

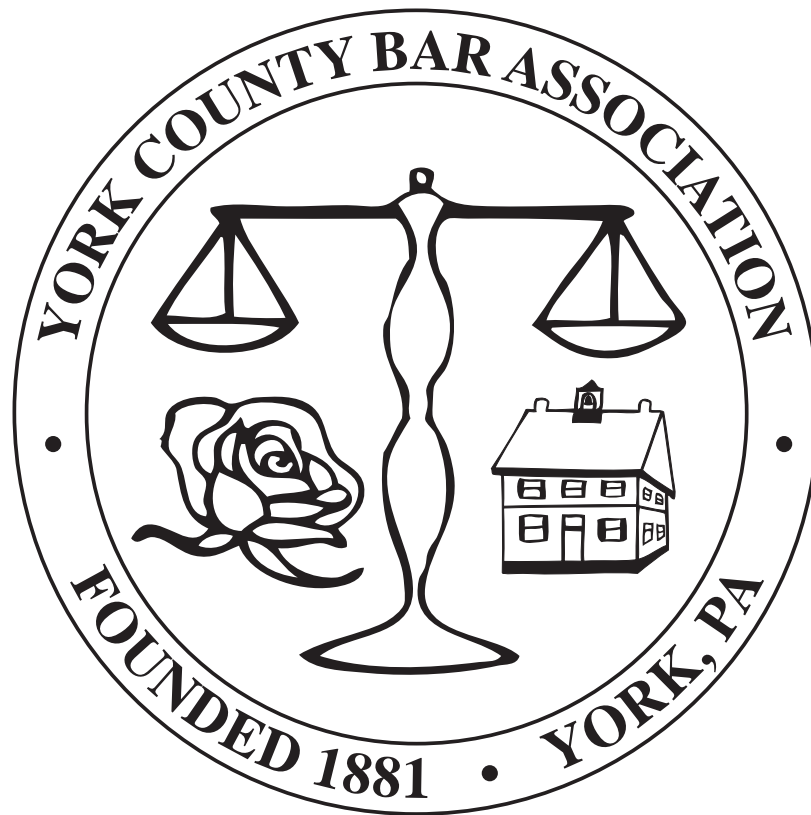
York Legal Record

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

Vol. 136

YORK, PA, THURSDAY, JANUARY 12, 2023

No. 42



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
3rd Wednesday of each
month

January 18, 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**

**For notary services email
notary@yorkbar.com**

Opinions, Opinions, Opinions . . .

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

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

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

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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.

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 PHYLLIS JEAN BARNHART BIXLER, a/k/a PHYLLIS J. BIXLER, DECEASED
Late of York City, York County, PA.
Executrix: Peggy Ann Bixler, a/k/a Peggy Ann Bixler Diehl, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 01.12-3t

ESTATE OF JUDITH DIANE BRENNEMAN, DECEASED
Late of Hellam Twp., York County, PA.
Executrix: Lisa Winter, 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 01.12-3t

ESTATE OF RUTH L. DENTLER, DECEASED
Late of Dover Twp., York County, PA.
Executor: Deborah A. Short, c/o James N. Clymer, Esquire, Clymer, Musser & Sarno, P.C., 408 West Chestnut Street, Lancaster, PA 17603
Attorney: James N. Clymer, Esquire, Clymer, Musser & Sarno, P.C., 408 West Chestnut Street, Lancaster, PA 17603 01.12-3t

ESTATE OF GRACE M. DETTINGER, DECEASED
Late of Red Lion Boro., York County, PA.
Executors: Gregory L. Dettinger, 1839 Roxboro Road, York, PA 17402, and Betty J. Graham, 4556 East Prospect Road, York, PA 17406
Attorney: D. Michael Craley, Esquire, 246 W. Broadway, Lower Level, Red Lion, PA 17356 01.12-3t

ESTATE OF WANDA KOEHLER, DECEASED
Late of Paradise Twp., York County, PA.
Executor: Stacy Koehler, 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 01.12-3t

ESTATE OF ERIC SEAN MARNER, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Alicia M. Marner, c/o Sommer & O'Donnell, L.L.C., 36 South Hanover Street, Carlisle, PA 17013
Attorney: Brandon S. O'Donnell, Esquire, Sommer & O'Donnell, L.L.C., 36 South Hanover Street, Carlisle, PA 17013 01.12-3t

ESTATE OF CAROLYN McDONALD, a/k/a CAROL LYNN McDONALD, DECEASED
Late of 05/20/2022, York County, PA.
Executor: Terry L. Ortman, c/o Michael Grab, Esquire, 327 Locust Street, Columbia, PA 17512
Attorney: Michael Grab, Esquire, 327 Locust Street, Columbia, PA 17512 01.12-3t

ESTATE OF PATRICIA M. OWEN, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Roberta L. Navecky, 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 01.12-3t

ESTATE OF DEBRA I. PERTSCHI, a/k/a DEBRA IRENE PERTSCHI, DECEASED
Late of Fairview Twp., York County, PA.
Executor: Christopher J. Pertschi, c/o Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011
Attorney: Susan H. Confair, Esquire, Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011 01.12-3t

ESTATE OF IRMA J. RENAUT, DECEASED
Late of Penn Twp., York County, PA.
Executor: Keith M. Renaut, 62 Steed Lane, Hanover, PA 17331 01.12-3t

ESTATE OF LILLIAN BEVERLY RUNGE, a/k/a L. BEVERLY RUNGE, DECEASED
Late of York City, York County, PA.
Executor: Elizabeth R. Stephenson, a/k/a Elizabeth A. Stephenson, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 01.12-3t

ESTATE OF MARY Y. WEAVER, a/k/a MARY E. WEAVER, DECEASED
Late of Spring Grove Boro., York County, PA.
Executor: Timothy R. Weaver, 596 Wolfe Lane, Mohnton, PA 19540
Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 01.12-3t

ESTATE OF DONNA M. WILSON, DECEASED
Late of Spring Garden Twp., York County, PA.
Executors: Darren E. Wilson and David E. Wilson, Jr., c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 01.12-3t

GRANEY FAMILY TRUST DATED OCTOBER 29, 2019
Notice is hereby given that Amanda Marie Graney is the Successor Trustee of the above-named Trust. All persons indebted to Roberta Graney are requested to make payment and all those having claims against Roberta Graney are directed to present the same to: Amanda Marie Graney, Trustee c/o Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 01.12-3t

SECOND PUBLICATION

ESTATE OF HELEN M. ADAMS, a/k/a HELEN MARIE ADAMS, DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Kimberly R. Adams-Dalton, c/o MPL Law Firm LLP, 96 So. George Street, Suite 520, York, PA 17401
Attorney: John D. Miller, Jr., Esquire, MPL Law Firm LLP, 96 So. George Street, Suite 520, York, PA 17401 01.05-3t

ESTATE OF JANICE MAE ALLEN, a/k/a
 JANICE ALLEN, DECEASED
 Late of Spring Garden Twp., York County,
 PA.
 Executor: George Stephen Allen, c/o MPL
 Law Firm LLP, 96 S. George Street, Suite
 520, York, PA 17401
 Attorney: Erik D. Spurlin, Esquire, MPL
 Law Firm LLP, 96 S. George Street, Suite
 520, York, PA 17401 01.05-3t

ESTATE OF JOHN J. BACH, SR., DECEASED
 Late of Stewartstown Boro., York County,
 PA.
 Executor: John Jacob Bach, 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
 01.05-3t

ESTATE OF GORDON G. BELL, a/k/a
 GORDON GRANT BELL, DECEASED
 Late of Penn Twp., York County, PA.
 Executor: James G. Bell, 210 Baugher
 Drive, Hanover, PA 17331
 Attorney: Amy E.W. Ehrhart, Esquire, 118
 Carlisle St., Suite 202, Hanover, PA 17331
 01.05-3t

ESTATE OF PEARL P. BOSLEY, DECEASED
 Late of Codorus Twp., York County, PA.
 Executrix: Linda L. Bosley, c/o Kenneth Lee
 Eckard, Esquire, 180 Darlene Street, York,
 PA 17402
 Attorney: Kenneth Lee Eckard, Esquire, 180
 Darlene Street, York, PA 17402 01.05-3t

ESTATE OF LOUISE W. BUPP, a/k/a LOUISE
 WILTON BUPP, DECEASED
 Late of York Twp., York County, PA.
 Executor: Richard P. Wilton, c/o Ream Carr
 Markey Woloshin & Hunter, LLP, 119
 East Market Street, York, PA 17401
 Attorney: Andrew F. Kagen, Esquire, Ream
 Carr Markey Woloshin & Hunter, LLP, 119
 East Market Street, York, PA 17401
 01.05-3t

