

# York Legal Record

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

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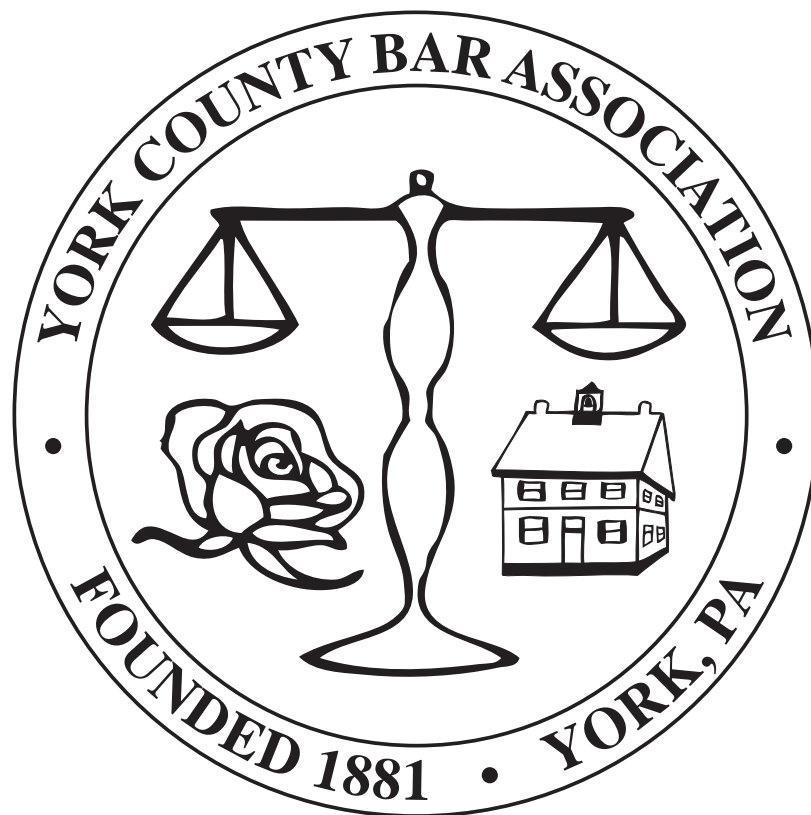
Vol. 138

YORK, PA, THURSDAY, MAY 2, 2024

No. 6

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**Dated Material Do Not Delay**

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**The YCBA/YCBF/York Legal  
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under regular business hours**

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

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All others by appointment  
only.**

**Questions or appointment  
please call 717-854-8755 or  
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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 LOUIS NELSON AMOS, a/k/a L. NELSON AMOS, DECEASED

Late of Delta Boro., York County, PA.  
 Administrator, c.t.a.: Jordan A. Amos, 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 5.2-3t

## ESTATE OF JEANNE R. AXELSON, a/k/a JEANNE AXELSON, DECEASED

Late of Manchester Twp., York County, PA.  
 Executor: Dale E. Axelson, 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 5.2-3t

## ESTATE OF WENDY G. BALDWIN, WENDY GLORIA BALDWIN, DECEASED

Late of West Manheim Twp., York County, PA.  
 Executor: Thomas J. Gately, Jr., 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 5.2-3t

## ESTATE OF JOSEPH BISWA, DECEASED

Late of Conewago Twp., York County, PA.  
 Administratrix: Hari Biswa, 27 Eli Drive, York, PA 17404  
 Attorney: Deborah L. Packer, Esquire, 3901 N. Front Street, Harrisburg, PA 17110 5.2-3t

## ESTATE OF GENE W. DIEHL, DECEASED

Late of Springfield Twp., York County, PA.  
 Executors: Kay A. Crumling & Alan E. Diehl, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 5.2-3t

## ESTATE OF PATRICIA R. DIENER, DECEASED

Late of Penn Twp., York County, PA.  
 Executor: Kathryn E. Widenhouse, a/k/a Kathryn Diener, c/o Salzman Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331  
 Attorney: Ann C. Shultis, Esquire, Salzman Hughes, P.C., 1147 Eichelberger Street, Hanover, PA 17331 5.2-3t

## ESTATE OF RICHARD E. ECKENRODE, DECEASED

Late of West York Boro., York County, PA.  
 Executrix: Jane A. Eckenrode, 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 5.2-3t

## ESTATE OF E. ELIZABETH FITZ, a/k/a ELSIE ELIZABETH FITZ, DECEASED

Late of Dover Boro., York County, PA.  
 Executrix: Susan L. Wales, 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 5.2-3t

## ESTATE OF HELEN R. FLORENCE, DECEASED

Late of Hanover Boro., York County, PA.  
 Executor: Barbara F. Chronister, 84 Saint Georgia Drive, Hanover, PA 17331  
 Attorney: Bernard A. Yannetti Hartman & Yannetti, Inc., 126 Baltimore Street, Gettysburg, PA 17325 5.2-3t

## ESTATE OF FRANCES C. FOSTER, DECEASED

Late of Stewartstown, York County, PA.  
 Executor: Carol R. Preller, 144 E. Scarborough Fare, Stewartstown, PA 17363 5.2-3t

## ESTATE OF ALBERT ROBERT GABELLI, JR., DECEASED

Late of West Manheim Twp., York County, PA.  
 Administrator: Maverick L. Gabelli, 49 Valley View Drive, Hanover, PA 17331  
 Attorney: Amy E.W. Ehrhart, Esquire, 118 Carlisle Street, Suite 202, Hanover, PA 17331 5.2-3t

## ESTATE OF NANCY J. GARRETT, DECEASED

Late of Penn Twp., York County, PA.  
 Executor: Cory M. Garrett, 1489 Maple Court, Glen Rock, PA 17327  
 Attorney: G. Steven McKonly PC, 119 Baltimore Street, Hanover, PA 17331 5.2-3t

## ESTATE OF WILLIAM F. HARROLD, SR., DECEASED

Late of North Codorus Twp., York County, PA.  
 Executor: William F. Harrold, 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 5.2-3t

## ESTATE OF SUSAN A. HOOVER, a/k/a SUSAN ANN HOOVER, DECEASED

Late of Hanover Boro., York County, PA.  
 Co-Executors: Peggy S. Hockensmith, 2730 Meadow Drive, Gettysburg, PA 17325 and Perry A. Small, 1300 Pine Run Road, Abbottstown, PA 17301 and Leah M. Small, 1240 Mummasburg Road, Gettysburg, PA 17325  
 Attorney: Amy E.W. Ehrhart, Esquire, 118 Carlisle Street, Suite 202, Hanover, PA 17331 5.2-3t

## ESTATE OF RUTH A. JUNGUST, a/k/a RUTH ALICE JUNGUST, DECEASED

Late of Hoepwell Twp., York County, PA.  
 Executor: Erik G. Jungust, c/o Laura S. Manifold, Esquire, PO Box 312, Stewartstown, PA 17363  
 Attorney: Laura S. Manifold, Esquire, PO Box 312, Stewartstown, PA 17363 5.2-3t

## ESTATE OF EDWARD H. KNOLL, a/k/a EDWARD HAROLD KNOLL, DECEASED

Late of Newberry Twp., York County, PA.  
 Executrix: Gloria Knoll, 341 Evergreen Street, New Cumberland, PA 17070  
 Attorney: David H. Stone, Esquire, Stone LaFaver & Shekletski, PO Box E, New Cumberland, PA 17070 5.2-3t

## ESTATE OF JONATHAN LAU, DECEASED

Late of York City, York County, PA.  
 Administratrix: Kathy Lau, c/o Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 1684 S. Broad Street, #230, Lansdale, PA 19446  
 Attorney: Danielle M. Yacono, Esquire, Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 1684 S. Broad Street, #230, Lansdale, PA 19446 5.2-3t

## ESTATE OF BETTY H. LECKRONE, DECEASED

Late of Manchester Twp., York County, PA.  
 Executor: Marsha L. Briggs, c/o Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403  
 Attorney: Jack L. Graybill II, Esquire, Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403 5.2-3t

## ESTATE OF KENNETH W. MORGAN, DECEASED

Late of York Twp., York County, PA.  
 Executor: Daniel J. Beauregard, Jr., c/o Gibbel Kraybill & Hess LLP, PO Box 5349, Lancaster, PA 17606  
 Attorney: Douglas A. Smith, Esquire, Gibbel Kraybill & Hess LLP, PO Box 5349, Lancaster, PA 17606 5.2-3t

