LOEHMER Docket Number: 2016-SU-001811-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES M. LOEHMER
 MARY KELLY LOEHMER

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

Property Address: 24 Tree Hollow Drive Shrewsbury, PA 17361

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

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

UPI# 840001000090000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE

MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3 vs. PATRICK A. MASCARENAS Docket Number: 2022-SU-000799. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

PATRICK A. MASCARENAS

Property of Patrick A. Mascarenas

Execution No. 2022-SU-000799

Judgment Amount: \$106,047.07

All the right title, interest and claim of Patrick A. Mascarenas, of in and to:

Property locates at 2025 Shaffer Circle, within Dover Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2086, at page 3697, as Instrument No. 2010037081.

Parcel Identification No. 24-000-34-0058.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue North Wales, PA 19454

PROPERTY ADDRESS: 2025 SHAFFER CIRCLE, DOVER, PA 17315

UPI# 240003400580000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. BETTY L. MAY Docket Number: 2022-SU-002735. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BETTY L. MAY

DOCKET #2022-SU-002735

All that certain lot of ground and the

improvements thereon erected, being partly in the Borough of West York, York County, Pennsylvania, and partly in West Manchester Township, York County, Pennsylvania.

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

PROPERTY ADDRESS: 1741 ORANGE STREET, YORK, PENNSYLVANIA 17404

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Betty L. May

ATTORNEY FOR PLAINTIFF: Powers Kirm, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 1741 ORANGE STREET, YORK, PA 17404

UPI# 880001800210000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. ZACHARY A. MCFADDEN Docket Number: 2020-SU-000691. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ZACHARY A. MCFADDEN

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

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

Improvements thereon: Residential Dwelling

Judgment Amount \$139,050.96

Attorney for Plaintiff
KML Law Group, P.C.

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

UPI# 460001601680000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs. GWAINN A. MCKEEVER and SHANA L. MCKEEVER Docket Number: 2011-SU-004104-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

GWAINN A. MCKEEVER
SHANA L. MCKEEVER

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

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$133,735.42

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

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

PROPERTY ADDRESS: 2965 BULL ROAD, YORK, PA 17408

UPI# 23000KG00210000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

5.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QS12C/O PHH MORTGAGE CORPORATION, AS SERVICER FOR MORTGAGEE vs. CHRISTIE A. NACE A/K/A CHRISTIE NACE Docket Number: 2022-SU-002310. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTIE A. NACE A/K/A CHRISTIE NACE

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

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

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

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

UPI# 8200005007600PC007 FNA 8200005007600C0007

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. MONA S. NEARHOOF Docket Number: 2022-SU-001225. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MONA S. NEARHOOF

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

47 EAST 3RD AVENUE, SPRING GROVE, PA 17362

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

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$124,199.28

Attorneys for Plaintiff KML Law Group, P.C.

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

UPI# 8500001019400C0047

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. PATTI O'BRIEN Docket Number: 2022-SU-002154. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

PATTI O'BRIEN

Docket No. 2022-SU-002154

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

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

Property: 1530 Devers Road, York, PA 17404

Improvements: Residential Property

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

UPI# 146180200020000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRUIST BANK vs. DUANE A. PAIGE Docket Number: 2022-SU-001300. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

DUANE A. PAIGE

All that certain piece or parcel or Tract of land situate in the City of York, York County, Pennsylvania, and being known as 518 Lamour Street, York, Pennsylvania 17403. TAX MAP AND PARCEL NUMBER: 12-432-19-0031.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$62,685.52

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

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

PROPERTY ADDRESS: 518 LAMOUR STREET, YORK, PA 17403

UPI# 124321900310000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00

O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANK UNITED N.A. vs. JUSTIN B. PFEIFFER Docket Number: 2022-SU-002280. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JUSTIN B. PFEIFFER

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

Property Address: 511 S Main Street Shrewsbury, PA 17361

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

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

UPI# 840000300320000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. ROBERT J. RANKIN Docket Number: 2022-SU-002779. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT J. RANKIN

