

# York Legal Record

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

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No. 33

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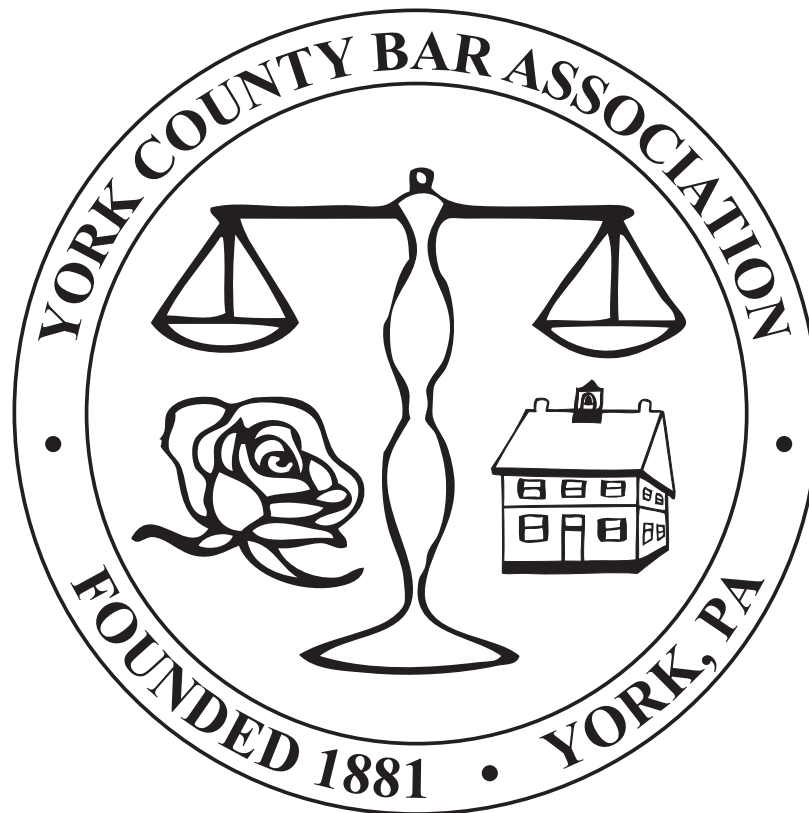
## ARTICLE OF LEGAL INTEREST

New PFAS Reporting Expected by 2023

By: Martin R. Siegel, Barley Snyder Energy & Environment Industry Group

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Dated Material Do Not Delay

## Lawyers Concerned for Lawyers

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

**November 17, 2021**  
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**

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

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

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

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

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

## Opinions, Opinions, Opinions . . .

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

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

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

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## New PFAS Reporting Expected by 2023

By Martin R. Siegel, Barley Snyder Energy & Environment Industry Group

In a new federal plan to remediate “forever chemicals” known as PFAS across the United States, certain businesses would need to comply with new reporting standards by 2023. In addition, as part of the plan, the U.S. Environmental Protection Agency will establish national drinking water standards for certain PFAS chemicals and designate certain PFAS as hazardous substances.

The EPA announced its “PFAS Strategic Roadmap” on Monday, a 26-page report [https://www.epa.gov/system/files/documents/2021-10/pfas-roadmap\\_final-508.pdf](https://www.epa.gov/system/files/documents/2021-10/pfas-roadmap_final-508.pdf) on how it intends to reduce the threat of PFAS – which stands for per- and poly-fluoroalkyl substances – throughout the country.

Certain PFAS, which have been and are still used in the manufacturing of consumer products and industrial applications, can adversely impact human health. Exposure to them have been linked to types of cancer and other ailments.

In addition to the multitude of environmental remediation methods and plans the roadmap contains, there is one item that is important to many businesses in the U.S., including some in central Pennsylvania. The roadmap has a new reporting requirement for businesses that have manufactured, processed or imported PFAS to submit a comprehensive report detailing all of those uses for a 10-year period. The reporting would be only a one-time requirement, but compliance could pose a significant burden for businesses that may not have routinely documented their past usage of PFAS substances.

The reporting rule, <https://www.epa.gov/assessing-and-managing-chemicals-under-tsca/tsca-section-8a7-reporting-and-recordkeeping#rule-history> which is still in proposed form, would require any business that manufactures or imports PFAS, including products that might contain the chemicals but are otherwise finished products before being imported, to report these imports back to 2011.

The EPA announced the proposed rule in June and took public comment on it through September. According to the roadmap, the EPA “will consider public comments on the proposal and finalize it before January 1, 2023” – which means it could become effective before that.

Businesses that will be affected by the rule when it goes into effect should start now on figuring out how it will comply, since many businesses that would be affected didn’t keep records on PFAS that far back, or at all. But they should begin the process of speaking with the EPA to find out how they can comply if they don’t have the records.

In addition, designating certain PFAS as hazardous substances could make companies that disposed of PFAS containing materials liable for cleanup costs.

*We understand*

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Please forward a resume and cover letter to Alina Dusharm: [adusharm@thebeaconlaw.com](mailto:adusharm@thebeaconlaw.com)

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### The York Legal Record is seeking articles

on current legal topics such as case law summaries, legislative updates, or other issues that may be of interest to subscribers. Submissions should be no more than one page in length and should be educational, not promotional, in nature. All submissions are subject to the review and approval of the Publication Board.

Submitters are eligible for a special offer of \$200 for a full-page color advertisement to run along with their article.

Send submissions and inquiries to Jennifer Mischke at [yorklegalrecord@yorkbar.com](mailto:yorklegalrecord@yorkbar.com)

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## FIRST PUBLICATION

- ESTATE OF MARY FAE ADAMS, a/ka MARY F. ADAMS, DECEASED  
Late of New Freedom Borough, York County, PA.  
Executor: Michael R. Caum, c/o Michael R. Caum, Esquire, P.O. Box 272, Shrewsbury, PA 17361  
Attorney: Michael R. Caum, Esquire, P.O. Box 272, Shrewsbury, PA 17361 11.11-3t
- ESTATE OF ROBERT BLANKENBURG, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: David S. Stella, 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 11.11-3t
- ESTATE OF BRIGET ANN BREWER, DECEASED  
Late of Penn Twp., York County, PA.  
Administratrix: Crystal K. Arentz, c/o Barley Snyder, 14 Center Square, Hanover, PA 17331  
Attorney: Jennifer M. Stetter Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 11.11-3t
- ESTATE OF LEONA M. CASTEEL, DECEASED  
Late of West Manheim Twp., York County, PA.  
Executor: John M. Casteel, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 11.11-3t
- ESTATE OF ARNOLD B. CEDERBERG, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Elizabeth M. Wolf, c/o Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402  
Attorney: Amanda Snoko Dubbs, Esquire, Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 11.11-3t
- ESTATE OF PETRINA L. CHIN, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Administrator-Executor: Catherine M. Grove, c/o 3198 East Market Street, York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 11.11-3t
- ESTATE OF CAROLE A. COLLINS, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: William J. Collins, c/o 340 Pine Grove Commons, York, PA 17403  
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 11.11-3t
- ESTATE OF JOHN WALTER CONNORS, DECEASED  
Late of Peach Bottom Twp., York County, PA.  
Executrix: Darlene Marie Connors, c/o Kristen L. Behrens, Esq., 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002  
Attorney: Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002 11.11-3t
- ESTATE OF DONALD JUNIOR DEITZ, JR., DECEASED  
Late of Dover Twp., York County, PA.  
Administrator-Executor: Daltha M. Deitz, 3170 Muirfield Road, Dover, PA 17315  
Attorney: David Turocy, Esquire, 119 East Market Street, York, PA 17401 11.11-3t
- ESTATE OF CARLA DIFFENDARFER a/k/a CARLA J. DIFFENDARFER, DECEASED  
Late of Manchester Twp., York County, PA.  
Executrix: JulieAnn Hartman, c/o William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401  
Attorney: William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401 11.11-3t
- ESTATE OF ARLENE E. GLISAN, DECEASED  
Late of Codorus Twp., York County, PA.  
Executrix: Lisa D. Hawkes, c/o Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356  
Attorney: Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356 11.11-3t
- ESTATE OF MARY JANE HOFF, DECEASED  
Late of Jackson Twp., York County, PA.  
Co-Executors: Daryl L. Hoff and Kenneth E. Hoff, c/o Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362  
Attorney: Craig A. Diehl, Esquire, CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362 11.11-3t
- ESTATE OF JERRY L. LARK, SR., DECEASED  
Late of Shrewsbury Borough, York County, PA.  
Executor: Jerry L. Lark, Jr., c/o Michael R. Caum, Esquire, P.O. Box 272, Shrewsbury, PA 17361  
Attorney: Michael R. Caum, Esquire, P.O. Box 272, Shrewsbury, PA 17361 11.11-3t
- ESTATE OF RONALD R. LEHR, DECEASED  
Late of Dallastown Borough, York County, PA.  
Administratrix: Juliane R. Lehr, c/o Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356  
Attorney: Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356 11.11-3t
- ESTATE OF JOHN T. MICHAEL, DECEASED  
Late of York Twp., York County, PA.  
Co-Executors: Steven A. Michael and J. Christopher Michael, c/o 135 North George Street, York, PA 17401  
Attorney: Frank H. Countess, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 11.11-3t
- ESTATE OF BRIAN JOHN MILBURN, DECEASED  
Late of Dover Twp., York County, PA.  
Administrator-Executor: Kathy S. Lamparter, c/o John M. Ogden, 257 E. Market Street, York, PA 17403  
Attorney: John M. Ogden, Esquire, 257 E. Market Street, York, PA 17403 11.11-3t
- ESTATE OF THELMA J. MILLER, DECEASED  
Late of York Twp., York County, PA.  
Executrix: Judy Krow, c/o 135 North George Street, York, PA 17401  
Attorney: Haley Rohrbaugh, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 11.11-3t
- ESTATE OF LESTER E. MURRAY, DECEASED  
Late of Dover Twp., York County, PA.  
Administrator-Executor: Douglas M. Murray, 2624 Danielle Drive, Dover, PA 17315  
Attorney: David Turocy, Esquire, 119 East Market Street, York, PA 17401 11.11-3t
- ESTATE OF JOANN S. PAULES, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executor: Philip Kehr, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600 York, PA 17401  
Attorney: Ronald L. Hershner, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 11.11-3t
- ESTATE OF PHYLLIS A. QUIGLEY a/k/a PHYLLIS QUIGLEY, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executor: Christopher P. Quigley, c/o Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401  
Attorney: Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401 11.11-3t