ESTATE OF SHIRLEY M. CRAIG,
 DECEASED
 Late of Warrington Twp., York County, PA.
 Executor: Jona Mae Missa, 150 Honey
 Road, Dillsburg, PA 17019
 Attorney: Wm. D. Schrack III, Esquire, 124
 W. Harrisburg Street, Dillsburg, PA 17019
 01.05-3t

ESTATE OF MARY C. CUSMA, DECEASED
 Late of Spring Garden Twp., York County,
 PA.
 Executor: Stephen J. Cusma, c/o Stock and
 Leader, 221 West Philadelphia Street.
 Suite 600, York, PA 17401
 Attorney: Thomas M. Shorb, Esquire, Stock
 and Leader, 221 West Philadelphia Street.
 Suite 600, York, PA 17401 01.05-3t

ESTATE OF PHYLLIS L. DIETZ, DECEASED
 Late of East Manchester Twp., York County,
 PA.
 Co-Executrices: Wendy S. Moul and Jo Ann
 Dietz, c/o CGA Law Firm PC, 135 North
 George Street, York, PA 17401
 Attorney: Richard K. Konkel, Esquire, CGA
 Law Firm PC, 135 North George Street,
 York, PA 17401 01.05-3t

ESTATE OF VERNA T. DORN, DECEASED
 Late of York Twp., York County, PA.
 Executors: Michael S. Wills, 990 S. Pleasant
 Avenue, Dallastown, PA 17313, and Laura
 T. Jones, 1801 Darlington Lane, Chester
 Springs, PA 19425
 Attorney: David H. Stone, Esquire, Stone
 LaFaver & Shekletski, P.O. Box E, New
 Cumberland, PA 17070 01.05-3t

ESTATE OF WILLIAM L. DRUCK,
 DECEASED
 Late of Mount Wolf Boro., York County, PA.
 Executor: William L. Druck, Jr., c/o Elder
 Law Firm of Robert Clofine, 340 Pine
 Grove Commons, York, PA 17403
 Attorney: Joy L. Kolodzi, Esquire, Elder
 Law Firm of Robert Clofine, 340 Pine
 Grove Commons, York, PA 17403
 01.05-3t

ESTATE OF THOMAS J. FLYNN,
 DECEASED
 Late of York County, PA.
 Executor: Robert E. Chernicoff, c/o
 Cunningham, Chernicoff & Warshawsky,
 P.C., 2320 North Second Street,
 Harrisburg, PA 17110
 Attorney: Bruce J. Warshawsky, Esquire,
 Cunningham, Chernicoff & Warshawsky,
 P.C., 2320 North Second Street,
 Harrisburg, PA 17110 01.05-3t

ESTATE OF AUDREY J. GASPAROVIC,
 DECEASED
 Late of York Twp., York County, PA.
 Executor: Christine Glowackie, c/o MPL
 Law Firm LLP, 96 So. George Street,
 Suite 520, York, PA 17401
 Attorney: John D. Miller, Jr., Esquire, MPL
 Law Firm LLP, 96 So. George Street, Suite
 520, York, PA 17401 01.05-3t

ESTATE OF DAVID V. GAY, DECEASED
 Late of Spring Garden Twp., York County,
 PA.
 Administratrix: Eileen E. Connors, c/o John
 R. Elliott, Esquire, Anstine & Sparler, 117
 East Market St., York, PA 17401
 Attorney: John R. Elliott, Esquire, Anstine
 & Sparler, 117 East Market St., York, PA
 17401 01.05-3t

ESTATE OF NILES L. GRIMM, DECEASED
 Late of Penn Twp., York County, PA.
 Executor: Sharon L. Tuttle, 1060 Caliente
 Dr., Apt. #1, Jacksonville, FL 32211
 Attorney: G. Steven McKonly, Esquire, 119
 Baltimore Street, Hanover, PA 17331
 01.05-3t

ESTATE OF MARGARET A. HEIDLER, a/k/a
 MARGARET ANN HEIDLER, DECEASED
 Late of Springettsbury Twp., York County,
 PA.
 Executor: Andrea M. Heidler, a/k/a Andrea
 Heidler Wenger, c/o CGA Law Firm PC,
 135 North George Street, York, PA 17401
 Attorney: Craig S. Sharnetzka, Esquire,
 CGA Law Firm PC, 135 North George
 Street, York, PA 17401 01.05-3t

ESTATE OF WYLLYN L. HOFFMAN, a/k/a
 WYLLYN LUANN HOFFMAN, a/k/a W.L.
 HOFFMAN, a/k/a WILLIAM L. HOFFMAN,
 JR., DECEASED
 Late of East Hopewell Twp., York County,
 PA.
 Executor: Administrator, c/o Steven M. Carr,
 Esquire, Ream, Carr, Markey Woloshin
 Hunter, LLP, 119 E. Market St., York, PA
 17401
 Attorney: Steven M. Carr, Esquire, Ream,
 Carr, Markey Woloshin Hunter, LLP, 119
 E. Market St., York, PA 17401 01.05-3t

ESTATE OF EDWARD W. HUNTER,
 DECEASED
 Late of Penn Twp., York County, PA.
 Executrix: Joanne P. Hunter, 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 01.05-3t

ESTATE OF LEA A. IBAUGH, DECEASED
 Late of Windsor Twp., York County, PA.
 Executor: Laura A. Ibaugh, a/k/a Laura A.
 Smith, c/o Shannon Laymon-Pecoraro,
 CELA, Hook Law Center, P.C., 295
 Bendix Road, Suite 170, Virginia Beach,
 VA 23452
 Attorney: Shannon Laymon-Pecoraro,
 Esquire, CELA, Hook Law Center, P.C.,
 295 Bendix Road, Suite 170, Virginia
 Beach, VA 23452 01.05-3t

ESTATE AND IRREVOCABLE TRUST OF JANICE B. INNERS, DECEASED

Late of York Twp., York County, PA.
All persons having claims or demands against Janice B. Inners Irrevocable Trust dated 2/10/2006, are requested to present the same without delay to Trustees pursuant to 20 Pa. C.S. §7755.

Co-Executors & Trustees: Edward H. Inners and Susan I. Brennan, 150 Marble Court, York, PA 17402

Attorney: Andrew F. Kagen, Esquire, Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401

01.05-3t

ESTATE OF ROBERT S. KLINEDINST, DECEASED

Late of N. Codorus Twp., York County, PA.
Executrix: Beth A. Kinard, c/o 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

01.05-3t

ESTATE OF KAREN V. KNOX, DECEASED

Late of Springettsbury Twp., York County, PA.
Administrator: Donald Lee Jacoby, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401

Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401

01.05-3t

ESTATE OF BARBARA M. LEWIS, a/k/a BARBARA MORSE LEWIS, DECEASED

Late of Fairview Twp., York County, PA.
Executor: Karen L. Moore, c/o Heather D. Royer, Esquire, Johnson Duffie, 301 Market Street, Lemoyne, PA 17043

Attorney: Heather D. Royer, Esquire, Johnson Duffie, 301 Market Street, Lemoyne, PA 17043

01.05-3t

ESTATE OF KERMIT L. McELROY, DECEASED

Late of York Twp., York County, PA.
Executor: Jared A. McElroy, 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

01.05-3t

ESTATE OF JOHN ALEXANDER McWATTERS, JR., DECEASED

Late of Dover Twp., York County, PA.
Executor: Bryan McWatters, c/o Law Office of Jeffrey C. Marshall, LLC, 46 East Philadelphia Street, York, PA 17401

Attorney: Jeffrey C. Marshall, Esquire, Law Office of Jeffrey C. Marshall, LLC, 46 East Philadelphia Street, York, PA 17401

01.05-3t

ESTATE OF JUNE E McWILLIAMS, DECEASED

Late of Springfield Twp., York County, PA.
Executor: Eric McWilliams, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

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

01.05-3t

ESTATE OF KAREN L. REESER, DECEASED

Late of York County, PA.
Executor: Seth W. Reeser, 2960 York Haven Road, Manchester, PA 17345, and Emily F. Reeser, 5714 Bull Road, Dover, PA 17315

Attorney: Reed Law, 4303 Derry Street, Harrisburg, PA 17111

01.05-3t

ESTATE OF DORIS E. RYER, DECEASED

Late of Dallastown Boro., York County, PA.
Executrix: Shirley D. Snyder, c/o Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402

Attorney: Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402

01.05-3t

ESTATE OF FREELAND E. SHAFFER, DECEASED

Late of Windsor Twp., York County, PA.
Executor: Scott E. Shaffer, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

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

01.05-3t

ESTATE OF CAROLYN L. SHULTZ, DECEASED

Late of Springettsbury Twp., York County, PA.

