

# York Legal Record

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

---

---

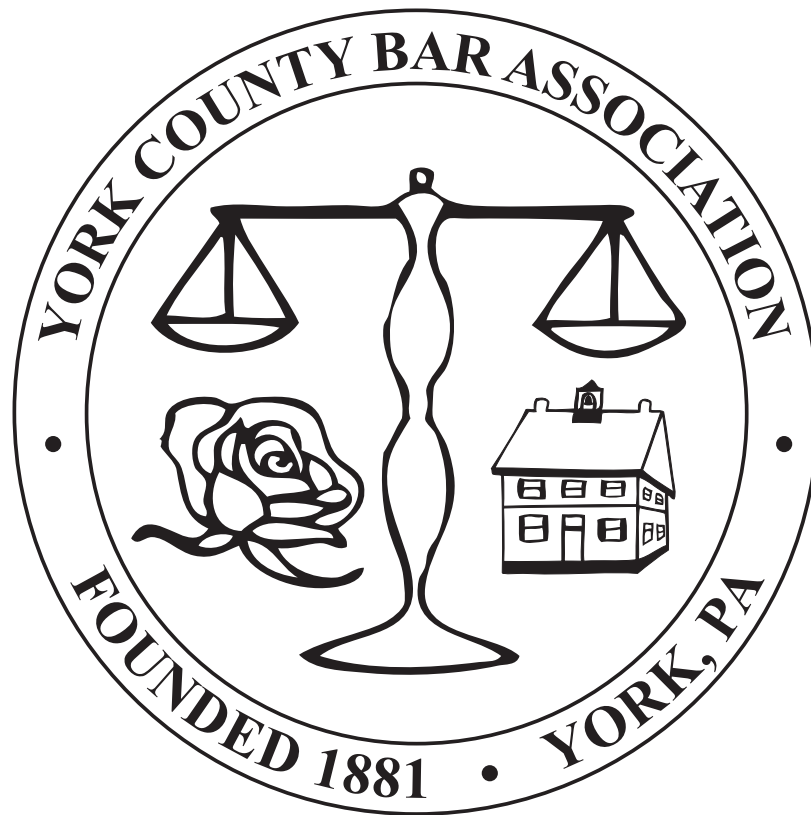
Vol. 136

YORK, PA, THURSDAY, JULY 7, 2022

No. 15

---

---



**Dated Material Do Not Delay**

## Lawyers Concerned for Lawyers

York Support Group Meetings  
**3<sup>rd</sup> Wednesday** of each  
month

**July 20, 2022**  
next meeting

Strictly confidential program for anyone dealing with alcohol or drug issues, depression, bipolar issues, eating disorders, gambling, etc.

For additional information and locations of each meeting – Call LCL 800-335-2572 or anonymously to Cheryl Kauffman 717-854-8755 x203 at the York Bar Association

**All information confidential**

## York Bar Center Operations Update

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

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

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

**Questions or appointment please call 717-854-8755 or email [info@yorkbar.com](mailto:info@yorkbar.com)**

**For notary services email [notary@yorkbar.com](mailto:notary@yorkbar.com)**

## Opinions, Opinions, Opinions . . .

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

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

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

---

The York Legal Record is published every Thursday by The York County Bar Association. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the York Legal Record nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. Carolyn J. Pugh, Esquire, Editor.

The York Legal Record welcomes editorial submissions from members of the bar. Letters and articles to the York Legal Record from readers on all topics concerning the legal profession are welcome. The Publication Board and the Editor reserve the right to select what is to be published. Because of the dynamic nature of the Internet, any web addresses or links contained in this journal may have changed since publication and may no longer be valid. The views and opinions expressed in this publication are those of the authors and do not reflect the opinions or views of the York Legal Record Publication Board, The York County Bar Association, or its members, who hereby disclaims any responsibility for them. The articles printed herein are subject to interpretation consistent with state and federal laws. The intent of the publication is only to offer information of a general nature to help you in your quest for knowledge. In the event you use any of the information in this journal for yourself, which is your constitutional right, the authors, York Legal Record Publication Board, The York County Bar Association, or its members assume no responsibility for your actions. The appearance of a product or service advertisement herein does not constitute an endorsement of the product or service by the York County Bar Association. The York Legal Record makes no representation as to the quality of services offered by advertisers in this publication.

Legal notices must be received by York Legal Record, 137 E. Market St., before two o' clock on Friday afternoon. Telephone 717-854-8755 ext. 202.

Subscription: \$50.00 per year to non-members.  
Published Weekly, Periodicals Postage Paid, York, PA 17402  
U.S.P.S. No. 696140  
POSTMASTER: Send address changes to  
York Legal Record, 137 E. Market St., York, PA 17401  
Web: [www.yorkbar.com](http://www.yorkbar.com) • E-mail: [yorklegalrecord@yorkbar.com](mailto:yorklegalrecord@yorkbar.com)

Copyright© 2019 York County Bar Association.

All rights reserved. No part of this journal may be used or reproduced by any means. Graphic, electronic, or mechanical, including photocopying, recording, taping or by any information storage retrieval system without the written permission of the author except in the case of brief quotations embodied in critical articles and reviews, or databases authorized to maintain an archive of this journal with the authorization of this journal.

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

---

**The York Legal Record  
Publication Board is seeking  
articles**

on current legal topics such as case law summaries, legislative updates, or other issues that may be of interest to YCBA members. Submissions should be no more than one page in length and should be educational and not promotional in nature. All submissions are subject to the review and approval of the Publication Board. Submitters are eligible for a special offer of \$200 for a full-page color advertisement to run along with their article.

Please send submissions to  
[yorklegalrecord@yorkbar.com](mailto:yorklegalrecord@yorkbar.com).

*New*  
**Confidential  
Lawyers' Helpline**

**Alcohol, Drugs,  
Gambling, Stress,  
Depression,  
Anxiety**

**1-888-999-1941**

*Call for a free  
consultation.*

## 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 GILBERT W. BECK, DECEASED  
Late of Manchester Twp., York County, PA.  
Co-Executrices: Pamela J. Lanasa & Teresa K. Webber, c/o John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404  
Attorney: John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404 07.07-3t

ESTATE OF CARLA S. BENFORD a/k/a CARLA L. BENFORD, DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331  
Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 07.07-3t

ESTATE OF ROY W. BRADSHAW, DECEASED  
Late of West Manchester Twp., York County, PA.  
Administrator-Executor: Melody Bradshaw; c/o Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331  
Attorney: Ruth Crabbs Gunnell, Esquire, Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 07.07-3t

ESTATE OF TIMOTHY D. BUTCHER, DECEASED  
Late of York City, York County, PA.  
Co-Administrators: Randy E. Gentzler & Marsha L. Butcher, c/o William F. Hoffmeyer, Esq., 30 N. George St., York, PA 17401  
Attorney: William F. Hoffmeyer, Esquire, Hoffmeyer & Semmelman, LLC, 30 N. George St., York, PA 17401 07.07-3t

ESTATE OF NORMA O'BRIEN FOX, DECEASED  
Late of York Twp., York County, PA.  
Executor: Joseph O'Brien, III, /o Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402  
Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 07.07-3t

ESTATE OF JAMES W. KNAUB, DECEASED  
Late of York Twp., York County, PA.  
Administrator-Executor: David J. Granger, c/o MPL Law Firm, LLP, 96 So. George St., Suite 520, York, PA 17401  
Attorney: John D. Miller, Jr., Esquire, MPL Law Firm, LLP, 96 So. George St., Suite 520, York, PA 17401 07.07-3t

ESTATE OF LETTIE S. KURTZ, a/k/a LETTIE E. KURTZ, DECEASED  
Late of North Hopewell Twp., York County, PA.  
Co-Executors: Timothy S. Kurtz and Linda S. Brown, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 07.07-3t

ESTATE OF JOHN R. LAUVER, JR., DECEASED  
Late of York County, PA.  
Executor: John R. Lauver, III, c/o Morgan Cassel, Esq., 624 North Front Street, Wormleysburg, PA 17043  
Attorney: Morgan Cassel, Esquire, 624 North Front Street, Wormleysburg, PA 17043 07.07-3t

ESTATE OF WILBUR C. MOUL, DECEASED  
Late of Dover Twp., York County, PA.  
Executor: Joann M. Brown, c/o Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403  
Attorney: Jack L. Graybill II, Esquire, Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403 07.07-3t

ESTATE OF BRYSON W. NEELY, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Brian J. Neely, c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602  
Attorney: Bradley A. Zuke, Esquire, May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602 07.07-3t

ESTATE OF BURNELL W. REICHART, DECEASED  
Late of West Manheim Twp., York County, PA.  
Executrix: Barbara R. Trout, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331  
Attorney: Scott L. Kelley, Esquire, Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331 07.07-3t

ESTATE OF JEFFREY L. REINECKER, a/k/a JEFFREY LEE REINECKER, DECEASED  
Late of Dover Twp., York County, PA.  
Executor: Albert Reinecker, 1590 Blue Jay Drive, Dover, PA 17315  
Attorneys: Patrick J. Schaeffer, Esquire and Laura E Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408 07.07-3t

ESTATE OF NORA L. SANDRUCK, a/k/a NORA LEE SANDRUCK, DECEASED  
Late of Hanover Borough, York County, PA.  
Co-Executors: Kim M. Redden and Tanya Shue, c/o Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 North Duke Street, P.O. Box 149, York, PA 17405-0149  
Attorney: Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 North Duke Street, P.O. Box 149, York, PA 17405-0149 07.07-3t

ESTATE OF ALBERTA L. WALTER, DECEASED  
Late of Dover Twp., York County, PA.  
Executor: Lorraine W. Gaiteri, 2550 Carriage Ln., Dover, PA 17315 07.07-3t

ESTATE OF JOSEPH C. ZURAY, DECEASED  
Late of Chanceford Twp., York County, PA.  
Executor: Betty Jane Zuray, c/o Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402  
Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 07.07-3t

## SECOND PUBLICATION

ESTATE OF ERICA RENE ABDULLA, DECEASED  
Late of York Twp., York County, PA.  
Administrator: Clayton A. Lingg, Esquire, Mooney Law, 230 York Street, Hanover, PA 17331  
Attorney: Clayton A. Lingg, Esquire, Mooney Law, 230 York Street, Hanover, PA 17331 06.30-3t