ESTATE OF JANICE R. ROWE, DECEASED  
Late of Windsor Twp., York County, PA.  
Administrator-Executor: Barry Shenberger,  
c/o 50 East Market Street, Hellam, PA  
17406  
Attorney: Alexis K. Swope, Esquire, 50 East  
Market Street, Hellam, PA 17406 11.11-3t

ESTATE OF PAULYNE G. SMALL,  
DECEASED  
Late of Hanover Borough, York County, PA.  
Executor: Jay F. Small, c/o Barley Snyder, 14  
Center Square, Hanover, PA 17331  
Attorney: Joseph E. Erb, Jr., Esquire, Barley  
Snyder LLP, 14 Center Square, Hanover,  
PA 17331 11.11-3t

ESTATE OF GLORIA M. SNAPP, DECEASED  
Late of Dover Twp., York County, PA.  
Executrix: Barbara A. Smith, c/o Stock and  
Leader, 221 West Philadelphia Street,  
Suite 600 York, PA 17401  
Attorney: MacGregor J. Brillhart, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite 600, York, PA  
17401-2991 11.11-3t

ESTATE OF ROBERTA L. STRAYER a/k/a  
ROBERTA LOUISE STRAYER, DECEASED  
Late of Fairview Twp., York County, PA.  
Executor: Kent E. Strayer, c/o Robert T.  
Balaban, Esquire, 50 Mt. Zion Road, Suite  
2, York, PA 17402  
Attorney: Robert T. Balaban, Esquire, 50 Mt.  
Zion Road, Suite 2, York, PA 17402  
11.11-3t

ESTATE OF PAULINE M. VAN HYNING  
a/k/a PAULINE MARIE VAN HYNING a/k/a  
PAULINE VAN HYNING, DECEASED  
Late of Dover Twp., York County, PA.  
Executrix: Susan E. Van Hyning, c/o Dorothy  
Livaditis, Esquire, 32 South Beaver Street,  
York, PA 17401  
Attorney: Dorothy Livaditis, Esquire, 32  
South Beaver Street, York, PA 17401  
11.11-3t

ESTATE OF GIOCONDA M. WALLICK, a/k/a  
GIOCONDA MARGHERITA WALLICK,  
DECEASED  
Late of Springettsbury Twp., York County,  
PA.  
Administrator-Executor: Deirdre A. Shaub,  
a/k/a Deirdre Anne Shaub, c/o 3198 East  
Market Street, York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198  
East Market Street, York, PA 17402  
11.11-3t

## SECOND PUBLICATION

ESTATE OF MICHAEL A.  
ADDLESBERGER, a/k/a MICHAEL  
ANTHONY ADDLESBERGER,  
MIKE ADDLESBERGER, MICHAEL  
ADDLESBERGER, DECEASED  
Late of Manchester Twp., York County, PA.  
Executrix: Marijo L. Addlesberger, c/o Kurt  
A. Blake, Esquire, Blake & Schanbacher  
Law, LLC, 29 East Philadelphia Street,  
York, PA 17401  
Attorney: Kurt A. Blake, Esquire, Blake  
& Schanbacher Law, LLC, 29 East  
Philadelphia Street, York, PA 17401  
11.04-3t

ESTATE OF JOSEPH DANIEL BARRY,  
DECEASED  
Late of North Hopewell Twp., York County,  
PA.  
Executor: Peter D. Barry, c/o Michael R.  
Caum, Esquire, P.O. Box 272, Shrewsbury,  
PA 17361  
Attorney: Michael R. Caum, Esquire, P.O.  
Box 272, Shrewsbury, PA 17361 11.04-3t

ESTATE OF JAMES J. BEDDOWS JR.,  
DECEASED  
Late of Shrewsbury Twp., York County, PA.  
Administrator-Executor: Stephanie Garrison,  
5714 Glamis Drive, Alexandria, VA 22315  
11.04-3t

ESTATE OF ROBERT LEWIS BIXBY,  
DECEASED  
Late of Borough of Hanover, York County,  
PA.  
Executor: Charles Andrew Bixby, 5748 Wild  
Berry Court, Parker, CO 80134  
Attorney: Clayton A. Lingg, Esquire,  
MOONEY LAW, 230 York Street,  
Hanover, PA 17331 11.04-3t

ESTATE OF JOAN M. FADELY, DECEASED  
Late of Hellam Twp., York County, PA.  
Administrator-Executor: Tracey L. Andrews,  
c/o 50 East Market Street, Hellam, PA  
17406  
Attorney: Alexis K. Swope, Esquire, 50 East  
Market Street, Hellam, PA 17406 11.04-3t

ESTATE OF FRANCES R. HILBERT,  
DECEASED  
Late of Springettsbury Twp., York County,  
PA.  
Executor: Gary L. Landis, c/o Stock and  
Leader, 221 West Philadelphia Street,  
Suite 600, York, PA 17401  
Attorney: MacGregor J. Brillhart, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite 600, York, PA  
17401-2991 11.04-3t

ESTATE OF JAMES R. HILL, DECEASED  
Late of Fairview Twp., York County, PA.  
Executor: Phillip S. Hill, c/o Michael L.  
Bangs, Esquire, Bangs Law Office, LLC,  
429 South 18<sup>th</sup> Street, Camp Hill, PA  
17011  
Attorney: Michael L. Bangs, Esquire, Bangs  
Law Office, LLC, 429 South 18<sup>th</sup> Street,  
Camp Hill, PA 17011 11.04-3t

ESTATE OF MARK HUDSON, DECEASED  
Late of Fairview Twp., York County, PA.  
Administrator-Executor: Mary Papadolos,  
c/o Law Office of James Clark, 277  
Millwood Rd., Lancaster, PA 17603  
Attorney: Law Office of James Clark, 277  
Millwood Rd., Lancaster, PA 17603  
11.04-3t

ESTATE OF AMANDA L. IRVIN, DECEASED  
Late of Lower Windsor Twp., York County,  
PA.  
Administrator: Danielle N. Wende, c/o Gettle  
Vaughn Law LLC, 13 East Market Street,  
York, PA 17401  
Attorney: Gregory E. Gettle, Esquire, Gettle  
Vaughn Law LLC, 13 East Market Street,  
York, PA 17401 11.04-3t

ESTATE OF MANFRED LEDEBOHM a/k/a  
MANFRED WALDEMAR LEDEBOHM,  
DECEASED  
Late of Fairview Twp., York County, PA.  
Co-Executors: Karl M. Ledebom and Oskar  
Ledebom, c/o Karl M. Ledebom, Esq.,  
P.O. Box 173, New Cumberland, PA  
17070-0173  
Attorney: Karl M. Ledebom, Esquire,  
P.O. Box 173, New Cumberland, PA  
17070-0173 11.04-3t

ESTATE OF DONALD W. MCCAUSLIN, SR.,  
DECEASED  
Late of Jackson Twp., York County, PA.  
Co-Executors: Donald W. McCauslin, Jr. and  
Teri E. Stacey (aka Teri E. Zeigler), c/o  
Stock and Leader, 221 West Philadelphia  
Street, Suite 600, York, PA 17401  
Attorney: Jody Anderson Leighty, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite 600, York, PA  
17401-2991 11.04-3t

ESTATE OF TAMARA SUE NEUMANN,  
DECEASED  
Late of York County, PA.  
Administrator: Zane R. Neumann, c/o  
William R. Kaufman, Esquire, 940  
Century Drive, Mechanicsburg, PA 17055-  
4376  
Attorney: William R. Kaufman, Esquire, 940  
Century Drive, Mechanicsburg, PA 17055-  
4376 11.04-3t

ESTATE OF RANDALL L. REBERT,  
DECEASED  
Late of Washington Twp., York County, PA.  
Administrator-Executor: Sylvia J. Rebert,  
180 Pine Woods Road, Wellsville, PA  
17365 11.04-3t

ESTATE OF JOAN L. RICHARDS,  
DECEASED  
Late of Penn Twp., York County, PA.  
Personal Representative: Jane E. Cooper, 271  
Thornhill Dr., Hanover, PA 17331  
Attorney: G. Steven McKonly, Esquire, 119  
Baltimore Street, Hanover, PA 17331  
11.04-3t

ESTATE OF MICHAEL W. STUMP,  
DECEASED  
Late of Hanover Borough, York County, PA.  
Administratrix: Anna M. Stump, 355  
Centennial Avenue, Hanover, PA 17331  
Attorney: Arthur J. Becker, Jr., Esquire,  
Becker Law Group, P.C., 529 Carlisle  
Street, Hanover, PA 17331 11.04-3t

