

# York Legal Record

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

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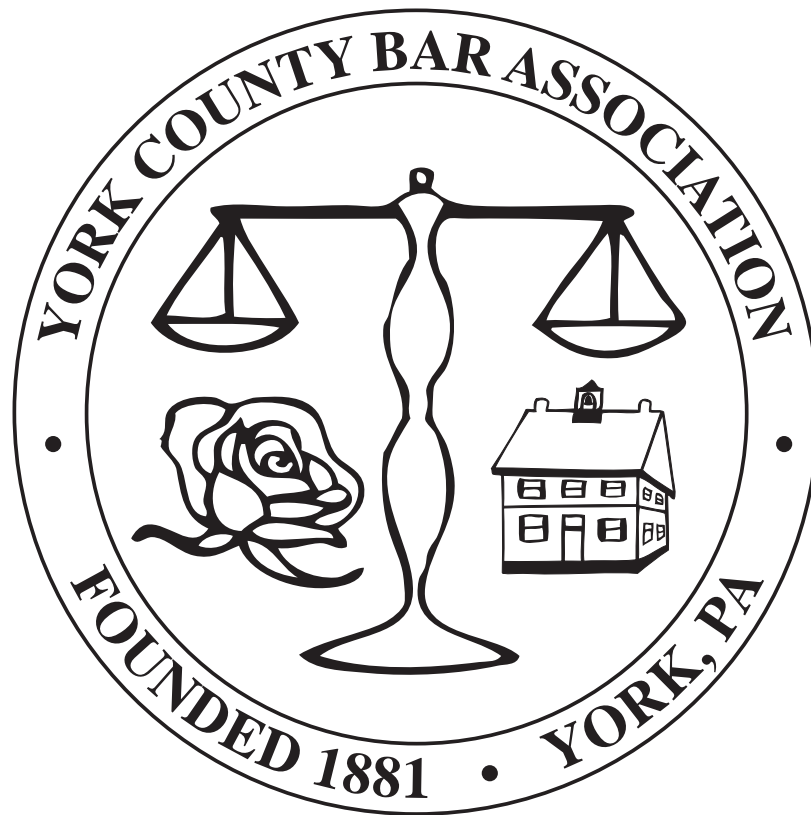
Vol. 137

YORK, PA, THURSDAY, JULY 6, 2023

No. 15

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**Dated Material Do Not Delay**

## **York Bar Center Operations Update**

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

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

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

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

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

## **Opinions, Opinions, Opinions . . .**

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

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

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

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## ESTATE NOTICES

**NOTICE IS HEREBY GIVEN that in the estates of the decedents set forth below the Register of Wills has granted letters, testamentary or of administration, to the persons named. All persons having claims or demands against said estates are required to make known the same, and all persons indebted to said estate are requested to make payment without delay to the executors or administrators or their attorneys named below.**

## FIRST PUBLICATION

ESTATE OF JAMES E. BOBB, SR., a/k/a JAMES EDWARD BOBB, SR., JAMES E. BOBB, DECEASED

Late of Newberry Twp., York County, PA.  
 Executrix: Jody L. Graves, c/o Bogar & Hipp Law Offices, LLC, One West Main Street, Shiremanstown, PA 17011  
 Attorney: James D. Bogar, Esquire, Bogar & Hipp Law Offices, LLC, One West Main Street, Shiremanstown, PA 17011  
 07.06-3t

ESTATE OF RONALD F. BOYLE, a/k/a RONALD FRANCIS BOYLE, a/k/a RONALD BOYLE, DECEASED

Late of York Twp., York County, PA.  
 Executor: Richard A. Caldwell, c/o Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401  
 Attorney: Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401  
 07.06-3t

ESTATE OF ELSIE MARIE BALDWIN DILWORTH, DECEASED

Late of Peach Bottom Twp., York County, PA.  
 Executor: Dianne M. Mulligan, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
 07.06-3t

ESTATE OF ELIZABETH MARY FEASER, a/k/a ELIZABETH M. FEASER, DECEASED

Late of Fairview Twp., York County, PA.  
 Executor: Susan Ann Higgins, 1402 Meetinghouse Road, Warminster, PA 18974  
 Attorney: Scott M. Dinner, Esquire, 310 3rd Street - 1st Floor, New Cumberland, PA 17070  
 07.06-3t

ESTATE OF JOHN L. HENSON, DECEASED

Late of Lewisberry, York County, PA.  
 Executor: Anita Suehenson Giering, 106 Sarah Court, Lewisberry, PA 17339  
 07.06-3t

ESTATE OF GLENN W. HOFFMAN, JR., DECEASED

Late of Hanover Boro., York County, PA.  
 Executor: London Z. Hoffman, 15449 North 25th Avenue, Apt. #2034, Phoenix, AZ 85023  
 Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331  
 07.06-3t

ESTATE OF LINDA D. JARMON, DECEASED

Late of Spring Garden Twp., York County, PA.  
 Executor: Charles R. Senft, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401  
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401  
 07.06-3t

ESTATE OF VAHAN D. KERESTEGIAN JR., DECEASED

Late of West Manchester Twp., York County, PA.  
 Executor: Michael A. Kerestegian, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
 07.06-3t

ESTATE OF LORI A. KING, DECEASED

Late of Newberry Twp., York County, PA.  
 Administrator: C. Todd King, c/o Blake & Schanbacher Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401  
 Attorney: Kurt A. Blake, Esquire, Blake & Schanbacher Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401  
 07.06-3t

ESTATE OF KARL G. LAREW, DECEASED

Late of Fawn Twp., York County, PA.  
 Executor: Marvin E. Terry, Jr., c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
 Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401  
 07.06-3t

ESTATE OF DARYL MARTIN, DECEASED

Late of Shrewsbury Twp., York County, PA.  
 Executor: Jeffrey L. Martin, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
 07.06-3t

ESTATE OF DORIS E. MARTIN, DECEASED

Late of Springettsbury Twp., York County, PA.  
 Executor: William W. Martin, c/o William F. Hoffmeyer, Esquire, 30 N. George Street, York, PA 17401  
 Attorney: William F. Hoffmeyer, Esquire, 30 N. George Street, York, PA 17401  
 07.06-3t

ESTATE OF ROSEMARY W. POLONS, DECEASED

Late of York Twp., York County, PA.  
 Executor: Michael L. Polons, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401  
 Attorney: Devon M. Myers, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401  
 07.06-3t

ESTATE OF COLLEEN K. REESE, DECEASED

Late of Hanover Boro., York County, PA.  
 Executor: David J. Reese, 330 Fox Knoll Court, Hanover, PA 17331  
 Attorney: Thomas E. Miller, Esquire, LAW OFFICE OF THOMAS E. MILLER, ESQUIRE LLC, 249 York Street, Hanover, PA 17331  
 07.06-3t

ESTATE OF GUSSIE L. RITTER REID, a/k/a GUSSIE L. RITTER, DECEASED

Late of York City, York County, PA.  
 Executor: Judy A. Ritter-Dickson, c/o Morris & Vedder, LLP, 32 North Duke Street, PO Box 149, York, PA 17405  
 Attorney: Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 North Duke Street, PO Box 149, York, PA 17405  
 07.06-3t

ESTATE OF CHESTER P. SNYDER DECEASED

Late of Springettsbury Twp., York County, PA.  
 Executor: Joshua R. Brommer, c/o Ball, Murren & Connell, 2303 Market Street, Camp Hill, PA 17011  
 Attorney: Richard E. Connell, Esquire, Ball, Murren & Connell, 2303 Market Street, Camp Hill, PA 17011  
 07.06-3t

ESTATE OF JEAN V. SPINELLI, DECEASED

Late of Manchester Twp., York County, PA.  
 Co-Executrices: Patricia J. Markey and Linda J. Bucchioni, 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  
 07.06-3t

ESTATE OF MARK R. WATKINS, a/k/a MARK RICHARD WATKINS, DECEASED

Late of Newberry Twp., York County, PA.  
 Executor: Lynndel M. Straw, c/o George W. Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033  
 Attorney: George W. Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033  
 07.06-3t