## ESTATE OF IRIS M. NIMMONS, DECEASED

Late of York City, York County, PA.  
 Administratrix: Sylvia Q. Sanders, c/o Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402  
 Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 5.2-3t

ESTATE OF CLAIRE E. PATASHNA,  
DECEASED

Late of York Twp., York County, PA.  
Administrators: Jeffrey M. Patashna and  
Beth M. Clark, 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 5.2-3t

ESTATE OF MICHAEL J. PATASHNA,  
DECEASED

Late of York Twp., York County, PA.  
Administrators: Jeffrey M. Patashna and  
Beth M. Clark, 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 5.2-3t

ESTATE OF THOMAS M.G. PENN,  
DECEASED

Late of New Freedom Boro., York County,  
PA.  
Executor: Roger W. Tabler, Jr., c/o William  
F. Hoffmeyer, Esquire, 30 N. George  
Street, York, PA 17401  
Attorney: William F. Hoffmeyer, Esquire, 30  
N. George Street, York, PA 17401 5.2-3t

ESTATE OF LORETTA M. PFEFFER,  
DECEASED

Late of New Freedom Boro., York County,  
PA.  
Administratrix: Erin Flynn, 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 5.2-3t

ESTATE OF DAVID B. PINNING,  
DECEASED

Late of Shrewsbury Boro., York County, PA.  
Executor: Bradley W. Paine, c/o CGA Law  
Firm, PC, 135 North George Street, York,  
PA 17401  
Attorney: Jeffrey L. Rehmeier II, Esquire,  
CGA Law Firm, PC, 135 North George  
Street, York, PA 17401 5.2-3t

ESTATE OF MARIANNE A. POLETTI,  
DECEASED

Late of Springettsbury Twp., York County,  
PA.  
Executor: Robert Poletti, 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 5.2-3t

ESTATE OF JAMES BRIAN RADER,  
DECEASED

Late of Manchester Twp., York County, PA.  
Administratrix: Cindy Ann Short, c/o LAW  
OFFICE OF JEFFREY C. MARSHALL,  
LLC, 46 East Philadelphia Street, York,  
PA 17401  
Attorney: Jeffrey C. Marshall, Esquire, LAW  
OFFICE OF JEFFREY C. MARSHALL,  
LLC, 46 East Philadelphia Street, York, PA  
17401 5.2-3t

ESTATE OF MERLE R. RAUBENSTINE,  
DECEASED

Late of Jackson Twp., York County, PA.  
Executor: Heather L. Wagaman, 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 5.2-3t

ESTATE OF WILLIAM L. SCHMID,  
DECEASED

Late of Springettsbury Twp., York County,  
PA.  
Executor: Michael W. Schmid, c/o Barley  
Snyder, 126 East King Street, Lancaster,  
PA 17602  
Attorney: Randy R. Moyer, Esquire, Barley  
Snyder, 126 East King Street, Lancaster,  
PA 17602 5.2-3t

ESTATE OF GERALD E. SERFASS,  
DECEASED

Late of West Manchester Twp., York County,  
PA.  
Executrix: Jennifer L. Dean, 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 5.2-3t

ESTATE OF DORIS SMITH, a/k/a DORIS  
L. SMITH, a/k/a DORIS LEONA SMITH,  
DECEASED

Late of York Twp., York County, PA.  
Executor and Co-Trustee: Lyle Urias Smith,  
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 5.2-3t

ESTATE OF B. ROBERT SNYDER, a/k/a  
BRUCE ROBERT SNYDER, DECEASED

Late of York Twp., York County, PA.  
Executor: Holly Jo Seace, c/o McNees  
Wallace & Nurick LLC, 570 Lausch Lane,  
Suite 200, Lancaster, PA 17601  
Attorney: Vance E. Antonacci, Esquire,  
McNees Wallace & Nurick LLC, 570  
Lausch Lane, Suite 200, Lancaster, PA  
17601 5.2-3t

ESTATE OF JEFFREY A. SPRENKLE,  
DECEASED

Late of Springettsbury Twp., York County,  
PA.  
Executor: Gordon D. Sprenkle, c/o Kearney  
Graybill, LLC, 940 South Queen Street,  
York, PA 17403  
Attorney: Jack L. Graybill II, Esquire,  
Kearney Graybill, LLC, 940 South Queen  
Street, York, PA 17403 5.2-3t

## ESTATE OF JOAN A. STEINKE, DECEASED

Late of Washington Twp., York County, PA.  
Executor: Michael A. Steinke, c/o MPL Law  
Firm, LLP, 96 South George Street, Suite  
520, York, PA 17401  
Attorney: Suzanne H. Griest, Esquire, MPL  
Law Firm, LLP, 96 South George Street,  
Suite 520, York, PA 17401 5.2-3t

ESTATE OF WILLIAM C. WAHL,  
DECEASED

Late of Spring Garden Twp., York County,  
PA.  
Executor: Maxwell D. Wahl, c/o MPL Law  
Firm, LLP, 96 South George Street, Suite  
520, York, PA 17401  
Attorney: Suzanne H. Griest, Esquire, MPL  
Law Firm, LLP, 96 South George Street,  
Suite 520, York, PA 17401 5.2-3t

ESTATE OF VADA L. WANTLAND,  
DECEASED

Late of Shrewsbury Boro., York County, PA.  
Co-Executors: Michael E. Gantz and  
Camellia K. Gantz, c/o Laura S. Manifold,  
Esquire, PO Box 312, Stewartstown, PA  
17363  
Attorney: Laura S. Manifold, Esquire, PO  
Box 312, Stewartstown, PA 17363 5.2-3t

ESTATE OF GEORGE P. WIDA, JR.,  
DECEASED

Late of Shrewsbury Twp., York County, PA.  
Executor: George P. Wida, III, c/o  
Hoffmeyer & Semmelman, 30 N. George  
Street, York, PA 17401  
Attorney: William F. Hoffmeyer, Esquire,  
Hoffmeyer & Semmelman, 30 N. George  
Street, York, PA 17401 5.2-3t

ESTATE OF JO CAROL ZARTMAN,  
DECEASED

Late of Jackson Twp., York County, PA.  
Executrix: Sarah Beth Moulton Gorsuch,  
365A Brough Road, Abbottstown, PA  
17301  
Attorney: Amy E.W. Ehrhart, Esquire, 118  
Carlisle Street, Suite 202, Hanover, PA  
17331 5.2-3t

## SECOND PUBLICATION

## ESTATE OF JEAN E. BECKER, DECEASED

Late of Hanover Boro., York County, PA.  
Executor: Douglas A. Becker, 709  
Washington Ave, Hanover, PA 17331  
Attorney: G. Steven McKonly, Esquire, 119  
Baltimore Street, Hanover, PA 17331 4.25-3t

ESTATE OF DANIEL E. BOSLEY,  
DECEASED

Late of Dover Boro., York County, PA.  
Co-Executrices: Judith Elaine Sanders and  
Tiffany Marie Shetzler, c/o Barley Snyder  
LLP, 14 Center Square, Hanover, PA  
17331  
Attorney: Joseph E. Erb, Jr., Esquire, Barley  
Snyder LLP, 14 Center Square, Hanover,  
PA 17331 4.25-3t

ESTATE OF SHIRLEY M. BOWERS,  
DECEASED

Late of Red Lion, York County, PA.  
Executor: Daniel M. Bowers, 10469 Foust  
Road, Glen Rock, PA 17327 4.25-3t

## ESTATE OF ALICE W. BURD, DECEASED

Late of York Twp., York County, PA.  
Executor: Miles T. Burd, c/o Amy S. Loper,  
Esquire, 2002 S. Queen Street, York, PA  
17403  
Attorney: Amy S. Loper, Esquire, 2002 S.  
Queen Street, York, PA 17403 4.25-3t

## ESTATE OF DIANA L. CIMINO, a/k/a DIANA CIMINO, DECEASED

Late of Franklin Twp., York County, PA.  
 Executor: Kevin Bozetski, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
 4.25-3t

## ESTATE OF PATRICIA A. DAWES, DECEASED

Late of West Manchester Twp., York County, PA.  
 Co-Executors: Thomas A. Dawes and Cynthia C. Smith, c/o Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402  
 Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402  
 4.25-3t

## ESTATE OF NANCY C. DOERFLEIN, DECEASED

Late of Springettsbury Twp., York County, PA.  
 Executor: Nancy L. Cornbower, c/o Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331  
 Attorney: Ruth Crabbs Gunnell, Esquire, Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331  
 4.25-3t