ESTATE OF ANTHONY D. TASSONE,  
DECEASED  
Late of York Twp., York County, PA.  
Executrix: Rebecca Tassone, c/o Andrea S.  
Anderson, Esq., 901 Delta Road, Red  
Lion, PA 17356  
Attorney: Andrea S. Anderson, Esquire, 901  
Delta Road, Red Lion, PA 17356 11.04-3t

ESTATE OF JAMES D. ZIMMERMAN,  
DECEASED  
Late of Newberry Twp., York County, PA.  
Executor: Joseph Campbell, c/o Michael L.  
Bangs, Esquire, Bangs Law Office, LLC,  
429 South 18<sup>th</sup> Street, Camp Hill, PA  
17011  
Attorney: Michael L. Bangs, Esquire, Bangs  
Law Office, LLC, 429 South 18<sup>th</sup> Street,  
Camp Hill, PA 17011 11.04-3t

### THIRD PUBLICATION

ESTATE OF ANNA M. BAMBURG a/k/a  
ANNA MARIE BAMBURG, DECEASED  
Late of Dallastown Twp., York County, PA.  
Co-Executors: Dennis E. Copp and Sherry  
L. Eisensmith, c/o Richard R. Reilly,  
Esquire, 54 N. Duke St., York, PA 17401-  
1210  
Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke St., York, PA 17401-1210 10.28-3t

ESTATE OF DEBRA A. BESAW-BISCOE,  
DECEASED  
Late of North Codorus Twp., York County,  
PA.  
Executor: Jonathan M. Besaw, c/o Stock  
and Leader, 221 West Philadelphia Street,  
Suite 600, York, PA 17401  
Attorney: Jody Anderson Leighty, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite 600, York, PA  
17401-2991 10.28-3t

ESTATE OF SHIRLEY A. BISH, DECEASED  
Late of Dover Twp., York County, PA.  
Administrator: John P. Bish, c/o P.O. Box  
606, East Berlin, PA 17316  
Attorney: Sharon E. Myers, Esquire, CGA  
Law Firm, PC, P.O. Box 606, East Berlin,  
PA 17316 10.28-3t

ESTATE OF ADAM BOATWRIGHT, SR.,  
DECEASED  
Late of York City, York County, PA.  
Executrix: Linda Gay Lehigh, c/o William B.  
Anstine, Jr., Esquire, Anstine & Sparler,  
117 East Market St., York, PA 17401  
Attorney: William B. Anstine, Jr., Esquire,  
Anstine & Sparler, 117 East Market St.,  
York, PA 17401 10.28-3t

ESTATE OF JOHNNIE L. BROWN, a/k/a  
JOHNNIE LEE BROWN a/k/a JOHNNY LEE  
BROWN, DECEASED  
Late of York City, York County, PA.  
Executor: DORA A EDWARDS, c/o 25  
North Duke Street, Suite 202, York, PA  
17401  
Attorney: Charles J. Long, Esquire, 25 North  
Duke Street, Suite 202, York, PA 17401  
10.28-3t

ESTATE OF DALE R. CRONE, DECEASED  
Late of Dover Twp., York County, PA.  
Executor: Randy Lee Crone, a/k/a Randy  
Crone, c/o The Hamme Law Firm, LLC,  
1946 Carlisle Road, York, PA 17408  
Attorney: Rachel Dodson Hamme, Esquire,  
The Hamme Law Firm, LLC, 1946  
Carlisle Road, York, PA 17408 10.28-3t

ESTATE OF DIANA L. DAUGHERTY,  
DECEASED  
Late of Springfield Twp., York County, PA.  
Executrix: Dorothy C. Fields, c/o John W.  
Stitt, Esquire, 1434 W. Market St., York,  
PA 17404  
Attorney: John W. Stitt, Esquire, 1434 W.  
Market St., York, PA 17404 10.28-3t

ESTATE OF CHARLES V. DENNEY, III,  
DECEASED  
Late of Jackson Twp., York County, PA.  
Administrator: Patricia A. Denney, c/o P.O.  
Box 606, East Berlin, PA 17316  
Attorney: Sharon E. Myers, Esquire, CGA  
Law Firm, PC, P.O. Box 606, East Berlin,  
PA 17316 10.28-3t

ESTATE OF PATRICIA R. FEESER,  
DECEASED  
Late of Hanover Borough, York County, PA.  
Co-Executors: Katherine M. McMaster, 224  
Sunset Avenue, Hanover, PA 17331 and  
Daniel R. Feeser, 110 Berlin Road, New  
Oxford, PA 17350  
Attorney: Thomas E. Miller, Esquire, Law  
Office of Thomas E. Miller, Esquire LLC,  
249 York Street, Hanover, PA 17331  
10.28-3t

ESTATE OF DAVID J. FERNER, DECEASED  
Late of Goldsboro Borough, York County,  
PA.  
Administrator-Executor: Judith A. Walsh,  
c/o Matthew E. Hamlin, Esquire, 1215  
Summit Way, Mechanicsburg, PA 17050  
Attorney: Matthew E. Hamlin, Esquire, 1215  
Summit Way, Mechanicsburg, PA 17050  
10.28-3t

ESTATE OF ARTHUR ALLAN FLOYD,  
DECEASED  
Late of Dover Twp., York County, PA.  
Administrator-Executors: David A. Floyd  
and Arthur A. Floyd III, 3 Hancock Court,  
New Freedom, PA 17349  
Attorney: Gilbert G. Malone, Esquire, 42  
South Duke Street, York, PA 17401  
10.28-3t

ESTATE OF JEANNE MARIE GAZZOLA,  
a/k/a JEANNE M. GAZZOLA, DECEASED  
Late of Wrightsville Borough, York County,  
PA.  
Executor: Michael Jackson, c/o Timothy M.  
Finnerty, Esq., McNees Wallace & Nurick  
LLC, 100 Pine Street, P.O. Box 1166,  
Harrisburg, PA 17108-1166  
Attorney: Timothy M. Finnerty, Esquire,  
McNees Wallace & Nurick LLC, 100 Pine  
Street, P.O. Box 1166, Harrisburg, PA  
17108-1166 10.28-3t

ESTATE OF FRED G. GERSON, DECEASED  
Late of Spring Garden Twp., York County,  
PA.  
Executor: Marlo Fielding, c/o Sommer &  
O'Donnell, LLC, 36 South Hanover  
Street, Carlisle, PA 17013  
Attorney: Brandon S. O'Donnell, Esquire,  
Sommer & O'Donnell, LLC, 36 South  
Hanover Street, Carlisle, PA 17013  
10.28-3t

ESTATE OF DIANNE M. GIAMPIETRO,  
DECEASED  
Late of Jackson Twp., York County, PA.  
Executrix: Claire L. Wentz, c/o Elinor  
Albright Rebert, Esquire, 515 Carlisle  
Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire,  
515 Carlisle Street, Hanover, PA 17331  
10.28-3t

ESTATE OF BRENDA L. GOTWALT,  
DECEASED  
Late of York City, York County, PA.  
Executor: Rodney C. Feeser, c/o The Hamme  
Law Firm, LLC, 1946 Carlisle Road,  
York, PA 17408  
Attorney: Rachel Dodson Hamme, Esquire,  
The Hamme Law Firm, LLC, 1946  
Carlisle Road, York, PA 17408 10.28-3t

ESTATE OF NANCY J. HALL, DECEASED  
Late of Springettsbury Twp., York County,  
PA.  
Administrator: Richard Hall, c/o Richard R.  
Reilly, Esquire, 54 N. Duke St., York, PA  
17401-1210  
Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke St., York, PA 17401-1210 10.28-3t

ESTATE OF ROBERT S. HANER,  
DECEASED  
Late of Dover Twp., York County, PA.  
Co-Executors: Amy M. Austin, and Jason  
R. Haner, c/o 129 E. Market St., York, PA  
17401  
Attorney: Andrew C. Herrold, Esquire, Griest,  
Himes, Herrold, Reynosa LLP, 129 East  
Market Street, York, PA 17401 10.28-3t

ESTATE OF DONALD E. HARTMAN,  
DECEASED  
Late of Manchester Twp., York County, PA.  
Co-Executors: Eric Hartman and Kevin  
Hartman, c/o William B. Anstine, Jr.,  
Esquire, Anstine & Sparler, 117 East  
Market St., York, PA 17401  
Attorney: William B. Anstine, Jr., Esquire,  
Anstine & Sparler, 117 East Market St.,  
York, PA 17401 10.28-3t

ESTATE OF LEONA M. HAUGH,  
DECEASED  
Late of Chanceford Twp., York County, PA.  
Executor: Kelso Haugh, 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 10.28-3t

ESTATE OF LOLA I. JACOBS, DECEASED  
Late of York Twp., York County, PA.  
Administrators-Executors: Larry L. Jacobs  
and Karen L. Miller, c/o MPL Law Firm,  
LLP, 137 East Philadelphia Street, York,  
PA 17401  
Attorney: John D. Miller, Jr., Esquire, MPL  
Law Firm, LLP, 137 East Philadelphia  
Street, York, PA 17401 10.28-3t



ESTATE OF MARY A. LAMBERT,  
DECEASED

Late of Dover Twp., York County, PA.  
 Executrix: Bethann Flohr, c/o Aevitas Law,  
 PLLC, 1755 Oregon Pike, Suite 201,  
 Lancaster, PA 17601  
 Attorney: Santo G. Spataro, Esquire, Aevitas  
 Law, PLLC, 1755 Oregon Pike, Suite 201,  
 Lancaster, PA 17601 10.28-3t

ESTATE OF GEORGE S. MCCALLUM a/k/a  
GEORGE SEILER MCCALLUM, DECEASED

Late of Dallastown Borough, York County,  
 PA.  
 Executors: Bruce C. McCallum and Neal F.  
 McCallum, 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 10.28-3t