ESTATE OF JACK L. WHITCOMB, a/k/a JACK LEE WHITCOMB, a/k/a JACK WHITCOMB, DECEASED

Late of Springettsbury Twp., York County, PA.  
 Executrix: Kelli Clausen, c/o Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401  
 Attorney: Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401  
 07.06-3t

ESTATE OF JOSEPH B. WILT, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executrix: Elizabeth M. Wakelin, c/o Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402  
Attorney: Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402  
07.06-3t

JANUARY 28, 2022 RESTATEMENT AND AMENDMENT OF THE DARR FAMILY TRUST DATED APRIL 6, 2015  
Notice is hereby given that Susan D. Ream is the Trustee of the above named Trust. All persons indebted to Treva D. Darr are requested to make payment and all those having claims against Treva D. Darr are directed to present the same to: Susan D. Ream, Trustee, c/o Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.  
07.06-3t

## SECOND PUBLICATION

ESTATE OF PATRICK T. BANKS, DECEASED  
Late of Lower Chanceford Twp., York County, PA.  
Executor: Andrew C. Banks, c/o Saxton & Stump, LLC, 280 Granite Run Drive, Suite 300, Lancaster, PA 17601  
Attorney: Scott Mitchell, Esquire, Saxton & Stump, LLC, 280 Granite Run Drive, Suite 300, Lancaster, PA 17601  
06.29-3t

ESTATE OF FERN J. BOYER, DECEASED  
Late of Jacobus Boro., York County, PA.  
Co-Executors: Robert E. Boyer & David L. Boyer, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408  
Attorney: Tessa Marie Myers, Esquire, The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408  
06.29-3t

ESTATE OF RUTH W. CHESLOCK, DECEASED  
Late of Peach Bottom Twp., York County, PA.  
Executor: Rachel Ruth Carroll, c/o Conan Law Offices, 755 North Monroe Street, Media, PA 19063  
Attorney: Lindsey J. Conan, Esquire, Conan Law Offices, 755 North Monroe Street, Media, PA 19063  
06.29-3t

ESTATE OF ALORIUS ANNE M. COLLIER, DECEASED  
Late of West Manchester, York County, PA.  
Executor: William G. Collier, Jr., c/o Saxton & Stump, LLC, 280 Granite Run Drive, Suite 300, Lancaster, PA 17601  
Attorney: Rhonda Lord, Esquire, Saxton & Stump, LLC, 280 Granite Run Drive, Suite 300, Lancaster, PA 17601  
06.29-3t

ESTATE OF THOMAS J. CUTSHALL, a/k/a THOMAS JOHN CUTSHALL, DECEASED  
Late of Heidelberg Twp., York County, PA.  
Executor: Heather J. Henry, 5018 Raleigh Court, Spring Grove, PA 17362  
Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331  
06.29-3t

ESTATE OF NORMA J. DEITZ, a/k/a NORMA JEAN DEITZ, DECEASED  
Late of Dover Twp., York County, PA.  
Executor: Lori J. Browning, 3815 Lauer Drive, Dover, PA 17315  
Attorney: David Turocy, Esquire, 119 East Market Street, York, PA 17401  
06.29-3t

ESTATE OF ROBERT L. FROCK, a/k/a ROBERT LEE FROCK, DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Joan F. Frock, 502 Plum Tree Lane, Hanover, PA 17331  
Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331  
06.29-3t

ESTATE OF ROBERT DALE FUHRMAN, a/k/a DALE FUHRMAN, DECEASED  
Late of Hanover Boro., York County, PA.  
Executor: Jessica F. Loughran, 302 W. Rose Valley Road, Wallingford, PA 19086  
06.29-3t

ESTATE OF PAULA A. GAST, a/k/a PAULA ANN GAST, DECEASED  
Late of Fawn Twp., York County, PA.  
Executor(rix): Kelly A. Krumpke, c/o Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331  
Attorney: Linda S. Siegle, Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331  
06.29-3t

ESTATE OF TINE RAE GILES, DECEASED  
Late of Newberry Twp., York County, PA.  
Executor: Brandon Scott Giles, c/o Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403  
Attorney: Jack L. Graybill II, Esquire, Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403  
06.29-3t

ESTATE OF ETHEL MARIE GROTHOUSE, a/k/a E. MARIE GROTHOUSE, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executor: Paul G. Grothouse Jr., c/o Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403  
Attorney: Jack L. Graybill II, Esquire, Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403  
06.29-3t

ESTATE OF DALE A. HARRISON, DECEASED  
Late of Chanceford Twp., York County, PA.  
Executors: Rodger Good and Richard Good, c/o Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356  
Attorney: Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356  
06.29-3t

ESTATE OF ESTHER M. KEISTER, DECEASED  
Late of Manchester Boro., York County, PA.  
Executor: Barbara Keister, 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  
06.29-3t

ESTATE OF JOYCE E. KOHLER, DECEASED  
Late of Windsor Twp., York County, PA.  
Executor: Dennis R. Kohler, c/o Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356  
Attorney: Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356  
06.29-3t

ESTATE OF HELEN E. KRAFT, a/k/a HELEN ELAINE KRAFT, DECEASED  
Late of Jackson Twp., York County, PA.  
Executors: Lynn E. Kraft, Luann V. Breighner, and Lisa K. Kraft, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331  
Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331  
06.29-3t

ESTATE OF THOMAS P. LEONARD, DECEASED  
Late of Hanover Boro., York County, PA.  
Executrix: Margaret F. Sstaub, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331  
Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331  
06.29-3t

ESTATE OF CHARLES I. MARKLE, DECEASED  
Late of York City, York County, PA.  
Executor: John C. Markle, c/o John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404  
Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404  
06.29-3t

ESTATE OF MARGA MUMMERT, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executrix: Michelle L. Grove, c/o Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402  
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402  
06.29-3t

ESTATE OF COLLEEN M. NEIDERER, DECEASED  
Late of Hanover Boro., York County, PA.  
Executor: Craig F. Neiderer, c/o Genevieve E. Barr, Esquire, 2315 N. Susquehanna Trail, Suite D, York, PA 17404  
Attorney: Genevieve E. Barr, Esquire, 2315 N. Susquehanna Trail, Suite D, York, PA 17404  
06.29-3t

ESTATE OF RICHARD A. ROSS, DECEASED  
Late of Windsor, York County, PA.  
Executor: Patricia A. Alvelo, c/o Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406  
Attorney: Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406  
06.29-3t

## THIRD PUBLICATION

ESTATE OF RONALD J. SHEPPARD, a/k/a  
RONALD J. SHEPPARD, SR., DECEASED  
Late of Dover Boro., York County, PA.  
Executor: Barbara E. Harlackner, c/o David  
Turocy, Esquire, 119 East Market Street,  
York, PA 17401  
Attorney: David Turocy, Esquire, 119 East  
Market Street, York, PA 17401 06.29-3t

ESTATE OF JEANNE C. SPIELMAN, a/k/a  
JEANNE CLAIRE SPIELMAN, DECEASED  
Late of Conewago Twp., York County, PA.  
Executor: Brian Spielman, c/o Entwistle  
& Roberts, PA, 37 West Middle Street,  
Gettysburg, PA 17325  
Attorney: Entwistle & Roberts, PA, 37 West  
Middle Street, Gettysburg, PA 17325  
06.29-3t

ESTATE OF WILLIAM G. STAGEMYER,  
DECEASED  
Late of North Codorus Twp., York County,  
PA.  
Executors: Earl W. Stagemyer, Sherry L.  
Leisenring, Shelly K. Messinger, and  
Bradley G. Stagemyer, c/o Elder Law  
Firm of Robert Clofine, 340 Pine Grove  
Commons, York, PA 17403  
Attorney: Robert Clofine, Esquire, Elder  
Law Firm of Robert Clofine, 340 Pine  
Grove Commons, York, PA 17403  
06.29-3t

ESTATE OF THOMAS JON VENDER,  
DECEASED  
Late of Manheim Twp., York County, PA.  
Executor: Lydia A. Vender-Fischioni, 55  
Westbrook Drive, Moorestown, NJ 08057  
Attorney: G. Steven McKonly PC, 119  
Baltimore Street, Hanover, PA 17331  
06.29-3t