## ESTATE OF MICHAEL J. EVANS, DECEASED

Late of Dover Boro., York County, PA.  
 Executor: Thomas E. Evans, c/o MPL Law Firm, LLP, 96 S. George Street, Suite 520, York, PA 17401  
 Attorney: Andrew C. Herrold, Esquire, MPL Law Firm, LLP, 96 S. George Street, Suite 520, York, PA 17401  
 4.25-3t

## ESTATE OF WILLIAM H. FORDNEY, JR., DECEASED

Late of Manchester Twp., York County, PA.  
 Executor: Barbara A. Fordney, c/o Charles J. Long, Esquire, 25 North Duke Street, Suite 202, York, PA 17401  
 Attorney: Charles J. Long, Esquire, 25 North Duke Street, Suite 202, York, PA 17401  
 4.25-3t

## ESTATE OF CHARLOTTE M. HESS, DECEASED

Late of Manchester Twp., York County, PA.  
 Executrix: Jennie S. Hess, 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  
 4.25-3t

## ESTATE OF DONALD E. HOFFNAGLE SR., DECEASED

Late of York City, York County, PA.  
 Executor: William B. Anstine, Jr., c/o Anstine & Sparler, 117 East Market Street, York, PA 17401  
 Attorney: John R. Elliott, Esquire, Anstine & Sparler, 117 East Market Street, York, PA 17401  
 4.25-3t

ESTATE OF LEONA R. HUSON, DECEASED  
Late of Springettsbury Twp., York County, PA.

Co-Administrators: Michael E. Huson and Stephen E. Huson, 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  
 4.25-3t

## ESTATE OF SANDRA ANN KOHR, DECEASED

Late of East Manchester Twp., York County, PA.  
 Executor: Daniel Eugene Kohr, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
 4.25-3t

## ESTATE OF KARL F. KRECHTLER, DECEASED

Late of Springettsbury Twp., York County, PA.  
 Executor: Ellen K. Krechtler, c/o May Herr & Grosh LLP, 234 North Duke Street, Lancaster, PA 17602  
 Attorney: Matthew A. Grosh, Esquire, May Herr & Grosh LLP, 234 North Duke Street, Lancaster, PA 17602  
 4.25-3t

## ESTATE OF MICHAEL A. KURMAN, DECEASED

Late of West Manchester Twp., York County, PA.  
 Administratrix: Marcia A. Kurman, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
 Attorney: Kristen R. McGuire, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401  
 4.25-3t

## ESTATE OF CAROLYN J. LEMEN, DECEASED

Late of Shrewsbury Twp., York County, PA.  
 Executor: Ronald M. Lemen, 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  
 4.25-3t

## ESTATE OF ARLENE MARKS, DECEASED

Late of Penn Twp., York County, PA.  
 Executor: Holly Reed, 118 Edgemere, Annapolis, MD 21403  
 Attorney: G. Steven McKonly PC, 119 Baltimore Street, Hanover, PA 17331  
 4.25-3t

## ESTATE OF GEORGE V. MILES, SR., DECEASED

Late of New Freedom Boro., York County, PA.  
 Executors: Terry Hergenbahn and Alex Miles, 4247 Slater Avenue, Nottingham, MD 21236  
 4.25-3t

ESTATE OF PAUL E. MILLER, DECEASED  
 Late of Heidelberg Twp., York County, PA.  
 Executor: Brian E. Miller, 7798 Camp Ernie Road, Abbottstown, PA 17301  
 Attorney: G. Steven McKonly PC, 119 Baltimore Street, Hanover, PA 17331  
 4.25-3t

ESTATE OF JAMES M. MOYER, DECEASED  
 Late of Dover Twp., York County, PA.  
 Executor: Jon R. Moyer, c/o 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  
 4.25-3t

ESTATE OF DOROTHY J. NEWCOMER, a/k/a DOROTHY "DOT" J. NEWCOMER, DECEASED  
 Late of Dover Twp., York County, PA.  
 Executrix: Christine Frantz, a/k/a Chris Frantz, c/o Douglas P. France, Esquire, 2675 Eastern Boulevard, York, PA 17402  
 Attorney: Douglas P. France, Esquire, 2675 Eastern Boulevard, York, PA 17402  
 4.25-3t

ESTATE OF WILLIAM W. PROBST, a/k/a WILLIAM WARD PROBST, DECEASED  
 Late of Monaghan Twp., York County, PA.  
 Executrix: Molly S. Shortridge, c/o Stone, Wiley & Linsbach, PC, 3 N. Baltimore Street, Dillsburg, PA 17019  
 Attorney: David J. Lenox, Esquire, Stone, Wiley & Linsbach, PC, 3 N. Baltimore Street, Dillsburg, PA 17019  
 4.25-3t

ESTATE OF PATRICIA A. RATHELL, DECEASED  
 Late of Hallam Boro., York County, PA.  
 Executor: Timothy D. Rathell, c/o Alexis K. Swope, Esquire, 2675 Eastern Boulevard, York, PA 17402  
 Attorney: Alexis K. Swope, Esquire, 2675 Eastern Boulevard, York, PA 17402  
 4.25-3t

ESTATE OF SHIRLEY A. SHORB, a/k/a SHIRLEY ANN SHORB, DECEASED  
 Late of Penn Twp., York County, PA.  
 Executor: William C. Shorb, 1403 Baltimore Street, Hanover, PA 17331  
 Attorney: Amy E. W. Ehrhart, Esquire, 118 Carlisle Street, Suite 202, Hanover, PA 17331  
 4.25-3t

ESTATE OF TODD R. SHORTLEY, DECEASED  
 Late of York City, York County, PA.  
 Executor: Timothy Shortley, 21606 Laytonsville Road, Gaithersburg, MD 20882  
 Attorney: G. Steven McKonly PC, 119 Baltimore Street, Hanover, PA 17331  
 4.25-3t

**ESTATE OF DARLENE MAY SHRY, a/k/a  
DARLENE M. SHRY, DECEASED**

Late of Spring Garden Twp., York County, PA.  
Administrators, c.t.a.: Chad A. Shry and Michael S. Shry, 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

4.25-3t

**ESTATE OF JOHN SIEGFRIED, DECEASED**

Late of Loganville Boro., York County, PA.  
Administrator: John Michael Siegfried, 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

4.25-3t

**ESTATE OF CHARLES C. SNYDER,  
DECEASED**

Late of York Twp., York County, PA.  
Executrix: Lori A. Miller, c/o Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356  
Attorney: Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356

4.25-3t

**ESTATE OF JOHN JOSEPH TASSIA, a/k/a  
JOHN J. TASSIA, DECEASED**

Late of Springettsbury Twp., York County, PA.  
Executrix: Melissa Ann Hatala, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

4.25-3t

**ESTATE OF BARRY T. VAN TASSEL,  
DECEASED**

Late of West Manchester Twp., York County, PA.  
Executrix: Jennifer Scott, c/o Anstine & Sparler, 117 East Market Street, York, PA 17401  
Attorney: William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market Street, York, PA 17401

4.25-3t

**ESTATE OF SANDRA MAE WEAVER,  
DECEASED**

Late of the City of Hanover, York County, PA.  
Executor: Stephen B. Weaver, c/o Crosson & Richetti LLC, 609 W. Hamilton Street, Suite 301, Allentown, PA 18101  
Attorney: David W. Crosson, Esquire, Crosson & Richetti LLC, 609 W. Hamilton Street, Suite 301, Allentown, PA 18101

4.25-3t

**ESTATE OF HAROLD WILLIS, DECEASED**

Late of Dillsburg, York County, PA.  
Co-Executrices: Margaret Ann Willis and Julie Desenberg, a/k/a Julie Gesenberg, c/o Keith A. Clark, Esquire, 3425 Simpson Ferry Road, Camp Hill, PA 17011  
Attorney: Keith A. Clark, Esquire, 3425 Simpson Ferry Road, Camp Hill, PA 17011

4.25-3t

**THIRD PUBLICATION**

**ESTATE OF SHERI LYNN ASKEW,  
DECEASED**

Late of Fairview Twp., York County, PA.  
Administrator: Lance A. Fowler, 20 Central Boulevard, Camp Hill, PA 17011  
Attorney: Law Offices of Robert M. Walker, LLC, 23 Central Boulevard, Camp Hill, PA 17011

