

York Legal Record

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

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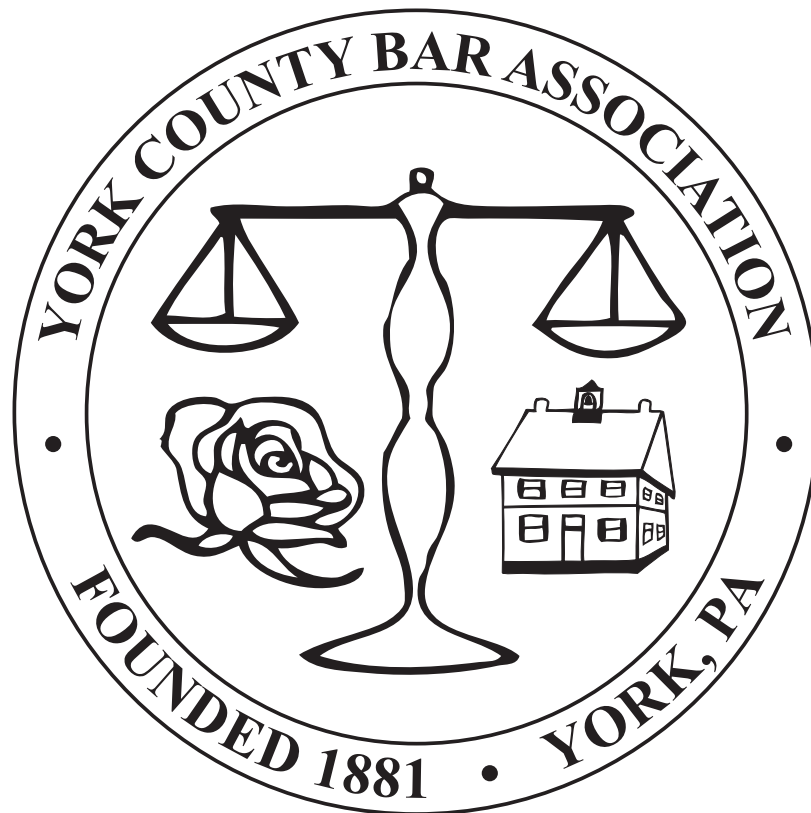
No. 49

CASES REPORTED

B.F. V. T.D.
NO. 2018-FC-001264-15

Divorce – Special Relief – Enforcement of Agreement

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Dated Material Do Not Delay

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**B.F. V. T.D.
NO. 2018-FC-001264-15**

Divorce – Special Relief – Enforcement of Agreement

1. Wife filed a Petition for Special Relief to enforce Husband’s obligation under the Marriage and Property Settlement Agreement and a subsequent amendment to the agreement to assume or refinance the martial residence’s mortgage.
2. The Court found that Husband had defaulted and ordered Husband to refinance the mortgage or to remove Wife’s name from the martial home through assumption.

** This matter was not appealed.*

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

No. 2018-FC-001264-15

CIVIL ACTION

DIVORCE

**B. F.,
Plaintiff**

v.

**T. D.,
Defendant**

APPEARANCES:

For Plaintiff: Stephanie J. Kogut, Esquire

For Defendant: Kathryn Nonas-Hunter, Esquire

**ORDER ENFORCING MARRIAGE
AND PROPERTY AGREEMENT**

Before the Court is a Petition for Special Relief to Enforce Agreement filed by T.D. (“Wife”). The Plaintiff in this matter is B.F. (“Husband”). Wife in this matter seeks to have a portion of the Marriage and Property Settlement Agreement pertaining to the martial home enforced.

Following a hearing on this matter, the Court held that Husband was in default of the Marriage and Property Settlement Agreement.

BACKGROUND

On November 9, 2018, Husband filed a Complaint in Divorce. The parties had previously entered into a Marriage Property Settlement Agreement dated November 8, 2018 (“2018 Agreement”). Relative to this matter, Husband agreed to do the following beginning on January 1, 2019: 1) Husband shall assume exclusive possessions of the martial residence; 2) Husband shall be solely responsible for monthly payments for the mortgage secured by the marital residence; 3) Husband shall indemnify and hold Wife harmless for the same; and 4) Husband shall be solely liable for the payment of any taxes, insurances, utilities, maintenance, and all other expenses directly associated with marital residence. In order to facilitate these agreements, Husband promised to make reasonable efforts in that he would complete at least one application to refinance or assume every twelve months until he was able to successfully refinance or assume the mortgage.

However, as of January 2020, Wife began receiving alerts from credit monitoring bureaus that Husband was not making payments on the martial home which was still held in joint title. Accordingly, on April 28, 2020, the parties amended the 2018 Agreement, (“2020 Agreement”) to clarify Husband’s responsibilities. The 2020 Agreement required Husband to do the following: 1) Husband shall refinance the marital residence within three years; 2) Husband shall attempt to refinance at least one time every six months and shall provide documentation of his at-

tempt and the result to Wife. The first attempt was to be no later October 27, 2020. The 2020 Agreement incorporated the remaining portions of the 2018 Agreement including a portion permitting the non-defaulting party to sue to the defaulting party for breach as well as permitting the non-defaulting to obtain reasonable legal fees.

In early November 2020, Husband still had not complied with the 2020 Agreement. Rather, he offered that the he was unable to comply because there had been a delay in filing his 2019 taxes. This was in part due to the extension given during the Covid-19 pandemic. Accordingly, Wife filed a Petition to Enforce the Agreement on November 12, 2020.

DISCUSSION

Under the Domestic Relations Code, “[i]f, at any time, a party fails to comply with an order of equitable distribution, or with the terms of an agreement entered into by the parties,” the court after holding a hearing, may execute the following in order to ensure compliance with its order:

- (1) *enter judgment;*
- (2) authorize the taking and seizure of the goods and chattels and collection of the rents and profits of the real and personal, tangible and intangible property of the party;
- (3) award interest on unpaid installments;
- (4) *order and direct the transfer or sale of any property required in order to comply with the court’s order*
- (5) require security to insure future payments in compliance with the court’s order;
- (6) issue attachment proceedings, directed to the sheriff or other proper officer of the county, directing that the person named as having failed to comply with the court order be brought before the court, at such time as the court may direct. If the court finds, after hearing, that the person willfully failed to comply with the court order, it may deem the person in civil contempt of court and, in its discretion, make an appropriate order, including, but not limited to, commitment of the person to the county jail for a period not to exceed six months;
- (7) *award counsel fees and costs;*
- (8) attach wages; or
- (9) *find the party in contempt.*

23 Pa.C.S. § 3502(e) (1990) (emphasis added).

In this matter, the Court finds that Husband is in default of both the 2018 and 2020 Agreements. Namely, Husband admitted that he did not file a complete assumption as required by both agreements due to the fact that he lacked his 2019 tax returns. Additionally, Husband admitted that he never attempted to refinance the mortgage on the martial home. Moreover, Husband conceded that he was three months behind in making payments on the mortgage. Husband also offered that he was part of a deferral program at the bank which held the mortgage.