ESTATE OF RHODA E. BAHN, DECEASED  
Late of Dover Twp., York County, PA.  
Executor: Nancy C. Messersmith, c/o 3198 East Market Street, York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 06.30-3t

ESTATE OF BETTY L. BANNON, a/k/a BETTY LOU BANNON, DECEASED  
Late of Hanover Borough, York County, PA.  
Executors: Michael D. Bannon and John E. Bannon, c/o Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331  
Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 06.30-3t

ESTATE OF DOROTHY A. BROWN, DECEASED  
Late of Newberry Twp., York County, PA.  
Executor: David A. Brown, c/o Andrew C. Sheely, Esquire, 127 S. Market Street, P.O. Box 95, Mechanicsburg, PA, 17055  
Attorney: Andrew C. Sheely, Esquire, 127 S. Market Street, P.O. Box 95, Mechanicsburg, PA, 17055 06.30-3t

ESTATE OF ROBERT JAMES COOK, DECEASED  
Late of York City, York County, PA.  
Administratrix: Bonnie L. Kesselring, 119 Sawgrass Avenue, Felton, PA 17322  
Attorney: Edward R. LeCates, Esquire, 7 East Market Street, First Floor, York, PA 17401 06.30-3t

ESTATE OF RUTH B. HARDING, DECEASED  
Late of York City, York County, PA.  
Administrator: William B. Harding, c/o Kurt A. Blake, Esquire, Blake & Schanbacher Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401  
Attorney: Kurt A. Blake, Esquire, Blake & Schanbacher Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401 06.30-3t

ESTATE OF JANET M. HARTMAN,  
DECEASED  
Late of York Twp., York County, PA.  
Administrator-Executor: JoAnn M.  
Richardson, c/o 3198 East Market Street,  
York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198  
East Market Street, York, PA 17402  
06.30-3t

ESTATE OF CARL W. LEAMAN, JR.,  
DECEASED  
Late of Springettsbury Twp., York County,  
PA.  
Executor: Jeffrey A. Leaman, c/o Alex E.  
Snyder, Esquire, Barley Snyder, LLP, 100  
E. Market Street, York, PA 17401  
Attorney: Alex E. Snyder, Esquire, Barley  
Snyder, LLP, 100 E. Market Street, York,  
PA 17401 06.30-3t

ESTATE OF JEANE L. LEONARD,  
DECEASED  
Late of Penn Twp., York County, PA.  
Executors: Susan L. Smith, Margaret F.  
Staub, and Thomas P. Leonard, c/o Rachel  
L. Gates, Esquire, Gates & Gates, P.C.,  
250 York Street, Hanover, PA 17331  
Attorney: Rachel L. Gates, Esquire, Gates &  
Gates, P.C., 250 York Street, Hanover, PA  
17331 06.30-3t

ESTATE OF JOSEPH F. MARTIN,  
DECEASED  
Late of Fairview Twp., York County, PA.  
Executor: Joseph C. Martin, 196 Spanglers  
Mill Road, New Cumberland, PA 17070  
Attorney: John W. Purcell, Jr., Esquire,  
Purcell, Krug & Haller, 1719 North Front  
Street, Harrisburg, PA 17102 06.30-3t

ESTATE OF FRANKLIN E NACE, JR.,  
DECEASED  
Late of Springettsbury Twp., York County,  
PA.  
Administrator-Executor: Suzanne B  
Harrison, 611 Green Valley Rd., York, PA  
17403 06.30-3t

ESTATE OF MICHAEL CHARLES  
NEWCOMER, DECEASED  
Late of Dover Twp., York County, PA.  
Administrator: Alice Newcomer, c/o  
Attorney Patrick J. Schaeffer, Esquire  
and Laura E. Bayer, Esquire, Trinity Law,  
1681 Kenneth Road, Building 2, York, PA  
17408  
Attorneys: Patrick J. Schaeffer, Esquire and  
Laura E. Bayer, Esquire, Trinity Law, 1681  
Kenneth Road, Building 2, York, PA 17408  
06.30-3t

ESTATE OF PAULETTE PATTERSON, a/k/a  
PAULETTE TAFT PATTERSON, DECEASED  
Late of Franklin Twp., York County, PA.  
Administrator: Jason T. Patterson, c/o Keith  
D. Wagner, P.O. Box 323, Palmyra, PA  
17078  
Attorney: Keith D. Wagner, Esquire, P.O.  
Box 323, Palmyra, PA 17078 06.30-3t

ESTATE OF HENRY A. PUTKISTO,  
DECEASED  
Late of Shrewsbury Twp., York County, PA.  
Executor: Jeffrey A. Putkisto, c/o Erik  
Spurlin, Esq., MPL Law Firm, 96 S.  
George Street, Suite 520, York, PA 17401  
Attorney: Erik Spurlin, Esquire, MPL Law  
Firm, 96 S. George Street, Suite 520, York,  
PA 17401 06.30-3t

ESTATE OF BURNELL W. REICHART,  
DECEASED  
Late of West Manheim Twp., York County,  
PA.  
Executrix: Barbara R. Trout, c/o Barley  
Snyder, LLP, 14 Center Square, Hanover,  
PA 17331  
Attorney: Scott L. Kelley, Esquire, Barley  
Snyder, LLP, 14 Center Square, Hanover,  
PA 17331 06.30-3t

ESTATE OF ANNA L. WHITELEY,  
DECEASED  
Late of York City, York County, PA.  
Executor: Rand A. Feder, c/o Christopher M.  
Vedder, Esquire, Morris & Vedder, LLP,  
32 North Duke Street, P.O. Box 149, York,  
PA 17405-0149  
Attorney: Christopher M. Vedder, Esquire,  
Morris & Vedder, LLP, 32 North Duke  
Street, P.O. Box 149, York, PA 17405-0149  
06.30-3t

ESTATE OF JAMES R. WOLF, DECEASED  
Late of Stewartstown Borough, York County,  
PA.  
Co-Executrices: Linda K. Wolf and Kerri L.  
Mombberger, 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 06.30-3t

May 1<sup>st</sup>, 2020 Restatement of  
The Elaine Mummert Family Trust  
dated November 26, 2019

Notice is hereby given that Michelle Schultz is  
the Successor Trustee of the above named Trust.  
All persons indebted to Elaine Mummert are  
requested to make payment and all those having  
claims against Elaine Mummert are directed  
to present the same to: Michelle Schultz,  
Successor Trustee c/o Jeffrey R. Bellomo,  
Esquire, Bellomo & Associates, LLC, 3198 East  
Market Street, York, PA 17402. 06.30-3t

**THIRD PUBLICATION**

ESTATE OF JEANNE L. BAKER,  
DECEASED  
Late of York City, York County, PA.  
Executor: Marlena Lehr, 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 06.23-3t

ESTATE OF SCOTT W. BARNHART,  
DECEASED  
Late of City of York, York County, PA.  
Co-Administrators: Stacia Lynn Barnhart and  
Ryan Michael Barnhart, c/o Richard R.  
Reilly, Esquire, 54 N. Duke St., York, PA  
17401-1210  
Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke St., York, PA 17401-1210 06.23-3t

ESTATE OF PETER A. CALDWELL,  
DECEASED  
Late of Lower Windsor Twp., York County,  
PA.  
Executor: Timothy P. Caldwell, c/o 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  
06.23-3t

ESTATE OF DARL E. DENNIS, DECEASED  
Late of Dover Twp., York County, PA.  
Executor: David E. Dennis, c/o Richard R.  
Reilly, Esquire, 54 N. Duke St., York, PA  
17401-1210  
Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke St., York, PA 17401-1210 06.23-3t

ESTATE OF LOIS I. DITTY, DECEASED  
Late of Red Lion, York County, PA.  
Executor: Grace M. Sweigard, c/o 3198 East  
Market Street, York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198  
East Market Street, York, PA 17402  
06.23-3t

ESTATE OF EARL S. DURGIN, DECEASED  
Late of Springettsbury Twp., York County,  
PA.  
Executor: Sean P. Durgin, c/o Erik Spurlin,  
Esq., MPL Law Firm, 96 S. George Street,  
Suite 520, York, PA 17401  
Attorney: Erik Spurlin, Esquire, MPL Law  
Firm, 96 S. George Street, Suite 520, York,  
PA 17401 06.23-3t

ESTATE OF NORMA J. HODGE, DECEASED  
Late of York City, York County, PA.  
Administrator-Executor: Karen S. Clever, c/o  
MPL Law Firm, LLP, 96 So. George St.,  
Ste 520, York, PA 17401  
Attorney: John D. Miller, Jr., Esquire, MPL  
Law Firm, LLP, 96 So. George St., Ste  
520, York, PA 17401 06.23-3t

ESTATE OF JOHN KARABAS, DECEASED  
Late of Springettsbury Twp., York County,  
PA.  
Administrator: Paraskevi Sgagias, 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 06.23-3t

ESTATE OF ANNA J. KEMPER, DECEASED  
Late of Conewago Twp., York County, PA.  
Executor: Susan D. Kemper, c/o 25 North  
Duke Street, Suite 202, York, PA 17401  
Attorney: Charles J. Long, Esquire, 25 North  
Duke Street, Suite 202, York, PA 17401  
06.23-3t

ESTATE OF DELORIS J. LEHR, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Administrators-Executors: Linda Feeser and Stephen Lehr, c/o Jennifer A. Galloway, Esq., Saxton & Stump, LLC., 280 Granite Run Drive, Suite 300, Lancaster, PA 17601  
Attorney: Jennifer A. Galloway, Esquire, Saxton & Stump, LLC., 280 Granite Run Drive, Suite 300, Lancaster, PA 17601 06.23-3t

ESTATE OF ROBERT LEROY LITTLE, DECEASED  
Late of Penn Twp., York County, PA.  
Co-Executors: Bobbi Jo Warner and Troy A. Little, c/o Strausbaugh Law, PLLC, at 1201 West Elm Avenue, Suite #2, Hanover, PA 17331  
Attorney: Scott J. Strausbaugh, Esquire, Strausbaugh Law, PLLC, at 1201 West Elm Avenue, Suite #2, Hanover, PA 17331 06.23-3t