ESTATE OF HARRY ALLEN WAGAMAN,  
SR., DECEASED  
Late of York County, PA.  
Executor: Harry Allen Wagaman, Jr., c/o  
Charles J. Hobbs, Esquire, 256 E. Market  
Street, York, PA 17403  
Attorney: Charles J. Hobbs, Esquire, 256 E.  
Market Street, York, PA 17403 06.29-3t

ESTATE OF TROY ALLEN WHITSEL,  
DECEASED  
Late of Glen Rock Boro., York County, PA.  
Administrator: Eileen M. Limoge, c/o CGA  
Law Firm, PC, 135 North George Street,  
York, PA 17401  
Attorney: Margaret W. Driscoll, Esquire,  
CGA Law Firm, PC, 135 North George  
Street, York, PA 17401 06.29-3t

ESTATE OF ANNA MAE L. WITTER, a/k/a  
ANNA MAE WITTER, DECEASED  
Late of Hanover Boro., York County, PA.  
Executrix: Donna M. Mummert, c/o Gates &  
Gates, P.C., 250 York Street, Hanover, PA  
17331  
Attorney: Rachel L. Gates, Esquire, Gates &  
Gates, P.C., 250 York Street, Hanover, PA  
17331 06.29-3t

ESTATE OF BETTY K. ARTER, DECEASED  
Late of Hanover Boro., York County, PA.  
Executrix: Patricia L. Angel, c/o Gates &  
Gates, P.C., 250 York Street, Hanover, PA  
17331  
Attorney: Rachel L. Gates, Esquire, Gates &  
Gates, P.C., 250 York Street, Hanover, PA  
17331 06.22-3t

ESTATE OF IRVIN L. BAUGHMAN,  
DECEASED  
Late of York, York County, PA.  
Executor: Mary Lee, 1250 Homewood Road,  
York, PA 17402 06.22-3t

ESTATE OF RICHARD A. BENTZEL,  
DECEASED  
Late of the City of York, York County, PA.  
Administrator: Adam R. Deluca, Esquire,  
PO Box E, New Cumberland, PA 17070  
Attorney: Adam R. Deluca, Esquire, PO Box  
E, New Cumberland, PA 17070 06.22-3t

ESTATE OF DONNA J. BOYD, DECEASED  
Late of York County, PA.  
Executor: Nicolas Boyd, c/o Stone, Wiley  
& Linsbach, PC, 3 N. Baltimore Street,  
Dillsburg, PA 17019  
Attorney: Stone, Wiley & Linsbach, PC, 3  
N. Baltimore Street, Dillsburg, PA 17019  
06.22-3t

ESTATE OF DONALD W. COCKLEY, JR.,  
DECEASED  
Late of Manchester Twp., York County, PA.  
Administrator: Teri R. Shaw, c/o Charles  
J. Long, Esquire, 25 North Duke Street,  
Suite 202, York, PA 17401  
Attorney: Charles J. Long, Esquire, 25 North  
Duke Street, Suite 202, York, PA 17401  
06.22-3t

ESTATE OF CHARLES WILLIAM  
CONKLING, a/k/a CHARLES WM.  
CONKLING, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Patricia A. Conkling, 14 Alabaster  
Run, Hanover, PA 17331 06.22-3t

ESTATE OF BARRY H. CROMER,  
DECEASED  
Late of Carroll Twp., York County, PA.  
Executor: William K. Cromer, c/o Stone,  
Wiley & Linsbach, PC, 3 N. Baltimore  
Street, Dillsburg, PA 17019  
Attorney: Stone, Wiley & Linsbach, PC, 3  
N. Baltimore Street, Dillsburg, PA 17019  
06.22-3t

ESTATE OF JAMES A. DENNISTON,  
DECEASED  
Late of York Twp., York County, PA.  
Executor: Deanna M. Denniston, c/o  
McNees Wallace and Nurick LLC, 570  
Lausch Lane, Suite 200, Lancaster, PA  
17601  
Attorney: Vance E. Antonacci, Esquire,  
McNees Wallace and Nurick LLC, 570  
Lausch Lane, Suite 200, Lancaster, PA  
17601 06.22-3t

ESTATE OF KIMBERLY L. DUNCKER,  
DECEASED  
Late of Springettsbury Twp., York County,  
PA.  
Administrator: Cory Duncker, 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  
06.22-3t

ESTATE OF LUCILLE A. FETTEROLF,  
DECEASED  
Late of Springettsbury Twp., York County,  
PA.  
Executor: Craig S. Fetterolf, 6858 Walnut  
Hills Drive, Brentwood, TN 37027  
Attorney: D. Michael Craley, Esquire, 246  
West Broadway, Lower Level, Red Lion,  
PA 17356 06.22-3t

ESTATE OF DONALD J. FRITZ, DECEASED  
Late of York City, York County, PA.  
Executor: Douglas J. Fritz, c/o Bellomo &  
Associates, LLC, 3198 East Market Street,  
York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198  
East Market Street, York, PA 17402  
06.22-3t

ESTATE OF GREGORY C. HOPWOOD,  
DECEASED  
Late of Dover Boro., York County, PA.  
Administrator: Michael J. Hopwood, 45  
South Aspen Drive, Mount Joy, PA 17552  
06.22-3t

ESTATE OF THOMAS M. KOTARSKI,  
DECEASED  
Late of York Twp., York County, PA.  
Executrix: Cathy Lynn Chapman, a/k/a  
Cathy Aucoin, c/o Richard R. Reilly,  
Esquire, 54 N. Duke Street, York, PA  
17401  
Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke Street, York, PA 17401 06.22-3t

ESTATE OF DAISY M. KUMP, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Michael P. Kump, c/o John M.  
Ogden, Esquire, 110 North George Street,  
York, PA 17401  
Attorney: John M. Ogden, Esquire, 110  
North George Street, York, PA 17401  
06.22-3t

ESTATE OF ELIZABETH M. LIVINGSTON,  
DECEASED  
Late of Carroll Twp., York County, PA.  
Executor: Beverly K. Thayer, c/o Stone,  
Wiley & Linsbach, PC, 3 N. Baltimore  
Street, Dillsburg, PA 17019  
Attorney: Stone, Wiley & Linsbach, PC, 3  
N. Baltimore Street, Dillsburg, PA 17019  
06.22-3t

ESTATE OF MARY I. RIFE, a/k/a MARY IDA  
RIFE, DECEASED  
Late of West Manchester Twp., York County,  
PA.  
Executrix: Wilhelmina Wiand, c/o Richard  
R. Reilly, Esquire, 54 N. Duke Street,  
York, PA 17401  
Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke Street, York, PA 17401 06.22-3t

ESTATE OF DARLENE M. ROHRBAUGH,  
DECEASED

Late of Penn Twp., York County, PA.  
Executor: Diana L. Morea, 816 York Street,  
Hanover, PA 17331 06.22-3t

ESTATE OF DONALD K. SMYSER,  
DECEASED

Late of York Twp., York County, PA.  
Executrix: Joyan E. Livingston, c/o Andrea  
S. Anderson, Esquire, 901 Delta Road,  
Red Lion, PA 17356  
Attorney: Andrea S. Anderson, Esquire, 901  
Delta Road, Red Lion, PA 17356 06.22-3t

ESTATE OF LORRAINE S. SNYDER,  
DECEASED

Late of York Twp., York County, PA.  
Executor: Michael E. Snyder, c/o Michael B.  
Scheib, Esquire, 110 South Northern Way,  
York, PA 17402  
Attorney: Michael B. Scheib, Esquire, 110  
South Northern Way, York, PA 17402 06.22-3t

ESTATE OF CHARLOTTE M. TOMS, a/k/a  
CHARLOTTE L. TOMS, DECEASED

Late of West Manheim Twp., York County,  
PA.  
Executor: John W. Toms, c/o Gates & Gates,  
P.C., 250 York Street, Hanover, PA 17331  
Attorney: Rachel L. Gates, Esquire Gates &  
Gates, P.C., 250 York Street, Hanover, PA  
17331 06.22-3t