However, Husband’s assertions that he is currently on a deferral program bank do not excuse his failure to comply with the contract in part because the deferral program also shows that he is behind in payments. Furthermore, Husband’s explanation that he was unable to properly file an assumption due to his taxes being delayed does not justify his nonconformance. Importantly, neither the 2018 Agreement nor the 2020 Agreement on its face provide an excuse mechanism, nor are there ambiguities that this Court can reasonably construe. As no such mechanism or ambiguity exists, this Court must read these contracts for what is articulated on the face of the agreements. Accordingly, this Court finds that Husband has breached his agreement and is in default of his obligations.

As this Court finds Husband in default, he is hereby ordered to do the following:

- (1) Husband shall refinance or assume the martial home’s mortgage by February 15, 2021. Failure to comply will result in the home being put on the market by February 22, 2021 for the price determined by a realtor. The realtor shall be such as both counsel agree upon and the proceeds shall be divided as stipulated in the 2018 Agreement.

(2) Husband shall pay wife's attorney fees in sum of \$1,904.50 within nine months of this order. Failure to pay will result in interest accruing and a contempt proceeding.

(3) All other provisions as amended in the 2020 Agreement and order of support shall remain in full force and effect, except as changed herein.

BY THE COURT:

Dated: 12/23/2020

N. CHRISTOPHER MENGES, JUDGE

03.04-1t

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ATTORNEY



Jayne Katherman
ATTORNEY



Stacey MacNeal
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FIRST PUBLICATION

ESTATE OF CURTIS L. ALBAN a/k/a
CURTIS LEE ALBAN, DECEASED

Late of Codorus Twp., York County, PA.
Co-Executors: Curtis R. Alban, 237 Hillcrest Drive, Doylestown, PA 18901 and Ashton L. Alban, 400 Symphony Circle #29, Hunt Valley, MD 21030
Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 03.04-3t

ESTATE OF JAMES H. BISHOP, DECEASED

Late of Spring Garden Twp., York County, PA.
Executor: Thomas A. Bishop, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 03.04-3t

ESTATE OF SHARON ROSE BOOK, a/k/a
SHARON R. BOOK, DECEASED

Late of Fairview Twp., York County, PA.
Co-Administrators: Heather J. Short, 711 Ridge Road, Lewisberry, PA 17339 and Rodney L. Book, 2 Dewberry Court, Mechanicsburg, PA 17339
Attorney: David H. Stone, Esquire, Stone Lafaver & Shekletski, P.O. Box E, New Cumberland, PA 17070 03.04-3t

ESTATE OF LARRY L. BUPP, DECEASED

Late of Springettsbury Twp., York County, PA.
Executor: Shawn K. Naugle, c/o Samuel A. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
Attorney: Samuel A. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 03.04-3t

ESTATE OF RICHARD E. CRONE,
DECEASED

Late of Dover Twp., York County, PA.
Co-Executors: Wade B. Crone, Rhonda K. Grove, and Kevin R. Crone, c/o 129 E. Market St., York, PA 17401
Attorney: Andrew C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York PA 17401 03.04-3t

ESTATE OF THELMA F. CULHANE,
DECEASED

Late of Fairview Twp., York County, PA.
Co-Executors: Deborah D. Kozinski and Richard F. Culhane, III, c/o Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402
Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 03.04-3t

ESTATE OF JOHN T. FELTCH, DECEASED

Late of Hanover Borough, York County, PA.
Co-Executors: Scott A. Feltsch, Bonnie S. Laughman, and Lisa M. Lehigh, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331
Attorney: Jennifer M. Stetter, Esquire, Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331 03.04-3t

ESTATE OF DAVID R. FILSON, JR., DECEASED

Late of East Hopewell Twp., York County, PA.
Executrix: Erika J. Kovacevic, c/o 2025 E. Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 03.04-3t

ESTATE OF ANNA MAE GERLACH,
DECEASED

Late of Dallastown Borough, York County, PA.
Administrator-Executor: Charles D. Gerlach IV, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402 03.04-3t

ESTATE OF DONALD L. GLADFELTER
a/k/a DONALD LAMAR GLADFELTER,
DECEASED

Late of West Manheim Twp., York County, PA.
Administratrix c.t.a.: Heather Gladfelter, c/o Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
Attorney: Samuel A. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 03.04-3t

ESTATE OF JANET R. GOLDEN, DECEASED

Late of North Codorus Twp., York County, PA.
Co-Executors: Randy L. Golden, Richard E. Golden, and Karl L. Golden, c/o Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
Attorney: Samuel A. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 03.04-3t

ESTATE OF RAYMOND STACY GONGAWARE,
DECEASED

Late of North Codorus Twp., York County, PA.
Executor: Robert S. Gongaware, c/o Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
Attorney: Samuel A. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 03.04-3t

ESTATE OF LEAH B. GRAFF, DECEASED

Late of Spring Garden Twp., York County, PA.
Administrator-Executor: George J. Costopoulos, c/o MPL Law Firm, LLP, 137 East Philadelphia Street York, PA 17401
Attorney: John D. Miller, Jr., Esquire, MPL Law Firm, LLP, 137 East Philadelphia Street, York, PA 17401 03.04-3t

ESTATE OF BARRY B. HART, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Chrissi Hart, 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 03.04-3t

ESTATE OF ROBERT E. HEFFNER,
DECEASED

Late of Chanceford Twp., York County, PA.
Executor: R. Todd Heffner, 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 03.04-3t

ESTATE OF CAMERON LEE JOLLEY,
DECEASED

Late of Fawn Twp., York County, PA.
Co-Administrators: Lauren N. Jolley and Elijah L. Jolley, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Jody A. Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 03.04-3t

ESTATE OF WILLIAM R. KURTZ,
DECEASED

Late of Windsor Twp., York County, PA.
Executor: Steven L. Kurtz, c/o Andrea S. Anderson, Esq., 901 Delta Road, Red Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356 03.04-3t

ESTATE OF LESLIE CARL LEVINE,
DECEASED

Late of York Twp., York County, PA.
Executrix: Linda W. Seligson, c/o Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401
Attorney: Audrey E. Woloshin, Esquire, Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401 03.04-3t

ESTATE OF ROSEMARIE MONAHAN,
DECEASED

Late of Shrewsbury Twp., York County, PA.
Executor: Rosanne Torpey, c/o Snoko Dubbs & Buhite Law, Inc., 294 Dew Drop Road, York, PA 17402
Attorney: Amanda Snoko Dubbs, Esquire, Snoko Dubbs & Buhite Law, Inc., 294 Dew Drop Road, York, PA 17402 03.04-3t

ESTATE OF DAVID E. MYERS, SR. a/k/a
DAVID EDWARD MYERS, SR., DECEASED
Late of Springettsbury Twp., York County, PA.