Executrix: Jody L. Brown, c/o Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402

Attorney: Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402

01.05-3t

ESTATE OF FREDERICK L. TOBIN, DECEASED

Late of York Twp., York County, PA.
Executor: James H. Tobin, c/o MPL Law Firm LLP, 96 So. George Street, Suite 520, York, PA 17401

Attorney: John D. Miller, Jr., Esquire, MPL Law Firm LLP, 96 So. George Street, Suite 520, York, PA 17401

01.05-3t

ESTATE OF BENNIE WESLEY WARE, a/k/a BENNIE W. WARE, DECEASED

Late of Franklin Twp., York County, PA.
Executor: Alva Ware-Bevacqui, 1062A Sharpshooters Road, Moretown, VT 05660

Attorney: Wm. D. Schrack III, Esquire, 124 W. Harrisburg Street, Dillsburg, PA 17019

01.05-3t

ESTATE OF RUTH E. WELTY, a/k/a RUTH J. WELTY, DECEASED

Late of Springettsbury Twp., York County, PA.

Executor: James D. Welty, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

01.05-3t

ESTATE OF HILDA T. WINEKA, a/k/a HILDA WINEKA, DECEASED

Late of York Twp., York County, PA.
Executor: Melissa J. Castriota, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356

Attorney: David M. Laucks, Esquire, Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356

01.05-3t

THIRD PUBLICATION**ESTATE OF DOROTHY I. EDRIS, DECEASED**

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

Executor: Steven R. Edris, c/o Morris & Vedder, 32 N. Duke St., P.O. Box 149, York, PA 17405

Attorney: Christopher M. Vedder, Esquire, Morris & Vedder, 32 N. Duke St., P.O. Box 149, York, PA 17405

12.29-3t

ESTATE OF EDITH E. GRIM, DECEASED

Late of York City, York County, PA.
Executors: Marvin D. Shaw and William A. Shaw, Jr., c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

12.29-3t

ESTATE OF JOHN C. GROFT, a/k/a JOHN CARROLL GROFT, SR., a/k/a JOHN GROFT, DECEASED

Late of Penn Twp., York County, PA.
Executrix: Patricia M. Yelton, c/o Barley Snyder, 14 Center Square, Hanover, PA 17331

Attorney: Joseph E. Erb, Jr., Esquire, Barley Snyder, 14 Center Square, Hanover, PA 17331

12.29-3t

ESTATE OF NORMA J. KOCH, DECEASED

Late of Dover Twp., York County, PA.
Co-Executors: William H. Koch, Jr., and Scott D. Koch, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408

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

12.29-3t

ESTATE OF BRIAN E. LANDIS, a/k/a BRIAN LANDIS, DECEASED

Late of Manchester Twp., York County, PA.
 Administratrix: Virginia S. Landis, c/o
 Kristina A Bange, Esquire, 32 South
 Beaver Street, York, PA 17401
 Attorney: Kristina A Bange, Esquire, 32
 South Beaver Street, York, PA 17401
 12.29-3t

ESTATE OF WILLIAM J. MALLOY, III, DECEASED

Late of York Twp., York County, PA.
 Administratrix: Laurie Ann Bezner, c/o
 Richard R. Reilly, Esquire, 54 N. Duke
 Street, York, PA 17401
 Attorney: Richard R. Reilly, Esquire, 54 N.
 Duke Street, York, PA 17401 12.29-3t

ESTATE OF CONNIE ROSE, DECEASED

Late of Penn Twp., York County, PA.
 Administrator: Heather T. Baynes, 36 Arbor
 Lane, Hanover, PA 17331
 Attorney: Clayton A. Lingg, Esquire,
 MOONEY LAW, 230 York Street,
 Hanover, PA 17331 12.29-3t

ESTATE OF THERESA P. RUBY, DECEASED

Late of West Manchester Twp., York County,
 PA.
 Executor: Dean A. Whitmer, c/o Salzmans
 Hughes, P.C., 1147 Eichelberger Street,
 Suite F, Hanover, PA 17331
 Attorney: Ann C. Shultis, Esquire, Salzmans
 Hughes, P.C., 1147 Eichelberger Street,
 Suite F, Hanover, PA 17331 12.29-3t

ESTATE OF LINDA SARUBIN, a/k/a LINDA S. SARUBIN, DECEASED

Late of Fawn Twp., York County, PA.
 Executor: Carroll Swam, a/k/a Carroll B.
 Swam, c/o Andrea S. Anderson, Esquire,
 901 Delta Road, Red Lion, PA 17356
 Attorney: Andrea S. Anderson, Esquire, 901
 Delta Road, Red Lion, PA 17356
 12.29-3t

ESTATE OF LAURA E. SHAEFFER, a/k/a LAURA ELLEN SHAEFFER, DECEASED

Late of Glen Rock Boro., York County, PA.
 Executor: Douglas A. Shaeffer, c/o
 Blakinger Thomas, PC, 28 Penn Square,
 PO Box 1889, Lancaster, PA 17608
 Attorney: Grace C. Nguyen Bond, Esquire,
 Blakinger Thomas, PC, 28 Penn Square,
 PO Box 1889, Lancaster, PA 17608
 12.29-3t

ESTATE OF CHARLES ALLEN STAMBAUGH JR, DECEASED

Late of Windsor Twp., York County, PA.
 Executor: Charles A. Stambaugh III, 640
 Delp Road, Lancaster, PA 17601
 12.29-3t

ESTATE OF GERALDINE D. STREMMEL, DECEASED

Late of York Twp., York County, PA.
 Executor: Ricky L. Poff, c/o Andrea S.
 Anderson, Esquire, 901 Delta Road, Red
 Lion, PA 17356
 Attorney: Andrea S. Anderson, Esquire, 901
 Delta Road, Red Lion, PA 17356 12.29-3t

FITZ IRREVOCABLE TRUST DATED APRIL 24, 2019

Notice is hereby given that Lisa G. Yocum is the
 Successor Trustee of the above-named Trust. All
 persons indebted to Ernest L. Fitz are requested
 to make payment and all those having claims
 against Ernest L. Fitz are directed to present
 the same to: Lisa G. Yocum, Successor Trustee
 c/o Jeffrey R. Bellomo, Esquire, Bellomo &
 Associates, LLC, 3198 East Market Street, York,
 PA 17402 12.29-3t

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CIVIL NOTICES

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on December 6, 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of David Yanez Estrada to David Torres. The Court has fixed the day of January 23, 2023 at 10:00 am in Courtroom #7002 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

01.12-1t Solicitor

NOTICE is hereby given that on November 4, 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Mario Perez, Jr. to Mario Perez Castaneda. The Court has fixed the day of January 24, 2023 at 10:00 am in Courtroom #7002 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

01.12-1t Solicitor

NOTICE is hereby given that on December 22, 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Chloe Margaret Raught to Charlie John Raught. The Court has fixed the day of March 21, 2023 at 10:00 am in Courtroom #7002 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

01.12-1t Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given to all persons interested or who may be affected that EAGLE MANUFACTURING AND DESIGN CORPORATION, a Pennsylvania business corporation having its current address at 189 Hametown Road, New Freedom, PA 17349 (and its registered address at 1245 W. Princess St., York, PA 17404), is being dissolved and is now engaged in winding up and settling the affairs of said corporation and its existence shall be ended by the filing of Articles of Dissolution with the Pennsylvania Department of State and that all claims shall be presented to the corporation at 189 Hametown Road, New Freedom, PA 17349.

01.12-1t Solicitor

NOTICE is hereby given to all persons interested or who may be affected that IRON RIDGE VALLEY FARM, LLC, a Pennsylvania Limited Liability Company having a registered address at 5722 SENFT ROAD, SPRING GROVE, PA 17362, is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Board of Directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

01.12-1t Solicitor

NOTICE is hereby given to all persons interested or who may be affected that Parkville Church of the Living God, a Pennsylvania Corporation having a registered address at 830 Kise Mill Road, York Haven, PA 17370 is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Board of Directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

01.12-1t Solicitor

FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 31, 2022 for Cicada Dynasty Publishing at 1617 Art Dr., Hanover, PA 17331. The name and address of each individual interested in the business Cristian Eduardo Chacon at 1617 Art Dr., Hanover, PA 17331. This was filed in accordance with 54 PaC.S. 311.417.