4.18-3t

**ESTATE OF JACKIE F. BOWERS, a/k/a JACK  
F. BOWERS, DECEASED**

Late of Wrightsville Boro., York County, PA.  
Executor: Christine L. Filizzi, c/o Nikolaus & Hohenadel, 327 Locust Street, Columbia, PA 17512  
Attorney: John F. Markel, Esquire, Nikolaus & Hohenadel, 327 Locust Street, Columbia, PA 17512

4.18-3t

**ESTATE OF ELIZABETH D. CAWLEY,  
DECEASED**

Late of West Manchester Twp., York County, PA.  
Executors: Sandra L. Preston and Steven G. Cawley, Sr., 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

4.18-3t

**ESTATE OF DARLENE M. CHRISTINE,  
DECEASED**

Late of Franklintown Boro., York County, PA.  
Executrix: Stephanie L. Graham, c/o STONE, WILEY & LINSENBACH, PC, 3 N. Baltimore Street, Dillsburg, PA 17019  
Attorney: Brian C. Linsench, Esquire, STONE, WILEY & LINSENBACH, PC, 3 N. Baltimore Street, Dillsburg, PA 17019

4.18-3t

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

Late of Monaghan Twp., York County, PA.  
Executrix: Debra L. Washburn, c/o STONE, WILEY & LINSENBACH, PC, 3 N. Baltimore Street, Dillsburg, PA 17019  
Attorney: Brian C. Linsench, Esquire, STONE, WILEY & LINSENBACH, PC, 3 N. Baltimore Street, Dillsburg, PA 17019

4.18-3t

**ESTATE OF LARRY GUQUAY FISSEL,  
DECEASED**

Late of Penn Twp., York County, PA.  
Co-Administrators: Lori S. Roller and Robin L. Saxon, 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

4.18-3t

**ESTATE OF ANNA CATHERINE GUISE,  
DECEASED**

Late of York City, York County, PA.  
Executrix: Carol M. Flaharty, c/o Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402  
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402

4.18-3t

**ESTATE OF LOUISE B. LICHTY,  
DECEASED**

Late of York City, York County, PA.  
Executrix: Diane Keeney, 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

4.18-3t

**ESTATE OF MARIO E. MARCHI,  
DECEASED**

Late of Dillsburg Boro., York County, PA.  
Executors: Giulio E. Marchi and Gabriella E. David, a/k/a Gabriella E. Marchi, c/o Bruce J. Warshawsky, Esquire, 2320 North Second Street, Harrisburg, PA 17110  
Attorney: Bruce J. Warshawsky, Esquire, 2320 North Second Street, Harrisburg, PA 17110

4.18-3t

**ESTATE OF JOAN E. MAY, DECEASED**

Late of York Twp., York County, PA.  
Executors: Lisa A. Snyder and Julie E. Reynolds, c/o Snoko Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402  
Attorney: Snoko Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402

4.18-3t

**ESTATE OF PHYLLIS M. MORTHLAND,  
DECEASED**

Late of West Manchester Twp., York County, PA.  
Executrix: Lori A. Murray, 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

4.18-3t

**ESTATE OF GORDON L. PENNINGTON,  
DECEASED**

Late of West Manchester Twp., York County, PA.  
Executor: Gwenn Solito James, 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

4.18-3t

**ESTATE OF HARRIET Z. REESER, a/k/a  
HARRIET ZEIGLER REESER, DECEASED**

Late of Goldsboro Boro., York County, PA.  
Executors: Kacy Walker and Michael Pearson, c/o JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055  
Attorney: Edward P. Seeber, Esquire, JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055

4.18-3t

**ESTATE OF ERMA M. ROHRBAUGH,  
DECEASED**

Late of Manheim Twp., York County, PA.  
Executors: Troy M. Ruhlman, 5362 Blue Hill Road, Glenville, PA 17329 and Justin Ruhlman, 555 Dubs Church Road, Hanover, PA 17331  
Attorney: Thomas E. Miller, Esquire, LAW OFFICE OF THOMAS E. MILLER, ESQUIRE LLC, 249 York, Street, Hanover, PA 17331

4.18-3t

ESTATE OF ELIZABETH LEE SCHMIDT,  
DECEASED

Late of Stewartstown Boro., York County,  
PA.

Executor: Jon Conrad Schmidt, c/o Bellomo  
& Associates, LLC, 3198 East Market  
Street, York, PA 17402

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

4.18-3t

ESTATE OF WILLIAM D. SNYDER, a/k/a  
WILLIAM DAVIS SNYDER, DECEASED

Late of Manchester Twp., York County, PA.

Executor: Leigh Snyder Smith, c/o Morris  
& Vedder, LLP, 32 North Duke Street, PO  
Box 149, York, PA 17405

Attorney: Rand A. Feder, Esquire, Morris  
& Vedder, LLP, 32 North Duke Street, PO  
Box 149, York, PA 17405

4.18-3t

ESTATE OF GARY L. STINE, DECEASED

Late of Paradise Twp., York County, PA.

Executrix: Penny L. Teal, c/o Scott A. Ruth,  
Esquire, 123 Broadway, Hanover, PA  
17331

Attorney: Scott A. Ruth, Esquire, 123  
Broadway, Hanover, PA 17331

4.18-3t

ESTATE OF HARRY P. STROUSE, JR.,  
DECEASED

Late of Manchester Twp., York County, PA.

Executrix: Brenda J. Drawbaugh, 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

4.18-3t

ESTATE OF KATHRYN M. WEHUNT,  
DECEASED

Late of Warrington Twp., York County, PA.

Executor: Nicholas Wehunt, 6375 Green  
Field Road #1505, Elkridge, MD 21075

4.18-3t

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**CIVIL NOTICES**

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**ARTICLES OF INCORPORATION  
NONPROFIT**

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania on April 19th, 2024. The name of the [proposed] corporation is **Zeal Church York**. The purpose[s] of the corporation is [are] to be a community of people who follow Jesus Christ, build one another up in our faith in Him, serve those in need around us, and share the Good News of Jesus Christ to the world. The corporation has been organized under the provisions of the Nonprofit Corporation Law of 1988.

05.02-1t

Solicitor

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**CHANGE OF NAME**

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

NOTICE is hereby given that on September 8, 2023 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Amanda Leigh Bridger to Amanda Leigh Keyes. The Court has fixed the day of Monday, June 3, 2024 at 1:30 p.m. in Courtroom #7003, 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.

05.02-1t

Solicitor

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

NOTICE is hereby given that on March 5, 2024 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Connor Jaymes Goodling to Connor Jaymes Mabe. The Court has fixed the day of July 2, 2024 at 9:30 a.m. in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

05.02-1t

Solicitor

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

NOTICE is hereby given that on April 18, 2024 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Josephine Vedder Heidke to Josephine Scarborough Vedder-Kircher. The Court has fixed the day of Tuesday, July 2, 2024 at 9:30 a.m. in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

05.02-1t

Solicitor

Notice is hereby given that on the 12th day of April, 2024, the Petition of BROOKLYN FAE D'ARRIGO was filed in the York County Court of Common Pleas at No. 2024-SU-001066 seeking to change the name of minor child from TREVIN JAMES KNOWLES to TREVIN JAMES D'ARRIGO. The Court has fixed Tuesday, July 2nd, 2024 at 9:30 A.M. in Courtroom #7002 in the York County Judicial Center, 45 N. George Street, York, Pennsylvania, 17401 as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the Petition should not be granted.

05.02-1t

Solicitor

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

NOTICE is hereby given that on January 4, 2024 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Oluwanifemi Samuel Olasunkanmi Idowu to Oluwanifemi Samuel Olasunkanmi. The Court has fixed the day of June 4, 2024 at 9:30 a.m. in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

05.02-1t

Solicitor

Notice is hereby given that on the 12th day of April, 2024, the Petition of BROOKLYN FAE D'ARRIGO was filed in the York County Court of Common Pleas at No. 2024-SU-001065 seeking to change the name of minor child from DAKOTAH RAE KNOWLES to DAKOTAH RAE D'ARRIGO. The Court has fixed Tuesday, July 2nd, 2024 at 9:30 A.M. in Courtroom #7002 in the York County Judicial Center, 45 N. George Street, York, Pennsylvania, 17401 as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the Petition should not be granted.

05.02-1t

Solicitor



## YORK COUNTY TAX CLAIM BUREAU

## NOTICE OF JUDICIAL TAX SALE

To owners of properties identified in this notice and to all persons having tax liens, tax judgments, municipal claims, mortgages, liens, charges or estates of whatsoever kind, except ground rents separately taxed, against such properties.