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

PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs

ROBERT J. RANKIN, Defendant
Real Estate: 230 WALNUT STREET
WRIGHTSVILLE, PA 17368

0063.00-00000
IMPROVEMENTS: RESIDENTIAL
PROPERTY

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

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

PROPERTY ADDRESS: 21 BALTIMORE
STREET, SPRING GROVE, PA 17362-7986
UPI# 730000100630000000

See Instrument: 2019-058324

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

Assessment: \$116,444.00

Improvement thereon: a residential dwelling
house as identified above

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

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on June 05, 2023 At 2:00
O'Clock, PM, prevailing time, by virtue of a Writ
of Execution issued out of the Court of Common
Pleas of York County, Pennsylvania on Judgment
of: NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING vs. STEPHANIE
M. SCHROEDER, ADMINISTRATRIX OF
THE ESTATE OF MICHAEL P. LYNCH,
DECEASED Docket Number: 2022-SU-
001495. And to me directed, I will expose at
public sale at <https://york.pa.realforeclose.com/>
the following real estate to wit:

AS THE REAL ESTATE OF:

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

Docket No. 2022-SU-001495

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

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

Property: 133 Kathryn Drive, Red Lion, PA
17356

Improvements: Residential Property

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

UPI# 53000HK0076E0C0034

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

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

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

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

PROPERTY ADDRESS: 230 WALNUT
STREET, WRIGHTSVILLE, PA 17368

UPI# 910000301030000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on June 05, 2023 At 2:00
O'Clock, PM, prevailing time, by virtue of a
Writ of Execution issued out of the Court of
Common Pleas of York County, Pennsylvania
on Judgment of: NATIONSTAR MORTGAGE
LLC DBA MR. COOPER AS SUCCESSOR BY
MERGER TO PACIFIC UNION FINANCIAL
LLC vs. JASON RUPPERT AKA JASON D.
RUPPERT Docket Number: 2017-SU-003268.
And to me directed, I will expose at public sale at
<https://york.pa.realforeclose.com/> the following
real estate to wit:

AS THE REAL ESTATE OF:

JASON RUPPERT AKA JASON D. RUPPERT

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

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

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$146,271.07

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 720 FINKS DRIVE,
YORK, PA 17404

UPI# 36000LH0087N000000

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

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

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on June 05, 2023 At 2:00
O'Clock, PM, prevailing time, by virtue of a
Writ of Execution issued out of the Court of
Common Pleas of York County, Pennsylvania
on Judgment of: SPECIALIZED LOAN
SERVICING LLC vs. SHAWN P. REACHARD
Docket Number: 2022-SU-003046. And to me
directed, I will expose at public sale at <https://york.pa.realforeclose.com/>
the following real
estate to wit:

AS THE REAL ESTATE OF:

SHAWN P. REACHARD

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

BEING PARCEL NUMBER: 73-000-01-

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on June 05, 2023 At 2:00
O'Clock, PM, prevailing time, by virtue of a
Writ of Execution issued out of the Court of
Common Pleas of York County, Pennsylvania
on Judgment of: BOKF, N.A. vs. TOSHIA M.
SHEARER Docket Number: 2022-SU-000791.
And to me directed, I will expose at public sale at
<https://york.pa.realforeclose.com/> the following
real estate to wit:

AS THE REAL ESTATE OF:

TOSHIA M. SHEARER

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

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

UPIN NUMBER 09-196-01-0019.00-00000

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

UPI# 091960100190000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FEDERAL NATIONAL MORTGAGE ASSOCIATION vs. PATRICIA A. SMITH and GALLEN D. SMITH Docket Number: 2018-SU-003254. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

PATRICIA A. SMITH
GALLEN D. SMITH

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

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

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$201,151.03

Attorneys for Plaintiff
KML Law Group P.C.