01.12-1t Solicitor

NOTICE IS HEREBY GIVEN that Application for Registration of Fictitious Name for J&L Meats for conduct of business in York County, Pennsylvania, with the principal place of business being: 22 North Grantham Road, Dillsburg, Pennsylvania 17019, were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on or about February 2, 2022, pursuant to the provisions of the Fictitious Name Act of December 16, 1982, Act 295 (54 Pa. C.S. §311 et seq.).

The name and address of the individuals owning or interested in the said business are: Jeff Gibb and Lyndsey Gibb, 22 North Grantham Road, Dillsburg, Pennsylvania, 17019.

01.12-1t Solicitor

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Simply Kashonna, LLC, 2544 Fairway Drive, York, PA 17402 are the only person(s) owning or interested in a business, the character of which is: coaching and training, and that the name, style, and designation under which said business is and will be conducted is SK Leading Forward, and the location where said business is and will be located is 2544 Fairway Drive, York, PA 17402.

01.12-1t Solicitor

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 06, 2022 for **The Enchanted Owl Hair Studio** at 1101 Carlisle Road, York, PA 17404. The name and address of each individual interested in the business Krystal Markle at 1101 Carlisle Road, York, PA 17404. This was filed in accordance with 54 PaC.S. 311.417.

01.12-1t Solicitor

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 03, 2022 for **The Mane Salon** at 1101 Carlisle Road, York, PA 17404. The name and address of each individual interested in the business Tessia Hollinger at 1101 Carlisle Road, York, PA 17404. This was filed in accordance with 54 PaC.S. 311.417.

01.12-1t Solicitor

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 27, 2022 for **The Pootrolman** at 11964 Susquehanna Trl S., New Freedom, PA 17349. The name and address of each individual interested in the business Tanner Brady at 11964 Susquehanna Trl S, New Freedom, PA 17349. This was filed in accordance with 54 PaC.S. 311.417.

01.12-1t Solicitor

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 14, 2022 for **Wild Honey Hair Studio** at 1101 Carlisle Road, York, PA 17404. The name and address of each individual interested in the business Britney Bechtel at 1101 Carlisle Road, York, PA 17404. This was filed in accordance with 54 PaC.S. 311.417.

01.12-1t Solicitor

Dr. Leigh E. Dalton, Esq. elected to partnership.

Leigh is a member of the Stock and Leader School Law Practice Group.

She applies her Ph.D. in education policy to guide clients on various school topics, including but not limited to, special education and pupil personnel matters, including equity, disproportionality, discipline, and the Family Educational Rights and Privacy Act (FERPA).



Leigh is a trainer for the Pennsylvania Child Welfare Resource Center, a member of the United Way of York County Women United, Emerging Leaders Society, and Allocations Committee, assists with the development of youth courts, serves on the York County Bar Foundation's Grant Committee, and is a member of the Women's Giving Circle.

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SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. JAMES A. AMOS, SR. and ASHLEY N. BECK Docket Number: 2020-SU-000768. 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 A. AMOS, SR.
ASHLEY N. BECK

By virtue of a Writ of Execution No. 2020-SU-000768

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I v. JAMES A. AMOS, SR.; ASHLEY N. BECK

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

356 MESA LANE, YORK, PA 17408
Tax ID No. 33000120028E000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$167,751.47

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 356 MESA LANE, YORK, PA 17408

UPI# 33000120028E000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00

O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PEOPLESBANK, A CODORUS VALLEY COMPANY vs. BERKHEIMER EXCAVATION & HAULING, INC. and ERIC M. BERKHEIMER Docket Number: 2022-SU-001605. 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:

BERKHEIMER EXCAVATION & HAULING, INC.
ERIC M. BERKHEIMER
By virtue of Writ of Execution No. 2022-SU-001605:

PeoplesBank, A Codorus Valley Company vs. Berkheimer Excavation & Hauling, Inc. and Eric M. Berkheimer. Tract No.1 - 72 Barrens Church Road, Dillsburg, Washington Township, York County, Pennsylvania 17019, Tax Parcel No. 50-000-MC-0028-0000000, and Tract No. 2 - 56 Water Road, Dillsburg, Washington Township, York County, Pennsylvania 17019, Tax Parcel No. 50-000-MC-0028B-000000. Improvements: Tract No. 1 - Residential Dwelling and Farm Buildings, and Tract No. 2: Farm Buildings. Judgment Amount: \$482,372.91. Attorneys for Plaintiff: Brubaker Connaughton Goss & Lucarelli LLC.

PROPERTY ADDRESS: 72 BARRENS CHURCH ROAD, DILLSBURG, PA 17019

UPI# 50000MC00280000000

By virtue of Writ of Execution No. 2022-SU-001605:

PeoplesBank, A Codorus Valley Company v. Berkheimer Excavation & Hauling, Inc. and Eric M. Berkheimer. Tract No. 1 - 72 Barrens Church Road, Dillsburg, Washington Township, York County, Pennsylvania 17019, Tax Parcel No. 50-000-MC-0028-0000000, and Tract No. 2 - 56 Water Road, Dillsburg, Washington Township, York County, Pennsylvania 17019, Tax Parcel No. 50-000-MC-0028B-000000. Improvements: Tract No. 1 - Residential Dwelling and Farm Buildings, and Tract No. 2: Farm Buildings. Judgment Amount: \$482,372.91. Attorneys for Plaintiff: Brubaker Connaughton Goss & Lucarelli LLC.

PROPERTY ADDRESS: 56 WATER ROAD, DILLSBURG, PA 17019

UPI# 50000MC0028B000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: COLONIAL SAVINGS, F.A. vs. GREGORY C. BLYMIRE, JR. and ANGELA R. HARRIS Docket Number: 2022-SU-000417. 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:

GREGORY C. BLYMIRE, JR.
ANGELA R. HARRIS

ALL that certain tract of land situate in Hellam Township, York County, Pennsylvania, being known and numbered as 1241 Chimney Road, described in accordance with a plan prepared by Gordon L. Brown, last revised October 20, 1980 and recorded in the office of the Recorder of Deeds in and for York County, Pennsylvania in Land Record Book T, Page 44

PROPERTY ADDRESS: 1241 CHIMNEY ROCK ROAD, HELLAM, PA 17406

UPI# 31000LK0032E0000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FIRST NATIONAL BANK OF PENNSYLVANIA vs. BOUNDARY, LLC Docket Number: 2022-SU-001747. 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:

BOUNDARY, LLC

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF BOUNDARY, LLC, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF YORK AND BOROUGH OF RED LION. HAVING ERECTED THEREON

REAL PROPERTY (REAL ESTATE) BEING MORE COMMONLY KNOWN AS: 507 BOUNDARY AVENUE, RED LION, PA 17356; 538 BOUNDARY AVENUE, RED LION, PA 17356; 560 BOUNDARY AVENUE, RED LION, PA 17356 AND 636 BOUNDARY AVENUE, RED LION, PA 17356 PER DEED DATED FEBRUARY 17, 2016 RECORDED ON FEBRUARY 24, 2016 IN THE YORK COUNTY RECORDER OF DEEDS AT DEED BOOK VOLUME 2357, PAGE 7757.

PARCEL IDS NOS: 820000504350000000; and 820000504340000000; and 820000504330000000; and 82000050431A000000

PROPERTY ADDRESS: 507 BOUNDARY AVENUE, RED LION, PA 17356

UPI# 820000504350000000

PROPERTY ADDRESS: 538 BOUNDARY AVENUE, RED LION, PA 17356

UPI# 820000504340000000

PROPERTY ADDRESS: 560 BOUNDARY AVENUE, RED LION, PA 17356

UPI# 820000504330000000

PROPERTY ADDRESS: 636 BOUNDARY AVENUE, RED LION, PA 17356

UPI# 82000050431A000000

Notice is further given that 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, 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK vs. JOHN M. CRABBS AS ADMINISTRATOR OF THE ESTATE OF HERBERT SURRENCY, DECEASED Docket Number: 2022-SU-001830. 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 M. CRABBS AS ADMINISTRATOR OF THE ESTATE OF HERBERT SURRENCY, DECEASED

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

455 Juniper Street, York, PA 17404 Parcel No. 67-000-04-0550.00-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$31,407.37

Attorneys for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 111 FULTON STREET, A/K/A 111-113 FULTON STREET, HANOVER, PA 17331

UPI# 670000405500000000

Notice is further given that 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, 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LOAN FUNDER LLC, SERIES 25794 vs. D&H MOTORS AUTO SALES LLC Docket Number: 2022-SU-001089. 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:

D&H MOTORS AUTO SALES LLC

ALL that certain lot of ground, with the improvements thereon erected, situate, lying and being in Penn Township, York County, Pennsylvania, BEING KNOWN AS 350 Manor Street, Hanover, PA 17331.