Administratrix: Sara Wilkemeyer, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210
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ESTATE OF MARK ALAN MYERS, a/k/a
MARK A. MYERS, DECEASED
Late of North Codorus Twp., York County, PA.
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17360
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ESTATE OF EUGENE R. NAYLOR,
DECEASED
Late of North Codorus Twp., York County, PA.
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Hanover Street, Spring Grove, PA 17362
Attorney: Craig A. Diehl, Esquire, CPA,
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Hanover Street, Spring Grove, PA 17362
03.04-3t

ESTATE OF VIRGINIA E. NICHOLSON,
DECEASED
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Attorney: G. Steven McKonly, Esquire, 119
Baltimore Street Hanover, PA 17331
03.04-3t

ESTATE OF KATHRYN REICHEL OVERTON
a/k/a KATHY OVERTON, DECEASED
Late of East Manchester Twp., York County, PA.
Administrator-Executor: Taylor O. Taylor,
2736 Grandview Ave., York, PA 17408
03.04-3t

ESTATE OF JEAN E. PATTERSON,
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Late of Windsor Twp., York County, PA.
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17055 03.04-3t

ESTATE OF RITA Y. PENDLYSHOK,
DECEASED
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Court, Dillsburg, PA 17019
Attorney: Brian C. Linsenbach, Esquire,
STONE, WILEY & LINSENBACH, PC, 3
N. Baltimore Street, Dillsburg, PA 17019
03.04-3t

ESTATE OF BRUCE A. PERSONEN,
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Christy A. McClain, c/o Andrea S.
Anderson, Esq., 901 Delta Road, Red
Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, 901
Delta Road, Red Lion, PA 17356 03.04-3t

ESTATE OF ILA V. SHERMAN a/k/a ILA
VIRGINIA SHERMAN a/k/a ILA TOOMEY,
DECEASED
Late of York City, York County, PA.
Executor: Sterling E. Toomey, Jr., c/o
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Street, York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke St., York, PA 17401-1210 03.04-3t

ESTATE OF EARL C. SHIREY, a/k/a EARL C.
SHIREY, SR., DECEASED
Late of Red Lion Borough, York County, PA.
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East Philadelphia Street, York, PA 17401-
2424
Attorney: John D. Miller, JR., Esquire, MPL
Law Firm, LLP, 137 East Philadelphia
Street, York, PA 17401-2424 03.04-3t

ESTATE OF JANE E. SINE, DECEASED
Late of Windsor Twp., York County, PA.
Executors: Ruby Mitchell a/k/a Ruby Miller,
and Alan Flinchbaugh, 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 03.04-3t

ESTATE OF ETHEL R. SMAY, a/k/a ETHEL
SMAY, a/k/a ETHEL ROEHLÉ SMAY,
DECEASED
Late of Dover Twp., York County, PA.
Executrix: Beverly Smay McKitterick, 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 03.04-3t

ESTATE OF HELEN P. WENK, DECEASED
Late of Penn Twp., York County, PA.
Personal Representatives: R. Scott Wenk,
6201 W. Canal Rd., Abbottstown, PA
17301 and Carole W. Rebert, 10 Woods
Lane, Hanover, PA 17331
Attorney: G. Steven McKonly, Esquire, 119
Baltimore Street, Hanover, PA 17331
03.04-3t

ESTATE OF JACQUES R. WHORL,
DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Janel R. Sacarellos, c/o Stock
and Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite 600, York, PA
17401-2991 03.04-3t

ESTATE OF MARY L. WISNIEWSKI,
DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Pamela A. Wisniewski, 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 03.04-3t

SECOND PUBLICATION

ESTATE OF EVAN D. ALLISON, DECEASED
Late of Jackson Twp., York County, PA.
Executor: David Crowell, c/o The Hamme
Law Firm, LLC, 1946 Carlisle Road,
York, PA 17408
Attorney: Rachel Dodson Hamme, Esquire,
The Hamme Law Firm, LLC, 1946
Carlisle Road, York, PA 17408 02.25-3t

ESTATE OF BERTHA E. ASPIN, DECEASED
Late of West Manchester Twp., York County, PA.
Executrices: Holly L. Smith and Barbara L.
Conaway, c/o 340 Pine Grove Commons,
York, PA 17403
Attorney: Robert Clofine, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403
02.25-3t

ESTATE OF DOROTHY A. BEST,
DECEASED
Late of Newberry Twp., York County, PA.
Executrix: Christine A. Daugherty, c/o 2025
E. Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
02.25-3t

ESTATE OF DELPHINE L. BLALOCK,
DECEASED
Late of Jackson Twp., York County, PA.
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York, PA 17403
Attorney: Jack L. Graybill II, Esquire,
Kearney Galloway Graybill, LLC, 940
South Queen Street, York, PA 17403
02.25-3t

ESTATE OF JOSEPHINE COOK, DECEASED
Late of Penn Twp., York County, PA.
Co-Executors: Lori Jean Hoover and Scott L.
Kelley, Esquire, c/o Barley Snyder, LLP,
14 Center Square, Hanover, PA 17331
Attorney: Scott L. Kelley, Esquire, Barley
Snyder, LLP, 14 Center Square, Hanover,
PA 17331 02.25-3t

ESTATE OF ELMER L. DUTTERA,
DECEASED
Late of Dover Twp., York County, PA.
Executrix: Barbara S. Smith, c/o 129 E.
Market St., York, PA 17401
Attorney: Andrew C. Herrold, Esquire,
Griest, Himes, Herrold, Reynosa LLP, 129
East Market Street, York, PA 17401
02.25-3t

ESTATE OF MEGHAN T. GALLAGHER,
DECEASED
Late of York County, PA.
Administrator-Executors: Brent Gallagher
and Sharon Gallagher, c/o 940 Century
Drive, Suite B, Mechanicsburg, PA 17055
Attorney: William R. Kaufman, Esquire,
940 Century Drive, Suite B,
Mechanicsburg, PA 17055 02.25-3t

ESTATE OF MADALINE Z. GLASSICK,
DECEASED
Late of East Manchester Twp., York County, PA.
Co-Executrices: Shirley M. Lehman and
Doris E. Miller, c/o Richard R. Reilly,
Esquire, 54 N. Duke Street, York, PA
17401-1210
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke St., York, PA 17401-1210 02.25-3t

ESTATE OF EVELYN F. GUMPPER,
DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Barry E. Ziegler, c/o 2025 E.
Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
02.25-3t

ESTATE OF WILLIAM R. JOINES, a/k/a
WILLIAM RAY JOINES, DECEASED
Late of York City, York County, PA.
Executor: Allen R. Joines, c/o Kearney
Galloway Graybill, LLC, 940 South
Queen Street, York, PA 17403
Attorney: Jack L. Graybill II, Esquire,
Kearney Galloway Graybill, LLC, 940
South Queen Street, York, PA 17403
02.25-3t

ESTATE OF JOYCE ANN JONES,
DECEASED
Late of Penn Twp., York County, PA.
Executrix: Kimberly Ann Cook, 37 Timber
Lane, Hanover, PA 17331
Attorney: Clayton A. Lingg, Esquire,
MOONEY LAW, 230 York Street,
Hanover, PA 17331 02.25-3t

ESTATE OF JEAN M. ILGENFRITZ,
DECEASED
Late of Wrightsville Borough, York County, PA.
Executor: Tira L. Manganello, c/o Kearney
Galloway Graybill, LLC, 940 South
Queen Street, York, PA 17403
Attorney: Jennifer A. Galloway, Esquire,
Kearney Galloway Graybill, LLC, 940
South Queen Street, York, PA 17403
02.25-3t