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

UPI# 49000LE0002B000000

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

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AMERIHOM MORTGAGE COMPANY, LLC vs. NATHAN STAUB and STACEY C. STAUB Docket Number: 2022-SU-002793. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

NATHAN STAUB
STACEY C. STAUB

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

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

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$200,566.37

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

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

PROPERTY ADDRESS: 13 KEVIN DRIVE, YORK, PA 17408

UPI# 33000040034000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania

on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. JAIME L. SYNAMON, AS ADMINISTRATRIX OF THE ESTATES OF CLYDE D. CRILLEY A/K/A C. DOUGLAS CRILLEY A/K/A CLYDE DOUGLAS CRILLEY, DECEASED AND NORMA-JEAN CRILLEY, DECEASED Docket Number: 2022-SU-001945. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

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

DOCKET #2022-SU-001945

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

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

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

IMPROVEMENTS: RESIDENTIAL DWELLING

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

ATTORNEY FOR PLAINTIFF: Powers Kirn, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 406 CLEARVIEW ROAD, HANOVER, PA 17331

UPI# 670001301230000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MATRIX FINANCIAL SERVICES CORPORATION vs. THE UNKNOWN HEIRS OF ADAM R. GASSNER DECEASED and ANDREA GASSNER A/K/A ANDREA WHITCOMB, SOLELY IN HER

CAPACITY AS HEIR OF ADAM R. GASSNER, DECEASED Docket Number: 2021-SU-001287. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

THE UNKNOWN HEIRS OF ADAM R. GASSNER DECEASED ANDREA GASSNER A/K/A ANDREA WHITCOMB, SOLELY IN HER CAPACITY AS HEIR OF ADAM R. GASSNER, DECEASED

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

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

Improvements thereon: Residential Dwelling

Judgment Amount \$89,497.98

Attorney for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 49 GLENVIEW CIRCLE, DILLSBURG, PA 17019

UPI# 63000NC0094B0C0022

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK vs. LOWELL K. THOMAS and MEGAN P. THOMAS Docket Number: 2021-SU-002650. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LOWELL K. THOMAS MEGAN P. THOMAS

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

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

Improvements thereon: Residential Dwelling

Judgment Amount \$585,065.61

Attorney for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 3414 TRONE ROAD, GLENVILLE, PA 17329

UPI# 37000CF0069000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER YVONNE LEWIS Docket Number: 2022-SU-001507. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

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

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

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

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

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 313 ROYAL DRIVE, MANCHESTER, PA 17345

UPI# 7600002013800C0001

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST M vs. TONYA VELAZQUEZ Docket Number: 2022-SU-001409. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TONYA VELAZQUEZ

Docket No. 2022-SU-001409

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

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

Property: 550 Baltimore Street, Hanover, PA 17331

Improvements: Residential Property

PROPERTY ADDRESS: 550 BALTIMORE STREET, HANOVER, PA 17331

UPI# 44000030120000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of

Common Pleas of York County, Pennsylvania on Judgment of: FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO METRO BANK F/K/A COMMERCE BANK/HARRISBURG, N.A. vs. JOEL A. WARNER and LINDA C. WARNER, TRUSTEES OF THE JOEL A. AND LINDA C. WARNER, REVOCABLE TRUST Docket Number: 2021-SU-002500. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

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

SHORT LEGAL DESCRIPTION

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

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

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

Tax Parcel No. 89-000-01-0022

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

Judgment amount \$74,925.01

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

UPI# 89000010022000000

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

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

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

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEBT COLLECTION SOLUTIONS, LLC vs. ALISSA A. WHITMORE Docket Number: 2022-SU-002948. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate

to wit:

AS THE REAL ESTATE OF:

ALISSA A. WHITMORE

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

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

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

Judgment Amount: \$17,865.12

Attorneys for Plaintiff
Stock and Leader

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

UPI# 30000EE0064X000000

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

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

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

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. AMY S. WILDASIN and NICHOLAS S. WILDASIN Docket Number: 2022-SU-001001. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

AMY S. WILDASIN
NICHOLAS S. WILDASIN

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

28 BURNS ROAD, SPRING GROVE, PA 17362

Parcel No.: 73000DG0020C000000 (Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$140,706.30

Attorney for Plaintiff

KML Law Group, P.C.