ESTATE OF PHYLLIS A. MCLEAREN, DECEASED  
Late of Windsor Twp., York County, PA.  
Executor: Michael R. McLearn, 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 06.23-3t

ESTATE OF NANCY ANN METZEL, a/k/a NANCY A. METZEL, DECEASED  
Late of York Haven Borough, York County, PA.  
Administrator: Kenneth Metzler, 270 York Road, York Haven, PA 17370  
Attorney: Mark C. Duffie, Esquire, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043 06.23-3t

ESTATE OF SCOTT MONTO, a/k/a SCOTT A. MONTO, DECEASED  
Late of Fairview Twp., York County, PA.  
Administrator: Kelly Monto, c/o Law Offices of Craig A. Diehl, 3464 Trindle Road, Camp Hill, PA 17011  
Attorney: Craig A. Diehl, Esquire, CPA, Law Offices of Craig A. Diehl, 3464 Trindle Road, Camp Hill, PA 17011 06.23-3t

ESTATE OF RUTH A. NACE, DECEASED  
Late of Shrewsbury Borough, York County, PA.  
Executor: Arthur Lynn Hershey, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Kristen R. McGuire, Esquire, Stock and Leader, Susquehanna Commerce Center, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 06.23-3t

ESTATE OF JAMES J. NYESTE, DECEASED  
Late of North Codorus Twp., York County, PA.  
Administrator: Bettye Jo Nyeste, 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 06.23-3t

ESTATE OF BONITA L. RADEL, DECEASED  
Late of Windsor Twp., York County, PA.  
Executrix: Nicole R. Renner, c/o Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402  
Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 06.23-3t

ESTATE OF SHIRLEY M. REISINGER, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: Donald H. King, c/o 129 E. Market St., York, PA 17401  
Attorney: Andrew C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York PA 17401 06.23-3t

ESTATE OF ROBERT L. RENTZEL, a/k/a ROBERT RENTZEL, DECEASED  
Late of East Manchester Twp., York County, PA.  
Executor: John M. Garber, c/o GARBER & GARBER LAW, 208 Hellam Street, Wrightsville, PA 17368  
Attorney: John M. Garber, Esquire, GARBER & GARBER LAW, 208 Hellam Street, Wrightsville, PA 17368 06.23-3t

ESTATE OF RANDY EUGENE RIFE, DECEASED  
Late of Newberry Twp., York County, PA.  
Administrator: Justin Mitchell Jones, 36 Fairview Avenue, Galeton, PA 16922  
Attorney: P. Daniel Altland, Esquire, 350 S. Sporting Hill Road, Mechanicsburg, PA 17050 06.23-3t

ESTATE OF ROBERT P. RUBY, DECEASED  
Late of Glen Rock Borough, York County, PA.  
Executrix: Judith A. Carroll, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210  
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210 06.23-3t

ESTATE OF MAE E. RUPPERT, DECEASED  
Late of West Manchester Twp., York County, PA.  
Co-Executors: Darlene M. Snelbaker and Brian K. Ruppert, c/o 129 E. Market St., York, PA 17401  
Attorney: Andrew C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York, PA 17401 06.23-3t

ESTATE OF MALCOLM R. SHAFFER II, DECEASED  
Late of Dover Twp., York County, PA.  
Administrator: Justin M. Shaffer, c/o 135 North George Street, York, PA 17401  
Attorney: Charles B. Calkins, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 06.23-3t

ESTATE OF DANIEL D. STAMBAUGH, DECEASED  
Late of West Manchester Twp., York County, PA.  
Administrator-Executor: Jamie E. Schmuck and Daniel B. Stambaugh, c/o 3198 East Market Street, York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 06.23-3t

#### **NOTICE OF IRREVOCABLE TRUST**

NOTICE is hereby given of the administration of the Estate of CATHERINE M. MARCHIONE, a/k/a CATHERINE MARGARET MARCHIONE and of THE MARCHIONE FAMILY TRUST, dated October 18, 1999, of the Township of Conewago, County of York, and Commonwealth of Pennsylvania, died on November 22, 2021. Letters Testamentary in the Estate of CATHERINE M. MARCHIONE, 67-22- 1089 have been granted to John Marchione who requests all persons having claims or demands against the Estate and/or Trust of the Decedent to make known the same, and all persons indebted to the Decedent to make payments without delay to John Marchione, Executor/Trustee, c/o Kathleen V. Yurchak, Esquire, STEINBACHER, GOODALL & YURCHAK, 328 South Atherton Street, State College, PA 16801. 06.23-3t

#### **Martz Family Trust dated February 1, 2000**

Notice is hereby given that Cheryl McElearney and Sharon Howery are the Successor Trustees of the above-named Trust. All persons indebted to Eugene R. Martz are requested to make payment and all those having claims against Eugene R. Martz are directed to present the same to: Cheryl McElearney and Sharon Howery, Successor Trustees c/o Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402. 06.23-3t

**CIVIL NOTICES**

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on May 20th, 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Noah Anakin Casey to: Nora Amelia Casey.

The Court has fixed the day of August 23, 2022, at 1:30 pm in Courtroom No. 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 the said petitioner should not be granted.

07.07-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on June 6th, 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Charlette Grace Guthrie to: Charlette Grace Herculson.

The Court has fixed the day of August 23rd, 2022, at 1:30 pm in Courtroom No. 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 the said petitioner should not be granted.

07.07-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on May 12, 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Mamawa Sao Konuwa to: Mamawa Massally Hollendyke.

The Court has fixed the day of August 23, 2022, at 1:30 pm in Courtroom No. 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 the said petitioner should not be granted.

07.07-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 16th day of June 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Elijah Ryan Lehman to: Elleleanor Ryan Lehman.

The Court has fixed the day of August 23, 2022, at 1:30 pm in Courtroom No. 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 the said petitioner should not be granted.

07.07-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on June 14, 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Conner Jacob Reed to: Conner Jacob Kline.

The Court has fixed the day of August 23rd, 2022, at 1:30 pm in Courtroom No. 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 the said petitioner should not be granted.

07.07-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 28th of March, 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Emily Dony Qing Snare to: Camille A Gou.

The Court has fixed the day of July 5<sup>th</sup>, at 9:00 am in Courtroom No. 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 the said petitioner should not be granted.

07.07-1t Solicitor

**DISSOLUTION NOTICE**

NOTICE is hereby given that GEARS UNLIMITED, INC., a Pennsylvania corporation, whose registered address is 2240 Oakland Road, Dover, Pennsylvania 17315, is in the process of winding up business and filing Articles of Dissolution with the Commonwealth of Pennsylvania Department of State.

Neil A. Slenker, Esquire  
STOCK AND LEADER, LLP

07.07-1t Solicitor

**NOTICE**

**ACQUISITION OF ABSOLUTE TITLE IN FEE SIMPLE  
2605 West Market Street  
Property ID 51-000-05-0180.00**

WEST YORK AREA SCHOOL DISTRICT, along with its predecessors, having used and held the property known as the 2605 West Market Street (property ID 51-000-05-0180.00) for a public purpose for a period of not less than ten years, declares its intent to acquire an absolute title in fee simple to the property, pursuant to the provisions of 53 P.S. § 1171 et seq. The property contains two tracts of land described as follows :

**Tract 1**

ALL THAT CERTAIN land situate lying and being in West Manchester Township, County and State after said, bounded and limited as follows:

BEGINNING at a post vents extending by land of Adam Smyser North thirty four and one half feet; west ninety nine feet to a post in the ground vents extending by the other land of which this is a part of, South fifty and one half feet, West fifty five feet to a post by the same land, South thirty four and one half feet by East ninety nine feet to a post vents extending along the York and Gettysburg turnpike roads, North fifty and one half feet, East fifty five feet to the place of beginning containing twenty perches neat measure be the same or less. It being part of a larger tract of partitioned land whereas sundry good conveyance and assurance in the law duly had and executed the same became lawfully vested in George Smyser of the first aforesaid for his heirs and assigns forever may more fully and largely appear.

TOGETHER with all and singular the improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belong-

ing or in anywise appertaining; and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him the said party of the first part, in law, equity, or otherwise howsoever, of, in, and to the same and every part and parcel thereof, to have and to hold the said piece of land to the said School Directors aforesaid, their successors and assigns, forever, for the establishment and support of the common schools in said district according to law, with the hereditaments and promises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said parties of the second part, their successors, heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their successors, heirs and assigns forever.

Provided, nevertheless, that the premises aforesaid shall not be used for any other purposes than educational or the worship of God. And further if at any time hereafter, the common school system should be abolished, or the directors or inhabitants of said School District have no longer occasion for the aforesaid premises for school or educational purposes as aforesaid, then the aforesaid piece of land shall revert and fall back to the grantor his heirs or assigns. Provided he or they refund the consideration money above mentioned, the buildings erected for school purposed to be disposed of at the discretion of the school directors then in office.

And the said George Smyser his heirs, executors and administrators, both by these presents, covenant, grant and agree to and with the said parties of the second part, their heirs and assigns, that he the said party of the first part, his heirs, all and singular the hereditaments and promises hereinabove described and granted or mentioned, and intended so to be, with the appurtenances unto the said parties of the second part, their successors and assigns, against him the said party of the first part, his heirs and against all and every other person or persons whosoever, lawfully claiming or to claim the same or any part thereof for the said grantor, shall and will warrant and forever defend.