The following conditions shall govern the sale of properties by the York County Tax Claim Bureau for Judicial Sale as scheduled on June 6th, 2024, at 9:00 AM. The sale will be held online utilizing GovEase. **All prospective bidders must register by completing the online registration process at [www.govease.com](http://www.govease.com) (the "Online Platform") starting on May 13, 2024, but no later than May 24, 2024. NO IN PERSON REGISTRATION AT THE BUREAU'S OFFICE WILL BE ACCEPTED. All bidders must place a deposit equal to ten (10%) percent of the estimated final bid(s) for each property purchased via wire transfer or ACH at least five (5) days prior to the sale. If funds are not received by the cut-off, the bidder will be prohibited from bidding at the sale. Registration requires a photo I.D. such as a valid driver's license or other method of identification acceptable to the Bureau. In order to be a registered or eligible bidder, neither the bidder, nor the bidder in association with any other person or entity, shall be delinquent in paying any real estate taxes in York County, as well as have no municipal utility bills that are more than one year outstanding. There shall be no assignment of bids. Additional terms can be found at [www.govease.com](http://www.govease.com)**

1. **SAID PROPERTIES**, will be sold **FREE** and **CLEAR** of all tax and municipal claims, mortgages, liens, charges, and estates of whatsoever kind, except ground rents, separately taxed, Motor Vehicle or Uniform Commercial Code encumbrances on mobile homes to the highest bidder. **A condition of this sale shall be that no sale shall be made except to the County unless there is a minimum bid equal to the costs incurred of such sale as designated in The Pennsylvania Real Estate Tax Sale Law 542 of 1947, as amended, Section 612(a).**
2. **Acknowledgment, Recording Fee and Preparation of the Deed.** These items will be computed after the property has been knocked down to the successful bidder and included in the final sale price. The sale price, the transfer tax, and the recording fee, acknowledgment and preparation of the deed must all be paid at the time of the sale in accordance with the Online Platform. In the case of all properties, **NO CASH** or other form of payment will be accepted other than through the Online Platform.
3. Deeds for the premises will be prepared by the Tax Claim Bureau and recorded. The Tax Claim Bureau will mail the deeds to the address given by the buyer when registering for the sale via the Online Platform after the deed has been photographed and returned. (Approximately 6 months)
4. Please note the properties were exposed for Sale on September 22, 2023, or at a prior Upset Sale. The respective properties were advertised for Upset Sale in accordance with the requirements of the Real Estate Tax Sale Law in effect at the time of the sale.
5. It is strongly recommended that prospective purchasers have examination made of the title to any property in which they may be interested. Every reasonable effort has been made to keep the proceedings free from error. However, in every case, **THE PROPERTY IS OFFERED FOR SALE BY THE TAX CLAIM BUREAU WITHOUT ANY GUARANTEE OR WARRANTY WHATSOEVER EITHER AS TO EXISTENCE, CORRECTNESS OR OWNERSHIP, SIZE BOUNDARIES, LOCATION STRUCTURES OR LACK OF STRUCTURES UPON THE LAND, LIENS, TITLES OR ANY OTHER MATTER OR THING WHATSOEVER.**
6. Notice is further given to any person who may have claims against any properties identified and to all other parties in interest that a schedule of proposed distribution of the proceed of sale will be posted in the office of the Tax Claim Bureau following such sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. All claims must be filed with the Tax Claim Bureau. **ALL SALES WILL BE MADE UNDER THESE CONDITIONS AND WILL BE FINAL. NO ADJUSTMENT WILL BE MADE AFTER THE PROPERTY IS STRUCK DOWN. MAKE SURE OF WHAT YOU ARE BUYING BEFORE BIDDING.**
7. Purchase by owner – The owners shall have no right to purchase their own property at the Judicial Sale conducted under the provision of the Act (618 added July 3, 1986, P.L. 351, No. 81).
8. Mobile home purchasers – will only receive a proof of purchase from the Tax Claim Bureau after the sale. The Department of Transportation will issue titles for the properties purchased at the tax sale only upon receipt of a proper order of court.
9. The properties subject to the Judicial Tax Sale can be identified by reference to the Exhibit A of the petition for Judicial Sale filed with the York County Court of Common Pleas, docket 2024-TU-000001. The properties offered for sale may also be identified by reference to the prior advertisement for the Tax Claim Bureau Upset Sale as set forth in the York Newspaper on August 17, 2023, or by purchasing a list of the properties exposed to the sale from the York County Tax Claim Bureau.
10. Unsold properties will be placed on the Repository List within six (6) months following the Judicial Sale. Any bids to purchase properties from the Repository List shall be placed with the Tax Claim Bureau in accordance with the Bureau's applicable procedures. Bids will only be accepted upon written consent of all taxing authorities.
11. 68 Pa. C.S. § 2101, et seq. (the "Land Bank Statute") permits the Land Bank of York County to purchase any of the properties at a price agreed upon by the taxing districts. **PLEASE NOTE: The York County Land Bank may be a potential bidder at the Judicial Sale.** For more details, contact the Tax Claim Bureau solicitor.

**SHERIFF SALES**

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SPECIALIZED LOAN SERVICING LLC vs. CHELSIL BITZEL AKA CHELSI SAUSMAN, IN HER CAPACITY AS HEIR OF GARY W. SAUSMAN AKA GARY WILLIAM SAUSMAN, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GARY W. SAUSMAN AKA GARY WILLIAM SAUSMAN Docket Number: 2023-SU-002428. 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:

CHELSI L. BITZEL AKA CHELSI SAUSMAN, IN HER CAPACITY AS HEIR OF GARY W. SAUSMAN AKA GARY WILLIAM SAUSMAN

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GARY W. SAUSMAN AKA GARY WILLIAM SAUSMAN

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

BEING KNOWN AS: 867 APACHE LANE WRIGHTSVILLE, PA 17368

BEING PARCEL NUMBER: 31-000-07-0032.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 867 APACHE LANE, WRIGHTSVILLE, PA 17368

UPI# 310000700320000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. DOUGLAS BROOM and ABIGAIL KNAUB Docket Number: 2023-SU-000245. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DOUGLAS BROOM  
ABIGAIL KNAUB

Property of Douglas Broom and Abigail Knaub

Execution No. 2023-SU-000245

Judgment Amount: \$223,420.99

All the right title, interest and claim of Douglas Broom and Abigail Knaub, of in and to:

Property located at 21 North York Road, within the Monaghan Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2530, at page 2832, as Instrument No. 2019034447.

Parcel Identification No. 38-000-PD-0077.A0-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 21 NORTH YORK ROAD, DILLSBURG, PA 17019

UPI# 38000PD0077A000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. CHRISTINA L. CHALK and RICHARD P. HUETHER Docket Number: 2023-SU-003266. 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:

CHRISTINA L. CHALK  
RICHARD P. HUETHER

Owner(s) of property situate in the WEST MANHEIM TOWNSHIP, YORK COUNTY, Pennsylvania, being 239 HOMESTEAD DRIVE, HANOVER, PA 17331

PARCEL #: 520002202700000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$293,232.64

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 239 HOMESTEAD DRIVE, HANOVER, PA 17331

UPI# 520002202700000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. ERINN N. DAVIS AND THE UNITED STATES OF AMERICA Docket Number: 2022-SU-000380. 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:

ERINN N. DAVIS  
THE UNITED STATES OF AMERICA

Docket No. 2022-SU-000380

Description: ALL THAT CERTAIN parcel of land in York Township, York County, Commonwealth of PA, as more fully described in Book 2294, Page 2705

Parcel No. 54-000-GK-0059.00-00000

Property: 131 Country Club Road, Red Lion, PA 17356

Improvements: Residential Property

PROPERTY ADDRESS: 131 COUNTRY CLUB ROAD, RED LION, PA 17356

UPI# 54000GK00590000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CSMC 2020-RPL2 TRUST vs. RENE J. DIETZ Docket Number: 2023-SU-000418. 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:

RENE J. DIETZ

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF PARADISE, YORK COUNTY, PENNSYLVANIA, AS SHOWN ON A FINAL SUBDIVISION PLAN FOR "GRANITE RIDGE", PREPARED BY JAMES R. HOLLEY & ASSOCIATES, INC., ENGINEERS, PLANNERS, LANDSCAPE ARCHITECTS, SURVEYORS, DATED 12 SEPTEMBER 2000, AND RECORDED ON 5 DECEMBER 2002, IN PLAN BOOK RR, PAGE 626, MORE PARTICULARLY BOUND-ED AND DESCRIBED AS FOLLOWS, TO WIT:

ALSO KNOWN AS 6829 Pleasantview Drive, Thomasville, PA 17364

PARCEL ID 4-000-HE-0028.U0-00000

BEING the same premises which KELLUM B. DIETZ SR. AND RENE J. DIETZ, HUSBAND AND WIFE by Deed dated 05/13/2016 and recorded in the Office of Recorder of Deeds of York County on 05/17/2016 at Book 2368, Page 5002 granted and conveyed unto RENE J. DIETZ

PROPERTY ADDRESS: 6829 PLEASANTVIEW DRIVE, THOMASVILLE, PA 17364

UPI# 42000HE0028U000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common

Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. BRANDON S. FRANK Docket Number: 2023-SU-003334. 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 S. FRANK

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN MANNHEIM TOWNSHIP, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA.

