

# York Legal Record

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

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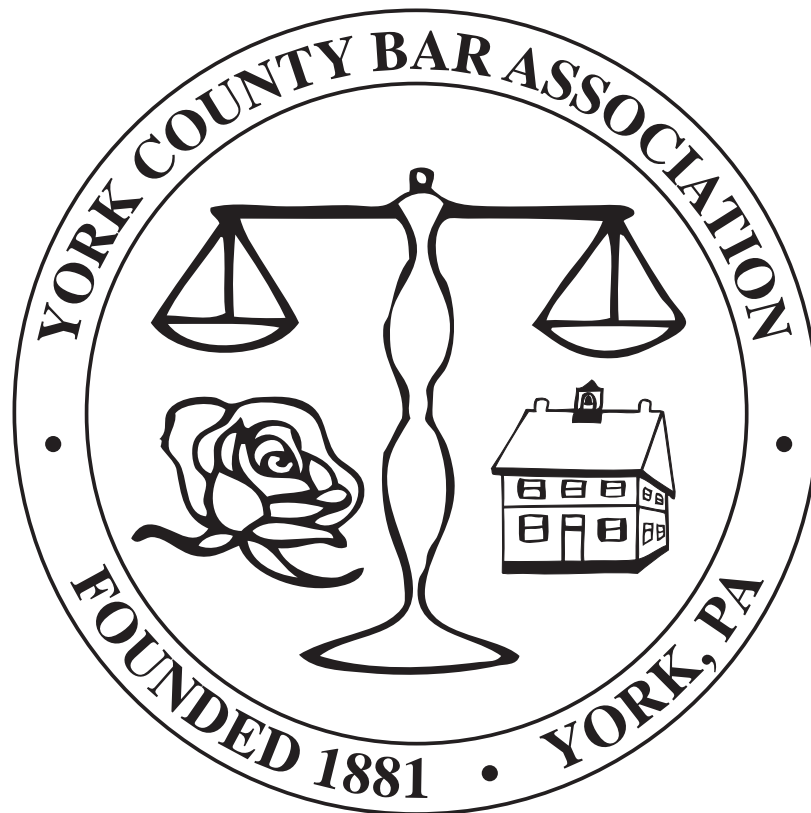
Vol. 136

YORK, PA, THURSDAY, SEPTEMBER 15, 2022

No. 25

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**Dated Material Do Not Delay**

## Lawyers Concerned for Lawyers

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

**September 21, 2022**  
next meeting

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

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

**All information confidential**

## York Bar Center Operations Update

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

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

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

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

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

## Opinions, Opinions, Opinions . . .

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

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

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

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

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

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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 ROBERT W. AXE, a/k/a ROBERT W. AXE, SR., DECEASED

Late of Spring Garden Twp., York County, PA.  
Co-Executors: Joel D. Axe and Robert W. Axe, Jr., c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210  
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210  
09.15-3t

## ESTATE OF BERNARDINE A. BIRNEY, DECEASED

Late of Penn Twp., York County, PA.  
Administrator-Executor: Patricia A. Gregory, 13755 Yelma St., Venice, FL 34293  
09.15-3t

## ESTATE OF P. NADINE BITTINGER, a/k/a PRUDENCE NADINE BITTINGER, DECEASED

Late of Penn Twp., York County, PA.  
Executor: John Randolph Bittinger, 900 Cooper Road, Hanover, PA 17331  
Attorney: Amy E.W. Ehrhart, Esquire, 118 Carlisle Street, Suite 202, Hanover, PA 17331  
09.15-3t

## ESTATE OF BRADFORD ALLEN BRODBECK, DECEASED

Late of York City, York County, PA.  
Administrator: Bruce A. Brodbeck, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210  
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210  
09.15-3t

## ESTATE OF WILLIAM T. DOHNER, DECEASED

Late of York Twp., York County, PA.  
Co-Executors: Eric T. Dohner and Lynn M. Jerome, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Thomas M. Shorb, Esquire, Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
09.15-3t

## ESTATE OF ROBERT K. EHLY, DECEASED

Late of West Manchester Twp., York County, PA.  
Executor: Carey Alan Ehly, 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  
09.15-3t