Source: Deed from George Smyser to School District of West Manchester Township dated June 1, 1861 and recorded November 23, 1863 in the Recorder of Deeds Office of York County, Pennsylvania in Record Book 4-L, at page 709

### Tract 2

ALL THAT CERTAIN land situate lying and being in West Manchester Township, County and State after said, bounded and limited as follows:

BEGINNING at a stone in the line of the Northern limits of the York and Gettysburg turnpike road, vents along the old school property, North thirty four and a half degrees, west ninety nine feet to a post vents along same, North fifty and one half degrees East fifty five feet to a stone, vents by lands of Adam Smyser, North thirty four and a half degrees, West thirty three and one third feet to a stone, vents by other lands of William Smyser, South fifty and a half degrees, West seventy one and a half

feet to a stone, vents by same South thirty four and a half degrees East one hundred and fifty two and one thirty feet to a stone in the line of the northern limits of the York and Gettysburg turnpike road, vents along said turnpike, North fifty and a half degrees East, sixteen and a half feet to the place of beginning containing twenty perches neat measure, it being part of that tract of land which George Smyser, late of said township died intestate seized in fee simple and which on his decease, descended to his four children, two of whom, namely: Annie M. Shultz and Elizabeth Smyser, sold and conveyed each the one fourth part thereof to Alexander Smyser, as appears by the deed of William Shultz and Annie M., his wife, to the said Alexander Smyser, dated March 26, A.D., 1874, and recorded in the Recorder's of said York County, in Deed Book 5S, page 240 and the Deed of Elizabeth Smyser to said Alexander Smyser, dated March 23, 1876, and recorded in said Recorder's Office in Deed Book 5r, page 395. And the said Alexander Smyser, by deed dated October 20, A.D. 1880, recorded in the Recorder's office in record Book 6.W page 289, sold and conveyed the undivided half part to William A. Smyser first party hereto, reference thereunto had, may more fully and at large appear.

TOGETHER with all its rights, members and appurtenances to have and to hold the said piece of ground and appurtenances, to the school district aforesaid and its assigns, forever, and they the said William A. Smyser and S. Jane, his wife, do hereby covenant with the said district and its assigns, that they are lawfully seized in fee of the above granted premises, that they are free of all encumbrances; that they have a good right to sell and convey the same to the said district, and will Warrant and defend the same premises to the said district and its assigns forever, against the lawful claims and demands of all persons whatsoever claiming by, from, or under them, or any of them. Providing, nevertheless, that the premises aforesaid shall not be used for any other purposes than for educational or the worship of God. And further if at any time hereafter, the common school system should be abolished, or the district has no further use of the said premises for school or educational purposes as aforesaid, then the aforesaid tract of land or premises shall revert and fall back to the grantor, his heirs or assigns. Provided he or they refund the consideration money above mentioned, the buildings thereon erected may, at the discretion of the district, be first taken away and removed from the premises.

Source: Deed from William A. Smyser and wife to West Manchester School District dated August 18, 1886 and recorded June 4, 1887 in the Recorder of Deeds Office of York County, Pennsylvania in Record Book 8-A, at page 227

Additional information regarding this property may be obtained by contacting the West York Area School District.

WEST YORK AREA SCHOOL DISTRICT  
Sheri Schlemmer  
Business Manager

07.07-1t

Solicitor

## SHERIFF'S SALE

U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-3  
PLAINTIFF

VS.

James Bell  
DEFENDANT  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
YORK COUNTY

NO: 2019-SU-003461

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: James Bell  
616 West College Avenue  
York, PA 17401

Your house (real estate) at 616 West College Avenue, York, PA 17401, Parcel ID #092330600060000000 is scheduled to be sold at Sheriff's Sale at York County Administration Building, 28 East Market Street, York, PA 17401 on August 8, 2022 at 2:00PM to enforce the court judgment of \$86,402.16 obtained by U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-3 against you.  
NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-3 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLP (610) 278-6800. PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

07.07-3t

Solicitor



**SHERIFF SALES**

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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. DANIEL T. ALLEY and MICHAEL S. FASIG Docket Number: 2018-SU-003193. 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:

DANIEL T. ALLEY  
MICHAEL S. FASIG

By virtue of a Writ of Execution No. 2018-SU-003193

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I  
v.  
DANIEL T. ALLEY; MICHAEL S. FASIG

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

704 S PERSHING AVE, YORK, PA 17401  
Tax ID No. 081650400180000000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$56,679.71

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 704 SOUTH PERSHING AVENUE, YORK, PA 17401

UPI# 081650400180000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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. LUCY ARROYO-AGOSTO and ENRIQUE MARTINEZ Docket Number: 2019-SU-003750. 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:

LUCY ARROYO-AGOSTO  
ENRIQUE MARTINEZ

By virtue of a Writ of Execution No. 2019-SU-003750

FREEDOM MORTGAGE CORPORATION  
v.  
LUCY ARROYO-AGOSTO; ENRIQUE MARTINEZ

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

45 HARGET DR, HANOVER, PA 17331  
Tax ID No. 52-000-10-0044.00-00000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$237,145.00

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 45 HARGET DRIVE, HANOVER, PA 17331

UPI# 520001000440000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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: MTGLQ INVESTORS, L.P. vs. B.S. SOLELY IN HER CAPACITY AS HEIR OF MARSHA STEWART, DECEASED O.S. SOLELY IN HER CAPACITY AS HEIR OF MARSHA STEWART, DECEASED Docket Number: 2019-SU-002065. 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:

B.S. SOLELY IN HER CAPACITY AS HEIR OF MARSHA STEWART, DECEASED

O.S. SOLELY IN HER CAPACITY AS HEIR OF MARSHA STEWART, DECEASED  
Owner(s) of property situate in the CONEWAGO TOWNSHIP, YORK County, Pennsylvania, being

1125 Stone Gate Drive York PA 17406  
PARCEL #: 230000600770000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$251,339.68

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 1125 STONE GATE DRIVE, YORK, PA 17406

UPI# 230000600770000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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: MTGLQ INVESTORS, L.P. vs. DOMINIC JEROME BARACANI Docket Number: 2016-SU-003272. 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:

DOMINIC JEROME BARACANI

All that certain piece or parcel or Tract of land situate in Manchester Township, York County, Pennsylvania, and being known as 3237 East High Street, Emigsville, Pennsylvania 17318.  
TAX MAP AND PARCEL NUMBER:36-000-01-0098.00-00000

THE IMPROVEMENTS THEREON ARE:  
Residential Dwelling

REAL DEBT: \$67,930.07

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Dominic Jerome Baracani

McCabe, Weisberg & Conway, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

PROPERTY ADDRESS: 3237 EAST HIGH STREET, EMIGSVILLE, PA 17318

UPI# 360000100980000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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. MICHELE M. BAUER and KURT R. BAUER Docket Number: 2019-SU-000274. 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:

MICHELE M. BAUER  
KURT R. BAUER

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

BEING KNOWN AND NUMBERED AS 40 INDIAN ROCK DAM ROAD, YORK TOWNSHIP, PA 17403

PROPERTY ADDRESS: 40 INDIAN ROCK DAM ROAD, YORK TOWNSHIP, PA 17403

UPI# 54000060039A000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PHH MORTGAGE CORPORATION vs. KRISTAL R. BEHAN and STEVEN BEHAN Docket Number: 2020-SU-000729. 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:

KRYSTAL R. BEHAN  
STEVEN BEHAN

ALL THAT CERTAIN Lot, piece or parcel of land, situate in Windsor Township, York county, Pennsylvania, being Lot No. 97 as shown on the Final Plan, Phase III, Kendale Heights, as said plan is of record in the Office of the Recorder of Deeds in and for York County, State of Pennsylvania in Plan Book OO, Page 456 and being more particularly bounded and described in accordance with the said Final Plan, Sheet 1 of 1 as prepared by Gordon L. Brown and Associates, Inc., York, Pennsylvania as follows, to wit:

ALSO KNOWN AS 237 Sunset Circle, Red Lion, PA 17356  
PARCEL ID 53-000-24-0097-00-00000

BEING the same premises which Arlington Loan Servcing, LLC, a limited liability company by Deed dated April 22, 2009 and recorded in the Office of Recorder of Deeds of York County on May 4, 2009 at Book 2019, Page713 granted and conveyed unto Steven Behan and Krystal R. Behan, husband and wife, as tenants by the entirety

PROPERTY ADDRESS: 237 SUNSET CIRCLE, RED LION, PA 17356

UPI# 530002400970000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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 NATIONALASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2004-3 vs. JAMES BELL Docket Number: 2019-SU-003461. 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 BELL

ALL that certain lot of ground, situate on the South side of West College Avenue Extended, in the City of York, York County, Pennsylvania, known and numbered as 616 West College Ave-

nue, bounded, limited and described as follows, to wit:

Property Address: 616 West College Avenue, York, PA 17401

Parcel No. 092330600060000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2019-SU-003461  
Judgment: \$86,402.16  
Attorney: Christopher A. DeNardo, Esquire  
To be sold as the Property Of: James Bell

PROPERTY ADDRESS: 616 WEST COLLEGE AVENUE, YORK, PA 17401

UPI# 092330600060000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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: AMERICAN ADVISORS GROUP vs. BETTY LOU BOSE Docket Number: 2021-SU-002197. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BETTY LOU BOSE

ALL that certain Unit, being Unit No. BB-110 (the "Unit"), of Crown Pointe, A Townhome Condominium (the "Condominium"), located in Springettsbury Township, York County, Pennsylvania, which Unit is designated in the Declaration of Condominium of Crown Pointe, A Townhome Condominium (the "Declaration of Condominium") and Declaration Plats and Plans recorded in the Office of the Recorder of Deeds of York County in Record Book 737, Pages 219 and in Plan Book GG, Page 931; as amended in Record Books 779, Page 336; 830, Page 93; 924, Page 878; 1001, Page 1110; 1042, Page 229; 1064, Page 8; 1136, Page 488; 1153, Page 474; 1236, Page 490; 1258, Page 1270; 1266, Page 2683; 1271, Page 654; 1274, Page 1162; 1279, Page 4346; and 1282, Page 481; and in Plan Book GG, Pages 965, 990, 1042, 1097, 1119, 1131, 1150, 1161, 1182, 1214, 1247, 1267, 1286, 1302 and 1383 respectively

Property Address: 110 Weatherburn Drive 152 assessed as 110 Weatherburn Drive, York, PA 17402

Parcel No. 46000IJ0001A0C0152  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2021-SU-002197  
Judgment: \$98,115.51  
Attorney: Christopher A. DeNardo, Esquire  
To be sold as the Property Of: Betty Lou Bose

PROPERTY ADDRESS: 110 WEATHERBURN DRIVE 152, ASSESSED AS 110 WEATHERBURN DRIVE, YORK, PA 17402

UPI# 46000IJ0001A0C0152

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION vs. MARSHALL L. BRANDT and TINA M. BRANDT Docket Number: 2018-SU-003370. 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:

MARSHALL L. BRANDT  
TINA M. BRANDT

Owner(s) of property situate in the Borough of Dallastown, York County, Pennsylvania, being

382 WEST MAIN STREET, DALLASTOWN, PA 17313

Parcel No. 560000100530000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$164,718.70

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 382 WEST MAIN STREET, DALLASTOWN, PA 17313

UPI# 560000100530000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST ON BEHALF OF J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2 vs. CHRISTOPHER D. CALDWELL and MELISSA M. CALDWELL AKA MELISSA M. KUZYK Docket Number: 2019-SU-000025. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

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

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

596 GREEN VALLEY ROAD, YORK, PA 17403  
~~This page intentionally left blank~~

Parcel No. 540004000680000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$220,171.86

Attorneys for Plaintiff  
KML Law Group, P.C.