ESTATE OF GARY L. WOLFORD,  
DECEASED

Late of Heidelberg Twp., York County, PA.  
Administratrix: Janet L. Heist, c/o Elder  
Law Firm of Robert Clofine, 340 Pine  
Grove Commons, York, PA 17403  
Attorney: Joy L. Kolodzi, Esquire, Elder  
Law Firm of Robert Clofine, 340 Pine  
Grove Commons, York, PA 17403 06.22-3t

ESTATE OF MELVIN LEE WOLPERT,  
DECEASED

Late of West Manchester Twp., York County,  
PA.  
Administrator: Marcia Buchness, 107 School  
Street, Chestertown, MD 21620  
Attorney: Steven M. Carr, Esquire, Ream,  
Carr, Markey Woloshin & Hunter LLP, 119  
E. Market Street, York, PA 17401 06.22-3t

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**CIVIL NOTICES**

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**CHANGE OF NAME**

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

NOTICE is hereby given that on May 12, 2023, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Kelley Smith to Kelley Lee Smith Campbell. The Court has fixed the day of Tuesday, July 28, 2023 at 10:00 a.m. in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

07.06-1t

Solicitor

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

NOTICE is hereby given that on March 30, 2023, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of SANDRA AUGUSTINE, a/k/a SANDRA AUGUSTINE HENRY, a/k/a SANDRA HENRY, a/k/a SANDRA ELIZABETH HENRY to SANDRA ELIZABETH HENRY. The Court has fixed the day of July 18, 2023 at 10:00 a.m. in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

07.06-1t

Solicitor

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**SHERIFF SALES**

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. BILKISU ABUBAKAR-MOHAMMED, Docket Number: 2022-SU-000658. 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:

BILKISU ABUBAKAR-MOHAMMED

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

241 Newberry Street, York, PA 17401  
Parcel No.: 05-085-02-0018.00-00000

(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$109,473.19

Attorney for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 241 NEWBERRY STREET, YORK, PA 17401

UPI# 050850200180000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING LLC vs. CHARLES B. ARENTZ and JESSICA L. ARENTZ, Docket Number: 2022-SU-000195. 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 B. ARENTZ  
JESSICA L. ARENTZ

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

50 DELAWARE DRIVE, YORK HAVEN, PA 17370

Parcel No.: 39 -000-26-0087..0-0-00000

(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$171,550.20

Attorney for Plaintiff  
KML Law Group, P.C.

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

UPI# 390002600870000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: QUICKEN LOANS, LLC FKA QUICKEN LOANS INC. vs. ROGER W. AXE Docket Number: 2022-SU-000341 Plaintiff(s). 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:

ROGER W. AXE

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

100 1ST AVENUE, RED LION, PA 17356  
Parcel No.: 82-000-05-0318.00-00000

(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$115,876.40

Attorney for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 100 1ST AVENUE, RED LION, PA 17356

UPI# 820000503180000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: C & S SERVICE CENTER INC. vs. DAVID E. BARTO Docket Number: 2022-NO-002759. 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 E. BARTO

UPI No. 53-000-GL-0006.B0-00000

PROPERTY ADDRESS: LOT ON BETHLEHEM CHURCH ROAD, WINDSOR TOWNSHIP, PA 17356

UPI# 53000GL0006B000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SANTANDER BANK, N.A. vs. WARREN BELL Docket Number: 2022-SU-002838. 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:

WARREN BELL

By virtue of a Writ of Execution No. 2022-SU-002838

SANTANDER BANK, N.A.

v.  
WARREN BELL

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

1641 VIRGINIA AVE, DOVER, PA 17315  
Tax ID No. 24-000-07-0023.00-0000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$144,777.16

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 1641 VIRGINIA AVENUE, DOVER, PA 17315

UPI# 240000700230000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MIDFIRST BANK vs. KIRSTEN BEVILACQUA SOLELY IN HER CAPACITY AS HEIR OF DWAYNE A. DUBS, DECEASED; DAUNE DUBS SOLELY IN HER CAPACITY AS HEIR OF DWAYNE A. DUBS, DECEASED; MICHAEL DUBS SOLELY IN HIS CAPACITY AS HEIR OF DWAYNE A. DUBS, DECEASED; JASON DUBS SOLELY IN HIS CAPACITY AS HEIR OF DWAYNE A. DUBS, DECEASED; and THE UNKNOWN HEIRS OF DWAYNE A. DUBS DECEASED Docket Number: 2022-SU-000800. 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:

KIRSTEN BEVILACQUA SOLELY IN HER CAPACITY AS HEIR OF DWAYNE A. DUBS, DECEASED  
DAUNE DUBS SOLELY IN HER CAPACITY AS HEIR OF DWAYNE A. DUBS, DECEASED  
MICHAEL DUBS SOLELY IN HIS CAPACITY AS HEIR OF DWAYNE A. DUBS, DECEASED  
JASON DUBS SOLELY IN HIS CAPACITY AS HEIR OF DWAYNE A. DUBS, DECEASED  
THE UNKNOWN HEIRS OF DWAYNE A. DUBS DECEASED

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

being

206 South Forney Avenue Hanover PA 17331  
PARCEL #: 670000702510000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$135,631.87

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 206 SOUTH FORNEY AVENUE, HANOVER, PA 17331

UPI# 670000702510000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. DOUGLAS BROOM and ABIGAIL KNAUB Docket Number: 2023-SU-000245. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DOUGLAS BROOM  
ABIGAIL KNAUB

ALL THAT CERTAIN tract of ground situate in Monaghan Township, York County, Commonwealth of Pennsylvania, as more particularly described in a Subdivision Plan of Charles W. Junkins, Professional Surveyor, dated August 3, 1984 and recorded in York County Plan Book EE, Page 641

BEING KNOWN AND NUMBERED as 21 North York Road, Dillsburg, Pennsylvania.

Tax ID: 38-000-PD-0077.A0-00000

Owners: Douglas Broom and Abigail Knaub

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

UPI# 38000PD0077A000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York

County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CHALET SERIES IV TRUST vs. MARY ANN BRYANT IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF JEFFREY S. BRYANT Docket Number: 2017-SU-001241. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MARY ANN BRYANT IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF JEFFREY S. BRYANT

By virtue of Writ of Execution No.

U.S. Bank Trust National Association, as Trustee of the Chalet Series IV Trust v Mary Ann Bryant in her capacity as Executrix and Devisee of the Estate of Jeffrey S. Bryant

Docket Number: 2017-SU-001241

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

Commonly known as: 107 East King Street, Dallastown, PA 17313

Parcel Number: 54-000-28-0176.00-00000  
Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount:\$ 140,875.82

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

PROPERTY ADDRESS: 107 EAST KING STREET, DALLASTOWN, PA 17313

UPI# 540002801760000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. JOHN R. CARTER JR. A/K/A JOHN R. CARTER Docket Number: 2023-SU-000220. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN R. CARTER JR. A/K/A JOHN R. CARTER

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

1372 South George Street, York, PA 17403  
Parcel No.: 48-000-24-0028.00-00000  
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$84,526.39

Attorney for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 1372 SOUTH GEORGE STREET, YORK, PA 17403

UPI# 480002400280000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. GEORGE E. CLARK, GLENDA C. CLARK, and UNITED STATES OF AMERICA Docket Number: 2022-SU-001884. 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:

GEORGE E. CLARK  
GLENDA C. CLARK  
UNITED STATES OF AMERICA

Docket No. 2022-SU-001884

Description:ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF WEST MANHEIM, COUNTY OF YORK, AND COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED AS INSTRUMENT NUMBER 2017049180.

Parcel No. 52-000-18-0307.00-00000

Property: 137 Louvain Drive, Hanover, PA 17331

Improvements: Residential Property

PROPERTY ADDRESS: 137 LOUVAIN DRIVE, HANOVER, PA 17331

UPI# 520001803070000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SPECIALIZED LOAN SERVICING LLC vs. RICHARD J. CONARD, JR. Docket Number: 2022-SU-001922. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

RICHARD J. CONARD, JR.