ESTATE OF ATHALENA M. NEIDHAMMER,  
a/k/a ATHALENA NEIDHAMMER,  
DECEASED

Late of Springettsbury Twp., York County,  
 PA.  
 Co-Executors: Sandra Darlene Frey-Sellers  
 and William L. Neidhammer, Jr., c/o  
 GARBER & GARBER LAW, 208 Hellam  
 Street, Wrightsville, PA 17368  
 Attorney: John M. Garber, Esquire,  
 GARBER & GARBER LAW, 208 Hellam  
 Street, Wrightsville, PA 17368 10.28-3t

ESTATE OF DAVID JAMES PELLEGRINO,  
JR., DECEASED

Late of Windsor Twp., York County, PA.  
 Administratrix: Paula E. Pellegrino, c/o 221  
 W. Philadelphia St., Suite 45, York, PA  
 17401  
 Attorney: Daniel Carn, Esquire, Carn Law  
 Office, 221 W. Philadelphia St., Suite 45,  
 York, PA 17401 10.28-3t

ESTATE OF BEVERLY MARIE PLOURDE  
a/k/a BEVERLY M. PLOURDE a/k/a  
BEVERLY PLOURDE, DECEASED

Late of Shrewsbury Twp., York County, PA.  
 Executrix: Denise M. Rhodes, 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  
 10.28-3t

ESTATE OF MICHAEL STEVE  
RORAPAUGH, DECEASED

Late of Fairview Twp., York County, PA.  
 Administrator-Executor: Peggy Lee  
 Matangos, c/o Karl M. Ledebom, Esq.,  
 P.O. Box 173, New Cumberland, PA  
 17070-0173  
 Attorney: Karl M. Ledebom, Esquire, P.O.  
 Box 173, New Cumberland, PA 17070-  
 0173 10.28-3t

ESTATE OF ROBERT M. SHEALER,  
DECEASED

Late of Springettsbury Twp., York County,  
 PA.  
 Administrator-Executor: Joann C. Shealer,  
 c/o 50 East Market Street, Hellam, PA  
 17406  
 Attorney: Alexis K. Swope, Esquire, 50 East  
 Market Street, Hellam, PA 17406 10.28-3t

ESTATE OF ROBERT L SPAHR, DECEASED  
Late of Spring Garden Twp., York County,  
PA.

Executrix: Carol E. Spahr, c/o Erik Spurlin,  
 Esq, MPL Law Firm, 137 E Philadelphia  
 St, York, PA 17401  
 Attorney: Erik D. Spurlin, Esquire, MPL Law  
 Firm LLP, 137 E Philadelphia St, York, PA  
 17401 10.28-3t

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

Late of West Manchester Twp., York County,  
 PA.  
 Executor: Linda J. Markey, c/o Rand A.  
 Feder, Esquire, Morris & Vedder, LLP, 32  
 North Duke Street, P.O. Box 149, York, PA  
 17405-0149  
 Attorney: Rand A. Feder, Esquire, Morris &  
 Vedder, LLP, 32 North Duke Street, P.O.  
 Box 149, York, PA 17405-0149 10.28-3t

ESTATE OF EVELYN V. SZALA, DECEASED  
Late of West Manchester Twp., York County,  
PA.

Administrator-Executor: Martin C. Szala,  
 c/o MPL LAW FIRM, LLP, 137 East  
 Philadelphia Street, York, PA 17401  
 Attorney: John D. Miller, Jr., Esquire, MPL  
 LAW FIRM, LLP, 137 East Philadelphia  
 Street, York, PA 17401 10.28-3t

ESTATE OF MILDRED E. THOMPSON a/k/a  
MILDRED THOMPSON, AUNT MILLIE,  
DECEASED

Late of Windsor Twp., York County, PA.  
 Executrix: Joan C. Thompson a/k/a Joan  
 Thompson, c/o Richard R. Reilly, Esquire,  
 54 N. Duke St., York, PA 17401-1210  
 Attorney: Richard R. Reilly, Esquire, 54 N.  
 Duke St., York, PA 17401-1210 10.28-3t

ESTATE OF NANCY D. WARNER,  
DECEASED

Late of Heidelberg Twp., York County, PA.  
 Co-Executors: Jay G. Warner and Ada D.  
 Stermer, a/k/a Ada D. Anderson, c/o The  
 Hamme Law Firm, LLC, 1946 Carlisle  
 Road, York, PA 17408  
 Attorney: Rachel Dodson Hamme, Esquire,  
 The Hamme Law Firm, LLC, 1946  
 Carlisle Road, York, PA 17408 10.28-3t

ESTATE OF SAMUEL JEFFREY WHITE a/k/a  
SAMUEL J. WHITE, DECEASED

Late of Fairview Twp., York County, PA.  
 Administrator-Executor: Julia P. Wagner, 13  
 Homestead Lane, Camp Hill, PA 17011  
 Attorney: Vicky Ann Trimmer, Esquire, 645  
 N. 12th Street, Suite 200, Lemoyne, PA  
 17043 10.28-3t

ESTATE OF DALE K. WOLFE, DECEASED  
Late of Paradise Twp., York County, PA.

Co-Executors: Starlette L. Watson, Dennis  
 E. Wolfe, and Sherry K. Wolfe, c/o LAW  
 OFFICE OF WM. D. SCHRACK III,  
 BENN LAW FIRM, 124 West Harrisburg  
 Street, Dillsburg, PA 17019-1268  
 Attorney: Wm. D. Schrack, III, Esquire,  
 LAW OFFICE OF WM. D. SCHRACK  
 III, BENN LAW FIRM, 124 West  
 Harrisburg Street, Dillsburg, PA 17019-  
 1268 10.28-3t

CIVIL NOTICES

ACTION IN MORTGAGE FORECLOSURE

CIVIL ACTION COURT OF COMMON PLEAS YORK COUNTY, PA CIVIL ACTION-LAW NO. 2021-SU-000982 NOTICE OF ACTION IN MORTGAGE FORECLOSURE

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff v. KRISTEN HAWLEY A/K/A KRISTEN PALMER, IN HER CAPACITY AS HEIR OF DUSTIN W. HAWLEY; WHITLEY HAWLEY, IN HER CAPACITY AS HEIR OF DUSTIN W. HAWLEY; CHRISTOPHER HAWKINS, IN HIS CAPACITY AS HEIR OF DUSTIN W. HAWLEY; E.H., A MINOR, IN HER CAPACITY AS HEIR OF DUSTIN W. HAWLEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DUSTIN W. HAWLEY, Defendants To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, et al.

COMPLAINT IN MORTGAGE FORECLOSURE You are hereby notified that Plaintiff, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of YORK County, PA docketed to No. 2021-SU-000982, seeking to foreclose the mortgage secured on your property located, 50 TEST RD YORK, PA 17404.

NOTICE YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS

AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service of The York County Bar Association (Attorney Connections) York County Bar Center 137 East Market Street York, PA 17401 717-854-8755 Robertson, Anschutz, Schneid, Crane & Partners, PLLC ATTORNEYS FOR PLAINTIFF Jenine Davey, Esq. ID No. 87077 133 Gaither Drive, Suite F Mt. Laurel, NJ 08054 855-225-6906

11.11-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on the October 7, 2021 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Ryan Boone-McCreesh to Ryan Boone McCreesh. The Court has fixed the day of December 16, 2021, at 10:00 am in Courtroom No. 5003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

11.11-1t Solicitor

ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania. The name of the corporation is Animal Surgical Care of Pennsylvania Inc. The corporation has been incorporated under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania Act of December 22, 1988.

Stambaugh Law Offices 640 Delp Road Lancaster PA 17601

11.11-1t Solicitor

FICTITIOUS NAME

NOTICE is hereby given that an application was filed for Registration of the Fictitious name: The Kennel under the Fictitious Names Act, 54 Pa. C.S.A. §301, et seq., in the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania, an Application for the conduct of a business at its principal office or place of business situate at 1400 West Market Street, York, PA 17404. The names and respective addresses of all persons and entities who are parties to the registration is: Matti Berkheimer at 1400 West Market Street, York, PA 17404.

Kurt A. Blake, Esquire BLAKE & SCHANBACHER LAW, LLC

11.11-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on the October 13, 2021 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Conor Michael Cataldi to Conor Michael Murphy. The Court has fixed the day of December 16, 2021, at 10:00 am in Courtroom No. 5003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

11.11-1t 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 July 22, 2021 for Big Sky Quartet at 6630 Detters Mill Road, Dover, PA 17315. The name and address of each individual interested in the business is Sarah B. Fiore at 6630 Detters Mill Road, Dover, PA 17315. This was filed in accordance with 54 PaC.S. 311.417.

11.11-1t 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 July 23, 2021 for Shoop's Services at 6053 Anderson Rd., Stewartstown, PA 17363. The name and address of each individual interested in the business is Tyler Shoop at 6053 Anderson Rd., Stewartstown, PA 17363. This was filed in accordance with 54 PaC.S. 311.417.

11.11-1t 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 July 28, 2021 for **Ultimate Highlines** at 4010 Colonial Road, Dover, PA 17315. The name and address of each individual interested in the business is David W. Knaub at 4010 Colonial Road, Dover, PA 17315. This was filed in accordance with 54 PaC.S. 311.417.

11.11-1t Solicitor

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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 02, 2021 for **Keller's Kleaning Solutions** at 3113 Galaxy Rd., Dover, PA 17315. The name and address of each individual interested in the business is Jared Lowell Keller at 3113 Galaxy Rd., Dover, PA 17315. This was filed in accordance with 54 PaC.S. 311.417.