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

UPI# 540004000680000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION (FORMERLY KNOWN AS NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION), NOT IN ITS INDIVIDUAL vs. TODD R. CATHELL PATRICIA R. CATHELL Docket Number: 2019-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:

TODD R. CATHELL  
PATRICIA R. CATHELL

ALL THAT CERTAIN, lot of land, lying being and situate in Hopewell Township, York County, Pennsylvania, as shown on a Final Plan of Sub-division for Section "C" of Springwood Manor, pre-pared by Joseph W. Shaw, R.S, which Plan is recorded in the Office of the Recorder of needs in and for York County, Pennsylvania in Plan Book HH, Page 621, being more fully bounded and described as follows to wit:

Property Address: 5 Cedar Lane  
Stewartstown, PA 17363

Parcel No. 320000201480000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2019-SU-003297  
Judgment: \$188,996.58

Attorney: Christopher A. DeNardo, Esquire  
To be sold as the Property Of: Todd R. Cathell and Patricia R. Cathell

PROPERTY ADDRESS: 5 CEDAR LANE, STEWARTSTOWN, PA 17363

UPI# 320000201480000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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. MICHAEL CHANCE AKA MICHAEL N. CHANCE Docket Number: 2020-SU-000052. 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 CHANCE AKA  
MICHAEL N. CHANCE

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

905 SHERWOOD STREET,  
HANOVER, PA 17331  
Parcel No. 670001600210000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$189,611.71

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 905 SHERWOOD  
STREET, HANOVER, PA 17331

UPI# 670001600210000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY  
GIVEN THAT on August 08, 2022 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.  
JACKIE L. CREAMY Docket Number: 2019-  
SU-002925. 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:

JACKIE L. CREAMY

ALL THAT CERTAIN lot, piece, parcel or tract  
of ground situate in the Borough of Red Lion,  
York County, Pennsylvania, having erected  
thereon a residential dwelling, being 824 At-  
lantic Avenue, Red Lion, PA 17356, Parcel No.  
820000502020000000.

Docket No. 2019-SU-002925, Judgment  
Amount: \$99,074.49. Sold as the property of  
Jackie L. Creamy

PROPERTY ADDRESS: 824 ATLANTIC AVE-  
NUE, RED LION BOROUGH, PA

UPI # 820000502020000000

PROPERTY ADDRESS: 824 ATLANTIC AVE-  
NUE, RED LION, PA 17356

UPI# 820000502020000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY  
GIVEN THAT on August 08, 2022 At 2:00  
O'Clock, PM, prevailing time, by virtue of a  
Writ of Execution issued out of the Court of  
Common Pleas of York County, Pennsylvania on  
Judgment of: NATIONSTAR MORTGAGE  
LLC D/B/A CHAMPION MORTGAGE  
COMPANY vs. CATHERINE F. DAUGHERTY,  
IN HER CAPACITY AS EXECUTRIX OF  
THE ESTATE OF VICTOR F. GEIMAN A/K/A  
VICTOR FORREST GEIMAN, DECEASED  
Docket Number: 2020-SU-000211. 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:

CATHERINE F. DAUGHERTY, IN HER  
CAPACITY AS EXECUTRIX OF THE  
ESTATE OF VICTOR F. GEIMAN A/K/A  
VICTOR FORREST GEIMAN, DECEASED

ALL THE FOLLOWING TRACT OF LAND  
SITUATE IN NORTH CODORUS TOWN-  
SHIP, YORK COUNTY, PENNSYLVANIA  
BEING KNOWN AND NUMBERED AS 1506  
KRAFTS MILL ROAD, SPRING GROVE, PA  
17362

BEING LOT NO. 40-000-DF-0060.E0-00000

PROPERTY ADDRESS: 1506 KRAFTS MILL  
ROAD, SPRING GROVE, PA 17362

UPI# 40000DF0060E0000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY  
GIVEN THAT on August 08, 2022 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: TRADITIONAL MORTGAGE  
ACCEPTANCE CORPORATION vs. BONNIE  
EWELL Docket Number: 2021-SU-002252.  
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:

BONNIE EWELL

ALL THAT CERTAIN tract of land with any im-  
provements thereon erected, situate in Windsor  
Township, York County, Pennsylvania, bounded  
and described as follows, to wit:

Property Address: 1218 Delta Road  
B/O Red Lion, PA 17356

Parcel No. 53-000-GL-0086.00-00000

Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2021-SU-002252  
Judgment: \$126,051.37  
Attorney: Christopher A. DeNardo, Esquire  
To be sold as the Property Of: Bonnie Ewell

PROPERTY ADDRESS: 1218 DELTA ROAD,  
RED LION, PA 17356

UPI# 53000GL008600000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY  
GIVEN THAT on August 08, 2022 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: LOANCARE, LLC vs. SHANON  
N. FLICKINGER and WESLEY J. PRITT  
Docket Number: 2021-SU-000400. 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:

SHANON N. FLICKINGER  
WESLEY J. PRITT

Robertson, Anschutz, Schneid, Crane  
& Partners, PLLC  
A Florida Limited Liability Company  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
Phone: (855) 225-6906  
Fax: (866) 381-9549

ATTORNEYS FOR PLAINTIFF  
LOANCARE, LLC,  
Plaintiff,

v.

SHANON N. FLICKINGER;  
WESLEY J. PRITT  
Defendant(s) COURT OF COMMON PLEAS  
YORK COUNTY

NO: 2021-SU-000400

SHORT LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF  
GROUND SITUATE IN JACKSON TOWN-  
SHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 5080 LINCOLN HWY W  
THOMASVILLE, PA 17364

BEING PARCEL NUMBER: 33-000-HF-0028.  
B0-00000

IMPROVEMENTS: RESIDENTIAL PROPER-  
TY

PROPERTY ADDRESS: 5080 LINCOLN  
HIGHWAY W, THOMASVILLE, PA 17364

UPI# 33000HF0028B000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY  
GIVEN THAT on August 08, 2022 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. SHAWNA FLINCHBAUGH and JAMES  
PLETCHER Docket Number: 2019-SU-002593.  
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:

SHAWNA FLINCHBAUGH  
JAMES PLETCHER

By virtue of a Writ of Execution No. 2019-SU-  
002593

SANTANDER BANK, N.A.  
v.  
SHAWNA FLINCHBAUGH;  
AMES PLETCHER

owner(s) of property situate in the TOWNSHIP

OF JACKSON, YORK County, Pennsylvania,  
being

48 RAMBLER ROAD,  
THOMASVILLE, PA 17364  
Tax ID No. 33000HE0049Q000000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING  
Judgment Amount: \$106,411.31

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 48 RAMBLER  
ROAD, THOMASVILLE, PA 17364

UPI# 33000HE0049Q000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY  
GIVEN THAT on August 08, 2022 At 2:00  
O'Clock, PM, prevailing time, by virtue of a  
Writ of Execution issued out of the Court of  
Common Pleas of York County, Pennsylvania  
on Judgment of: BANK OF NEW YORK  
MELLON TRUST COMPANY, N.A. AS  
TRUSTEE FOR MORTGAGE ASSETS  
MANAGEMENT SERIES I TRUST vs.  
JESSE C. FORNEY, IN HIS CAPACITY AS  
HEIR OF BERNICE M FORNEY, COLIN  
J. FORNEY, IN HIS CAPACITY AS HEIR  
OF BERNICE M FORNEY, UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER BERNICE M FORNEY  
Docket Number: 2021-SU-001282. 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:

JESSE C. FORNEY, IN HIS CAPACITY AS  
HEIR OF BERNICE M FORNEY UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER BERNICE M FORNEY  
COLIN J. FORNEY, IN HIS CAPACITY AS  
HEIR OF BERNICE M FORNEY

Robertson, Anschutz, Schneid,  
Crane & Partners, PLLC  
A Florida Limited Liability Company  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
Phone: (855) 225-6906  
Fax: (866) 381-9549

ATTORNEYS FOR PLAINTIFF  
BANK OF NEW YORK MELLON TRUST  
COMPANY, N.A. AS TRUSTEE FOR MORT-  
GAGE ASSETS MANAGEMENT  
SERIES I TRUST  
Plaintiff

v.