ALL THAT CERTAIN TRACT OF LAND SITUATE, LYING AND BEING IN WEST MANHEIM TOWNSHIP, YORK COUNTY, PENNSYLVANIA

BEING KNOWN AS: 64 FROGTOWN ROAD HANOVER, PA 17331

BEING PARCEL NUMBER: 52-000-BE-0040. P0-00000

IMPROVEMENTS: RESIDENTIAL

PROPERTY

PROPERTY ADDRESS: 64 FROGTOWN ROAD, HANOVER, PA 17331

UPI# 52000BE0040P000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. BARRY COWDEN SOLELY IN HIS CAPACITY AS HEIR OF JOSEPH COWDEN, DECEASED AND THE UNKNOWN HEIRS OF JOSEPH COWDEN DECEASED Docket Number: 2022-SU-001974. 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:

BARRY COWDEN SOLELY IN HIS CAPACITY AS HEIR OF JOSEPH COWDEN, DECEASED  
THE UNKNOWN HEIRS OF JOSEPH COWDEN DECEASED

Owner(s) of property situate in the HOPEWELL TOWNSHIP, York County, Pennsylvania, being

20 Scarborough Fare, Stewartstown, PA 17363  
Parcel No.: 32-000-02-0106.00-00000  
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$238,582.53

Attorney for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 20 SCARBOROUGH FARE, STEWARTSTOWN, PA 17363

UPI# 320000201060000000

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,  
 7.06-3t York County, Pennsylvania

1 vs. GENE T. DAVIS Docket Number: 2020-SU-001810. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

UPI# 57000010002A000000

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.

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. DAVID TAZWELL COX, III Docket Number: 2022-SU-002150. 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:

GENE T. DAVIS

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

1323 Bridgeton Road, Fawn Grove, PA 17321  
 Parcel No.: 28000CN0053B000000  
 (Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$15,975.95

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 7.06-3t York County, Pennsylvania

AS THE REAL ESTATE OF:

DAVID TAZWELL COX, III

By virtue of a Writ of Execution No. 2022-SU-002150

FREEDOM MORTGAGE CORPORATION  
 v.  
 DAVID TAZWELL COX III

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

6 CIRCLE DR, JACOBUS, PA 17407  
 Tax ID No. 72-000-02-0105.A0-00000  
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING  
 Judgment Amount: \$226,432.40

Attorneys for Plaintiff  
 Brock & Scott, PLLC

Attorney for Plaintiff  
 KML Law Group, P.C.

PROPERTY ADDRESS: 1323 BRIDGETON ROAD, FAWN GROVE, PA 17321

UPI# 28000CN0053B000000

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,  
 7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-6, ASSET-BACKED CERTIFICATES, SERIES 2006-6 vs. CURTIS L. DEVANCE, DARCY L. DEVANCE AKA DARCY DEVANCE, and THE UNITED STATES OF AMERICA C/O THE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PENNSYLVANIA Docket Number: 2017-SU-002332. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CURTIS L. DEVANCE  
 DARCY L. DEVANCE AKA DARCY DEVANCE  
 THE UNITED STATES OF AMERICA C/O THE U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

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

1097 SILVER MAPLE CIRCLE, SEVEN VALLEYS, PA 17360  
 Parcel No. 47-000-09-0277.0  
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$768,183.83

Attorneys for Plaintiff  
 KML Law Group, P.C.

PROPERTY ADDRESS: 1097 SILVER MAPLE CIRCLE, SEVEN VALLEYS, PA 17360

UPI# 470000902770000000

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

PROPERTY ADDRESS: 6 CIRCLE DRIVE, JACOBUS, PA 17407

UPI# 72000020105A000000

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,  
 7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. MICHELLE L. DENTON and CHRISTIAN P. DENTON Docket Number: 2022-SU-000747. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHELLE L. DENTON  
 CHRISTIAN P. DENTON

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

814 Chestnut Street Delta PA 17314  
 PARCEL #: 57000010002A000000  
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$267,044.21

Attorneys for Plaintiff  
 KML Law Group P.C.

PROPERTY ADDRESS: 814 CHESTNUT STREET, DELTA, PA 17314

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS CERTIFICATE TRUSTEE FOR NNPL TRUST SERIES 2012-

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CSMC 2020-RPL2 TRUST vs. RENE J. DIETZ Docket Number: 2023-SU-000418. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

RENE J. DIETZ

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

ALSO KNOWN AS 6829 Pleasantview Drive, Thomasville, PA 17364

PARCEL ID 42000HE0028U000000

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

PROPERTY ADDRESS: 6829 PLEASANTVIEW DRIVE, THOMASVILLE, PA 17364

UPI# 42000HE0028U000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY

GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PLANET HOME LENDING, LLC vs. BRADLY DIVELY Docket Number: 2022-SU-002141. 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:

BRADLY DIVELY

Docket No. 2022-SU-002141

Description: ALL the following described piece, parcel or tract of land, with the improvements thereon erected, situate, lying and being in Penn Township, York County, Pennsylvania, as more fully described in Book 2529, Page 8170.

Parcel No. 44-000-13-0010.B0-00000

Property: 645 Black Rock Road, Hanover, PA 17331

Improvements: Residential Property

PROPERTY ADDRESS: 645 BLACK ROCK ROAD, HANOVER, PA 17331

UPI# 44000130010B000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK vs. DAVID J. DIXON, JR Docket Number: 2022-SU-002043. 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. DIXON, JR

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2022-SU-002043

TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK

v. DAVID J. DIXON JR

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

2778 WOODMONT DR, YORK, PA 17404  
Tax ID No. 36-000-33-0101.00-00000

(Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$114,814.84

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 2778 WOODMONT DRIVE, YORK, PA 17404

UPI# 360003301010000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-HE1, ASSET-BACKED CERTIFICATES SERIES 2006-HE1 vs. HERMAN A. ELLISON and MONICA ELLISON AKA MONICA L. ELLISON Docket Number: 2016-SU-000215-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

HERMAN A. ELLISON  
MONICA ELLISON AKA MONICA L. ELLISON

Property of Monica Ellison

Execution No. 2016-SU-000215-06

Judgment Amount: \$534,165.56

All the right title, interest and claim of Monica Ellison, of in and to:

Property located at 16698 Grant Court, within the Township of Shrewsbury, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2274, at page 1940, as Instrument No. 2014013491.

Parcel Identification No. 45-000-11-0010-00.00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue North Wales, PA 19454

PROPERTY ADDRESS: 16698 GRANT COURT, SHREWSBURY, PA 17361

UPI# 450001100100000000

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, 7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. ZAN B. FORD, JR. and ROSETTA FORD Docket Number: 2022-SU-001646. 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:

ZAN B. FORD, JR. ROSETTA FORD

Docket No. 2022-SU-001646

Description:ALL those certain two lots of ground with improvements thereon situate, lying and being in the Township of Jackson in York County, Commonwealth of Pennsylvania, as more fully described in Book 2453, Page 5472

Parcel No. 33-000-02-0077.00-00000

Property: 119 Pine Springs Blvd., York, PA 17408

Improvements: Residential Property PROPERTY ADDRESS: 119 PINE SPRINGS BOULEVARD, YORK, PA 17408

UPI# 330000200770000000

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, 7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs. MAUREEN GARRETT, LEE GARRETT and THE UNITED STATES OF AMERICA Docket Number: 2019-SU-002860. 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:

MAUREEN GARRETT LEE GARRETT THE UNITED STATES OF AMERICA

Docket No. 2019-SU-002860

Description:ALL THAT CERTAIN parcel of land in Manchester Township, York County, Commonwealth of PA, as more fully described in Book 660, Page 151.

Parcel No. 36-000-02-0039.00-00000

Property: 2628 N. George Street, York, PA 17406

Improvements: Residential Property

PROPERTY ADDRESS: 2628 NORTH GEORGE STREET, YORK, PA 17406

UPI# 360000200390000000

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, 7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs.

SARA C. GORDON AKA SARA C. CROMER and GEORGE E. GORDON, III Docket Number: 2022-SU-000154. 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:

SARA C. GORDON AKA SARA C. CROMER GEORGE E. GORDON, III

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

1315 BROADWAY, HANOVER, PA 17331 Parcel No.: 67-000-01-0009.00-00000 (Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$135,844.05

Attorney for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 1315 BROADWAY, HANOVER, PA 17331

UPI# 670000100090000000

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, 7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. JULIA GRECO Docket Number: 2023-SU-000509. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JULIA GRECO

SHERIFF'S SALE

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

Pennsylvania Housing Finance Agency, Plaintiff vs Julia Greco, Defendant

Real Estate: 3154 NORTH GEORGE STREET

EMIGSVILLE, PA 17318

Municipality: Manchester Township

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

See Instrument #: 2018-022750

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

Assessment: \$96,700

Improvements thereon: a residential dwelling  
house as identified above.