ESTATE OF PAMELA J. KELLAHER,
DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Alverta M. Kellaher, c/o 2025 E.
Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
02.25-3t

ESTATE OF NATALIE MARY WEICHMANN
KERSHAW a/k/a NATALIE W. KERSHAW
a/k/a NATALIE MARY KERSHAW a/k/a
NATALIE M. KERSHAW, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Craig Michael Kershaw, c/o 340
Pine Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403
02.25-3t

ESTATE OF ROBERT D. KLINE, DECEASED
Late of Lower Windsor Twp., York County, PA.
Executrix: Gloria A. Kline, 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 02.25-3t

ESTATE OF MIRIAM J. LILLARD,
DECEASED
Late of Manchester Borough, York County, PA.
Administrator-Executor: Linda Turpin, 417
Myrtle Street, Crisfield, MD 21817
02.25-3t

ESTATE OF BETTY J. MILLER, DECEASED
Late of East Manchester Twp., York County, PA.
Executrix: Wendy S. Simmons, c/o 2025 E.
Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
02.25-3t

ESTATE OF CONSTANCE A. MURPHY,
DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: George Hazimanolis, 135 North
George Street, York, PA 17401
Attorney: Frank H. Countess, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 02.25-3t

ESTATE OF DEBORAH C. OWENS,
DECEASED
Late of York City, York County, PA.
Administratrix: Jeanette E. Day, 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 02.25-3t

ESTATE OF DENTON R. SHAULL,
DECEASED
Late of Chanceford Twp., York County, PA.
Co-Executors: Tony R. Shaull and Ricky R.
Shaull, 135 North George Street, York, PA
17401
Attorney: Timothy Bupp, Esquire, CGA Law
Firm, PC, 135 North George Street, York,
PA 17401 02.25-3t

ESTATE OF JOHN D. STARE a/k/a JOHN
DOUGLAS STARE, DECEASED
Late of North Codorus Twp., York County, PA.
Executor: Vincent D. Stare, c/o Law Offices
of Craig A. Diehl, 119A West Hanover
Street, Spring Grove, PA 17362
Attorney: Craig A. Diehl, Esquire, CPA,
Law Offices of Craig A. Diehl, 119A West
Hanover Street, Spring Grove, PA 17362
02.25-3t

ESTATE OF CINDI A. STOUGH, DECEASED
Late of Dover Twp., York County, PA.
Executrix: Vicki K. Markle, c/o The Hamme
Law Firm, LLC, 1946 Carlisle Road,
York, PA 17408
Attorney: Rachel Dodson Hamme, Esquire,
The Hamme Law Firm, LLC, 1946
Carlisle Road, York, PA 17408 02.25-3t

ESTATE OF KENNETH M. TYSON,
DECEASED
Late of York Twp., York County, PA.
Co-Executors: Cheryl L. Hull, and Tim A.
Tyson, 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 02.25-3t

ESTATE OF MICHAEL W. WOLFE ,
DECEASED
Late of Windsor Twp., York County, PA.
Executrix: Eileen R. Schmuck, 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 02.25-3t

THIRD PUBLICATION

ESTATE OF SHAUN D. BENNETT,
DECEASED
Late of York Haven Borough, York County, PA.
Administrator-Executor: Christine D.
Bennett, c/o 50 East Market Street,
Hellam, PA 17406
Attorney: Alexis K. Swope, Esquire, 50 East
Market Street, Hellam, PA 17406 02.18-3t

ESTATE OF DANIEL ALLEN BITTS a/k/a
DANIEL A. BITTS, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Catherine Jane Bitts c/o Gillian
A. Woodward, Esquire, 1701 West Market
Street, York, PA 17404
Attorney: Gillian A. Woodward, Esquire,
1701 West Market Street, York, PA 17404
02.18-3t

ESTATE OF ROGER J. BROKKE, a/k/a
ROGER JOHN BROKKE , DECEASED
Late of York Twp., York County, PA.
Executrix: Melissa Ann Starke, c/o Gettle
Vaughn Law LLC, 13 East Market Street,
York, PA 17401
Attorney: Jeffrey A. Gettle, Esquire, Gettle
Vaughn Law LLC, 13 East Market Street,
York, PA 17401 02.18-3t

ESTATE OF DARLENE A. CRALEY,
DECEASED
Late of West Manchester Twp., York County, PA.
Administrator-Executor: Joyce E. Rawlings,
c/o MPL LAW FIRM, LLP, 137 East
Philadelphia Street, York, PA 17401-2424
Attorney: John D. Miller, Jr., Esquire, MPL
LAW FIRM, LLP, 137 East Philadelphia
Street, York, PA 17401-2424 02.18-3t

ESTATE OF FREDA D. DRISCOLL,
DECEASED
Late of Penn Twp., York County, PA.
Executor: Kelly Diane Laughman Murren,
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
02.18-3t

ESTATE OF PETER J. GARRETSON, JR.,
DECEASED
Late of Manchester Twp., York County, PA.
Executor: Peter J. Garretson, III, c/o 48 South
Duke Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48
South Duke Street, York, PA 17401
02.18-3t

ESTATE OF JAMES E. HERSHEY,
DECEASED
Late of Jackson Twp., York County, PA.
Executor: Ronald L. Hershey, 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
02.18-3t

ESTATE OF LETHA A. HOLTZAPPLE, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Larry A. Holtzapple, c/o 2675 Eastern Boulevard, York, PA 17402
Attorney: Douglas P. France, Esquire, 2675 Eastern Boulevard, York, PA 17402 02.18-3t

ESTATE OF ANNA M. KELLER, DECEASED
Late of Springettsbury Twp., York County, PA.
Administrator-Executor: Randall Knaub, 427 Weldon Dr., York, PA 17404 02.18-3t

ESTATE OF NANCY D. KITE, a/k/a. NANCY S. KITE, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Don Simmons, c/o William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401
Attorney: William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401 02.18-3t

ESTATE OF GARY L. LEHMAN, DECEASED
Late of York Twp., York County, PA.
Executor: Mark Richards, c/o 135 North George Street, York, PA 17401
Attorney: Timothy Bupp, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 02.18-3t

ESTATE OF HENRY C. LIVELSBERGER, DECEASED
Late of Penn Twp., York County, PA.
Executrices: Brenda J. Leach and Diane L. Baumgardner, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 02.18-3t

ESTATE OF EMORY E. LYONS, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Eugene R. Lyons, 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 02.18-3t

ESTATE OF JOHN H. MACKINDER, JR., DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Robert Renshaw, 8800 Walther Boulevard, Apartment 2203, Parkville, MD 21234
Attorney: Edward R. LeCates, Esquire, 7 East Market Street, First Floor, York, PA 17401 02.18-3t

ESTATE OF JOHN A. MARKS, DECEASED
Late of Hellam Twp., York County, PA.
Administrator-Executor: Barbara A. Marks, c/o 50 East Market Street, Hellam, PA 17406
Attorney: Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406 02.18-3t