11.11-1t Solicitor

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**NOTICE**

**PUBLIC NOTICE TO  
DAMIEN BORTNER  
BRYAN KEITH A/K/A BRIAN KEITH  
UNKNOW FATHER**

**In Re: Adoption of MATEO JAIME  
PHILLIPS VEGA, A MINOR**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, **MATEO JAIME PHILLIPS VEGA**. A Termination of Parental Rights Hearing have been scheduled for Thursday, December 9, 2021, at 10:00 a.m. in Court Room No. 7001, Seventh Floor, of the York County Judicial Center, 45 North George Street, York, Pennsylvania 17401, to terminate your parental rights in regards to **MATEO JAIME PHILLIPS VEGA** (DOB: 12/31/2019), whose mother is Samantha Selena Vega. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the one of the offices set forth below to find out where you can get legal help.

York County Bar Association located at 137 East Market Street, York, Pa 17401. Phone (717) 854-8755

York County Clerk of Orphans' Court, located at the York County Judicial Center, 45 North George Street, 2nd Floor, York, Pa 17401. Telephone (717) 771-9288

Stephanie J. Kogut, Esquire  
Solicitor for York County Offices  
of Children, Youth & Families

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

11.04-3t Solicitor

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**NOTICE**

**THE ANNUAL MEETING OF THE POLICYHOLDERS/MEMBERS OF THE FARMERS FIRE INSURANCE COMPANY WILL BE HELD AT ITS OFFICE 2875 EASTERN BOULEVARD, YORK, PENNSYLVANIA BETWEEN THE HOURS OF TWO AND THREE O'CLOCK P.M. ON WEDNESDAY, JANUARY 5TH, 2022 FOR THE PURPOSE OF ELECTING THE DIRECTORS TO SERVE FOR THREE YEARS, AND FOR THE TRANSACTIONS OF OTHER BUSINESS.**

**Gregory W. Culbertson  
Secretary**

11.04-3t Solicitor

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**SHERIFF SALES**

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. MEREDITH R. ALLIE-GORDON, THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE Docket Number: 2021-SU-000991. 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:

MEREDITH R. ALLIE-GORDON  
THE UNITED STATES OF AMERICA,  
DEPARTMENT OF TREASURY,  
INTERNAL REVENUE SERVICE

**SHORT LEGAL DESCRIPTION**

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

BEING KNOWN AND NUMBERED AS 53 NORTH TREMONT STREET, YORK, PA 17403

UPIN NUMBER 12-370-06-0038.00-00000

PROPERTY ADDRESS: 53 NORTH TREMONT STREET, YORK, PA 17403

UPI# 123700600380000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR AMERICAN GENERAL MORTGAGE LOAN TRUST 2009-1, AMERICAN GENERAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2009-1 vs. STEVEN ALTLAND Docket Number: 2018-SU-000255. 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 ALTLAND

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

1255 CONEWAGO AVENUE, MANCHESTER, PA 17345  
PROPERTY ID NUMBER: 390000200420000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$57,223.55

Attorneys for Plaintiff  
KML Law Group

PROPERTY ADDRESS: 1255 CONEWAGO AVENUE, MANCHESTER, PA 17345

UPI# 390000200420000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: S&T BANK vs. CHARLES T. BAILOR, III and LAKEN L. BAILOR Docket Number: 2021-SU-001101. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES T. BAILOR, III  
LAKEN L. BAILOR

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF CHARLES T. BAILOR, III AND LAKEN L. BAILOR OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF FAIRVIEW, YORK COUNTY, PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 494 BIG SPRING ROAD, NEW CUMBERLAND, PA 17070. DBV 2403, PAGE 870, AND UPI # 27-000-12-0127.00-00000.

PROPERTY ADDRESS: 494 BIG SPRING ROAD, NEW CUMBERLAND, PA 17070

UPI# 270001201270000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FIRST NATIONAL BANK OF PENNSYLVANIA vs. CHARLES W. BALDWIN, EILEEN M. BALDWIN and UNITED STATES OF AMERICA Docket Number: 2020-SU-000480. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES W. BALDWIN  
EILEEN M. BALDWIN  
UNITED STATES OF AMERICA

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF CHARLES W. BALDWIN AND EILEEN M. BALDWIN TO THE FOLLOWING DESCRIBED PROPERTY:

ALL OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF YORK, COUNTY OF YORK AND COMMONWEALTH OF PENNSYLVANIA,

BEING KNOWN AND NUMBERED AS 672 GLEN PLACE, YORK, PA 17403.

DEED BOOK VOLUME 525, PAGE 1076

UPI # 123770800610000000

PROPERTY ADDRESS: 672 GLEN PLACE, YORK, PA 17403

UPI# 123770800610000000

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,  
 11.04-3t York County, Pennsylvania

public sale at <https://york.pa.realforeclose.com/>  
 the following real estate to wit:

UPI# 123790800090000000

PROPERTY ADDRESS: 26 NORTH STATE  
 STREET, YORK, PA 17403

AS THE REAL ESTATE OF:

UPI# 123790800100000000

PROPERTY ADDRESS: 527 EAST MARKET  
 REAR STREET, YORK, PA 17403

MICHAEL COLEMAN

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

UPI# 123790800030000000

PROPERTY ADDRESS: 529 EAST MARKET  
 REAR STREET, YORK, PA 17403

1620 DEVERS ROAD FKA 1650-D DEVERS  
 ROAD, YORK, PA 17404, YORK, PA 17404

PROPERTY ID NUMBER: 1462616001800C0011

Improvements thereon: RESIDENTIAL  
 DWELLING

UPI# 123790800050000000

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.

Judgment Amount: \$70,819.36

Attorneys for Plaintiff  
 KML Law Group

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

SHERIFF'S SALE-NOTICE IS HEREBY  
 GIVEN THAT on December 06, 2021 At 2:00  
 O'Clock, PM, prevailing time, by virtue of a  
 Writ of Execution issued out of the Court of  
 Common Pleas of York County, Pennsylvania  
 on Judgment of: TOWD POINT MASTER  
 FUNDING TRUST 2021-PM1 vs. EDWARD  
 A. BRADY A/K/A EDWARD BRADY and  
 RITA M. WELLS A/K/A RITA WELLS Docket  
 Number: 2021-SU-000584. 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:

EDWARD A. BRADY  
 A/K/A EDWARD BRADY  
 RITA M. WELLS A/K/A RITA WELLS

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

1453 Baltimore Street a/k/a 1453 Baltimore  
 Pike, Hanover, Pennsylvania 17331

Improvements thereon: Residential Dwelling

Judgment Amount \$277,149.58

Attorney for Plaintiff  
 Powers Kirn, LLC

PROPERTY ADDRESS: 1453 BALTIMORE  
 STREET, A/K/A 1453 BALTIMORE PIKE,  
 HANOVER, PA 17331

UPI# 440000800010000000

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,  
 11.04-3t York County, Pennsylvania

PROPERTY ADDRESS: 1620 DEVERS  
 ROAD, FKA 1650-D DEVERS ROAD, YORK,  
 PA 17404

UPI# 1462616001800C0011

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,  
 11.04-3t York County, Pennsylvania

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY  
 GIVEN THAT on December 06, 2021 At 2:00  
 O'Clock, PM, prevailing time, by virtue of a  
 Writ of Execution issued out of the Court of  
 Common Pleas of York County, Pennsylvania  
 on Judgment of: U.S. BANK TRUST  
 NATIONAL ASSOCIATION, NOT IN ITS  
 INDIVIDUAL CAPACITY BUT SOLELY AS  
 OWNER TRUSTEE FOR VRMTG ASSET  
 TRUST vs. VICKIE L. EDLEBLUTE Docket  
 Number: 2019-SU-002983. 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:

VICKIE L. EDLEBLUTE

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

2415 Croll School Road York PA 17403  
 PARCEL #: 54000HH0054B000000

Improvements thereon: RESIDENTIAL  
 DWELLING

Judgment Amount \$93,798.53

Attorneys for Plaintiff  
 KML Law Group P.C.

PROPERTY ADDRESS: 2415 CROLL  
 SCHOOL ROAD, YORK, PA 17403

UPI# 54000HH0054B000000

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

SHERIFF'S SALE-NOTICE IS HEREBY  
 GIVEN THAT on December 06, 2021 At 2:00  
 O'Clock, PM, prevailing time, by virtue of a  
 Writ of Execution issued out of the Court of  
 Common Pleas of York County, Pennsylvania  
 on Judgment of: FULTON BANK, N.A. vs.  
 DANIEL J. DIEHL Docket Number: 2021-SU-  
 000358. 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 J. DIEHL

All those certain lots or pieces of ground situate  
 in the City of York, York County, Pennsylvania.

Being known as: 22 North State Street, York, PA  
 17403; 26 North State Street, York, PA 17403;  
 527 East Market Rear Street, York, PA 17403;  
 and 529 East Market Rear Street, York, PA  
 17403.

PARCEL NOS.: 12-379-08-0009.00-00000;  
 12-379-08-0010.00-00000; 12-379-08-0003.00-  
 00000; and 12-379-08-0005.00-00000.