JESSE C. FORNEY, IN HIS CAPACITY AS  
HEIR OF BERNICE M FORNEY; COLIN J.  
FORNEY, IN HIS CAPACITY AS HEIR OF  
BERNICE M FORNEY; UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS AND ALL PER-  
SONS, FIRMS OR ASSOCIATIONS CLAIM-  
ING RIGHT, TITLE OR INTEREST FROM OR  
UNDER BERNICE M FORNEY  
Defendant(s)

COURT OF COMMON PLEAS  
YORK COUNTY

NO: 2021-SU-001282

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 874 KING ST LEWIS-  
BERRY, PA 17339

BEING PARCEL NUMBER: 27-000-17-  
0015.00-00000

IMPROVEMENTS: RESIDENTIAL PROPER-  
TY

PROPERTY ADDRESS: 874 KING STREET,  
LEWISBERRY, PA 17339

UPI# 270001700150000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY  
GIVEN THAT on August 08, 2022 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,  
NATIONAL ASSOCIATION AS TRUSTEE  
FOR ABFC 2006-OPT2 TRUST, ASSET  
BACKED FUNDING CORPORATION ASSET  
BACKED CERTIFICATES, SERIES 2006-  
OPT2  
vs.  
HOLLY A. GARMAN Docket Number: 2020-  
SU-002088. 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:

HOLLY A. GARMAN

All that following described tract of land situate, lying, and being on Moul Avenue in Hanover Borough, York County, Pennsylvania, and known on a plot or plan of a series of lots laid out by Charles A. Keagy as the Hollywood Addition to Hanover, as lots Nos. 7, 8 and 9, in Block A which said plan is recorded in the Recorder of Deeds Office of York County, Pennsylvania, in Deed Book 23-U, page 701, bounded and limited as follows, to wit:

ALSO KNOWN AS 128 Moul Avenue, Hanover, PA 17331

PARCEL ID 67-000-02-0013.00-00000

BEING the same premises which Gregory L. Reynold, Executor under the last will and testament of Florence E. Congdon, deceased by Deed dated October 4, 2002 and recorded in the Office of Recorder of Deeds of York County on November 6, 2022 at Book 1527, Page0155 granted and conveyed unto Marlin E. Garman and Holly A. Garman, husband and wife, as tenants by the entireties. Marlin E. Garman departed this life on September 10, 2019.

PROPERTY ADDRESS: 128 MOUL AVENUE, HANOVER, PA 17331

UPI# 670000200130000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE MONEY SOURCE INC. vs. ROY GREENWAY, JR., AKA ROY MARCUS GREENWAY, JR. Docket Number: 2022-SU-000124. 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:

ROY GREENWAY, JR., AKA  
ROY MARCUS GREENWAY, JR.

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

BEING KNOWN AND NUMBERED AS 415 SAGINAW ROAD, MOUNT WOLF, PA 17347

UPIN NUMBER 26-000-MI-0054.D0-00000  
ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF EAST MANCHESTER, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 415 SAGINAW ROAD, MOUNT WOLF, PA 17347

UPIN NUMBER 26-000-MI-0054.D0-00000

PROPERTY ADDRESS: 415 SAGINAW ROAD, MOUNT WOLF, PA 17347

UPI# 26000MI0054D000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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. RICHARD E GREGORY, JR Docket Number: 2022-SU-000020. 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:

RICHARD E GREGORY, JR

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

128 CRANBROOK DRIVE, DOVER, PA 17315  
Parcel No. 59-000-02-0260.0

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$511,305.34

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 128 CRANBROOK DRIVE, DOVER, PA 17315

UPI# 590000202600000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. NATALIE A. GROSS Docket Number: 2017-SU-000177. 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:

NATALIE A. GROSS

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

3185 Barley Circle, Dover, PA 17315  
Parcel No. 24000JG007900C0041  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$147,609.91

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 3185 BARLEY CIRCLE, DOVER, PA 17315

UPI# 24000JG007900C0041

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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. IVANNA HAMMER, EXECUTRIX OF THE ESTATE OF DOROTHY L. GIBSON, DECEASED Docket Number: 2019-SU-

003791. 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:

IVANNA HAMMER, EXECUTRIX OF THE ESTATE OF DOROTHY L. GIBSON, DECEASED

ALL THAT CERTAIN lot, piece, parcel or tract of ground situate in the City of York, York County, Pennsylvania, having erected thereon a residential dwelling, being 144 Kurtz Avenue, York, PA 17401, Parcel No. 081550400230000000. Docket No. 2019-SU-003791, Judgment Amount: \$16,182.89. Sold as the property of Ivanna Hammer, Executrix of the Estate of Dorothy L. Gibson, Deceased.

PROPERTY ADDRESS: 144 KURTZ AVENUE, YORK, PA 17401

UPI # 081550400230000000

PROPERTY ADDRESS: 144 KURTZ AVENUE, YORK, PA 17401

UPI# 081550400230000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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. CONSTANCE H. HARTLAUB Docket Number: 2019-SU-001778. 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:

CONSTANCE H. HARTLAUB

By virtue of a Writ of Execution No. 2019-SU-001778

HOME POINT FINANCIAL CORPORATION  
v.  
CONSTANCE H. HARTLAUB

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

2036 WYATT CIR, DOVER, PA 17315  
Tax ID No. 24-000-25-0049.00-00000

(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$151,159.60

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 2036 WYATT CIRCLE, DOVER, PA 17315

UPI# 240002500490000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs. KRISTEN HAWLEY A/K/A KRISTEN PALMER, IN HER CAPACITY AS HEIR OF DUSTIN W. HAWLEY WHITLEY HAWLEY, IN HER CAPACITY AS HEIR OF DUSTIN W. HAWLEY CHRISTOPHER HAWKINS, IN HIS CAPACITY AS HEIR OF DUSTIN W. HAWLEY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DUSTIN W. HAWLEY E.H., A MINOR, IN HER CAPACITY AS HEIR OF DUSTIN W. HAWLEY Docket Number: 2021-SU-000982. 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:

KRISTEN HAWLEY A/K/A KRISTEN PALMER, IN HER CAPACITY AS HEIR OF DUSTIN W. HAWLEY E.H., A MINOR, IN HER CAPACITY AS HEIR OF DUSTIN W. HAWLEY WHITLEY HAWLEY, IN HER CAPACITY AS HEIR OF DUSTIN W. HAWLEY CHRISTOPHER HAWKINS, IN HIS CAPACITY AS HEIR OF DUSTIN W. HAWLEY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DUSTIN W. HAWLEY Robertson, Anschutz, Schneid, Crane & Partners, PLLC A Florida Limited Liability Company  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054

Phone: (855) 225-6906  
Fax: (866) 381-9549  
ATTORNEYS FOR PLAINTIFF  
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING  
Plaintiff

v.

KRISTEN HAWLEY A/K/A KRISTEN PALMER, IN HER CAPACITY AS HEIR OF DUSTIN W. HAWLEY; WHITLEY HAWLEY, IN HER CAPACITY AS HEIR OF DUSTIN W. HAWLEY; CHRISTOPHER HAWKINS, IN HIS CAPACITY AS HEIR OF DUSTIN W. HAWLEY; E.H., A MINOR, IN HER CAPACITY AS HEIR OF DUSTIN W. HAWLEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DUSTIN W. HAWLEY

Defendant(s)  
COURT OF COMMON PLEAS  
YORK COUNTY

NO: 2021-SU-000982

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 50 TEST RD YORK, PA 17404

BEING PARCEL NUMBER:  
230000500440000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 50 TEST ROAD, YORK, PA 17404

UPI# 230000500440000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRADITIONS BANK, FORMERLY KNOWN AS YORK TRADITIONS BANK vs. JUDITH A. HORMAN Docket Number: 2022-SU-000042. 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:

JUDITH A. HORMAN

SHERIFF'S SALE

By virtue of a Writ of Execution issued by Traditions Bank, formerly known as York Traditions Bank

Docket No. 2022-SU-000042

Traditions Bank, formerly known as York Traditions Bank v. Judith A. Horman

Docket No. 2022-SU-000042

Owner of property situate in Glen Rock Borough, York County, Pennsylvania 80 Argyle Avenue, Glen Rock, PA 17327

Property being known as: 80 Argyle Avenue, Glen Rock, PA 17327

Parcel ID No. 640000201700000000.

Improvements therein consist of a lot of ground consisting of a manufactured home

Matthew G. Brushwood, Esquire  
Attorney for Traditions Bank  
Barley Snyder  
50 North 5th Street, 2nd Floor  
Reading, PA 19601  
I.D. No. 310592

PROPERTY ADDRESS: 80 ARGYLE AVENUE, GLEN ROCK, PA 17327

UPI# 640000201700000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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 TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-1 vs. DEAN A. HORST, THE UNITED STATES OF AMERICA and LORETTA K. HORST Docket Number: 2020-SU-001821. 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:

DEAN A. HORST  
LORETTA K. HORST  
THE UNITED STATES OF AMERICA

SHORT DESCRIPTION OF PROPERTY

Docket No. 2020-SU-001821

Description:ALL THAT CERTAIN tract of land in Paradise Township, York County, Pennsylvania, as more fully described in Book 092F, Page 0912

Parcel No. 42-000-HE-0069-F0

Property: 39 Locust Lane Thomasville, PA 17364

Improvements: Residential Property

PROPERTY ADDRESS: 39 LOCUST LANE, THOMASVILLE, PA 17364

UPI# 42000HE0069F000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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. JOSHUA W. JARVIS and KRISTINA N. JARVIS Docket Number: 2019-SU-000763. 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:

JOSHUA W. JARVIS  
KRISTINA N. JARVIS

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

ALSO KNOWN AS 2991 Legacy Lane, York, PA 17402  
PARCEL ID 540004401370000000

BEING the same premises which KINGDUMB PROPERTIES LLC by Deed dated 07/15/2016 and recorded in the Office of Recorder of Deeds of York County on 07/29/2016 at Book 2379, Page 4222 granted and conveyed unto JOSHUA W. JARVIS AND KRISTINA N. JARVIS, HUSBAND AND WIFE.