ESTATE OF STEPHANIE S. MCCULLION, a/k/a STEPHANIE MCCULLION, DECEASED
Late of Springettsbury Twp., York County, PA.
Executors: Lawrence M. McCullion and Terrence M. McCullion, c/o Joseph J. Velitsky, Esquire, 49 East Ludlow Street, Summit Hill, PA 18250
Attorney: Joseph J. Velitsky, Esquire, 49 East Ludlow Street, Summit Hill, PA 18250 02.18-3t

ESTATE OF LUCILLE M. MILLER, DECEASED
Late of York Twp., York County, PA.
Executrix: Regie L. Lartz, 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 02.18-3t

ESTATE OF MARIE E. MUNCHEL, DECEASED
Late of York Twp., York County, PA.
Co-Executors: Marlin R. Knaub and Linda A. Chronister, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 02.18-3t

ESTATE OF GEORGE E. MYERS a/k/a GEORGE ERVIN MYERS, SR., DECEASED
Late of Washington Twp., York County, PA.
Co-Executors: George E. Myers, Jr. and Lisa A. Myers, c/o P.O. Box 606, East Berlin PA 17316
Attorney: Sharon E. Myers, Esquire, CGA Law Firm, PC, P.O. Box 606, East Berlin PA 17316 02.18-3t

ESTATE OF SHIRLEY L. NEAL, DECEASED
Late of New Freedom Borough, York County, PA.
Executor: Jeffrey L. Neal, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Kristen R. McGuire, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 02.18-3t

ESTATE OF MARY BETH L. PEARSON, a/k/a MARY BETH PEARSON, DECEASED
Late of Lower Chanceford Twp., York County, PA.
Executor: Mark E. Pearson, c/o Andrea S. Anderson, Esq., 901 Delta Road, Red Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356 02.18-3t

ESTATE OF JAMES A. SADLER, DECEASED
Late of Hanover Borough, York County, PA.
Executrix: Pamela A. Hyde, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 02.18-3t

ESTATE OF VICTORIA W. SAWYER, a/k/a VICTORIA A. SAWYER, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Anthony Paul Sawyer, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 02.18-3t

ESTATE OF LLOYD E. SENFT, DECEASED
Late of North Codorus Twp., York County, PA.
Executrix: Pamela S. Hager, c/o Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362
Attorney: Craig A. Diehl, Esquire, CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362 02.18-3t

ESTATE OF TERRY L. SHUTZ, DECEASED
Late of North Codorus Twp., York County, PA.
Executors: Terry L. Shutz, Jr., and Jane Wilson, c/o Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402
Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 02.18-3t

ESTATE OF ANITA SPAGNOLO, DECEASED
Late of York Twp., York County, PA.
Administrator: Nick Spagnolo, c/o John M. Ogden, Esq., 257 E. Market Street, York, PA 17403
Attorney: John M. Ogden, Esquire, 257 E. Market Street, York, PA 17403 02.18-3t

ESTATE OF SCOTT E. STONESIFER, DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Kacie Scotte Badovinac, c/o 129 E. Market St., York, Pa. 17401
Attorney: Andrew C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York PA 17401 02.18-3t

ESTATE OF CONSTANCE M. TROUTMAN a/k/a CONSTANCE MAE TROUTMAN, DECEASED
Late of Fawn Twp., York County, PA.
Executrix: Ronda L. Scotten, c/o Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
Attorney: Samuel A. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 02.18-3t

Trust Notice

NOTICE is hereby given of the administration of the Estate of **BEULAH M. KYPER** and of **THE BEULAH M. KYPER INCOME-ONLY TRUST**, dated January 24, 2008 of the Township of York, County of York, and Commonwealth of Pennsylvania, died on October 31, 2020.

Letters Testamentary in the Estate of **BEULAH M. KYPER**, 67-21-0023, have been granted to Bonnie K. Telegraphis, who requests all persons having claims or demands against the Estate and/or Trust of the Decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to Bonnie K. Telegraphis, Executor/Trustee, c/o Kathleen V. Yurchak, Esquire, **Steinbacher, Goodall & Yurchak**, 328 South Atherton Street, State College, PA 16801. 02.18-3t

CIVIL NOTICES

ARTICLES OF INCORPORATION

Kyle's Lawn & Landscape Inc., hereby gives notice that articles of incorporation will be filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended. The purpose for which the corporation is to be organized is for Lawn & Landscaping Service.

03.04-1t Solicitor

**ARTICLES OF INCORPORATION
NON-PROFIT CORPORATION**

NOTICE is hereby given that Articles of Incorporation - Nonprofit were filed with the Department of State, Commonwealth of Pennsylvania on January 21, 2021 for the purpose of forming a nonprofit corporation under The Pennsylvania Nonprofit Corporation Law of 1988, as amended. The name of the corporation is SOUTHERN REGIONAL POLICE K9, INC. It has been organized exclusively for charitable and educational purposes, to include raising contributions from individuals, corporations, and community organizations for the needs of the program that qualify for exempt organizations under Section 501(c)(3) of the Internal Revenue Code of 1986.

Kate E. Hynes, Esquire
STOCK AND LEADER

03.04-1t Solicitor

CERTIFICATE OF ORGANIZATION

NOTICE is hereby given that on January 29, 2021, a Certificate of Organization for The Central Dog House, LLC, was filed with the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania pursuant to 15 Pa.C.S.A. Section 8913. The initial registered office is 7550 Seneca Ridge Drive, York, Pennsylvania 17403.

Dorothy Livaditis, Esquire

03.04-1t Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given to all persons interested or who may be affected that Darrah's Motorsports, LLC, a Pennsylvania limited liability company, having a registered address at 513 East Lancaster Street, Red Lion, PA 17356, is about to file a Certificate of Dissolution with the Commonwealth of Pennsylvania Department of State and that its Members are now engaged in winding up and settling the affairs of the limited liability company so that its existence shall be ended by the Issuance of a Certificate of Termination with the Commonwealth of Pennsylvania Department of State.

Jayne R. Katherman, Esq.
BARLEY SNYDER
100 East Market Street
York, PA 17401

03.04-1t Solicitor

FICTITIOUS NAME

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Ryan Smith are the only person(s) owning or interested in a business, the character of which is: Lewis Burns Tree Service, and that the name, style and designation under which said business is and will be conducted is: Expert Tree Service and the location where said business is and will be located is: 154 Opportunity Lane, York, PA 17406.

James R. Sanders, Esquire

03.04-1t Solicitor

NOTICE

**PUBLIC NOTICE TO
JESSICA MARIE HOWE**

**In Re: Adoption of Garrett Jeffery
Trimmer, A Minor**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, Garrett Jeffery Trimmer. A Termination of Parental Rights Hearing has been scheduled for March 22, 2021, at 1:00 p.m., in Court Room No. 7003, of the York County Judicial Center,

45 North George Street, York, Pennsylvania, to terminate your parental rights to Garrett Jeffery Trimmer (DOB: September 16, 2006), whose Father is Brock Micheal Trimmer and whose Mother is Jessica Marie Howe. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

**ATTORNEY CONNECTION/
YCBA MODEST MEANS
137 East Market Street
York, Pennsylvania 17401
717-854-8755
<http://www.yorkbar.com/?page=YCBAFindEsq>**

If you cannot afford an attorney, an attorney may be appointed by the court at no cost to you if you qualify. Contact the following office for instructions and forms to complete and file.