PROPERTY ADDRESS: 22 NORTH STATE  
 STREET, YORK, PA 17403

SHERIFF'S SALE-NOTICE IS HEREBY  
 GIVEN THAT on December 06, 2021 At 2:00  
 O'Clock, PM, prevailing time, by virtue of a  
 Writ of Execution issued out of the Court of  
 Common Pleas of York County, Pennsylvania  
 on Judgment of: THE BANK OF NEW YORK  
 MELLON, SUCCESSOR TO THE BANK  
 OF NEW YORK, NOT IN ITS INDIVIDUAL  
 CAPACITY BUT SOLELY AS TRUSTEE ON  
 BEHALF OF THE HOLDERS OF THE CIT  
 MORTGAGE LOAN TRUST, 2007-1 ASSET-  
 BACKED CERTIFICATES, SERIES 2007-1 vs.  
 MICHAEL COLEMAN Docket Number: 2021-  
 SU-000821. And to me directed, I will expose at



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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. POSTAL SERVICE FCU vs. LEONARD T. FAIRFAX and JO ANN FAIRFAX Docket Number: 2018-NO-010906. 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:

LEONARD T. FAIRFAX  
JO ANN FAIRFAX

BY VIRTUE OF A WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE ON MONDAY, DECEMBER 6, 2021, AT 2:00 P.M., ONLINE VIA REALFORECLOSURE [<https://york.pa.realforeclosure.com/>], THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

EXECUTION NO. 2018-NO-010906

OWNER OR REPUTED OWNER: Leonard T. Fairfax and Jo Ann Fairfax

JUDGMENT AMOUNT: \$475,546.72

BRIEF DESCRIPTION: ALL THAT CERTAIN PIECE, parcel or tract of land situate with the buildings and improvements thereon erected, lying and being in PENN TOWNSHIP, COUNTY OF YORK and COMMONWEALTH OF PENNSYLVANIA, and being known as 51 Kaitlyn Drive, Hanover, PA 17331.

IMPROVEMENTS: Residential Dwelling

DEED REFERENCE: Deed Book 2355, page 3189

SEIZED AND TAKEN IN EXECUTION AND TO BE SOLD as the property of Leonard T. Fairfax and Jo Ann Fairfax (Defendants), Owners or Reputed Owners, on Judgment of U.S. Postal Service FCU (Plaintiff) Entered into York County No. 2018-NO-010906.

ATTORNEY: David Kennedy Bifulco, P.C.  
ADDRESS: 262A Bethlehem Pike, Suite 200, Colmar, PA 18915  
PHONE: 610-676-0650

PROPERTY ADDRESS: 51 KAITLYN DRIVE, HANOVER, PA 17331

UPI# 440003400620000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF DWELLING SERIES IV TRUST vs. ROBERT GIBBS Docket Number: 2021-SU-000794. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT GIBBS

U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust v Robert Gibbs

Docket Number: 2021-SU-000794

Property to be sold is situated in the township of Manchester, County of York and State of Pennsylvania.

Commonly known as: 2824 Clearsprings Bl, York, PA 17406

Parcel Number: 36-000-02-0116

Judgment Amount: \$119,379.07

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

PROPERTY ADDRESS: 2824 CLEAR-SPRINGS BOULEVARD, YORK, PA 17406

UPI# 360000201160000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2 vs. LAWRENCE HARTMAN and AIMEE HARTMAN Docket Number: 2019-SU-003406. 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:

LAWRENCE HARTMAN  
AIMEE HARTMAN

Docket No. 2019-SU-003406

Description: ALL THAT CERTAIN parcel of land in Springettsbury Township, York County, Commonwealth of PA, as more fully described in Book 1864, Page 3333.

Parcel No. 46-000-01-0169.00-00000

Property: 26 South Rockburn Street, York, PA 17402

Improvements: Residential Property

PROPERTY ADDRESS: 26 SOUTH ROCK-BURN STREET, YORK, PA 17402

UPI# 460000101690000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE vs. DAVID L. HUNTZINGER and BETH ANNE HUNTZINGER Docket Number: 2021-SU-001022. 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:

DAVID L. HUNTZINGER  
BETH ANNE HUNTZINGER

Property Address: 1142 Trinity North Road, Wrightsville, PA 17368

Parcel No. 35-000-KL-0020.AO

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2021-SU-001022

Judgment: \$322,787.73

Attorney:

To be sold as the Property Of: David L. Huntzinger and Beth Anne Huntzinger

PROPERTY ADDRESS: 1142 TRINITY NORTH ROAD, WRIGHTSVILLE, PA 17368

UPI# 35000KL0020A000000

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,

11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-S7 vs. AUDRA JOHNS AS ADMINISTRATRIX OF THE ESTATE OF JASON ALLEN KWASNIK, DECEASED Docket Number: 2020-SU-000908. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

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

All that certain tract of land situate in East Hopewell Township, York County, Pennsylvania, known as Lot #9 on a final subdivision plan prepared for Abram G. Barley, Jr. and John E. Barley by Gordon L. Brown & Associates, Inc., Drawing no. L-61-31-2. dated May 8, 1990, approved august 8, 1990 by the east Hopewell Township Board of Supervisors, and recorded July 20, 1994 in the office of the recorder of deeds in and for York County, Pennsylvania in Plan Book KK, Page 352. Also known as: 14854 Trout School Road, Felton, PA 17322

PARCEL ID 25000DL0055H000000

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

UPI# 25000DL0055H000000

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,

11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. HEATHER KESECKER AKA HEATHER M. KESECKER and KEVIN S. KESECKER Docket Number: 2020-SU-000493. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

HEATHER KESECKER AKA HEATHER M. KESECKER KEVIN S. KESECKER

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

6 Highland Road Spring Grove PA 17362 PARCEL #: 73000020001C000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$160,118.36

Attorneys for Plaintiff KML Law Group P.C.

PROPERTY ADDRESS: 6 HIGHLAND ROAD, SPRING GROVE, PA 17362

UPI# 73000020001C000000

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,

11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00

O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: HOME POINT FINANCIAL CORPORATION vs. JASON S. KIFER Docket Number: 2019-SU-001343. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JASON S. KIFER

All that certain piece or parcel or Tract of land situate in York Township, York County, Pennsylvania, and being known as 798 E Main Street, Dallastown, Pennsylvania 17313.

TAX MAP AND PARCEL NUMBER: 540000900260000000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$174,159.54

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Jason S. Kifer

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

PROPERTY ADDRESS: 798 EAST MAIN STREET, DALLASTOWN, PA 17313

UPI# 540000900260000000

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,

11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CABANA SERIES III TRUST vs. JOYCE A. KMETZ Docket Number: 2020-SU-002282. 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:

JOYCE A. KMETZ

U.S. Bank Trust National Association as Trustee of the Cabana Series III Trust v Joyce A. Kmetz

Docket Number: 2020-SU-002282

Property to be sold is situated in the borough/ township of York, County of York and State of Pennsylvania.

Commonly known as: 1660 Valley Vista Drive, York, PA 17406

Parcel Number: 46-000-35-0020-00-00000

BEING the same premises which David G. Heitzenrater and Jennifer R. Heitzenrater by Deed dated January 31, 2008 and recorded in the Official Records of York County on January 31, 2008 in Deed Book Volume 1945, Page 7167, as Instrument granted and conveyed unto Joyce A. Kmetz.

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$110,626.98

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

PROPERTY ADDRESS: 1660 VALLEY VISTA DRIVE, YORK, PA 17406

UPI# 460003500200000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NP 1 VENTURES, LLC vs. R. SCOTT KNAUB and THE UNITED STATES OF AMERICA Docket Number: 2016-SU-003468. 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:

R. SCOTT KNAUB  
THE UNITED STATES OF AMERICA

SHERIFF'S SALE

By virtue of a Writ of Execution issued by NP 1 Ventures, LLC

Docket No. 2016-SU-003468

NP 1 Ventures, LLC v. R. Scott Knaub and The

United States of America

Docket No. 2016-SU-003468

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

2985 Granary Road, Seven Valleys, Pennsylvania 17360

Property being known as Parcel ID No. 47-000-EH-0081.00-00000.

Residential real estate and cattle farm.

Matthew G. Brushwood, Esquire  
Attorney for NP 1 Ventures, LLC  
Barley Snyder  
50 North Fifth Street, 2nd Floor  
Reading, PA 19601  
610.376.6651

Court I.D. No. 310592

PROPERTY ADDRESS: 2985 GRANARY ROAD, SEVEN VALLEYS, PA 17360

UPI# 47000EH00810000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A., AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-FF6 vs. KAREN V. KNOX Docket Number: 2021-SU-000883. 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 V. KNOX

Property of Karen V. Knox

Execution No. 2021-SU-000883

Judgment Amount: \$121,828.88

All the right title, interest and claim of Karen V. Knox, of in and to:

Property locates at 1540 Ridgewood Road, with-

in the Springettsbury Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 91S, at page 110, Instrument No 007819.

Parcel Identification No. 46-000-KI-0097-00 00000

PROPERTY ADDRESS: 1540 RIDGEWOOD ROAD, YORK, PA 17406

UPI# 46000KI00970000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF IGLOO SERIES IV TRUST vs. DIANE C. KRAUSE and UNITED STATES OF AMERICA Docket Number: 2019-SU-000764. 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:

DIANE C. KRAUSE  
UNITED STATES OF AMERICA

U.S. Bank Trust National Association as trustee of Igloo Series IV Trust v Diane C. Krause, United States of America

Docket Number: 2019-SU-000764

Property to be sold is situated in the Township of York, County of York and State of Pennsylvania.

Commonly known as: 421 Beaumont Road, York, PA 17403

Parcel Number: 54-000-07-0109.00-00000

Improvements thereon of the residential dwelling or lot (if applicable):

Seized and sold as the property of Diane C. Krause, Judgment Number 2019-SU-000764 (U.S. Bank Trust National Association as trustee of Igloo Series IV Trust v Diane C. Krause), with a judgment amount of \$140,733.57.