PROPERTY ADDRESS: 2991 LEGACY LANE, YORK, PA 17402

UPI# 540004401370000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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: SELENE FINANCE LP vs. ISHIA S. JONES A/K/A ISHIA S. MOYE Docket Number: 2021-SU-002133. 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:

ISHIA S. JONES A/K/A ISHIA S. MOYE

ALL THAT CERTAIN lot or tract of ground with the building and improvements thereon erected, situate in York City, 12th Ward, York County, Pennsylvania, bounded and described in accordance with a survey made by Gordon L. Brown & Associates, Inc., Engineers & Surveyors, York Pennsylvania, dated December 20, 1978, Dwg. No. J-6047, as follows, to wit:

Property Address: 705 East York Street  
York, PA 17403

Parcel No. 123550200030000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2021-SU-002133  
Judgment: \$142,898.56  
Attorney: Samantha Gable, Esquire  
To be sold as the Property Of: Ishia S. Jones a/k/a Ishia S. Moye

PROPERTY ADDRESS: 705 EAST YORK STREET, YORK, PA 17403

UPI# 123550200030000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania



SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. KATHLEEN KLEIN and OTTO J. KLEIN, III Docket Number: 2021-SU-000052. 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:

KATHLEEN KLEIN  
OTTO J. KLEIN, III

ALL that certain tract of land, together with the improvements thereon, situate, lying and being on the southwest side of Oak Hill Drive, in West Manheim Township, York County, Pennsylvania, being Lot No. 12 as shown on a Final Plan prepared for Rene F. deBrabander by Donald E. Worley, Professional Land Surveyor, dated October 16, 1985, Drawing No. E-1510-A, and recorded in Plan Book FF, page 613, in the Office of the Recorder of Deeds of York County, Pennsylvania, being more fully bounded and described as follows:

Property Address: 160 Oak Hills Drive, Hanover, PA 17331

Parcel No. 52000BD0041J00000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2021-SU-000052  
Judgment: \$243,570.58

Attorney:  
To be sold as the Property Of: Kathleen Klein and Otto J. Klein, III

PROPERTY ADDRESS: 160 OAK HILLS DRIVE, HANOVER, PA 17331

UPI# 52000BD0041J000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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. SERGEY G. KOVALENKO Docket Number: 2020-SU-000303. 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:

SERGEY G. KOVALENKO

ADVERTISING NOTICE

ALL THAT CERTAIN lot, piece, parcel or tract of ground situate in the Township of Fairview, York County, Pennsylvania, having erected thereon a residential dwelling, being 623 Canvasbach Drive, Eters (aka Goldsboro), Fairview Township, PA 17319, Parcel No. 27000QG-0061C0C018A. Docket No. 2020-SU-000303, Judgment Amount: \$45,338.34. Sold as the property of Rafael Loyola.

PROPERTY ADDRESS: 623 CANVASBACH DRIVE, ETTERS (AKA GOLDSBORO), FAIRVIEW TOWNSHIP, PA 17319

UPI # 27000QG0061C0C018A

PROPERTY ADDRESS: 623 CANVASBACH DRIVE, ETTERS (A/K/A GOLDSBORO), PA 17319

UPI# 27000QG0061C0C018A

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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. CHRIS D. LINEBAUGH and LORI A. LINEBAUGH Docket Number: 2019-SU-002995. 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:

CHRIS D. LINEBAUGH  
LORI A. LINEBAUGH

By virtue of a Writ of Execution No. 2019-SU-002995

U.S. BANK NATIONAL ASSOCIATION  
v.  
CHRIS D. LINEBAUGH; LORI A. LINEBAUGH

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

5432 THOMAN DR, SPRING GROVE, PA 17362

Tax ID No. 40000EF0070A000000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$146,132.81

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 5432 THOMAN DRIVE, SPRING GROVE, PA 17362

UPI# 40000EF0070A000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. BARBARA C. LUTZ Docket Number: 2021-SU-001715. 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:

BARBARA C. LUTZ

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

2445 Heather Road York PA 17408  
PARCEL #: 51000090146000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$82,561.70

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 2445 HEATHER ROAD, YORK, PA 17408

UPI# 510000901460000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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, FKA QUICKEN LOANS INC. vs. WANDA MARKLE Docket Number: 2020-SU-000013. 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:

WANDA MARKLE

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

3253 STAUNTON AVENUE,  
DOVER, PA 17315  
Parcel No. 240000701250000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$183,975.67

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 3253 STAUNTON AVENUE, DOVER, PA 17315

UPI# 240000701250000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS

TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MO vs. DARRYL A. MITCHELL Docket Number: 2021-SU-001203. 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:

DARRYL A. MITCHELL

By virtue of a Writ of Execution No. 2021-SU-001203

U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-7

v.  
DARRYL A. MITCHELL

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

15 APACHE TRAIL, YORK HAVEN, PA 17370  
Tax ID No. 39-000-26-0148.00-00000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$289,580.83

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 15 APACHE TRAIL, YORK HAVEN, PA 17370

UPI# 390002601480000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. PHYLLIS J. MYERS Docket Number: 2020-SU-000486. 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:

PHYLLIS J. MYERS

ALL THAT UNIT IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS WHEATLAND CONDOMINIUM, SITUATE IN DOVER TOWNSHIP, YORK COUNTY, PENNSYLVANIA, BEING DESIGNATED AS UNIT NO. 53 BEING KNOWN AND NUMBERED AS 3180 BARLEY CIRCLE, DOVER PA 17315

BEING LOT NO. 24000JG007900C0053

PROPERTY ADDRESS: 3180 BARLEY CIRCLE, DOVER, PA 17315

UPI# 24000JG007900C0053

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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: LONGBRIDGE FINANCIAL, LLC vs. RICHARD H. MYLIN, III, EXECUTOR OF THE ESTATE OF TIM A. SNYDER Docket Number: 2022-SU-000135. 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:

RICHARD H. MYLIN, III, EXECUTOR OF THE ESTATE OF TIM A. SNYDER

All that certain piece or parcel of land situate in the Township of Springettsbury, York County, Pennsylvania, and being known as 2335 North Sherman Street, York, Pennsylvania 17406.

TAX MAP AND PARCEL NUMBER: 46.000.09.0056.00-00000 AND 46.000.09.0057.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$170,933.76

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Richard H. Mylin, III, Executor of the Estate of Tim A. Snyder

McCabe, Weisberg & Conway, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

PROPERTY ADDRESS: 2335 NORTH SHERMAN STREET, YORK, PA 17406

UPI# 460000900560000000 & 460000900570000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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: MORTGAGE ASSETS MANAGEMENT, LLC vs. VIVIAN A. PAULES Docket Number: 2022-SU-000149. 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:

VIVIAN A. PAULES

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
A Florida Limited Liability Company  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
Phone: (855) 225-6906  
Fax: (866) 381-9549  
ATTORNEYS FOR PLAINTIFF  
MORTGAGE ASSETS MANAGEMENT, LLC  
Plaintiff

v.

VIVIAN A. PAULES  
Defendant(s)  
COURT OF COMMON PLEAS  
YORK COUNTY

NO: 2022-SU-000149

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 1232 FELTON ROAD RED LION, PA 17356

BEING PARCEL NUMBER: 53000FK0099A000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1232 FELTON ROAD, RED LION, PA 17356

UPI# 53000FK0099A000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PHH MORTGAGE CORPORATION vs. LINDSAY PEPPER A/K/A LINDSAY HEIST A/K/A LINDSEY PEPPER Docket Number: 2019-SU-002910. 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:

LINDSAY PEPPER A/K/A LINDSAY HEIST A/K/A LINDSEY PEPPER

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as "Westlyn Condominium" located in West Manchester Township, York County, Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act by their recording in the Office of the Recorder of Deeds of York County, Pennsylvania, a Declaration dated December 27, 1984, and recorded January 31, 1985 in Record Book 88-T, page 1099, and the Declaration Plan attached thereto, being designated in such Declaration Plan as Unit No. 443 as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements.

ALSO KNOWN AS 443 Weldon Drive, York, PA 17408  
PARCEL ID 51000050035C0C0022

BEING the same premises which Anthony C. Hinson, Sr., and Lois J. Hinson, husband and wife by Deed dated July 24, 2009 and recorded in the Office of Recorder of Deeds of York County on July 29, 2009 at Book 2034, Page 6293 granted and conveyed unto Brandon Pepper and Lindsay Pepper, husband and wife, as tenants by the entirety. Brandon Pepper departed this life on July 21, 2012.

PROPERTY ADDRESS: 443 WELDON DRIVE, YORK, PA 17408

UPI# 51000050035C0C0022

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANK OF AMERICA, N.A. vs. JEFFREY C. POTTS and REBECCA V. POTTS Docket Number: 2019-SU-003531. 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:

JEFFREY C. POTTS  
REBECCA V. POTTS

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

1509 CONTINENTAL ROAD,  
YORK, PA 17404  
Parcel No. 146100300110000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$51,378.85

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 1509 CONTINENTAL ROAD, YORK, PA 17404

UPI# 146100300110000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO. vs. MICHAEL D. REMINGTON Docket

Number: 2019-SU-001534. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL D. REMINGTON

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

1230E MAPLE ST, YORK, PA 17403  
Parcel No. 480001301850000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$56,791.74

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 1230 EAST MAPLE STREET, YORK, PA 17403

UPI# 480001301850000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK vs. DIEGO RIVERA JR. AKA DIEGO RIVERA Docket Number: 2019-SU-002359. 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:

DIEGO RIVERA JR. AKA DIEGO RIVERA

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

1123 E SOUTH STREET, YORK, PA 17403  
Parcel No. 48000130078000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$92,881.16

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 1123 EAST SOUTH STREET, YORK, PA 17403

UPI# 480001300780000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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. SCOTT A. RUTH and MELISSA L. RUTH Docket Number: 2022-SU-000134. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT A. RUTH  
MELISSA L. RUTH

By virtue of a Writ of Execution No. 2022-SU-000134

SANTANDER BANK, N.A.

v.  
SCOTT A. RUTH; MELISSA L. RUTH

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

229 SUMMIT DRIVE, A/K/A LOT 2 ROAD 1 MAPLE GROVE ROAD, ABBOTTSTOWN, PA 17301

Tax ID No. 42-000-FD-0031.A0-0000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$139,998.61

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 229 SUMMIT DRIVE, A/K/A LOT 2 ROAD 1 MAPLE GROVE ROAD, ABBOTTSTOWN, PA 17301

UPI# 42000FD0031A000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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. DORIS MAE SHANK and JOSHUA LYNN SHANK Docket Number: 2017-SU-003520. 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:

DORIS MAE SHANK  
JOSHUA LYNN SHANK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
A Florida Limited Liability Company  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
Phone: (855) 225-6906  
Fax: (866) 381-9549  
ATTORNEYS FOR PLAINTIFF  
LAKEVIEW LOAN SERVICING, LLC.  
Plaintiff

v.