BEING THE SAME PREMISES which TBF Properties, LLC, A Pennsylvania Limited Liability Company by Deed dated 7/17/2017 and recorded in the Office of the Recorder of Deeds of York County on 7/18/2017 in Deed Book Volume 2430, Page 1534, Instrument 2017032207, granted and conveyed unto Brandon S. Frank.

BEING KNOWN AS: 3431 Skyview Drive, Glenville, Pennsylvania 17329.

PARCEL #37-000-CF-0050.D0-00000

PROPERTY ADDRESS: 3431 SKYVIEW DRIVE, GLENVILLE, PA 17329

UPI# 37000CF0050D000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SANTANDER BANK, N.A. vs. DOUGLAS D GEARY Docket Number: 2023-SU-001785. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DOUGLAS D GEARY

By virtue of a Writ of Execution No. 2023-SU-001785

SANTANDER BANK, N.A.

v.  
DOUGLAS D GEARY

owner(s) of property situate in the STEWART-STOWN BOROUGH, YORK County, Pennsylvania, being

19 TROUT LN, STEWARTSTOWN, PA 17363  
Tax ID No. 86-000-02-0007.N0-00000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$129,864.45

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 19 TROUT LANE, STEWARTSTOWN, PA 17363

UPI# 86000020007N000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. JULIA GRECO Docket Number: 2023-SU-000509. 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:

JULIA GRECO

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2023-SU-000509

Pennsylvania Housing Finance Agency,  
Plaintiff

vs  
Julia Greco,  
Defendant

Real Estate: 3154 NORTH GEORGE STREET EMIGSVILLE, PA 17318

Municipality: Manchester Township

Dimensions/  
Short Description: approx.150 x 36-5/10 x 150 x 38.15

See Instrument #: 2018-022750

Tax Parcel #: 36-000-01-0054.00-00000

Assessment: \$96,700

Improvements thereon: a residential dwelling

house as identified above.

TO BE SOLD AS THE PROPERTY OF JULIA GRECO ON JUDGMENT NO. 2023-SU-000509

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

PROPERTY ADDRESS: 3154 NORTH GEORGE STREET, EMIGSVILLE, PA 17318

UPI# 360000100540000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: COLONIAL SAVINGS, F.A. vs. MICHAEL GWYNN, JR Docket Number: 2023-SU-003544. 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 GWYNN, JR

Owner(s) of property situate in the TOWNSHIP OF WINDSOR, YORK COUNTY, Pennsylvania, being 1645 ROSEBROOK DRIVE, RED LION, PA 17356 AKA 17402

PARCEL #: 530003201460000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount \$225,701.85  
Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 1645 ROSEBROOK DRIVE, RED LION, PA 17356

UPI# 530003201460000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A., AS TRUSTEE, ON BEHALF OF REGISTERED HOLDERS OF BEAR STEARNS ASSET-BACKED SECURITIES I TRUST 2007-AC3, ASSET-BACKED CERTIFICATES, SERIES 2007-AC3 vs. MELINDA S. HARBOLD Docket Number: 2023-SU-000576. 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:

MELINDA S. HARBOLD

Owner(s) of property situate in the BOROUGH OF DOVER, YORK COUNTY, Pennsylvania, being 76 RESERVOIR DRIVE AKA 76 SOUTH RESERVOIR DRIVE, DOVER, PA 17315  
PARCEL #: 590000200380000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount \$478,978.63  
Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 76 RESERVOIR DRIVE, AKA 76 SOUTH RESERVOIR DRIVE, DOVER, PA 17315

UPI# 590000200380000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. STEVEN L. HARRIS JR. AKA STEVEN HARRIS JR. Docket Number: 2023-SU-002670. 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 L. HARRIS JR. AKA STEVEN HARRIS JR.

Owner(s) of property situate in the WEST MANHEIM TOWNSHIP, Pennsylvania, being 12 JOSHUA DRIVE, HANOVER, PA 17331 PARCEL #: 52000190227000000 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount \$255,251.70 Attorneys for Plaintiff KML Law Group P.C.

PROPERTY ADDRESS: 12 JOSHUA DRIVE, HANOVER, PA 17331

UPI# 520001902270000000

Notice is further given that 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, 5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SPECIALIZED LOAN SERVICING LLC vs. GERALD T. HARRIS and MICHELLE HARRIS Docket Number: 2023-SU-001645. 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:

GERALD T. HARRIS MICHELLE HARRIS

By virtue of a Writ of Execution No. 2023-SU-001645

Specialized Loan Servicing LLC v. Gerald T. Harris and Michelle Harris

Owners of property situate in in the Second Ward of the City of York, York County, Commonwealth of Pennsylvania, being known and numbered as 364 East Philadelphia Street, York, PA 17403

Parcel Number: 02-024-02-0050.00-00000

Improvements thereon: Residential Dwelling

Judgment Amount: \$58,754.22

ATTORNEYS FOR PLAINTIFF Padgett Law Group

700 Darby Road, Suite 100 Havertown, PA 19083

PROPERTY ADDRESS: 364 EAST PHILADELPHIA STREET, YORK, PA 17403

UPI# 020240200500000000

Notice is further given that 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, 5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AMERIHOM MORTGAGE COMPANY, LLC vs. HEATHER M. HARTMAN Docket Number: 2023-SU-003183. 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:

HEATHER M. HARTMAN

Owner(s) of property situate in the BOROUGH OF HANOVER, YORK COUNTY, Pennsylvania, being 401 FULTON STREET, HANOVER, PA 17331 PARCEL #: 670000403500000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount \$289,319.27 Attorneys for Plaintiff KML Law Group P.C.

PROPERTY ADDRESS: 401 FULTON STREET, HANOVER, PA 17331

UPI# 670000403500000000

Notice is further given that 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, 5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC vs. JODY A. HEIM Docket Number: 2023-SU-002299. 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:

JODY A. HEIM

ALL that following described lot of ground situate, lying and being in PENN TOWNSHIP. York County, Pennsylvania, bounded and limited as follows, to wit:

Property Address: 15 Westminster Avenue, Hanover, PA 17331

Parcel No. 44-000-07-0132.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-002299

Judgment: \$42,906.01

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Jody A. Heim

PROPERTY ADDRESS: 15 WESTMINSTER AVENUE, HANOVER, PA 17331

UPI# 440000701320000000

Notice is further given that 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, 5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. WILLIAM C. HENSHAW, II Docket Number: 2022-SU-002332. 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 C. HENSHAW, II

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN RED LION BOROUGH, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA: BEING KNOWN AS: 73 FIRST AVE RED LION, PA 17356

BEING PARCEL NUMBER: 82-000-03-0190.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 73 FIRST AVENUE, RED LION, PA 17356

UPI# 820000301900000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION vs. SAMUEL A. HOFF, JR., IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF GUST E. VASTARDIS; KEITH MUMMERT, IN HIS CAPACITY AS HEIR OF GUST E. VASTARDIS; TODD MUMMERT, IN HIS CAPACITY AS HEIR OF GUST E. VASTARDIS; CHRISTOPHER VASTARDIS, IN HIS CAPACITY AS HEIR OF GUST E. VASTARDIS; WILLIAM VASTARDIS, IN HIS CAPACITY AS HEIR OF GUST E. VASTARDIS; AMANDA ZEKANY, IN HER CAPACITY AS HEIR OF GUST E. VASTARDIS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GUST E. VASTARDIS; and MELISSA EDWARDS, IN HER CAPACITY AS HEIR OF GUST E. VASTARDIS Docket Number: 2023-SU-000596. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SAMUEL A. HOFF, JR., IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF GUST E. VASTARDIS