Judgment Amount:\$140,733.57

Attorneys for the Plaintiff:



1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

PROPERTY ADDRESS: 421 BEAUMONT ROAD, YORK, PA 17403

UPI# 540000701090000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NRZ PASS-THROUGH TRUST X, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE vs. BRUCE L. KRUMRINE A/K/A BRUCE KRUMRINE and LUANNA M. KRUMRINE Docket Number: 2018-SU-001906. 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:

BRUCE L. KRUMRINE  
A/K/A BRUCE KRUMRINE  
LUANNA M. KRUMRINE

Docket No. 2018-SU-001906

Description: ALL THAT CERTAIN parcel of land in Penn Township, York County, Commonwealth of PA, as more fully described in Book 1332 Page 3328.

Parcel No. 44-000-13-0108.00-00000

Property: 20 Waterfront Drive, Hanover, PA 17331

Improvements: Residential Property

PROPERTY ADDRESS: 20 WATERFRONT DRIVE, HANOVER, PA 17331

UPI# 440001301080000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AJAX MORTGAGE LOAN TRUST 2020-A, MORTGAGE BACKED SECURITIES, SERIES 2020-A, BY U.S. BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE vs. MICHELLE LEHIGH Docket Number: 2021-SU-001004. 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 LEHIGH

REAL ESTATE PROPERTY SHORT FORM (TO BE USED FOR ADVERTISING ONLY)  
Property of: Michelle Lehigh  
Execution No. 2021-SU-001004  
Judgment Amount: \$65,306.00  
Attorney: Jacqueline F. McNally  
Address: 525 West Chester Pike, Suite 200, Havertown, PA 19083  
ALL right, title interest and claim of Michelle Lehigh  
Of, in and to: 625 East Scott Street a/k/a 625 North Scott Street, York, PA 17404  
Property located in: Township of West Manchester  
And any improvements thereon  
Tax Parcel No.: 51-000-03-0127.00-00000

PROPERTY ADDRESS: 625 EAST SCOTT STREET, A/K/A 625 NORTH SCOTT STREET, YORK, PA 17404

UPI# 510000301270000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DLJ MORTGAGE CAPITAL, INC. vs. GABRIELA MOJICA Docket Number: 2021-SU-000913. 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:

GABRIELA MOJICA

ALL THAT CERTAIN TRACT OF LAND, KNOWN AS LOT NO. 157 AND ONE-HALF OF LOT NO. 158, SITUATE IN THE TWELFTH WARD OF THE CITY OF YORK, AND MORE FULLY BOUNDED, LIMITED, AND DESCRIBED AS FOLLOWS, TO WIT:

BEING the same premises which CHARLES EDWARD JOCKEL AND LINDA L. JOCKEL, HUSBAND AND WIFE by Deed dated 06/07/2004 and recorded in the Office of Recorder of Deeds of York County on 06/10/2004 at Book 1658, Page 2036 granted and conveyed unto Gabriela Mojica.

ALSO KNOWN AS: 347 S. Albemarle Street, York, PA 17403

PARCEL ID 12-404-16-0005.00-00000

PROPERTY ADDRESS: 347 SOUTH ALBEMARLE STREET, YORK, PA 17403

UPI# 124041600050000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: GLATCO CREDIT UNION vs. ROBIN E. MOLISON and CHRISTOPHER D. MOLISON Docket Number: 2021-SU-000493. 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:

ROBIN E. MOLISON  
CHRISTOPHER D. MOLISON

All those certain two tracts of land, situate, lying and being in Heidelberg Township, York County, Pennsylvania, bounded and limited as follows, to wit:

Property Address: 2234 Smith Station Road, Hanover, PA 17331

Parcel No. 30-000-CE-0189.D0-000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2021-SU-000493  
Judgment: \$181,331.44  
Attorney:

To be sold as the Property Of: Robin E. Molison and Christopher D. Molison

PROPERTY ADDRESS: 2234 SMITH STATION ROAD, HANOVER, PA 17331

UPI# 30000CE0189D000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK N.A., NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE FOR GREEN TREE 2008-MH1 vs. ANNAMARIE K. MYERS A/K/A ANNAMARIE MYERS, AS ADMINSTRATRIX AND HEIR OF THE ESTATE OF HEITH M. MYERS A/K/A HEITH MYERS UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HEITH M. MYERS A/K/A HEITH MYERS CODY A. MYERS A/K/A CODY MYERS, IN HIS CAPACITY AS HEIR OF HEITH M. MYERS A/K/A HEITH MYERS B. C. M., A MINOR, IN HIS CAPACITY AS HEIR OF HEITH M. MYERS A/K/A HEITH MYERS Docket Number: 2020-SU-001650. 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:

ANNAMARIE K. MYERS  
A/K/A ANNAMARIE MYERS,  
AS ADMINSTRATRIX AND HEIR OF THE ESTATE OF HEITH M. MYERS A/K/A HEITH MYERS  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HEITH M. MYERS A/K/A HEITH MYERS CODY A. MYERS A/K/A CODY MYERS, IN HIS CAPACITY AS HEIR OF HEITH M. MYERS A/K/A HEITH MYERS B. C. M., A MINOR, IN HIS CAPACITY AS HEIR OF HEITH M. MYERS A/K/A HEITH MYERS

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

BEING KNOWN AS: 372 SECHRIST FLAT ROAD FELTON, PA 17322

BEING PARCEL NUMBER: 21000FL0047C000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 372 SECHRIST FLAT ROAD, FELTON, PA 17322

UPI# 21000FL0047C000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. WILLIAM D. NAGLE and NICHOLE E. NAGLE Docket Number: 2021-SU-000822. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM D. NAGLE  
NICHOLE E. NAGLE

owner(s) of property situate in the East Prospect Borough City of East Prospect, YORK County, Pennsylvania, being

12 SOUTH MAIN STREET, EAST PROSPECT, PA 17317

PROPERTY ID NUMBER: 600000101000000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$122,230.94

Attorneys for Plaintiff  
KML Law Group

PROPERTY ADDRESS: 12 SOUTH MAIN STREET, EAST PROSPECT, PA 17317

UPI# 600000101000000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-2 MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-2 vs. BRUCE R. NORTON Docket Number: 2019-SU-001422. 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:

BRUCE R. NORTON

ALL THAT CERTAIN lot of ground with the improvements thereon erected, situate, lying and being in Springfield Township, York County, Pennsylvania, being more particularly described as follows, to wit: Sometimes known as: 1328 Brighton Circle, Seven Valleys, PA 17360

PARCEL ID 47-000-05-0027.00

PROPERTY ADDRESS: 1328 BRIGHTON CIRCLE, SEVEN VALLEYS, PA 17360

UPI# 470000500270000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2005-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2005-3 vs. JOY OPARANOZIE Docket Number: 2018-SU-002154. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/>



the following real estate to wit:

AS THE REAL ESTATE OF:

JOY OPARANOZIE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon, hereditaments and appurtenances thereon erected, situate in the Township of West Manheim and County of York, Pennsylvania and described according to a Final Plan Subdivision Parcel I, and Phase II — South Pointe made by GHI Engineers and Surveyors of Hanover, PA dated October 4th, 2002 and last revised March 17th, 2003 recorded in the Recorder of Deeds Office of York County in Plan Case SS page 258 as follows to wit:

ALSO KNOWN AS 2 Yara Way, Hanover, PA 17331

BEING Parcel No. 52-000-18-0149-00.

BEING the same premises which Richard D. Smith and Isabella Smith, Husband and wife by Deed dated June 24, 2005 and recorded in the Office of Recorder of Deeds of York County on June 30, 2005 at Book 1735, Page 8812 granted and conveyed unto Joy Oparanozie, a married woman

PROPERTY ADDRESS: 2 YARA WAY, HANOVER, PA 17331

UPI# 520001801490000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. JOHNNY ALLEN PACKER, JR. Docket Number: 2020-SU-000105. 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:

JOHNNY ALLEN PACKER, JR.

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2020-SU-000105

PENNSYLVANIA HOUSING FINANCE

AGENCY Plaintiff  
vs  
JOHNNY ALLEN PACKER, JR. Defendant (s)

Real Estate: 712 ROOSEVELT AVENUE, YORK, PA 17404

Municipality: CITY OF YORK

Dimensions/  
Short Description:  
142 x 22 x 140 x 22

See Deed: Record Book 2046, page 8936,

Tax Parcel #: 14-477-11-0007.00-00000

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD AS THE PROPERTY OF JOHNNY ALLEN PACKER, JR. ON JUDGMENT NO. 2020-SU-000105

PROPERTY ADDRESS: 712 ROOSEVELT AVENUE, YORK, PA 17404

UPI# 144771100070000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: J.P. MORGAN ACQUISITION CORP., C/O RUSHMORE LOAN MANAGEMENT SERVICES, LLC vs. APRIL E. PADRO, SOLELY AS EXECUTRIX TO THE ESTATE OF JOYCE ALICEA A/K/A JOYCE M. ALICEA, DECEASED ALENA M. ALICEA, SOLELY AS DEVISEE TO THE ESTATE OF JOYCE ALICEA A/K/A JOYCE M. ALICEA, DECEASED JULIO E. ALICEA JR., SOLELY AS DEVISEE TO THE ESTATE OF JOYCE ALICEA A/K/A JOYCE M. ALICEA, DECEASED Docket Number: 2020-SU-002236. 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:

APRIL E. PADRO, SOLELY AS EXECUTRIX TO THE ESTATE OF JOYCE ALICEA A/K/A JOYCE M. ALICEA, DECEASED ALENA M. ALICEA, SOLELY AS DEVISEE TO THE ESTATE OF JOYCE ALICEA A/K/A JOYCE M. ALICEA, DECEASED JULIO E. ALICEA JR., SOLELY AS DEVISEE