**Clerk of the Orphans' Court
York County Judicial Center
45 North George Street
York, Pennsylvania 17401
717-771-9288
<http://yorkcountypa.gov/component/jdownloads/send/100-adopt-forms/824-packet-for-court-appted-counsel-and-financial-affidavit.html>**

Martin Miller, Esquire
Solicitor for York County Offices of
Children, Youth & Families

A prospective adoptive parent of a child may enter into an agreement with a birth relative of the child to permit continuing contact or communication between the child and the birth relative or between the adoptive parent and the birth relative. An agency or anyone representing the parties in an adoption shall provide notification to a prospective adoptive parent, a birth parent and a child who can be reasonably expected to understand that a prospective adoptive parent and a birth relative of a child have the option to enter into a voluntary agreement for the continuing contact or communication. See 23 Pa.C.S.A Section 2731, et seq.

02.18-3t Solicitor

**PUBLIC NOTICE TO
BRIANNA BROWN AND
UNKNOWN FATHER**

**In Re: Adoption of Baby Boy Brown,
A Minor**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, Baby Boy Brown. A Termination of

Parental Rights Hearing has been scheduled for April 29, 2021, at 10:30 a.m., in Court Room No. 6005, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Baby Boy Brown (DOB: November 10, 2020), whose Father is unknown and whose Mother is Brianna Brown. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

**ATTORNEY CONNECTION/
YCBA MODEST MEANS
137 East Market Street
York, Pennsylvania 17401
717-854-8755
<http://www.yorkbar.com/?page=YCBAFindEsq>**

If you cannot afford an attorney, an attorney may be appointed by the court at no cost to you if you qualify. Contact the following office for instructions and forms to complete and file.

**Clerk of the Orphans' Court
York County Judicial Center
45 North George Street
York, Pennsylvania 17401
717-771-9288
<http://yorkcountypa.gov/component/jdownloads/send/100-adopt-forms/824-packet-for-court-appted-counsel-and-financial-affidavit.html>**

Martin Miller, Esquire
Solicitor for York County Offices of
Children, Youth & Families

A prospective adoptive parent of a child may enter into an agreement with a birth relative of the child to permit continuing contact or communication between the child and the birth relative or between the adoptive parent and the birth relative. An agency or anyone representing the parties in an adoption shall provide notification to a prospective adoptive parent, a birth parent and a child who can be reasonably expected to understand that a prospective adoptive parent and a birth relative of a child have the option to enter into a voluntary agreement for the continuing contact or communication. See 23 Pa.C.S.A Section 2731, et seq.

03.04-3t Solicitor

**PUBLIC NOTICE TO
EVELYN EILEEN GROVE AND
AN UNKNOWN FATHER**

**In Re: Adoption of Amora Rae Grove
A Minor**

A petition has been filed asking the Court to

put an end to all rights you have as a parent to your child, Amora Rae Grove. A hearing on the petition is scheduled for April 9, 2021 at 1:00 p.m. by ZOOM, the internet-based conferencing application approved by the Court for remote proceedings. To attend by Zoom: 1. Link: <http://zoom.us/j/97436146169?pwd=TTUxV2RzcmEzZ3FmMGZIR2dRS3ZWdz09> or 2. Go to www.zoom.us and enter the Meeting ID: 974 3614 6169 and Passcode: 141052 to terminate your parental rights to Amora Rae Grove (DOB: January 11, 2020), whose Father is unknown or "Anthony" and whose Mother is Evelyn Eileen Grove. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

**ATTORNEY CONNECTION/
YCBA MODEST MEANS
137 East Market Street
York, Pennsylvania 17401
717-854-8755
<http://www.yorkbar.com/?page=YCBAFindEsq>**

If you cannot afford an attorney, an attorney may be appointed by the court at no cost to you if you qualify. Contact the following office for instructions and forms to complete and file.

**Clerk of the Orphans' Court
York County Judicial Center
45 North George Street
York, Pennsylvania 17401
717-771-9288
<http://yorkcountypa.gov/component/jdownloads/send/100-adopt-forms/824-packet-for-court-appted-counsel-and-financial-affidavit.html>**

Martin Miller, Esquire
Solicitor for York County Offices of
Children, Youth & Families

A prospective adoptive parent of a child may enter into an agreement with a birth relative of the child to permit continuing contact or communication between the child and the birth relative or between the adoptive parent and the birth relative. An agency or anyone representing the parties in an adoption shall provide notification to a prospective adoptive parent, a birth parent and a child who can be reasonably expected to understand that a prospective adoptive parent and a birth relative of a child have the option to enter into a voluntary agreement for the continuing contact or communication. See 23 Pa.C.S.A Section 2731, et seq.

03.04-3t Solicitor

**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.

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 05, 2021 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, IN TRUST ON BEHALF OF J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2 vs. CHRISTOPHER D. CALDWELL and MELISSA M. CALDWELL AKA MELISSA M. KUZYK Docket Number: 2019-SU-000025. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER D. CALDWELL
MELISSA M. CALDWELL
AKA MELISSA M. KUZYK

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

596 Green Valley Road York PA 17403
PARCEL #: 540004000680000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$220,171.86

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 596 GREEN VALLEY ROAD, YORK, PA 17403

UPI# 54-000-40-0068.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than 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,
03.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 05, 2021 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. JOHN C. CLOUSER and JOYCE E.

CLOUSER Docket Number: 2019-SU-001721. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN C. CLOUSER
JOYCE E. CLOUSER

DOCKET #2019-SU-001721

ALL THAT CERTAIN LOT OR TRACT OF LAND SITUATE IN FAIRVIEW TOWNSHIP, YORK COUNTY, PENNSYLVANIA.

PARCEL No. 27000SF0011F000000

PROPERTY ADDRESS: 408 LIMEKILN ROAD, NEW CUMBERLAND, PENNSYLVANIA 17070

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: John C. Clouser and Joyce E. Clouser

ATTORNEY FOR PLAINTIFF: Powers Kim, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 408 LIMEKILN ROAD, NEW CUMBERLAND, PA 17070

UPI# 27-000-SF-0011.F0-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than 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,
03.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 05, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR7, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR7 vs. RICHARD COLE Docket Number: 2014-SU-004556-06. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RICHARD COLE

ALL THAT CERTAIN lot or piece of ground in Manchester Township, York, Pennsylvania, having erected thereon a residential dwelling being known and numbered as 337 Bruaw Drive, York, PA 17402, Tax Parcel No. 360004400070000000, sold as the property of Richard Cole.