KEITH MUMMERT, IN HIS CAPACITY AS HEIR OF GUST E. VASTARDIS

TODD MUMMERT, IN HIS CAPACITY AS HEIR OF GUST E. VASTARDIS

CHRISTOPHER VASTARDIS, IN HIS CAPACITY AS HEIR OF GUST E. VASTARDIS

WILLIAM VASTARDIS, IN HIS CAPACITY AS HEIR OF GUST E. VASTARDIS

AMANDA ZEKANY, IN HER CAPACITY AS HEIR OF GUST E. VASTARDIS

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GUST E. VASTARDIS

MELISSA EDWARDS, IN HER CAPACITY AS HEIR OF GUST E. VASTARDIS

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

BEING KNOWN AS: 3328 HUB CT DOVER, PA 17315

BEING PARCEL NUMBER: 24-000-26-0274.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 3328 HUB COURT, DOVER, PA 17315

UPI# 240002602740000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR LB-IGLOO SERIES IV TRUST vs. TIMOTHY L. KREIGER Docket Number: 2023-SU-000993. 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:

TIMOTHY L. KREIGER

ALL THAT CERTAIN LOT OR PAREL OF GROUND, WITH THE IMPROVEMENTS THEREON ERECTED, KNOWN AND NUMBERED AS 33 EAST CANAL STREET,

SITUATE IN DOVER BOROUGH, YORK COUNTY, COMMONWEALTH OF PENNSYLVANIA

PROPERTY ADDRESS: 33 EAST CANAL STREET, DOVER, PA 17315

UPI# 590000101390000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs. PATRICIA K. LADD Docket Number: 2023-SU-003504. 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 K. LADD

Owner(s) of property situate in the TOWNSHIP OF PENN, YORK COUNTY, Pennsylvania, being 414 CHARLES AVENUE, HANOVER, PA 17331

PARCEL #: 44000390005D000000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount \$166,179.54  
Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 414 CHARLES AVENUE, HANOVER, PA 17331

UPI# 44000390005D000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: J.P. MORGAN MORTGAGE ACQUISITION CORP. vs. BENJAMIN G. LANDA Docket Number: 2023-SU-002393. 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 G. LANDA

Property of Benjamin G. Landa

Execution No. 2023-SU-002393

Judgment Amount: \$117,190.24

All the right title, interest and claim of Benjamin G. Landa, of in and to:

Property located at 6305 West Canal Road, within the Paradise Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1843, at page 1896, as Instrument No. 2006076003.

Parcel Identification No. 42-000-GD-0054.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue North Wales, PA 19454

PROPERTY ADDRESS: 6305 WEST CANAL ROAD, ABBOTTSTOWN, PA 17301

UPI# 42000GD00540000000

Notice is further given that 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, 5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW HOME SERVICING, LLC vs. JAMES R LATTUCA and KELLY E LATTUCA Docket Number: 2023-SU-001094. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES R LATTUCA KELLY E LATTUCA

By virtue of a Writ of Execution No. 2023-SU-001094

LAKEVIEW HOME SERVICING, LLC v. JAMES R LATTUCA; KELLY E LATTUCA

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

120 E MAIN STREET, FELTON, PA 17322 Tax ID No. 62-000-01-0058-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$123,544.22

Attorneys for Plaintiff Brock & Scott, PLLC

PROPERTY ADDRESS: 120 EAST MAIN STREET, FELTON, PA 17322

UPI# 620000100580000000

Notice is further given that 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, 5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AMERISAVE MORTGAGE CORPORATION vs. LILLIAN M. LISCEK Docket Number: 2023-SU-003333. 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:

LILLIAN M. LISCEK

SHORT LEGAL DESCRIPTION ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE a township OF PENN, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 214 WESTMINSTER AVENUE, HANOVER, PA 17331

UPIN NUMBER 44-000-07-0265.00-00000

PROPERTY ADDRESS: 214 WESTMINSTER

AVE, HANOVER, PA 17331

UPI# 440000702650000000

Notice is further given that 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, 5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2 vs. JOHNNANNA L. MARKLEY Docket Number: 2023-SU-003129. 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:

JOHNNANNA L. MARKLEY

Owner(s) of property situate in the FRANKLIN TOWNSHIP, YORK COUNTY, Pennsylvania, being 823 BALTIMORE ROAD A/K/A 823 BALTIMORE STREET, DILLSBURG, PA 17019 PARCEL #: 29000NC0095G000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount \$137,628.47 Attorneys for Plaintiff KML Law Group P.C.

PROPERTY ADDRESS: 823 BALTIMORE ROAD, A/K/A 823 BALTIMORE STREET, DILLSBURG, PA 17019

UPI# 29000NC0095G000000

Notice is further given that 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, 5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. 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 TOWNSHIP OF SPRINGETTSBURY, YORK COUNTY, Pennsylvania, being 1726 SAN GABRIEL DRIVE, YORK, PA 17406  
 PARCEL #: 460001601680000000  
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING  
 Judgment Amount \$139,050.96  
 Attorneys 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,  
 5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. BRIAN L. MILLER and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2022-SU-002726. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN L. MILLER  
 THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

SHERIFF'S SALE

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

Pennsylvania Housing Finance Agency,

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

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

Municipality: DALLASTOWN BOROUGH

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

See Instrument #: 2019-040614

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

Assessment: \$77,150

Improvements thereon: a residential dwelling house as identified above.

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

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

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

UPI# 560000200930000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CARRINGTON MORTGAGE SERVICES, LLC vs. KEENA MINIFIELD Docket Number: 2023-SU-001418. 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:

KEENA MINIFIELD

ALL that certain tract of land with the improvements thereon erected situate, lying and being in the Borough of Jefferson, York County, Commonwealth of Pennsylvania, bounded and limited as follows, to wit:

Property Address: 22 Hanover Street, Spring Grove, PA 17362

Parcel No. 73-000-01-0047-00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU001418

Judgment: \$161,703.77

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Keena Minifield

PROPERTY ADDRESS: 22 HANOVER STREET, SPRING GROVE, PA 17362

UPI# 730000100470000000

Notice is further given that 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,  
 5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SPRINGHILL INVESTMENTS, LLC vs. JASON MITCHELL, RYAN MITCHELL and HEATHER MITCHELL, A/K/A HEATHER MITHCELL Docket Number: 2017-SU-003335. 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 MITCHELL  
 RYAN MITCHELL  
 HEATHER MITCHELL, A/K/A HEATHER MITHCELL

AS THE REAL ESTATE OF:

JASON MITCHELL, HEATHER MITCHELL, A/K/A HEATHER MITHCELL, AND RYAN MITCHELL

Owners of property situate in Spring Garden Township, York County, Pennsylvania, being 1517 South George Street, York, PA 17403.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 1517 SOUTH GEORGE STREET, YORK, PA 17403



UPI #48-000-24-0106.00-00000

PROPERTY ADDRESS: 1517 SOUTH GEORGE STREET, YORK, PA 17403

UPI# 480002401060000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ALLIED FIRST BANK, SB DBA SERVBANK vs. JOSEPH SCOTT MOORE Docket Number: 2022-SU-002140. 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:

JOSEPH SCOTT MOORE

All that certain piece or parcel or Tract of land situate in Windsor Township, York County, Pennsylvania, and being known as 315 Wimbledon Way, Red Lion, Pennsylvania 17356. TAX MAP AND PARCEL NUMBER:53-000-28-0010-00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$247,186.88

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Joseph Scott Moore

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

PROPERTY ADDRESS: 315 WIMBLETON WAY, RED LION, PA 17356

UPI# 530002800100000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F vs. CRAIG MOSS Docket Number: 2018-SU-002042. 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:

CRAIG MOSS

Docket No. 2018-SU-002042

Description:ALL THAT CERTAIN parcel of land in York Township, York County, Commonwealth of PA, as more fully described in Book 2123, Page 7489

Parcel No. 26-000-13-0173.00-00000

Property: 180 Asbury Court, Mount Wolf, PA 17347

Improvements: Residential Property

PROPERTY ADDRESS: 180 ASBURY COURT, MOUNT WOLF, PA 17347

UPI# 260001301730000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CARRINGTON MORTGAGE SERVICES LLC vs. JANET D. MUMMERT Docket Number: 2023-SU-002835. 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:

JANET D. MUMMERT

All the following described message, tenement, piece or parcel of land situate, lying and being in

the Township of North Codorus, County of York and Commonwealth of Pennsylvania, bounded and limited as follows, to wit:

Property Address: 2163 Martin Road, York, PA 17408

Parcel No. 40-000-GG-0038.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-002835