PROPERTY ADDRESS: 350 MANOR STREET, HANOVER, PA 17331

UPI# 440000600840000000

Notice is further given that 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, 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. MATTHEW DREPPERD and CYNTHIA A RUDACILLE Docket Number: 2022-SU-001548. 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:

MATTHEW DREPPERD CYNTHIA A RUDACILLE

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

1483 WAYNE AVENUE, YORK, PA 17403 Parcel No. 48-000-05-0047.00-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$122,977.68

Attorneys for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 1483 WAYNE AVENUE, YORK, PA 17403

UPI# 480000500470000000

Notice is further given that 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, 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. CHRISTOPHER C DUCHAINE and SAMANTHA A DUCHAINE Docket Number: 2022-SU-000993. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER C DUCHAINE

SAMANTHA A DUCHAINE

By virtue of a Writ of Execution No. 2022-SU-000993

FREEDOM MORTGAGE CORPORATION

v. CHRISTOPHER C DUCHAINE; SAMANTHA A DUCHAINE

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

127 HIDDEN HILL FARM LANE AND HIDDEN HILL FARM LANE, YORK, PA 17403

Tax ID No. 72-000-FI-0043H & 72-000-FI-0094-J0

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$295,327.56

Attorneys for Plaintiff Brock & Scott, PLLC

PROPERTY ADDRESS: 127 HIDDEN HILL FARM LANE, YORK, PA 17403

UPI# 72000FI0043H000000

PROPERTY ADDRESS: HIDDEN HILL FARM LANE, YORK, PA 17403

UPI# 72000FI0094J000000

Notice is further given that 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, 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY BANK OF KENTUCKY vs. SHERYL L. FAIR, JOHN M. FAIR, III and THE UNITED STATES OF AMERICA Docket Number: 2020-SU-002313. 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:

SHERYL L. FAIR JOHN M. FAIR, III THE UNITED STATES OF AMERICA

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

2107 JESSE LANE, YORK, PA 17404

Parcel No. 36-000-18-0060.00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$243,748.01

Attorneys for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 2107 JESSE LANE, YORK, PA 17404

UPI# 360001800600000000

Notice is further given that 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, 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRUIST BANK F/K/A BRANCH BANKING AND TRUST COMPANY vs. MATTHEW J. FULTZ Docket Number: 2022-SU-001021. 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:

MATTHEW J. FULTZ

ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND SITUATE IN LOWER WINDSOR TOWNSHIP, YORK COUNTY, PENNSYLVANIA, AND BEING KNOWN AS 824 ALMONEY ROAD A/K/A 824 ALMONEY ROAD, LOWER WINDSOR TOWNSHIP, WRIGHTSVILLE, PENNSYLVANIA 17368. TAX MAP AND PARCEL NUMBER:35-000-10-0001.E0-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$97,943.60

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Matthew J. Fultz

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

PROPERTY ADDRESS: 824 ALMONEY ROAD, A/K/A 824 ALMONEY ROAD, LOWER WINDSOR TOWNSHIP, WRIGHTSVILLE, PA 17368

UPI# 35000100001E000000

Notice is further given that 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, 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. JEFFREY M. GARBER and THE UNITED STATES OF AMERICA Docket Number: 2022-SU-001408. 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 M. GARBER THE UNITED STATES OF AMERICA

ALL THE FOLLOWING TRACT OF LAND, SITUATE, LYING AND BEING IN HANOVER BOROUGH, YORK COUNTY, PENNSYLVANIA, BOUNDED AND LIMITED AS FOLLOWS, TO WIT:

ALSO KNOWN AS 590-594 Wilson Ave, Hanover, PA 17331-1560 PARCEL ID 67-000-01- 0099.00-00000

BEING the same premises which JEFFREY M. GARBER, UNMARRIED AND MELISSA K. GARBER, UNMARRIED by Deed dated 01/13/2016 and recorded in the Office of Recorder of Deeds of York County on 01/20/2016 at Book 2353, Page 7409 granted and conveyed unto JEFFREY M. GARBER, UNMARRIED.

PROPERTY ADDRESS: 590-594 WILSON AVENUE, HANOVER, PA 17331

UPI# 6700001009900000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

By virtue of a Writ of Execution No. 2018-SU-000400

WELLS FARGO BANK, N.A.
v.
ANDREA L. GRIFFIN

STREET, HANOVER, PA 17331

UPI# 67000070211C000000

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. JOE A. GEESEY Docket Number: 2022-SU-002039. 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:

JOE A. GEESEY

Advertising Description
DOCKET #2022-SU-002039
ALL THAT CERTAIN tract of land with the improvements, thereon erected, situate lying and being in Windsor Township, York County, Pennsylvania.
PARCEL No. 53-000-HL-0070.00-00000
PROPERTY ADDRESS: 1850 CRALEY ROAD, WINDSOR, PENNSYLVANIA 17366
IMPROVEMENTS: RESIDENTIAL DWELLING
SOLD AS PROPERTY OF: Joe A. Geesey
ATTORNEY FOR PLAINTIFF: Powers Kirm, LLC
SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 1850 CRALEY ROAD, WINDSOR, PA 17366

UPI# 53000HL00700000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

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

143 SARA LANE, HANOVER, PA 17331
Tax ID No. 52000160018E000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$146,423.79

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 143 SARA LANE, HANOVER, PA 17331

UPI# 52000160018E000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. MICHAEL LEE HARE Docket Number: 2022-SU-001332. 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 LEE HARE

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

BEING KNOWN AS: 460 W WALNUT ST HANOVER, PA 17331

BEING PARCEL NUMBER: 67-000-07-0211. CO-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 460 WEST WALNUT

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LOANCARE, LLC vs. NICHOLAS S. HIOB A/K/A NICHOLAS HIOB and SONJA E. HIOB A/K/A SONJA HIOB Docket Number: 2022-SU-001588. 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:

NICHOLAS S. HIOB A/K/A NICHOLAS HIOB SONJA E. HIOB A/K/A SONJA HIOB

ALL THAT CERTAIN TRACT OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN EAST HOPEWELL TOWNSHIP, YORK COUNTY, PENNSYLVANIA, KNOWN AS LOT #2 ON A FINAL SUBDIVISION PLAN PREPARED FOR WARREN L. AND CAROLE B. BAKER BY GORDON L. BROWN & ASSOCIATES, INC., DRAWING NO. L-3869, DATED MAY 15, 1996, APPROVED AUGUST 7, 1996 BY THE EAST HOPEWELL TOWNSHIP BOARD OF SUPERVISORS, AND RECORDED AUGUST 12, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF YORK COUNTY, PENNSYLVANIA IN PLAN BOOK OO, PAGE 277, BOUNDED AND DESCRIBED AS FOLLOWS:

THE IMPROVEMENTS THEREON BEING KNOWN AS: 14639 HYSOON SCHOOL ROAD, STEWARTSTOWN, PA 17363

PARCEL ID 25000DK0067D000000

BEING the same premises which GEORGE H TOWNSEND, A MARRIED MAN by Deed dated 10/29/2018 and recorded in the Office of Recorder of Deeds of York County on 11/27/2018 at Book 2497, Page 977 granted and conveyed unto NICHOLAS HIOB AND SONJA HIOB, HUSBAND AND WIFE

PROPERTY ADDRESS: 14639 HYSOON SCHOOL ROAD, STEWARTSTOWN, PA 17363

AS THE REAL ESTATE OF:

ANDREA L. GRIFFIN

UPI# 25000DK0067D000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. MARGARET HORTON A/K/A MARGARET A. HORTON Docket Number: 2022-SU-001706. 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:

MARGARET HORTON A/K/A MARGARET A. HORTON

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

BEING KNOWN AS: 1862 IDYLWYLD RD YORK, PA 17406

BEING PARCEL NUMBER: 46-000-19-0064.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1862 IDYLWYLD ROAD, YORK, PA 17406

UPI# 460001900640000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00

O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-RP3 vs. KIMBERLY A. JENKINS, KEVIN J. JENKINS and THE UNITED STATES OF AMERICA Docket Number: 2017-SU-002186. 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:

KIMBERLY A. JENKINS
KEVIN J. JENKINS
THE UNITED STATES OF AMERICA
Owner(s) of property situate in the Hopewell Township, YORK County, Pennsylvania, being

260 RUNNINGBOARD ROAD,
STEWARTSTOWN, PA 17363
Parcel No. 67-32-000-CK-0870-00-0000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$417,897.14

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 260
RUNNINGBOARD ROAD,
STEWARTSTOWN, PA 17363

UPI# 32000CK08700000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION vs. LEE A. JOHNSON Docket

Number: 2022-SU-002030. 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:

LEE A. JOHNSON

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

BEING KNOWN AS: 61 LAUREL DR AIRVILLE, PA 17302

BEING PARCEL NUMBER: 43-000-02-0344.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 61 LAUREL DRIVE, AIRVILLE, PA 17302

UPI# 430000203450000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AMERIHOM MORTGAGE COMPANY, LLC vs. ERIN E KERLEY A/K/A ERIN KERLEY and AARON M WRIGHT A/K/A AARON WRIGHT Docket Number: 2022-SU-001611. 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:

ERIN E KERLEY A/K/A ERIN KERLEY
AARON M WRIGHT A/K/A AARON WRIGHT
By virtue of a Writ of Execution No. 2022-SU-001611

AMERIHOM MORTGAGE COMPANY, LLC v.

ERIN E KERLEY A/K/A ERIN KERLEY;
AARON M WRIGHT A/K/A AARON WRIGHT

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

47 WATERFRONT DRIVE, HANOVER, PA 17331

Tax ID No. 44-000-13-0116.00-00000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$201,549.53

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 47 WATERFRONT DRIVE, HANOVER, PA 17331

UPI# 440001301160000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MIDFIRSTBANK vs. BRANDON S. LEITZEL and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2017-SU-002258. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRANDON S. LEITZEL
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

ALL that certain tract with improvements, in Carroll Township, York County, Pennsylvania, being approximately 120 x 200, and containing 0.55 acres. HAVING THEREON erected a dwelling house known and numbered as: 525 MOUNTAIN ROAD, DILLSBURG, PA 17019.

PARCEL NO. 20-000-05-0109-0000000
York Deed Book 1361, page 6874

TO BE SOLD AS THE PROPERTY OF BRANDON S. LEITZEL ON JUDGMENT NO. 2017-SU-002258.

PROPERTY ADDRESS: 525 MOUNTAIN ROAD, DILLSBURG, PA 17019

UPI# 200000501090000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. DANIEL F. LENTZ, AKA DANIEL LENTZ and SUZANNE FISHER LENTZ, AKA SUZANNE E. FISHER LENTZ, AKA SUZANNE E. LENTZ Docket Number: 2020-SU-000396. 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 F. LENTZ, AKA DANIEL LENTZ
SUZANNE FISHER LENTZ, AKA SUZANNE E. FISHER LENTZ, AKA SUZANNE E. LENTZ

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

BEING KNOWN AND NUMBERED AS 14667 ROUND HILL CHURCH ROAD, STEWARTSTOWN, PA 17363

UPIN NUMBER 25000DL0004Y000000

PROPERTY ADDRESS: 14667 ROUND HILL CHURCH ROAD, STEWARTSTOWN, PA 17363

UPI# 25000DL0004Y000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CROSSCOUNTRY MORTGAGE, LLC vs. JEFFREY J. LILLY Docket Number: 2022-SU-001591. 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 J. LILLY

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

BEING KNOWN AND NUMBERED AS 10 WINDERMERE COURT, YORK, PA 17402

UPIN NUMBER 46-000-11-0128.B0-00000

PROPERTY ADDRESS: 10 WINDERMERE COURT, YORK, PA 17402

UPI# 46000110128B000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AMERIHOM MORTGAGE COMPANY, LLC vs. PRESTON BRUCE LYONS, JR. A/K/A PRESTON LYONS, JR. and ELEONORA MICHELLE LYONS A/K/A ELEONORA LYONS Docket Number: 2022-SU-001816. 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:

PRESTON BRUCE LYONS, JR. A/K/A PRESTON LYONS, JR.
ELEONORA MICHELLE LYONS A/K/A ELEONORA LYONS

By virtue of a Writ of Execution No. 2022-SU-001816

MOVEMENT MORTGAGE, LLC
v.

PRESTON BRUCE LYONS, JR. A/K/A PRESTON LYONS, JR.; ELEONORA MICHELLE LYONS A/K/A ELEONORA LYONS

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

176 HOLLOW RD, STEWARTSTOWN, PA

17363
Tax ID No. 32-000-BK-0007.A0-00000
(Acreage or street address)
Improvements thereon: RESIDENTIAL
DWELLING
Judgment Amount: \$164,381.02

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 176 HOLLOW
ROAD, STEWARTSTOWN, PA 17363

UPI# 32000BK0007A000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION vs. AMANDA L. MAGILL and GREG A. BURNS Docket Number: 2022-SU-001544. 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:

AMANDA L. MAGILL
GREG A. BURNS

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

BEING KNOWN AND NUMBERED AS 535 LISBURN ROAD, WELLSVILLE, PA 17365

UPIN NUMBER 49-000-NE-0033.G0-00000

PROPERTY ADDRESS: 535 LISBURN ROAD, WELLSVILLE, PA 17365

UPI# 49000NE0033G000000

Notice is further given that 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,
York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs. ANDREA R. MATLACK A/K/A ANDREA MATLACK A/K/A ANDREA P. MATLACK Docket Number: 2019-SU-003650. 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:

ANDREA R. MATLACK A/K/A ANDREA MATLACK A/K/A ANDREA P. MATLACK

Docket No. 19-SU-003650

Description:ALL THAT CERTAIN piece, parcel or tract of land situate in Shrewsbury Borough, York County, Pennsylvania, known and numbered as 28 Berkshire Drive, bounded and limited as follows:

BEGINNING at a point along the eastern right-of-way line of Berkshire Drive; thence along said right-of-way line, South one (01) degree fifty-four (54) minutes fifty-four (54) seconds West, one hundred seventy five and seventy one one-hundredths (175.71) feet to a point; thence South eighty-eight (88) degrees five (05) minutes six (06) seconds East, one hundred thirty nine and eight one-hundredths (139.08) feet to a point; thence North three (03) degrees fifty-four (54) minutes eighteen (18) seconds East, one hundred seventy five and eighty one one-hundredths (175.81) feet to a point; thence North eighty-eight (88) degrees five (05) minutes six (06) seconds West, one hundred forty five and eighteen one-hundredths (145.18) feet to a point along the proposed eastern right-of-way line of Berkshire Drive and place of BEGINNING. Containing 24,973 square feet or 0.573 acres.

The improvements thereon being known as No. 28 Berkshire Drive.

Parcel No. 84-000-CJ-J46Y

Property: 28 Berkshire Drive, Shrewsbury, PA 17361

Improvements: Residential Property

PROPERTY ADDRESS: 28 BERKSHIRE DRIVE, SHREWSBURY, PA 17361

UPI# 84000CJ0146Y000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2018-RPL6 TRUST vs. STEVEN M. MILLS Docket Number: 2022-SU-001695. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

STEVEN M. MILLS

REAL PROPERTY SHORT DESCRIPTION FORM
(TO BE USED FOR ADVERTISING)

Property of Steven M. Mills

Execution No. 2022-SU-001695

Judgment Amount: \$177,729.19
All the right title, interest and claim of Steven M. Mills, of in and to:

Property locates at 603-607 Main Street, within Delta Borough, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1387, at page 2072, as Instrument No. 2000000085.