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

UPI# 73000DG0020C000000

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

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

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

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. WENDY SUE WILDISH and JOSHUA DAVID WILDISH Docket Number: 2022-SU-002884. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

WENDY SUE WILDISH
JOSHUA DAVID WILDISH

All that certain piece or parcel or Tract of land situate in the Borough of Hanover, York County, Pennsylvania, and being known as 9 Third Street, Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER:67-000-10-0353-00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$91,946.54

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Wendy Sue Wildish and Joshua David Wildish

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

PROPERTY ADDRESS: 9 THIRD STREET, HANOVER, PA 17331

UPI# 670001003530000000

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

Seized, levied upon and taken into execution As

the Real Estate aforesaid by

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 05, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. DENNIS YANOVER Docket Number: 2022-SU-002353. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DENNIS YANOVER

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

FREEDOM MORTGAGE CORPORATION
v.
DENNIS YANOVER

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

2303 GOLDEN EAGLE DRIVE, YORK, PA 17408
Tax ID No. 51-000-32-0138.D0-C0146
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$150,201.19

Attorneys for Plaintiff
Brock & Scott, PLLC

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

UPI# 51000320138D0C0146

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

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

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

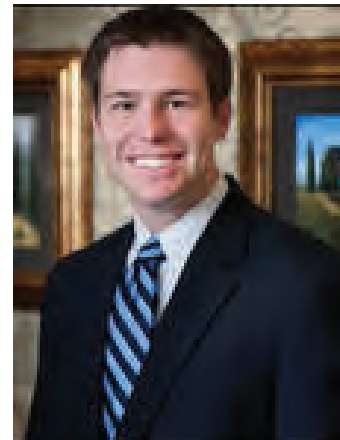


YCBF MEMBER SPOTLIGHT

Matthew A. Sembach Esq., Chief Deputy Public Defender at the York County Public Defender's Office

Matt is currently a Chief Deputy Public Defender at the York County Public Defender's Office. Born and raised in Middletown, PA, he graduated from Elizabethtown College and Widener University School of Law. Matt's legal career began with a law clerkship for the Honorable Angela R. Krom in the Franklin and Fulton County Court of Common Pleas. He then spent six years in private practice, gaining diverse legal experience.

For nearly six years, Matt has been with the York County Public Defender's Office, where he provides legal representation to indigent clients. He is a dedicated legal professional, committed to ensuring that everyone has access to justice, regardless of their financial circumstances. Matt was also the first to volunteer as a Pardon Coach with the newly formed Pardon Project of York County.



MORE ABOUT MATT:

What achievements are you most proud of professionally? I am most proud of the work that I have done to better the lives of domestic violence victims and human trafficking victims. Unfortunately, many of these victims turn to petty crimes, such as retail theft, because they feel trapped and have no other options to escape their situation. I'm also proud that I have never compromised my integrity or respect for the rule of law, no matter how difficult a case has been.

What excites you about the future of law? The intersection between the 4th Amendment/Article I, Section 8 of the Pennsylvania Constitution and rapidly evolving technology to solve crimes has always fascinated me. For example, law enforcement's use of ShotSpotter technology is a budding issue.

Last book you read and/or favorite podcast? Last book: Life Lived Wild by Rick Ridgeway.
Favorite Podcast: Overheard at National Geographic

What would someone be surprised to know about you? During college I spent a semester studying abroad in England, in a castle that dated to the 1440s. My wife and I love to travel and do anything outdoors. Next month, I am scheduled to bicycle from Pittsburgh to Washington DC over five days with a couple of buddies.

Why did you decide to become a Pardon Project Coach? Like so many of my clients, the individual seeking the pardon completed their sentence and aspired to integrate as a productive member of society. Unfortunately, the conviction severely diminished their ability to earn income and a glass ceiling was placed above them. I wanted to do everything I could to break that ceiling so the individual could lead a fulfilling life.

LOOKING FOR ESTATE NOTICES

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