DORIS MAE SHANK;  
JOSHUA LYNN SHANK  
Defendant(s)  
COURT OF COMMON PLEAS  
YORK COUNTY

NO: 2017-SU-003520

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 1931 PINEVIEW DR YORK, PA 17408

BEING PARCEL NUMBER:  
240000400290000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1931 PINEVIEW DRIVE, YORK, PA 17408

UPI# 240000400290000000

Notice is further given that 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,  
 07.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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: GOSHEN MORTGAGE LLC AS SEPARATE TRUSTEE FOR GDBT I TRUST 2011-1 vs. DANIEL E. SNYDER and LORI A. SNYDER A/K/A LORI SNYDER Docket Number: 2017-SU-003060. 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:

DANIEL E. SNYDER  
 LORI A. SNYDER A/K/A LORI SNYDER

ALL that certain piece, or tract of ground, situate, lying and being in the Borough of Manchester, York County, Pennsylvania, known and numbered as Lot No. 26 as shown on a Plan entitled "Final Subdivision Plan of Manhaven Manor - Phase I," prepared by Land Survey Consultants, Inc., Plan No. 727-2, dated June 29, 1993, last revised August 5, 1993, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book NN, Page 468, more particularly bounded and described as follows, to wit:

BEGINNING at a point at or near Parkview Road; thence proceeding along an arc having a radius of 325 feet, an arc distance of 85.00 feet and a chord bearing South 50 degrees 38 minutes 25 seconds West, a distance of 84.76 feet to a point; thence proceeding North 46 degrees 54 minutes 06 seconds West, a distance of 98.89 feet to a point; thence North 42 degrees 02 minutes 27 seconds East, a distance of 106.67 feet to a point; thence South 35 degrees 28 minutes 32 seconds East, a distance of 114.17 feet to a point and place of BEGINNING.

UNDER AND SUBJECT to a portion of a 20 feet wide drainage and utility easements crossing the northerly side of the subject premises.

EACH LOT OWNER BEING solely responsible for the maintenance and repair of the grading seeding and landscaping of their lot, as initially installed by the Seller, and having the continuing obligation to perform any maintenance and repair where required due to erosion, storm damage, or ordinary wear and tear from whatever source.

UNDER AND SUBJECT, NEVERTHELESS, to the same condition, restrictions, exceptions and reservations as exist by virtue

of prior recorded instrument, deeds and conveyances.

The improvements thereon being known as 545 Crossings Way, Manchester, PA, 17345

Parcel No. 76000010049N000000

BEING the same premises which Jill M. Klobe, Formerly Known as Jill M. Saylor, and Steven E. Klobe, her husband by Deed dated June 24, 2006 and recorded in the Office of Recorder of Deeds of York County on June 30, 2006 at Book 1821, Page 6909 granted and conveyed unto Daniel E. Snyder and Lori A. Snyder. Husband and wife

PROPERTY ADDRESS: 545 CROSSINGS WAY, MANCHESTER, PA 17345

UPI# 76000010049N000000

Notice is further given that 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,  
 07.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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 FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ3 vs. GENEVIEVE STEINBRENNER Docket Number: 2018-SU-002304. 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:

GENEVIEVE STEINBRENNER

By virtue of a Writ of Execution No. 2018-SU-002304

WELLS FARGO BANK, N.A., AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ3 v. GENEVIEVE STEINBRENNER

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

639 FULTON ST, HANOVER, PA 17331  
 Tax ID No. 440001900760000000  
 (Acreage or street address)  
 Improvements thereon: RESIDENTIAL DWELLING  
 Judgment Amount: \$116,106.36

Attorneys for Plaintiff  
 Brock & Scott, PLLC

PROPERTY ADDRESS: 639 FULTON STREET, HANOVER, PA 17331

UPI# 440001900760000000

Notice is further given that 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,  
 07.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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: BROOKSIDE HEIGHTS HOMEOWNERS ASSOCIATION, INC. vs. PAUL J. STORKE, JR. Docket Number: 2022-SU-000344. 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 J. STORKE, JR.

ALL THAT CERTAIN parcel of land known as lot 25B on the west side of Brookside Avenue in Penn Township, York County, Pennsylvania, being known and numbered as 46 Brookside Avenue, Hanover, Pennsylvania 17331 and located in Brookside Heights Homeowners Association and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania.

PROPERTY ADDRESS: 46 Brookside Avenue, Hanover, Pennsylvania 17331

JUDGMENT: \$2,670.84  
 REPUTED OWNERS: Paul J. Storke, Jr.  
 INSTRUMENT NO. 2019004229  
 AREA: RESIDENTIAL – TOWNHOUSE  
 IMPROVEMENTS: N/A  
 PARCEL NO. 44-000-39-025.B0-00000

PROPERTY ADDRESS: 46 BROOKSIDE AVENUE, HANOVER, PA 17331

UPI# 44000390025B000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 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: VILLAGE CAPITAL & INVESTMENT, LLC vs. WILLIAM THARP, AKA WILLIAM J. THARP and LISA THARP Docket Number: 2019-SU-003805. 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 THARP,  
AKA WILLIAM J. THARP  
LISA THARP

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

BEING KNOWN AND NUMBERED AS 308 JUNIPER DRIVE, ETTERS, PA 17319

UPIN NUMBER 390001703030000000

PROPERTY ADDRESS: 308 JUNIPER DRIVE, ETTERS, PA 17319

UPI# 390001703030000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-W3 vs. HIRAM E. TINDER, JR. A/K/A HIRIAM TINDER, JR. and MARSHA L. TINDER Docket Number: 2016-SU-000798-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

HIRAM E. TINDER, JR.  
A/K/A HIRIAM TINDER, JR.

MARSHA L. TINDER

By virtue of a Writ of Execution No. 2016-SU-000798-06

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-W3  
v.  
HIRAM E. TINDER, JR. A/K/A HIRIAM TINDER, JR.; MARSHA L. TINDER

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

21 N SHAFFER DR,  
NEW FREEDOM, PA 17349  
Tax ID No. 780000800660000000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$499,311.92

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 21 NORTH SHAFFER DRIVE, NEW FREEDOM, PA 17349

UPI# 780000800660000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANK OF AMERICA, N.A SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. vs. JOHN L. WALIZER A/K/A JOHN L. WALIZER, JR. and MARGARET E. WALIZER Docket Number: 2016-SU-002899. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN L. WALIZER  
A/K/A JOHN L. WALIZER, JR.  
MARGARET E. WALIZER  
Docket No. 2016-SU-002899

Description: ALL THAT CERTAIN parcel of land in York Township, York County, Common-

wealth of PA, as more fully described in Book 1455, Page 7846

Parcel No. 54-000-31-0018-00-00000

Property: 478 Frederick Drive Dallastown, PA 17313

Improvements: Residential Property

PROPERTY ADDRESS: 478 FREDERICK DRIVE, DALLASTOWN, PA 17313

UPI# 540003100180000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE MONEY SOURCE INC. vs. JORDAN L. WILLIAMS Docket Number: 2020-SU-000604. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JORDAN L. WILLIAMS

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

BEING KNOWN AND NUMBERED AS 2875 PLANK ROAD, STEWARTSTOWN, PA 17363

UPIN NUMBER 32-000-CJ-0060.B0-00000  
PROPERTY ADDRESS: 2875 PLANK ROAD, STEWARTSTOWN, PA 17363

UPI# 32000CJ0060B0000000

Notice is further given that 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,  
07.07-3t York County, Pennsylvania

## Pennsylvania Bar Association Names Lawyers for 2022-23 Bar Leadership Institute Class

The Pennsylvania Bar Association President Jay N. Silberblatt has named 11 Pennsylvania lawyers to the 2022-23 class of the association's Bar Leadership Institute (BLI). Congratulations to Sandy A. Feliz, one of our members, for being accepted into the 2022-23 Class!

"The BLI helps young lawyers develop the skills necessary to become the PBA's next generation of leaders," said Silberblatt. "During the yearlong experience, participants are paired with PBA Board of Governors mentors to help them learn about PBA operations, governance practices and member resources. I look forward to interacting with this year's class members and providing support as they carve out a successful path to future PBA leadership roles."

The new BLI class members include:

Allegheny County:

**Jonathan R. Bruno**, Del Sole Cavanaugh Stroyd LLC, Pittsburgh

Beaver County

**Max A. Schmierer**, Court of Common Pleas of Beaver County, Beaver

Bucks County

**Elaine T. Yandrisevits**, Anheil Maslow & MacMinn, LLP, Doylestown

Cumberland County

**Marjorie G. Moreno**, Moore Ingram Johnson & Steele, Camp Hill

Dauphin County

**Amy J. Gregory**, Pennsylvania Office of Administration, Harrisburg

Fayette County

**Rachel A. Clark**, Southwestern Pennsylvania Legal Aid, Uniontown

Lancaster County

**Kiandra D. Steffy**, Saxton & Stump, Lancaster

Montgomery County

**Robert M. Sebia Jr.**, Elliott Greenleaf, Blue Bell

Philadelphia County

**Elizabeth A. Perez**, Perez Morris, Philadelphia

Westmoreland County

**Nicole M. Pardus**, Long & Long LLC, Greensburg

York County

**Sandy A. Feliz**, York County Judicial Center, York

This year's BLI co-chairs are Stephanie F. Latimore, Legislative Reference Bureau of Pennsylvania, Harrisburg, and Kristen Hamilton, Law Office of Eric J. Weisbrod PC, Chambersburg.

To apply for the BLI, candidates had to demonstrate leadership ability, commit to attendance and participation in the required events, be currently licensed to practice law in Pennsylvania, be a PBA member, and be age 40 years or younger or have practiced five years or less.

The BLI was originally developed by Arthur L. Piccone of Kingston in 1995-96 during his year as PBA president to strengthen the PBA's ongoing efforts to recruit and develop leaders of the association. The first chair of the institute, Gretchen A. Mundorff of Connellsville, re-launched the BLI when she became the 2010-11 president of the PBA. Its current purpose is to inform participants on the day-to-day operations, governance, resources and staffing of the association, as well as provide introductions to its various leadership opportunities.

# LOOKING FOR ESTATE NOTICES

OR OTHER LEGAL NOTICES  
REQUIRING PUBLICATION  
IN A PA LEGAL JOURNAL?

Go to [www.palegalads.org](http://www.palegalads.org)

This FREE site allows you to  
search statewide to determine  
whether a specific legal notice  
has been published.