Parcel Identification No. 57-000-01-0152.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 603-607 MAIN STREET, DELTA, PA 17314

UPI# 570000101520000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2005-RP3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-RP3 vs. TREVOR MULL Docket Number: 2022-SU-001651. 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:

TREVOR MULL

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

6683 FAIR SCHOOL ROAD, GLEN ROCK, PA 17327

Parcel No. 22000BH002400000022-000-BH-0024.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$21,754.26

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 6683 FAIR SCHOOL ROAD, GLEN ROCK, PA 17327

UPI# 22000BH00240000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK vs. FLORENCE M. MYERS Docket Number: 2022-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:

FLORENCE M. MYERS

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

310 EAST SOUTH STREET, YORK, PA 17403
Parcel No. 10-256-02-0005-00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$51,529.02

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 310 EAST SOUTH STREET, YORK, PA 17403

UPI# 102560200050000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC vs. LISA M. PADGETT, AKA LISA LAWRENCE Docket Number: 2022-SU-001117. 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:

LISA M. PADGETT, AKA LISA LAWRENCE

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

BEING KNOWN AND NUMBERED AS 6432 STELTZ ROAD, GLEN ROCK, PA 17327

UPIN NUMBER 22-000-AH-0022.F0-00000

PROPERTY ADDRESS: 6432 STELTZ ROAD, GLEN ROCK, PA 17327

UPI# 22000AH0022F000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. ELIAS ROBINSON RIVERA Docket Number: 2022-SU-000712. 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:

ELIAS ROBINSON RIVERA

ALL THAT CERTAIN lot or tract of land, Situate in the Dover Township, County of York and Commonwealth of Pennsylvania, being known as Lot No. 118, as shown on a certain Plan entitled Salem Run Phase 4 Final Subdivision Plan, as recorded in the Office of the Recorder of Deeds of York County, Pennsylvania in Record Book 1897, Page 604.

PARCEL No. 24-000-26-0118.00-00000

PROPERTY ADDRESS: 4129 STRAWBRIDGE COURT, DOVER, PENNSYLVANIA 17315

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Elias Robinson Rivera

ATTORNEY FOR PLAINTIFF: Powers Kim, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 4129 STRAWBRIDGE COURT, DOVER, PA 17315

UPI# 240002601180000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: QUICKEN LOANS INC. vs. RUTH N. ROLDAN Docket Number: 2015-SU-000051-06. 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:

RUTH N. ROLDAN

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

334 GARFIELD ST, YORK, PA 17401
Parcel No. 05-086-02-0011.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$45,631.16

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 334 GARFIELD STREET, YORK, PA 17401

UPI# 050860200110000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. PATRICIA E. ROSEBOROUGH, IN HER CAPACITY AS HEIR OF STANLEY T. ROSEBOROUGH A/K/A STANLEY THEODORIS ROSEBOROUGH UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STANLEY T. ROSEBOROUGH A/K/A STANLEY ROSEBOROUGH A/K/A STANLEY THEODORIS ROSEBOROUGH Docket Number: 2022-SU-001406. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

PATRICIA E. ROSEBOROUGH, IN HER CAPACITY AS HEIR OF STANLEY T. ROSEBOROUGH A/K/A STANLEY ROSEBOROUGH A/K/A STANLEY THEODORIS ROSEBOROUGH UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STANLEY T. ROSEBOROUGH A/K/A STANLEY ROSEBOROUGH A/K/A STANLEY THEODORIS ROSEBOROUGH

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

BEING KNOWN AS: 4385 GRANDVIEW RD HANOVER, PA 17331

BEING PARCEL NUMBER: 44-000-34-0090-00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 4385 GRANDVIEW ROAD, HANOVER, PA 17331

UPI# 440003400900000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: REVERSE MORTGAGE FUNDING LLC vs. KAREN E. SELTZER, CO-EXECUTRIX OF THE ESTATE OF HELEN R. KOHLER, DECEASED and KARL E. KOHLER, CO-EXECUTOR OF THE ESTATE OF HELEN R. KOHLER, DECEASED Docket Number: 2022-SU-000541. 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:

KAREN E. SELTZER, CO-EXECUTRIX OF THE ESTATE OF HELEN R. KOHLER, DECEASED
KARL E. KOHLER, CO-EXECUTOR OF THE ESTATE OF HELEN R. KOHLER, DECEASED

ALL THE FOLLOWING DESCRIBED

TRACT OF LAND situate in Township of Warrington, County of York, Commonwealth of Pennsylvania, bounded and limited as follows, to wit:

Property Address: 7175 Harmony Grove Road, Dover, PA 17315
Parcel No. 49000LE00040000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2022-SU-000541
Judgment: \$141,275.27
Attorney: Samantha Gable, Esquire
To be sold as the Property Of: Karen E. Seltzer, Co-Executrix of the Estate of Helen R. Kohler, deceased and Karl E. Kohler, Co-Executor of the Estate of Helen R. Kohler, deceased

PROPERTY ADDRESS: 7175 HARMONY GROVE ROAD, DOVER, PA 17315

UPI# 49000LE00040000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MEMBERS 1ST FEDERAL CREDIT UNION vs. DEVIN J. SHANNON Docket Number: 2022-SU-000538. 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:

DEVIN J. SHANNON

SHERIFF'S SALE
By virtue of a Writ of Execution issued by Members 1st Federal Credit Union
Docket No. 2022-SU-538.

Members 1st Federal Credit Union v. Devin J. Shannon
Docket No. 2022-SU-538.

Devin J. Shannon, Owner of property situate in New Freedom, York County, Pennsylvania

30 South Constitution Drive, New Freedom, Pennsylvania 17349

Property being known as Parcel ID No. 78-000-01-0275.00-00000.

Premises consist of a Two-Story Single Family House.

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

PROPERTY ADDRESS: 30 SOUTH CONSTITUTION AVENUE, NEW FREEDOM, PA 17349

UPI# 780000102750000000

Notice is further given that 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,
 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. CAROL A. SIDES Docket Number: 2022-SU-000731. 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:

CAROL A. SIDES

ALL THAT CERTAIN piece, parcel or tract of land lying, being and situate in Fawn Township, York County, Pennsylvania, the same being bounded and described as follows, to wit:

Property Address: 144 Jones Road
 Fawn Grove, PA 17321

Parcel No. 28-000-BN-0007.H0-00000
 Improvements: Residential Dwelling
 Subject to Mortgage: No
 Subject to Rent: No
 C.P. NO. 2022-SU-000731
 Judgment: \$194,021.90
 Attorney: Christopher A. DeNardo, Esquire
 To be sold as the Property Of: Carol A. Sides

PROPERTY ADDRESS: 144 JONES ROAD, FAWN GROVE, PA 17321

UPI# 28000BN0007H000000

Notice is further given that 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,
 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT vs. MICHELLE L. SIMMONS Docket Number: 2022-SU-001337. 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:

MICHELLE L. SIMMONS

ALL THAT CERTAIN TRACT OF LAND WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN THE CITY OF YORK, COUNTY OF YORK AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SURVEY MADE BY GORDON L. BROWN AND ASSOCIATES, DATED JANUARY 14, 1980

PROPERTY ADDRESS: 732 WEST POPLAR STREET, YORK, PA 17404

UPI# 092130100150000000

Notice is further given that 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,
 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION vs. SHIRLEY A. SMART and HARRY F. SMART, III Docket Number: 2022-SU-001182. 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:

SHIRLEY A. SMART
 HARRY F. SMART, III

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

BEING KNOWN AND NUMBERED AS 4599 BENTZ ROAD, SPRING GROVE, PA 17362

UPIN NUMBER 40-000-FG-0067.00-00000

PROPERTY ADDRESS: 4599 BENTZ ROAD, SPRING GROVE, PA 17362

UPI# 40000FG006700000000

Notice is further given that 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,
 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: JPMORGAN CHASE BANK, NA vs. LARRY E. STRAUB, JR. and KATHLEEN L. STRAUB Docket Number: 2013-SU-002965-06. 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:

LARRY E. STRAUB, JR.
 KATHLEEN L. STRAUB

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

Property Address: 280 Kernel Lane, Etters, PA 17319
 Parcel No. 270001600030000000
 Improvements: Residential Dwelling
 Subject to Mortgage: No
 Subject to Rent: No
 C.P. NO. 2013-SU-002965-06
 Judgment: \$158,832.29
 Attorney:
 To be sold as the Property Of: Larry Straub, Jr. and Kathleen Straub

PROPERTY ADDRESS: 280 KERNEL LANE, ETTERS, PA 17319

UPI# 270001600030000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SANTANDER BANK, N.A. vs. JAMI L. TURNER Docket Number: 2022-SU-002080. 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:

JAMI L. TURNER

By virtue of a Writ of Execution No. 2022-SU-002080

SANTANDER BANK, N.A.
v.
JAMI L. TURNER

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

221 STONE HEAD RD, DILLSBURG, PA 17019
Tax ID No. 29000MA0001V000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$162,969.50

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 221 STONE HEAD ROAD, DILLSBURG, PA 17019

UPI# 29000MA0001V000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE OF LVS TITLE TRUST XIII vs. UNKNOWN HEIRS, DEVISEES, AND/OR PERSONAL REPRESENTATIVES OF KEITH P. GODFREY, DECEASED and CARL LLOYD GODFREY, SOLELY AS HEIR OF KEITH P. GODFREY, DECEASED Docket Number: 2022-SU-000719. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, DEVISEES, AND/OR PERSONAL REPRESENTATIVES OF KEITH P. GODFREY, DECEASED
CARL LLOYD GODFREY, SOLELY AS HEIR OF KEITH P. GODFREY, DECEASED