PROPERTY ADDRESS: 337 BRUAW DRIVE, YORK, PA 17402

UPI# 36-000-44-0007.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than 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,
03.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 05, 2021 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, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2017-19TT vs. RICHARD DARNEY A/K/A RICHARD A. DARNEY, SR. and MEEGHAN DARNEY A/K/A MEEGHAN J. DARNEY A/K/A MEEGHAN J. DOBSON Docket Number: 2017-SU-000473. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RICHARD DARNEY
A/K/A RICHARD A. DARNEY, SR.
MEEGHAN DARNEY
A/K/A MEEGHAN J. DARNEY
A/K/A MEEGHAN J. DOBSON

ALL THAT CERTAIN piece, parcel or tract of land, situate in the Township of Penn, County of York and Commonwealth of Pennsylvania, having erected thereon a Residential Dwelling being known and numbered as 13 Frock Drive, Hanover, PA 17331, Tax Parcel No. 44-000-27-0073.00-00000, sold as the property of Meeghan J. Darney (a/k/a Meeghan J. Darney a/k/a Meeghan J. Dobson).

PROPERTY ADDRESS: 13 FROCK DRIVE, HANOVER, PA 17331

UPI# 44-000-27-0073.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than 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,
03.04-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY
GIVEN THAT on April 05, 2021 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: YORK TRADITIONS BANK vs.
MICHAEL R. FISSEL Docket Number: 2020-
SU-002139. And to me directed, I will expose
at public sale in the York County Administrative
Center, City of York, County of York,
Commonwealth of Pennsylvania the following
real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL R. FISSEL

SHERIFF'S SALE

By virtue of a Writ of Execution issued by York
Traditions Bank
Docket No. 2020-SU-002139

York Traditions Bank v. Michael R. Fissel
Docket No. 2020-SU-002139

Owner of property situate in Jackson Township,
York County, Pennsylvania

9653 Orchard Road, Spring Grove, Pennsylvan
ia 17362-8660

Property being known as Parcel ID No. 33-000-
FE-0231.D0-00000.

Residential real estate with improvements there-
on erected.

Matthew G. Brushwood, Esquire
Attorney for York Traditions Bank
Barley Snyder
50 North Fifth Street, 2nd Floor
Reading, PA 19601
610.376.6651
Court I.D. No. 310592

PROPERTY ADDRESS: 9653 ORCHARD
ROAD, SPRING GROVE, PA 17362

UPI# 33-000-FE-0231.D0-00000

Notice is further given that all parties in interest
and claimants that a Schedule of Proposed
Distribution will be filed by the Sheriff of York
County not later than 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,
03.04-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY
GIVEN THAT on April 05, 2021 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 AS TRUSTEE OF THE
LODGE SERIES III TRUST vs. MYRNA A.
FRANCIS Docket Number: 2013-SU-000865-
06. And to me directed, I will expose at public
sale in the York County Administrative Center,
City of York, County of York, Commonwealth
of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MYRNA A. FRANCIS

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

130 Haymarket Street a/k/a 130 Haymarket
Court, York, Pennsylvania 17402
Tax Parcel No. 36-000-03-0216

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$364,838.27

PROPERTY ADDRESS: 130 HAYMARKET
STREET, A/K/A 130 HAYMARKET COURT,
YORK, PA 17402

UPI# 36-000-03-0216.00-00000

Notice is further given that all parties in interest
and claimants that a Schedule of Proposed
Distribution will be filed by the Sheriff of York
County not later than 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,
03.04-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY
GIVEN THAT on April 05, 2021 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: CJJC PROPERTIES, LLC vs.
CARLOS RUBEN GARCIA CRUZ Docket
Number: 2020-SU-000685. And to me directed,
I will expose at public sale in the York County
Administrative Center, City of York, County
of York, Commonwealth of Pennsylvania the
following real estate to wit:

AS THE REAL ESTATE OF:

CARLOS RUBEN GARCIA CRUZ

By virtue of a Writ of Execution No. 2020-SU-
000685

CJJC Properties LLC
vs.
Carlos Ruben Garcia Cruz

owner(s) of property situate in the City of York,
YORK County, Pennsylvania, being
49 South Royal Street, York, PA 17401
Parcel No. 09-195-01-0025.00-00000

Improvements thereon: RESIDENTIAL
DWELLING
Judgment Amount: \$13055.58

Attorneys for Plaintiff
Bradley J. Leber, Esquire
Blakey Yost Bupp & Rausch, LLP

PROPERTY ADDRESS: 49 SOUTH ROYAL
STREET, YORK, PA 17401

UPI# 09-195-01-0025.00-00000

Notice is further given that all parties in interest
and claimants that a Schedule of Proposed
Distribution will be filed by the Sheriff of York
County not later than 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,
03.04-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY
GIVEN THAT on April 05, 2021 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: GRAND AVENUE MORTGAGE
LOAN TRUST 2017-RPL1 vs. SHERRY A.
GARNER, DAVID B. GARNER and THE
UNITED STATES OF AMERICA Docket
Number: 2019-SU-001866. And to me directed,
I will expose at public sale in the York County
Administrative Center, City of York, County
of York, Commonwealth of Pennsylvania the
following real estate to wit:

AS THE REAL ESTATE OF:

SHERRY A. GARNER
DAVID B. GARNER
THE UNITED STATES OF AMERICA

Owner(s) of property situate in the WINDSOR
TOWNSHIP, YORK County, Pennsylvania, be-
ing

1305 Delta Road Red Lion PA 17356
PARCEL #: 53000GL0134K000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount \$122,192.66

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 1305 DELTA ROAD,
RED LION, PA 17356

UPI# 53-000-GL-0134.K0-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than 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,
03.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 05, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. MARTINE S. GOOD A/K/A MARTINE S. GOOD-EWELL Docket Number: 2018-SU-003213. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARTINE S. GOOD
A/K/A MARTINE S. GOOD-EWELL

ALL THAT CERTAIN, that certain piece, parcel or tract of ground, situate, lying and being in the Borough of Glen Rock, York, Pennsylvania, more particularly bounded and described as follows, to wit:

Property Address: 75 Manchester Street, Glen Rock, PA 17327

Parcel No. 640000200570000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2018-SU-003213
Judgment: \$115,082.65
Attorney:

To be sold as the Property Of: Martine S. Good a/k/a Martine S. Good-Ewell

PROPERTY ADDRESS: 75 MANCHESTER STREET, GLEN ROCK, PA 17327

UPI# 64-000-02-0057.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than 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,
03.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 05, 2021 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. GARY HEATHCOTE Docket Number: 2020-SU-001472. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GARY HEATHCOTE

ALL THAT CERTAIN lot or parcel of land and premises, situate, lying and being in Newberry Township, York, Pennsylvania, having erected thereon a residential dwelling being known and numbered as 50 Joan Drive, York Haven, PA 17370, Tax Parcel No. 39-00-18-0060.00-00000, sold as the property of Gary Heathcote.