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

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

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

UPI# 360000100540000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY  
GIVEN THAT on August 7, 2023 At 2:00  
O'Clock, PM, prevailing time, by virtue of a  
Writ of Execution issued out of the Court of  
Common Pleas of York County, Pennsylvania  
on Judgment of: CASCADE FUNDING  
MORTGAGE TRUST HB7 vs. NATALIE A.  
GROSS Docket Number: 2017-SU-000177.  
And to me directed, I will expose at public sale at  
<https://york.pa.realforeclose.com/> the following  
real estate to wit:

AS THE REAL ESTATE OF:

NATALIE A. GROSS

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

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

Improvements thereon: Residential Dwelling

Judgment Amount \$147,609.91

Attorney for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 3185 BARLEY  
CIRCLE, DOVER, PA 17315

UPI# 24000JG007900C0041

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY  
GIVEN THAT on August 7, 2023 At 2:00  
O'Clock, PM, prevailing time, by virtue of a  
Writ of Execution issued out of the Court of  
Common Pleas of York County, Pennsylvania on  
Judgment of: U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS OWNER  
TRUSTEE FOR LEGACY MORTGAGE  
ASSET TRUST 2017-RPL2 vs. CHARLES B.  
HAGAN Docket Number: 2023-SU-000399.  
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 B. HAGAN

ALL THAT CERTAIN TRACT OF LAND  
SITUATE IN THE TOWNSHIP OF WEST  
MANCHESTER, COUNTY OF YORK,  
COMMONWEALTH OF PENNSYLVANIA  
AND BEING DESIGNATED AS LOT 6 ON A  
FINAL PLAN OF SUBDIVISION PREPARED  
FOR FREESTATE PARTNERSHIP BY  
WORLEY SURVEYING, DATED JANUARY  
17, 2001 AND RECORDED IN THE OFFICE  
OF THE RECORDER OF DEEDS IN AND  
FOR YORK COUNTY, PENNSYLVANIA IN  
PLAN BOOK RR, PAGE 182

Parcel No. 52-000-AE-0090.E

Address: 2200 Garrett Road, Hanover, PA 17331

Owner: Charles B. Hagan

PROPERTY ADDRESS: 2200 GARRETT  
ROAD, HANOVER, PA 17331

UPI# 52000AE0090E000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY  
GIVEN THAT on August 7, 2023 At 2:00  
O'Clock, PM, prevailing time, by virtue of a  
Writ of Execution issued out of the Court of  
Common Pleas of York County, Pennsylvania  
on Judgment of: WELLS FARGO TRUSTEE,  
ON BEHALF OF REGISTERED HOLDERS  
OF BEAR STEARNS ASSET-BACKED  
SECURITIES I TRUST 2007-AC3, ASSET-  
BACKED CERTIFICATES, SERIES 2007-  
AC3 vs. MELINDA S. HARBOLD Docket  
Number: 2023-SU-000576. And to me directed,  
I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate  
to wit:

AS THE REAL ESTATE OF:

MELINDA S. HARBOLD

Owner(s) of property situate in the BOROUGH  
OF DOVER, York County, Pennsylvania, being

76 RESERVOIR DRIVE AKA 76 SOUTH  
RESERVOIR DRIVE, DOVER, PA 17315  
Parcel No.: 590000200380000000  
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$478,978.63

Attorney for Plaintiff  
KML Law Group, P.C.

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

UPI# 590000200380000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY  
GIVEN THAT on August 7, 2023 At 2:00  
O'Clock, PM, prevailing time, by virtue of a  
Writ of Execution issued out of the Court of  
Common Pleas of York County, Pennsylvania  
on Judgment of: CARRINGTON MORTGAGE  
SERVICES, LLC vs. JOHN M. HEDRICK and  
BRENDA M. HEDRICK Docket Number: 2022-  
SU-002785. And to me directed, I will expose at

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

AS THE REAL ESTATE OF:

JOHN M. HEDRICK  
BRENDA M. HEDRICK

Docket No. 2022-SU-002785

Description: ALL that certain tract of land with the improvements thereon erected situate in Dallastown Borough, York County, Commonwealth of Pennsylvania, as more fully described in Book 1401, Page 5281.

Parcel No. 56-000-05-0017.00-00000

Property: 671 Colonial Drive, Dallastown, PA 17313

Improvements: Residential Property

PROPERTY ADDRESS: 671 COLONIAL DRIVE, DALLASTOWN, PA 17313

UPI# 560000500170000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES NC 2005-HE8, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES NC 2005-HE8 vs. BRENDA L. HILTON and JAMES L. HILTON, SR. Docket Number: 2011-SU-000231-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRENDA L. HILTON  
JAMES L. HILTON, SR.

Property of Brenda L. Hilton and James L. Hilton, Sr.

Execution No. 2011-SU-000231-06

Judgment Amount: \$297,415.60

All the right title, interest and claim of Brenda

L. Hilton and James L. Hilton, Sr., of in and to:

Property located at 365 Stabley Lane, within the Windsor Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1745, at page 1773.

Parcel Identification No. 530003401160000000

Attorney: Hladik, Onorato & Federman, LLP  
Address: 298 Wissahickon Avenue, North Wales, PA 19454

PROPERTY ADDRESS: 365 STABLEY LANE, WINDSOR, PA 17366

UPI# 530003401160000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. THORNELL HUDSON, III Docket Number: 2022-SU-000543. 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:

THORNELL HUDSON, III

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

726 Irwin Court, York, PA 17404  
Parcel No.: 14-476-11-0032.000-00000  
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$84,480.41

Attorney for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 726 IRWIN COURT, YORK, PA 17404

UPI# 144761100320000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. TYLER LIGHTY Docket Number: 2017-SU-000626. 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:

TYLER LIGHTY

Property of Tyler Lighty

Execution No. 2017-SU-000626

Judgment Amount: \$93,847.76

All the right title, interest and claim of Tyler Lighty, of in and to:

Property located at 5712 Susquehanna Trail, within Conewago Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2337, at page 4096, as Instrument No. 2015041410.

Parcel Identification No. 23-000-02-0005.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 5712 SUSQUEHANNA TRAIL, MANCHESTER, PA 17345

UPI# 230000200050000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on August 7, 2023 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. SAMANTHA A. LUCKENBAUGH and THE UNITED STATES OF AMERICA Docket Number: 2022-SU-000427. 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:

SAMANTHA A. LUCKENBAUGH  
THE UNITED STATES OF AMERICA

Docket No. 2022-SU-00427

Description:ALL THAT CERTAIN ALL THAT CERTAIN described lot of ground, with improvements thereon erected, situate in the Fourteenth Ward, City of York, formerly West Manchester Township, York County, Pennsylvania, as more fully described in Book 2369, Page 785.