Judgment: \$181,984.99

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Janet D. Mummert  
PROPERTY ADDRESS: 2163 MARTIN ROAD, YORK, PA 17408

UPI# 40000GG003800000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: UNION HOME MORTGAGE CORPORATION vs. AMBER NURSE Docket Number: 2023-SU-003297. 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:

AMBER NURSE

SHORT LEGAL DESCRIPTION  
ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE a township OF LOWER WINDSOR, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 466 PLEASANT HILL ROAD, WRIGHTSVILLE, PA 17368

UPIN NUMBER 35-000-IM-0025.00-00000

PROPERTY ADDRESS: 466 PLEASANT HILL ROAD, WRIGHTSVILLE, PA 17368

UPI# 35000IM002500000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. PAUL A ROCKWELL, III Docket Number: 2023-SU-000983. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

PAUL A ROCKWELL, III

By virtue of a Writ of Execution No. 2023-SU-000983

FREEDOM MORTGAGE CORPORATION  
v.  
PAUL A ROCKWELL, III

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

310 CHESTNUT STREET, DELTA, PA 17314  
Tax ID No. 57-000-02-0014.00-00000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$208,240.69

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 310 CHESTNUT STREET, DELTA, PA 17314

UPI# 570000200140000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. JOSEPH J. SKALOS and HEATHER M. RHEIN Docket Number: 2023-SU-002609. 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:

JOSEPH J. SKALOS  
HEATHER M. RHEIN

By virtue of a Writ of Execution No. 2023-SU-002609

WELLS FARGO BANK, N.A.  
v.  
JOSEPH J. SKALOS; HEATHER M. RHEIN

owner(s) of property situate in the 12TH WARD OF THE CITY OF YORK, YORK County, Pennsylvania, being

919 WELLINGTON ST, YORK, PA 17403  
Tax ID No. 12-389-11-0051.00-00000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$64,034.18

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 919 WELLINGTON STREET, YORK, PA 17403

UPI# 123891100510000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK vs. UNKNOWN HEIRS OF KENNETH E. BAKER JR. and GEORGE BAKER III SOLEY IN HIS CAPACITY AS HEIR OF KENNETH E. BAKER JR., DECEASED Docket Number: 2022-SU-002799. 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 OF KENNETH E. BAKER JR.

GEORGE BAKER III SOLEY IN HIS CAPACITY AS HEIR OF KENNETH E. BAKER JR., DECEASED

Owner(s) of property situate in the CITY OF YORK, YORK COUNTY, Pennsylvania, being 933 LINDEN AVENUE, YORK, PA 17404  
PARCEL #: 113320400200000000

(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount \$87,400.80  
Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 933 LINDEN AVENUE, YORK, PA 17404

UPI# 113320400200000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MEMBERS 1ST FEDERAL CREDIT UNION vs. DYLAN C. WARD Docket Number: 2023-SU-003276. 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:

DYLAN C. WARD

SHERIFF'S SALE  
By virtue of a Writ of Execution issued by Members 1st Federal Credit Union  
Docket No. 2023-SU-003276.

Members 1st Federal Credit Union v. Dylan C. Ward  
Docket No. 2023-SU-003276.

Dylan C. Ward, Owner of property situate in Manchester Borough, York County, Pennsylvania

414 Maple St, York, Pennsylvania 17345

Property being known as Parcel ID No. 76-000-02-0191.00-00000.

Premises consist of a Residential Two-Story

House.

Matthew G. Brushwood, Esquire  
Attorney for Plaintiff  
Barley Snyder  
2755 Century Blvd  
Wyomissing, PA 19610  
I.D. No. 310592

PROPERTY ADDRESS: 414 MAPLE STREET,  
MANCHESTER, PA 17345

UPI# 760000201910000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

Parcel Identification No. 22-000-AG-0015.B0-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 6611 STELTZ ROAD,  
GLEN ROCK, PA 17327

UPI# 22000AG0015B0000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. THOMAS EUGENE WILEY and ANGELA PFAHLER Docket Number: 2022-SU-003082. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

THOMAS EUGENE WILEY  
ANGELA PFAHLER

Owner(s) of property situate in the MANCHESTER TOWNSHIP, YORK COUNTY, Pennsylvania, being 3539 LIVERPOOL TURNPIKE, EMIGSVILLE, PA 17318  
PARCEL #: 36000LI00060000000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount \$142,392.73  
Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 3539 LIVERPOOL  
TURNPIKE, EMIGSVILLE, PA 17318

UPI# 36000LI000600000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MATRIX FINANCIAL SERVICES CORP. vs. ADAM WEINSTEIN, AS CO-ADMINISTRATOR OF THE ESTATE OF ROBERT TRYSON A/K/A ROBERT ALAN TRYSON, DECEASED and STEPHANI TRYSON, AS CO-ADMINISTRATOR OF THE ESTATE OF ROBERT TRYSON A/K/A ROBERT ALAN TRYSON, DECEASED Docket Number: 2023-SU-002644. 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:

ADAM WEINSTEIN, AS CO-ADMINISTRATOR OF THE ESTATE OF ROBERT TRYSON A/K/A ROBERT ALAN TRYSON, DECEASED

STEPHANI TRYSON, AS CO-ADMINISTRATOR OF THE ESTATE OF ROBERT TRYSON A/K/A ROBERT ALAN TRYSON, DECEASED

Property of Robert Tryson, Deceased

Execution No. 2023-SU-002644

Judgment Amount: \$437,977.67

All the right title, interest and claim of Robert Tryson, Deceased of in and to:

Property located at 6611 Steltz Road, within the Codorus Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2675, at page 1984, as Instrument No. 2021053355.

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SPECIALIZED LOAN SERVICING, LLC vs. NATHANIEL C. WEST Docket Number: 2022-SU-002316. 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:

NATHANIEL C. WEST

By virtue of a Writ of Execution No. 2022-SU-002316

SPECIALIZED LOAN SERVICING, LLC  
NATHANIEL C. WEST

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

15 DOGWOOD TERRACE, DILLSBURG, PA 17019

Parcel No. 20-000-13-0011-00-0000

(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$257,346.91

PROPERTY ADDRESS: 15 DOGWOOD TERRACE, DILLSBURG, PA 17019

UPI# 200001300110000000

Notice is further given that 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

AS THE REAL ESTATE OF:

JASON B WILT

AS THE REAL ESTATE OF:

JASON B. WILT

Owner of property situate in Felton Borough,  
York County, Pennsylvania, being 42 Beaver  
Street, Felton, PA 17322.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 42 BEAVER STREET,  
FELTON, PA 17322

UPI #62-000-01-0043.00-00000

PROPERTY ADDRESS: 42 BEAVER STREET,  
FELTON, PA 17322

UPI# 620000100430000000

Notice is further given that 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,  
5.02-3t York County, Pennsylvania

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**MEMORANDUM/ANNOUNCEMENT**

TO: Bar Associations of Adams County, Cumberland County, Dauphin County, Franklin/Fulton Counties, and York County

CC: Melissa Calvanelli, District Court Administrator, Cumberland County

FROM: Shawn D. Meyers, President Judge of the 39<sup>th</sup> Judicial District

RE: A Review of Guardianship proceedings in Southcentral Pennsylvania Orphans' Courts

DATE: February 12, 2024

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Please join a panel of Orphans' Court judges as they review current practices in guardianship proceedings and the possible changes practitioners, Alleged Incapacitated Persons (AIPs), guardians and fiduciaries will see when the amendments to the guardianship statute in Pennsylvania go into effect June 11, 2024.

Topics to be covered will include: Petition content; Expectations of the court pre-hearing, during hearings and post-hearings; Evidence requirements; Changes to existing practices resulting from implementing Act 61 of 2023; Preferred practices in each court based upon county and court resources currently and after Act 61 of 2023 goes into effect. Question and Answer session.

Presenters:

Hon. Clyde Vedder, York County Court of Common Pleas Judge  
Hon. John McNally, Dauphin County Court of Common Pleas Judge  
Hon. Shawn C. Wagner, Adams County Court of Common Pleas Judge  
Hon. Michelle H. Sibert, Cumberland County Court of Common Pleas Judge  
Hon. Shawn D. Meyers, Franklin/Fulton County Court of Common Pleas Pres. Judge

When: May 20, 2024

Time: 1:30-3:30 p.m.

Where: Cumberland County Courthouse Jury Assembly Room, 1 Courthouse Sq., Carlisle, PA 17013

PACLE approval pending.

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