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

UPI# 39-000-18-0060.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than 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,
03.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 05, 2021 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 D/B/A MR. COOPER vs. BESSIE D. JONES Docket Number: 2018-SU-003343. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BESSIE D. JONES

ALL the following tract of land situate in the City of York, York County, Pennsylvania in the 8th Ward, municipally numbered 148 Lafayette Street, as appears more fully on a Drawing of Laverne G Becker & Associates, Inc., Civil Engineering Consultants, dated November 21,

1984, bounded and described as follows:

Property Address: 148 Lafayette Street, York, PA 17401

Parcel No. 081520300130000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2018-SU-003343
Judgment: \$88,093.86
Attorney:

To be sold as the Property Of: Bessie D. Jones

PROPERTY ADDRESS: 148 LAFAYETTE STREET, YORK, PA 17401

UPI# 08-152-03-0013.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than 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,
03.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 05, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2005-OPT1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-OPT1 C/O PHH MORTGAGE CORPORATION vs. LATASHA G. LLOYD Docket Number: 2019-SU-002755. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LATASHA G. LLOYD

ALL THAT CERTAIN lot or piece of ground, situate in the Twelfth (12th) Ward of the City of York, York County, Pennsylvania, having erected thereon a residential dwelling being known and numbered as 846 East Philadelphia Street, York, PA 17403, Tax Parcel No. 12-372-07-0061.00-00000, sold as the property of Latasha G. Lloyd.

PROPERTY ADDRESS: 846 EAST PHILADELPHIA STREET, YORK, PA 17403

UPI# 12-372-07-0061.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than 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,
03.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 05, 2021 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: PEOPLESBANK, A CODORUS VALLEY COMPANY vs. KIM M. MYERS and RENEE M. MYERS Docket Number: 2020-SU-001971. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KIM M. MYERS
RENEE M. MYERS

Case Caption: PeoplesBank, A Codorus Valley Company v. Kim M. Myers and Renee M. Myers

Docket No.: 2020-SU-001971

Property Address: 74 Myers Road, Felton, partly in Felton Borough and partly in Chanceford Township, York County, Pennsylvania 17322.

Tax Parcel No.: 62-000-FL-0050.M0-00000

Judgment: \$29,778.90

Reputed Owner: Kim M. Myers and Renee M. Myers, husband and wife

Deed Book or Instrument No.: Deed Book 871, Page 843

Municipality: Partly in Felton Borough and partly in Chanceford Township

Area: +/- 20.49 Acres

Improvements: Dwelling House/Farm Buildings

Brubaker Connaughton Goss & Lucarelli, LLC
480 New Holland Avenue, Suite 6205
Lancaster, PA 17602
(717) 945-5745
Attorneys for Plaintiff

PROPERTY ADDRESS: 74 MYERS ROAD,
FELTON, PA 17322

UPI# 62-000-FL-0050.M0-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than 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,
03.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 05, 2021 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-QS12 vs. CHRISTIE A. NACE Docket Number: 2020-SU-001849. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTIE A. NACE

ALL THAT CERTAIN lot, piece or parcel of ground, situate in Red Lion Borough, York County, Pennsylvania, having erected thereon a residential dwelling being Unit #7 a/k/a 322 Cherry Street, in Cherry Hill Condominium II, a condominium, and being known and numbered as 322 Cherry Street a/k/a 322 Cherry Street, Unit #7, Red Lion, PA 17356, Tax Parcel No. 82-000-05-0076.00-C0007, sold as the property of Christie A. Nace.

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

UPI# 82-000-05-0076.00-C0007

Notice is further given that 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,
03.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 05, 2021 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. HANNAH LOUISE RIDDLE and DYLAN RAY RIDDLE Docket Number: 2020-SU-001523. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HANNAH LOUISE RIDDLE
DYLAN RAY RIDDLE

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

341 Warren Street York PA 17403
PARCEL #: 124061500420000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$70,287.87

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 341 WARREN STREET, YORK, PA 17403

UPI# 12-406-15-0042.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than 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,
03.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 05, 2021 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. LACEY B. SAUER Docket Number: 2019-SU-003833. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LACEY B. SAUER

Advertising Description

DOCKET #2019-SU-003833

ALL THAT CERTAIN TRACT OF LAND WITH THE IMPROVEMENTS THEREON ERECTED KNOWN AS NO. 301 KURTZ AVENUE AND SOUTH NEWBERRY STREET IN THE EIGHTH WARD OF THE CITY OF YORK, COUNTY OF YORK AND COMMONWEALTH OF PENNSYLVANIA.

PARCEL No. 08-172-02-001700-00000

PROPERTY ADDRESS: 301 KURTZ AVE,
YORK, PENNSYLVANIA 17401

IMPROVEMENTS: RESIDENTIAL DWELLING

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.04-3t York County, Pennsylvania

SOLD AS PROPERTY OF: Lacey B Sauer

ATTORNEY FOR PLAINTIFF:
Powers Kim, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 301 KURTZ AVENUE, YORK, PA 17401

UPI# 08-172-02-0017.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than 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,
03.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 05, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: COMMUNITY LOAN SERVICING, LLC F/K/A BAYVIEW LOAN SERVICING, LLC vs. DEBORAH A. SMITH Docket Number: 2020-SU-001019. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DEBORAH A. SMITH

ALL THAT CERTAIN described tract or parcel of land, situate in Porter's Sideling, in the Township of Heidelberg, County of York and Commonwealth of Pennsylvania, having erected thereon a residential dwelling being known and numbered as 1258 Porters Road, Spring Grove, PA 17362, Tax Parcel No. 300000100350000000, sold as the property of Deborah A. Smith.

PROPERTY ADDRESS: 1258 PORTERS ROAD, SPRING GROVE, PA 17362

UPI# 30-000-01-0035.00-00000

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

Notary Services

from the York County Bar Association

As a member benefit, YCBA members can receive notarization services at no charge. The YCBA continues to provide in-person traditional notarization. Notarization is offered, with COVID safety protocols, at the Bar Offices by appointment only. Contact notary@yorkbar.com to arrange.

We are also able to provide remote online notarization for when an in-person session is not practical or possible for you or your clients. The YCBA maintains a subscription to a Pennsylvania Department of State approved software for remote online notarization. This completely online notarization service is an ideal option during COVID, providing a safe and secure alternative. Contact notary@yorkbar.com for more details!

FARE INFORMATION

- Regular Fare** \$1.60
- Half Fare** \$0.80
 Person with a disability (with Medicare or Reduced Transit Fare ID)
- Senior Citizen** FREE
 65+ with Senior PA Transit ID
- Children** FREE
 44" in height (*accompanied by an adult*)

RIDER INFORMATION

Board at identified bus stop locations with sign. Timepoints on schedule are the main stops along the route. Times are approximate and depend upon traffic/ weather conditions. Arrive at the bus stop 2-3 minutes early to avoid missing the bus. All vehicles are wheelchair accessible.

No Service on the following Holidays:
 New Year's Day, Easter, Memorial Day, Fourth of July, Labor Day, Thanksgiving, Christmas Eve and Christmas.

It's easy to buy a pass!

1. In-person (see website for locations).
2. On our website (www.rabbittransit.org).
3. Use the Token Transit app. **Text TOKEN to 41411** to download the app and use your phone for paperless bus passes! Show the electronic pass to your driver upon boarding.



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