Parcel No. 14-493-14-0010.00-0000

Property: 831 Florida Ave York, PA 17404

Improvements: Residential Property

PROPERTY ADDRESS: 831 FLORIDA AVENUE, YORK, PA 17404

UPI# 144931400100000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MOVEMENT MORTGAGE, LLC vs. JONATHAN DAVID MCCANN and JACQUELINE DANIELLE FERRIOLA Docket Number: 2022-SU-002823. 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:

JONATHAN DAVID MCCANN  
JACQUELINE DANIELLE FERRIOLA

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2022-SU-002823

MOVEMENT MORTGAGE, LLC  
v.  
JONATHAN DAVID MCCANN;  
JACQUELINE DANIELLE FERRIOLA

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

1410 WINDSOR RD, RED LION, PA 17356  
Tax ID No. 53-000-HK-0095-00-00000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$201,397.31

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 1410 WINDSOR ROAD, RED LION, PA 17356

UPI# 53000HK009500000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MIDFIRST BANK vs. JULIE A. MILLER and KEVIN M. MILLER Docket Number: 2022-SU-001864. 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:

JULIE A. MILLER  
KEVIN M. MILLER

Owner(s) of property situate in the BOROUGH OF HANOVER, YORK County, Pennsylvania, being  
673 Broadway Hanover PA 17331  
PARCEL #: 67000030053D000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount \$122,194.98  
Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 673 BROADWAY,

HANOVER, PA 17331

UPI# 67000030053D000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK vs. GARY C. MUEHLBERGER and HEIDI M. MUEHLBERGER Docket Number: 2023-SU-000477. 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:

GARY C. MUEHLBERGER  
HEIDI M. MUEHLBERGER

Owner(s) of property situate in the PEACH BOTTOM TOWNSHIP, York County, Pennsylvania, being

95 Laurel Drive, Airville, PA 17302  
Parcel No.: 43-000-02-0343.00-00000  
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$95,759.83

Attorney for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 95 LAUREL DRIVE, AIRVILLE, PA 17302

UPI# 430000203430000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY

GIVEN THAT on August 7, 2023 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. DOUGLAS E MYERS Docket Number: 2022-SU-003087. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

DOUGLAS E MYERS

ALL that certain tract of land, with the improvements thereon erected, situate, lying and being in the Township of Dover, County of York and Commonwealth of Pennsylvania, being Lot No. 25 as shown on a Final Plan of Admire Springs, Phase I, dated February 1990, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book KK, page 386, more fully bounded, limited and described as follows, to wit:

Property Address: 2790 Admire Springs Drive, Dover, PA 17315

Parcel No. 24-000-JF-0057.L0-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2022-SU-003087

Judgment: \$223,368.34

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Douglas E Myers  
PROPERTY ADDRESS: 2790 ADMIRE SPRINGS DRIVE, DOVER, PA 17315

UPI# 24000JF0057L000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. KEVIN D. PERKINS Docket Number: 2020-SU-000720. 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:

KEVIN D. PERKINS

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

473 Short Road, Thomasville, PA 17364

Parcel No.: 33000IF00490000000

(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$145,537.50

Attorney for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 473 SHORT ROAD, THOMASVILLE, PA 17364

UPI# 33000IF00490000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MOVEMENT MORTGAGE, LLC vs. HANNAH L RUNKLE Docket Number: 2022-SU-002984. 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:

HANNAH L RUNKLE

TRACT NO. 1

ALL the following described three lots of land with the improvements thereon erected, located in Conewago Heights, Newberry Township, York County, Pennsylvania as shown on a certain plan of “Conewago Heights”, recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, Deed Book 23-S, page 701, more particularly described as follows, to wit:

TRACT NO. 2

ALL the following described three lots of land, situate in Conewago Heights, Newberry Township, York County, Pennsylvania, as shown on a plan of “Conewago Heights”, recorded in Deed Book 23-S, page 701, in the Office of the Recorder of Deeds in and for York County Pennsylvania more particularly described as follows, to wit:

ALSO KNOWN AS 775 2nd Ave, Manchester, PA 17345

PARCEL ID 39-000-01-0030.00-00000

BEING the same premises which 500, Inc by Deed dated December 2, 2021 and recorded in the Office of Recorder of Deeds of York County on December 3, 2021 at Book 2697, Page2379 granted and conveyed unto Hannah L Runkle, as single woman, as sole owner.

PROPERTY ADDRESS: 775 2ND AVENUE, MANCHESTER, PA 17345

UPI# 390000100300000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: GOLDSBORO MUNICIPAL AUTHORITY vs. JOSHUA E. SHAVER Docket Number: 2021-SU-000351. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JOSHUA E. SHAVER

Owner(s) of property situate in the Borough of Goldsboro, County of York, and Commonwealth of Pennsylvania, being

14 West Broadway, Etters, PA 17319  
Parcel No. 65-000-01-0115.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Attorneys for Plaintiff  
Johnson Duffie Stewart & Weidner, P.C.

PROPERTY ADDRESS: 14 WEST BROADWAY, ETTERS, PA 17319-8962

UPI# 650000101150000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC vs. BRITTANY A. SHULTZ and AARON SHULTZ Docket Number: 2023-SU-000250. 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:

BRITTANY A. SHULTZ  
AARON SHULTZ

ALL THAT CERTAIN lot or tract of land situated in Conewago Township, York County, and said lands known as Lot 112 as shown on a Final Subdivision Plan of Stonegate Commons - Phase III; prepared by Johnston and Associates, Inc. Drawing No. 2007-48 for Gerald R. Horst Sheet 4 of 9 as revised 7/13/2017 and recorded in the Office of the Recorder of Deeds in and for York County on 3/21/2019 in Plan Book 2510 Page 865, bounded and described as follows:

Property Address: 125 Old Stone Way, York, PA 17406

Parcel No. 23-000-07-0112.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-000250

Judgment: \$236,888.59

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Brittany A. Shultz and Aaron Shultz

PROPERTY ADDRESS: 125 OLD STONE WAY, YORK, PA 17406

UPI# 230000701120000000

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,

7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs. MICHELE T. SIMCOE; DUSTIN SIMCOE A/K/A DUSTIN K. SIMCOE, AS ADMINISTRATOR AND HEIR OF THE ESTATE OF KENNETH J. SIMCOE A/K/A KENNETH JOSEPH SIMCOE A/K/A KEN SIMCOE; NICOLE SHANABROUGH, IN HER CAPACITY AS HEIR OF KENNETH J. SIMCOE A/K/A KENNETH JOSEPH SIMCOE A/K/A KEN SIMCOE; JACQUELINE SIMCOE-SPEARY, IN HER CAPACITY AS HEIR OF KENNETH J. SIMCOE A/K/A KENNETH JOSEPH SIMCOE A/K/A KEN SIMCOE; and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KENNETH J. SIMCOE A/K/A KENNETH JOSEPH SIMCOE A/K/A KEN SIMCOE Docket Number: 2021-SU-000368. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHELE T. SIMCOE  
DUSTIN SIMCOE A/K/A DUSTIN K. SIMCOE, AS ADMINISTRATOR AND HEIR OF THE ESTATE OF KENNETH J. SIMCOE A/K/A KENNETH JOSEPH SIMCOE A/K/A KEN SIMCOE  
NICOLE SHANABROUGH, IN HER CAPACITY AS HEIR OF KENNETH J. SIMCOE A/K/A KENNETH JOSEPH SIMCOE A/K/A KEN SIMCOE  
JACQUELINE SIMCOE-SPEARY, IN HER CAPACITY AS HEIR OF KENNETH J. SIMCOE A/K/A KENNETH JOSEPH SIMCOE A/K/A KEN SIMCOE  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KENNETH J. SIMCOE A/K/A KENNETH JOSEPH SIMCOE A/K/A KEN SIMCOE

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

BEING KNOWN AS: 330 W MARKET ST., BOROUGH OF HALLAM, PA 17406

BEING PARCEL NUMBER: 66-000-01-0062.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 330 WEST MARKET STREET, HALLAM, PA 17406

UPI# 660000100620000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION vs. TODD E. SPAHR and TESSA M. SPAHR Docket Number: 2023-SU-000535. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TODD E. SPAHR  
TESSA M. SPAHR

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF TODD E. SPAHR AND TESSA M. SPAHR OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE FAIRVIEW TOWNSHIP, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA, HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 511 BRENNEMAN DRIVE, LEWISBERRY, PA 17339. DEED BOOK VOLUME 2080, PAGE 674, PARCEL NUMBER 27-000-QE-0017.B0-00000.