ALLTHATCERTAINUNITINTHEPROPERTY KNOWN, NAMED AND IDENTIFIED AS CHAMBERS RIDGE CONDOMINIUM, LOCATED IN YORK TOWNSHIP, YORK COUNTY, PENNSYLVANIA, WHICH HAS HERETOFORE BEEN SUBMITTED TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT, 68 PA. C. S. § 3101 ET SEQ. BY THE RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS OF YORK COUNTY, PENNSYLVANIA, OF A DECLARATION DATED MARCH 6, 1987, AND RECORDED ON MARCH 10, 1987, IN DEED BOOK 94-Z, PAGE 686, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF CHAMBERS RIDGE CONDOMINIUM DATED JUNE 12, 1987 AND RECORDED ON JUNE 12, 1987 IN DEED BOOK 95-X, PAGE 581, AND A DECLARATION PLAN DATED MARCH 6, 1987, AND RECORDED ON MARCH 10, 1987, IN PLAN BOOK HH, PAGE 472, BEING DESIGNATED AS UNIT NO. 304 TOGETHER WITH A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

PROPERTY ADDRESS: 304 CHAMBERS RIDGE #20, YORK, PA 17402

UPI# 54000IJ0079B0C0020

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE BUNGALOW SERIES IV TRUST vs. SCOTT A. URBAN and MICHELLE R. URBAN Docket Number: 2019-SU-000044. 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. URBAN
MICHELLE R. URBAN
Property Description

By virtue of Writ of Execution No.

U.S. Bank Trust, National Association, as Trustee of the Bungalow Series IV Trust v. Scott A. Urban and Michelle R. Urban

Docket Number: 2019-SU-000044

Property to be sold is situated in the Township of Newberry, County of York and Commonwealth of Pennsylvania

Commonly known as: 50 Palmer Drive, Etters, PA 17319

Parcel Number: 39-000-06-0137.00-00000
Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$264,722.94

Attorneys for the Plaintiff:
Friedman Vartolo LLP
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

PROPERTY ADDRESS: 50 PALMER DRIVE, ETTERS, PA 17319

UPI# 390000601370000000

Notice is further given that 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,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a

Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: HUNT CLUB CONDOMINIUM ASSOCIATION, INC. vs. JOHN E. WALTER Docket Number: 2022-NO-002537. 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 E. WALTER

By virtue of a Writ of Execution No.: 2022-NO-002537

The Hunt Club Condominium Association, Inc. v. John E. Walter, owner of property situate YORK TOWNSHIP, YORK County, Pennsylvania being:

2620 Sultan Supreme Way, York, Pennsylvania 17402

Parcel No.: 54-000-IJ-0253.E0-C006A

Improvements thereon: RESIDENTIAL Judgment Amount: \$11,157.85

Attorneys for Plaintiff Stock and Leader

PROPERTY ADDRESS: 2620 SULTAN SUPREME WAY, YORK, PA 17402

UPI# 54000IJ0253E0C006A

Notice is further given that 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, 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. JILL R. WHORL Docket Number: 2022-SU-001625. 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:

JILL R. WHORL

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

BEING KNOWN AS: 284 LOCUS RIDGE

LANE SEVEN VALLEYS, PA 17360

BEING PARCEL NUMBER: 47-000-EI-0066. C0 & 47-000-EI00066.F0

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 284 LOCUS RIDGE LANE, SEVEN VALLEYS, PA 17360

UPI# 47000EI0066C000000 & 47000EI0066F000000

Notice is further given that 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, 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. RICHARD E. WRIGHTSTONE, JR. and KIMBERLY A. WRIGHTSTONE Docket Number: 2022-SU-001116. 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. WRIGHTSTONE, JR. KIMBERLY A. WRIGHTSTONE

Docket No. 2022-SU-001116

Description:ALL THAT CERTAIN parcel of land in Newberry Township, York County, Commonwealth of PA, as more fully described in Book 00, Page 265

Parcel No. 39-000-26-0094.00-00000

Property: 155 Iroquois Trail, York Haven, PA 17370

Improvements: Residential Property

PROPERTY ADDRESS: 155 IROQUOIS TRAIL, YORK HAVEN, PA 17370

UPI# 390002600940000000

Notice is further given that 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, 1.05-3t York County, Pennsylvania

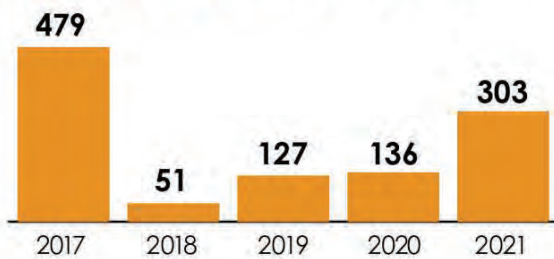
Human Trafficking in Pennsylvania



Human trafficking is a type of human rights abuse where people profit from the exploitation of others – mainly through the use of **force, fraud or coercion** to manipulate victims into engaging in sex acts or labor/services in exchange for something of value. Those under age 18 who exchange sex for something of value are human trafficking victims, regardless of whether force, fraud or coercion is involved.

259 human-trafficking cases were filed over the past five years.

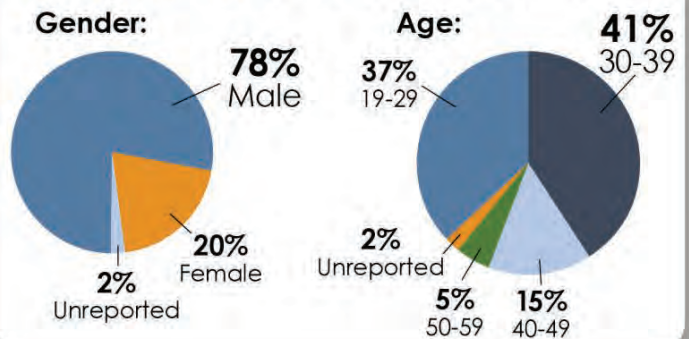
1,096 total human-trafficking offenses were filed:



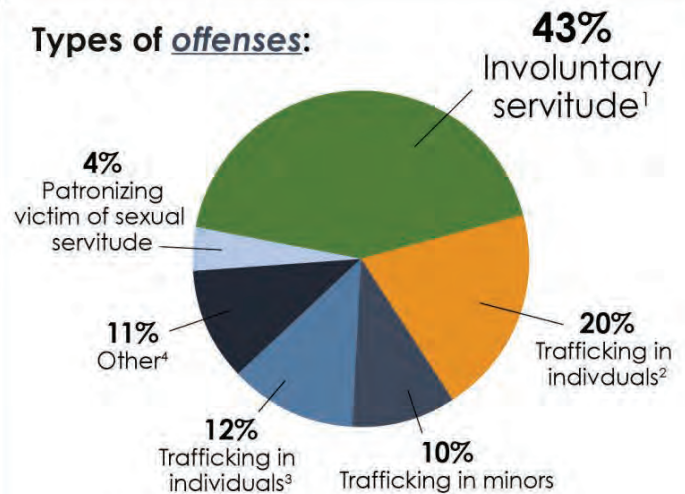
Victims of human trafficking may:

1. Not have access to their own **travel or ID documents**
2. Not be in control of their own **financial records, money or bank account**
3. Have very few **personal possessions**
4. Work excessively **long/unusual hours** with little or no pay
5. Not able to clarify **their address/living situation**

Demographics of defendants convicted:



Types of offenses:



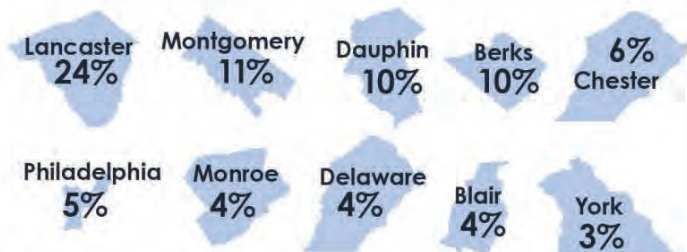
¹ duress through force, debt coercion, physical restraint, etc.

² recruits/entices/solicits

³ benefits financially

⁴ obstruction of justice, unlawful conduct, nonpayment of wages etc.

Counties with highest number of human-trafficking offenses filed:



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