TO THE ESTATE OF JOYCE ALICEA A/K/A JOYCE M. ALICEA, DECEASED

Owner(s) of property situate in the 13TH WARD IN THE CITY OF YORK, YORK County, Pennsylvania, being

449 Juniper Street York PA 17404  
PARCEL #: 134520300530000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$44,132.75

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 449 JUNIPER STREET, YORK, PA 17404

UPI# 134520300530000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. JAMIE REEDER, NICHOLAS REEDER and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2018-SU-001020. 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:

JAMIE REEDER  
NICHOLAS REEDER  
THE SECRETARY OF HOUSING  
AND URBAN DEVELOPMENT

ALL that certain tract of land in the 14th Ward, City of York, York County, Pennsylvania, being Lot No. 190, Park Village Plan, Deed Book 28-T, page 702. HAVING THEREON erected a dwelling house known and numbered as: 755 OATMAN STREET YORK, PA 17404

PARCEL NO. 14-562-08-0009

York Instrument No. 2011029115

TO BE SOLD AS THE PROPERTY OF JAMIE REEDER AND NICHOLAS REEDER ON JUDGMENT NO. 2018-SU-001020

PROPERTY ADDRESS: 755 OATMAN STREET, YORK, PA 17404

UPI# 145620800090000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NP 1 VENTURES, LLC vs. GLENN F. REISINGER Docket Number: 2018-SU-000958. 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:

GLENN F. REISINGER

SHERIFF'S SALE  
By virtue of a Writ of Execution issued by NP 1 Ventures, LLC  
Docket No. 2018-SU-000958

NP 1 Ventures, LLC v. Glenn F. Reisinger (Deceased)  
Docket No. 2018-SU-000958

Owner of property situate in Borough of Yoe, York County, Pennsylvania  
130 South Main Street, Dallastown, PA 17313

Property being known as Parcel ID No 92-000-01-0051.00-00000.

Single Family Residence

BARLEY SNYDER  
Matthew G. Brushwood, Esquire  
Court I.D. No. 310592  
50 N. 5th St-2nd Fl  
Reading, PA 19601  
610.376.6651

PROPERTY ADDRESS: 130 SOUTH MAIN STREET, DALLASTOWN, PA 17313

UPI# 920000100510000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. EDWARD C. SANDERS Docket Number: 2020-SU-000472. 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:

EDWARD C. SANDERS

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2020-SU-000472

PENNSYLVANIA HOUSING FINANCE AGENCY Plaintiff  
vs  
Edward C. Sanders Defendant

Real Estate: 327 W. ELM AVENUE HANOVER, PA 17331

Municipality: Hanover Borough

Dimensions/  
Short Description: 150' x 55'  
8,250 sq ft.

See Instrument: 2019-008764

Tax Parcel #: 67-000-12-0011.00-00000

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD AS THE PROPERTY OF EDWARD C. SANDERS ON JUDGMENT NO. 2020-SU-000472

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

PROPERTY ADDRESS: 327 WEST ELM AVENUE, HANOVER, PA 17331

UPI# 670001200110000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE FOR NATIONSTAR HECM ACQUISITION TRUST 2020-1 vs. SHERI SISSON, KNOWN HEIR OF CHERYL DAINTY A/K/A CHERYL THURBER, GAYLE STUEBGEN, KNOWN HEIR OF CHERYL DAINTY A/K/A CHERYL THURBER, UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST UNDER CHERYL DAINTY A/K/A CHERYL THURBER, GORDON L. THURBER, JR., KNOWN HEIR OF CHERYL DAINTY A/K/A CHERYL THURBER Docket Number: 2018-SU-002540. 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:

SHERI SISSON, KNOWN HEIR OF CHERYL DAINTY  
A/K/A CHERYL THURBER  
GAYLE STUEBGEN, KNOWN HEIR OF CHERYL DAINTY  
A/K/A CHERYL THURBER  
UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST UNDER CHERYL DAINTY  
A/K/A CHERYL THURBER  
GORDON L. THURBER, JR., KNOWN HEIR OF CHERYL DAINTY  
A/K/A CHERYL THURBER

SHORT LEGAL DESCRIPTION

No. 2018-SU-002540  
Parcel No. 67-39-000-OG-0088  
Judgment: \$259,069.15  
Attorneys: Nicole LaBletta

Owner(s) of property situate in the TOWNSHIP OF NEWBERRY, YORK County, Pennsylvania, being 275 Culhane Road, York Haven, PA 17370

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING

PARCEL ID 67-39-000-OG-0088

ATTORNEYS FOR PLAINTIFF  
PINCUS LAW GROUP, PLLC

PROPERTY ADDRESS: 275 CULHANE ROAD, YORK HAVEN, PA 17370

UPI# 39000OG008800000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. DAVID J. SMITH, IN HIS CAPACITY AS HEIR OF JOHN D SMITH A/K/A JD SMITH A/K/A JOHN SMITH, DECEASED LORIA. SMITH, IN HER CAPACITY AS HEIR OF JOHN D SMITH A/K/A JD SMITH A/K/A JOHN SMITH, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN D SMITH A/K/A JD SMITH A/K/A JOHN SMITH, DECEASED Docket Number: 2020-SU-000308. 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:

DAVID J. SMITH, IN HIS CAPACITY AS HEIR OF JOHN D SMITH A/K/A JD SMITH A/K/A JOHN SMITH, DECEASED LORI A. SMITH, IN HER CAPACITY AS HEIR OF JOHN D SMITH A/K/A JD SMITH A/K/A JOHN SMITH, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN D SMITH A/K/A JD SMITH A/K/A JOHN SMITH, DECEASED

All that certain piece or parcel or Tract of land situate in RED LION BOROUGH, York County, Pennsylvania, and being known as 329 Country Club Road, Unit 12 A/K/A 329 Country Club Road, Red Lion, Pennsylvania 17356.

TAX MAP AND PARCEL NUMBER: 8200004018100C0030

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$119,251.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: David J. Smith, in his capacity as Heir of John D Smith a/k/a JD Smith a/k/a John Smith, Deceased, Lori A. Smith, in her capacity as Heir of John D Smith a/k/a JD Smith a/k/a John Smith, Deceased, and Unknown Heirs, Successors, Assigns, and all persons, firms or associations claiming right, title

or interest from or under John D Smith a/k/a JD Smith a/k/a John Smith, Deceased

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

PROPERTY ADDRESS: 329 COUNTRY CLUB ROAD UNIT 12, A/K/A 329 COUNTRY CLUB ROAD, RED LION, PA 17356

UPI# 8200004018100C0030

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE DWELLING SERIES IV TRUST vs. HRISOULA STANTZOS Docket Number: 2017-SU-003380. 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:

HRISOULA STANTZOS

Property of Hrisoula Statzos

Execution No. 2017-SU-003380

Judgment Amount: \$218,059.44

All the right title, interest and claim of Hrisoula Statzos, of in and to:

Property locates at 1950 Niagra Lane, within the West Manchester Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1930, at page 627.

Parcel Identification No. 51-000-26-0012-00-00000

PROPERTY ADDRESS: 1950 NIAGARA LANE, YORK, PA 17408

UPI# 510002600120000000

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,  
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. DARRON LEE WINDSOR A/K/A DARRON L. WINDSOR Docket Number: 2020-SU-000775. 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:

DARRON LEE WINDSOR  
A/K/A DARRON L. WINDSOR

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

BEING THE SAME PREMISES which Sheila Harkins and William L. Harkins, wife and husband, by Deed dated 07/31/2012 and recorded in the Office of the Recorder of Deeds of York County on 08/13/2012 in Deed Book Volume 2187, Page 3022, at Instrument No. 2012040593 granted and conveyed unto Darron Lee Windsor.

BEING KNOWN AS: 33 Third St , York Haven, Pennsylvania 17370.

PARCEL #940000100580000000

PROPERTY ADDRESS: 33 THIRD STREET, YORK HAVEN, PA 17370

UPI# 940000100580000000

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,  
11.04-3t York County, Pennsylvania





## CBY SYSTEMS, INC.

*Resources for Success since 1927*

CBY Systems Inc. (The Credit Bureau of York) has entered into an Affinity Program with the York County Bar Association. **The program will provide discounted rates on CBY's Debt Collection Services for any NEW referral from the Association.** CBY will then contribute a percentage of the money collected back to the YCBA.

Other benefits and features include:

- Discounted commission rates on new accounts regardless of their age
- Discounted commission rates on accounts that have been worked by other collection agencies (second placements)
- **Waive first year's annual fee and a reduced fee of \$35 per year thereafter (NOTE: Existing Clients of CBY can "Opt IN" to the reduced annual fee by emailing [info@cby.com](mailto:info@cby.com) but are not eligible for discounted commission rates)**
- CBY does not use Automatic Dialing Systems so we are permitted by law to call more cell phone numbers than agencies who use Automatic Dialers
- CBY does not "score" your accounts to predetermine them as uncollectible, we work ALL of your accounts equally to collect more money for you
- All accounts are reported to the 3 national credit bureaus for up to 7 years
- CBY has dedicated "skip tracing" staff to relocate/cross reference your clients
- CBY is a member in good standing of the American Collectors Association
- These and other benefits enable CBY to consistently exceed the national average for successful collection percentages and returning money to clients

**Questions or want to enroll?** Contact CBY Systems, Inc., 33 S. Duke St., York, PA 17401 via email: [info@cby.com](mailto:info@cby.com) or call 717-843-8685 OR 1-800-717-4229

# **Notary Services**

## **from the York County Bar Association**

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

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



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