Property Address: 511 Brenneman Drive, Lewisberry, PA 17339

Assessment Number: 27-000-QE-0017.B0-00000

Judgment Amount: \$120,196.29

PROPERTY ADDRESS: 511 BRENNEMAN DRIVE, LEWISBERRY, PA 17339

UPI# 27000QE0017B000000

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,  
7.06-3t York County, Pennsylvania

KEITH L. TATE Docket Number: 2022-SU-001233. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

ALSO KNOWN AS: 25 W Maple Avenue , Shrewsbury , PA 17361

PARCEL ID 84-000-02-0061.A0-00000

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES vs. MATTHEW W. TALLMAN A/K/A MATTHEW WILLIAM TALLMAN** Docket Number: 2022-SU-003122. 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:

KEITH L. TATE

By virtue of a Writ of Execution No. 2022-SU-001233

Towne Mortgage Company  
v.  
Keith L. Tate

BEING the same premises which MELISSA HENDRIX, A SINGLE PERSON, BY HER AGENT, BRADLEY J. LEBER, JOINED BY HER FORMER HUSBAND, STEVEN GIBSON, A SINGLE PERSON, BY HIS AGENT BRADLEY J. LEBER by Deed dated 12/29/2017 and recorded in the Office of Recorder of Deeds of York County on 12/29/2017 at Book 2453, Page 5837 granted and conveyed unto BERTA LINETTE MCLAIN, AN UNMARRIED WOMAN. BERTA LINETTE MCLAIN departed this life on October 22, 2020.

AS THE REAL ESTATE OF:

**MATTHEW W. TALLMAN A/K/A MATTHEW WILLIAM TALLMAN**

3720 Village Road, Dover, PA 17315

Parcel No. 24-000-35-0017.00-00000  
(Acreage or street address)

PROPERTY ADDRESS: 25 WEST MAPLE AVENUE, SHREWSBURY, PA 17361

UPI# 84000020061A000000

Property of Matthew W. Tallman

Execution No. 2022-SU-003122

Judgment Amount: \$106,522.76

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$327,377.30

All the right title, interest and claim of Matthew W. Tallman, of in and to:

Attorneys for Plaintiff  
Orlans PC

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.

Property located at 1252 West Poplar Street, within the Borough of West York, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2529, at page 2432, as Instrument No. 2019033298.

PROPERTY ADDRESS: 3720 VILLAGE ROAD, DOVER, PA 17315

UPI# 240003500170000000

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

7.06-3t York County, Pennsylvania

Parcel Identification No. 88-000-03-0099.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 1252 WEST POPLAR STREET, YORK, PA 17404

UPI# 880000300990000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: **LAKEVIEW LOAN SERVICING, LLC vs. THE UNKNOWN HEIRS OF NORMAN R. ZEIGLER A/K/A NORMAN R. ZEIGLER JR DECEASED; JEFFREY ZEIGLER SOLELY IN HIS CAPACITY AS HEIR OF NORMAN R. ZEIGLER A/K/A NORMAN R. ZEIGLER JR, DECEASED; MICHAEL ZEIGLER SOLELY IN HIS CAPACITY AS HEIR OF NORMAN R. ZEIGLER A/K/A NORMAN R. ZEIGLER JR, DECEASED; and STEVEN ZEIGLER SOLELY IN HIS CAPACITY AS HEIR OF NORMAN R. ZEIGLER, DECEASED** Docket Number: 2022-SU-000019. 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:

THE UNKNOWN HEIRS OF NORMAN R. ZEIGLER A/K/A NORMAN R. ZEIGLER JR DECEASED  
JEFFREY ZEIGLER SOLELY IN HIS CAPACITY AS HEIR OF NORMAN R. ZEIGLER A/K/A NORMAN R. ZEIGLER JR, DECEASED  
MICHAEL ZEIGLER SOLELY IN HIS CAPACITY AS HEIR OF NORMAN R. ZEIGLER A/K/A NORMAN R. ZEIGLER JR, DECEASED  
STEVEN ZEIGLER SOLELY IN HIS

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: **SECU vs. THE UNKNOWN HEIRS OF BERTA LINETTE MCLAIN, DECEASED** Docket Number: 2022-SU-002399. 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:

THE UNKNOWN HEIRS OF BERTA LINETTE MCLAIN, DECEASED

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: **TOWNE MORTGAGE COMPANY vs.**

ALL THOSE CERTAIN LOTS OF GROUND, SITUATE, LYING AND BEING IN SHREWSBURY BOROUGH, YORK COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

CAPACITY AS HEIR OF NORMAN ZEIGLER, DECEASED

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

463 Granite Quarry Road, New Cumberland, PA 17070

Parcel No.: 27000RG0057A000000

(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$86,116.76

Attorney for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 463 GRANITE QUARRY ROAD, NEW CUMBERLAND, PA 17070

UPI# 27000RG0057A000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. JASMINE THOMAS AKA JASMINE K. THOMAS Docket Number: 2023-SU-000069. 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:

JASMINE THOMAS AKA JASMINE K. THOMAS

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

343 Oak Lane, York, PA 17401  
Parcel No.: 081500201030000000  
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$80,400.34

Attorney for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 343 OAK LANE, YORK, PA 17401

UPI# 081500201030000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. RICARDO VEGA SOTO and MARIA SANCHEZ Docket Number: 2022-SU-001668. 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:

RICARDO VEGA SOTO  
MARIA SANCHEZ

ALL that certain tract of land, together with the improvements thereon erected, situate in the Borough of Hanover, York County, Pennsylvania.

PARCEL No. 67-000-06-0103.00-00000

PROPERTY ADDRESS: 414 SOUTH HIGH STREET, HANOVER, PENNSYLVANIA 17331

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Ricardo Vega Soto AND Maria Sanchez

ATTORNEY FOR PLAINTIFF: Powers Kirn, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 414 SOUTH HIGH STREET, HANOVER, PA 17331

UPI# 670000601030000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANKUNITED N.A. vs. JAKE R. WEST Docket Number: 2022-SU-002802. 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:

JAKE R. WEST

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

Property Address: 675 N Creek Road, East Berlin, PA 17316

Parcel No. 42-000-ID-0036.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2022-SU-002802

Judgment: \$206,402.76

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Jake R. West

PROPERTY ADDRESS: 675 NORTH CREEK ROAD, EAST BERLIN, PA 17316

UPI# 42000ID00360000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: GUILD MORTGAGE COMPANY LLC vs. NICHOLAS R. WESZKA Docket Number: 2022-SU-002917. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

NICHOLAS R. WESZKA

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

BEING KNOWN AND NUMBERED AS 1733 POWDER MILL ROAD AND POWDER MILL ROAD, YORK, PA 17403

UPIN NUMBER 54-000-26-0160.00-00000, 54-000-26-0161.00-00000

PROPERTY ADDRESS: 1733 POWDER MILL ROAD, YORK, PA 17403

UPI# 540002601600000000

PROPERTY ADDRESS: POWDER MILL ROAD, YORK, PA 17403

UPI# 540002601610000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FTS CAPITAL, LLC vs. AMANDA WOLF REPRESENTATIVE OF THE ESTATE OF BABETTE WRIGHT AKA BABETTE M. WRIGHT, DECEASED and THE UNKNOWN HEIRS OF BABETTE WRIGHT AKA BABETTE M. WRIGHT, DECEASED Docket Number: 2022-SU-002049. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

AMANDA WOLF REPRESENTATIVE OF THE ESTATE OF BABETTE WRIGHT AKA BABETTE M. WRIGHT, DECEASED THE UNKNOWN HEIRS OF BABETTE WRIGHT AKA BABETTE M. WRIGHT, DECEASED

ALL THAT FOLLOWING DESCRIBED TRACT OF LAND SITUATE IN PENN TOWNSHIP, YORK COUNTY, PENNSYLVANIA

BEING KNOWN AS: 570 BLACK ROCK ROAD, HANOVER, PA 17331

PARCEL #44-000-16-0043.00-00000

PROPERTY ADDRESS: 570 BLACK ROCK ROAD, HANOVER, PA 17331

UPI# 440001600430000000

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,  
7.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 7, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. LISAANNE WOODARD and ERNEST B. WOODARD Docket Number: 2022-SU-000096. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LISA ANNE WOODARD  
ERNEST B. WOODARD

Owner(s) of property situate in the SHREWSBURY TOWNSHIP, York County, Pennsylvania, being

251 Prospect Circle, Unit 12, Shrewsbury, PA 17361

Parcel No.: 45000BJ0061E0C0012  
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$327,152.32

Attorney for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 251 PROSPECT CIRCLE, UNIT 12, SHREWSBURY, PA 17361

UPI# 45000BJ0061E0C0012

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,  
7.06-3t York County, Pennsylvania

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