ESTATE OF TAREK M. EISA, DECEASED  
Late of New Salem Boro., York County, PA.  
Administrator: Wafaa M. Mostafa Singer, c/o Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York, PA 17401  
Attorney: Andrew C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York, PA 17401  
09.15-3t

## ESTATE OF LOUISA E. EYLER, DECEASED

Late of Dillsburg, Warrington Twp., York County, PA.  
Co-Executors: Don E. Eyler, Jr., Bradley J. Eyler, and David L. Eyler, c/o David J. Lenox, Esquire, 8 Tristan Drive, Suite 3, Dillsburg, PA 17019  
Attorney: David J. Lenox, Esquire, 8 Tristan Drive, Suite 3, Dillsburg, PA 17019  
09.15-3t

## ESTATE OF MARY ANNA FERREE, DECEASED

Late of Manchester Twp., York County, PA.  
Executor: Ruth A. Perago, c/o Attorney Patrick J. Schaeffer, Esquire, and Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408  
Attorney: Patrick J. Schaeffer, Esquire, and Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408  
09.15-3t

## ESTATE OF ROBERT D. FLINCHBAUGH, DECEASED

Late of Lower Windsor Twp., York County, PA.  
Executor: Seth R. Flinchbaugh, c/o Robert Clofine, Esquire, 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  
09.15-3t

## ESTATE OF MICHAEL D. HESS, III, DECEASED

Late of Chanceford Twp., York County, PA.  
Administrator: Michael D. Hess, IV, c/o Snoko Dubbs & Buhite Law, Inc. 204 St. Charles Way, Suite F, York, PA 17402  
Attorney: Snoko Dubbs & Buhite Law, Inc. 204 St. Charles Way, Suite F, York, PA 17402  
09.15-3t

## ESTATE OF GLEN V. KUNKLE, DECEASED

Late of Windsor Twp., York County, PA.  
Administrator: Troy G. Kunkle, c/o Andrea S. Anderson, Esq., 901 Delta Road, Red Lion, PA 17356  
Attorney: Andrea S. Anderson, Esq., 901 Delta Road, Red Lion, PA 17356  
09.15-3t

## ESTATE OF HELEN A. LONG, DECEASED

Late of Penn Twp., York County, PA.  
Executors: Donald L. Long and Julia A. Groft, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403  
Attorney: Joy L. Kolodzi, Esq., Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403  
09.15-3t

ESTATE OF JOHN L. LOTH, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executor: Harriet Huffman Loth, c/o Snoko Dubbs & Buhite Law, Inc. 204 St. Charles Way, Suite F, York, PA 17402  
Attorney: Snoko Dubbs & Buhite Law, Inc. 204 St. Charles Way, Suite F, York, PA 17402  
09.15-3t

## ESTATE OF JOHN C. PARKER, JR., DECEASED

Late of Springettsbury Twp., York County, PA.  
Executrix: Elizabeth Markowitz, c/o Robert Clofine, Esquire, 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  
09.15-3t

## ESTATE OF MARY C. RAE, DECEASED

Late of Hanover Boro., York County, PA.  
Co-Executors: David L. Rae, 460 Grasmere Lane, Aberdeen, MD 21001, and Craig S. Rae, 117 Churchill Drive, Salisbury, NC 28144  
Attorney: Amy E.W. Ehrhart, Esquire, 118 Carlisle Street, Suite 202, Hanover, PA 17331  
09.15-3t

## ESTATE OF BARRY E. SHELLY, SR., DECEASED

Late of Manchester Twp., York County, PA.  
Executor: Barry E. Shelly, Jr., c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401  
Attorney: Timothy Bupp, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401  
09.15-3t

## ESTATE OF ERIC W. SHERMAN, a/k/a ERIC WAYNE SHERMAN, DECEASED

Late of Conewago Twp., York County, PA.  
Executrix: Roxann Fahs, c/o Alex E. Snyder, Esquire, 100 E. Market Street, York, PA 17401  
Attorney: Alex E. Snyder, Esquire, Barley Snyder LLP, 100 E. Market Street, York, PA 17401  
09.15-3t

## ESTATE OF DOROTHY L. STEWART, DECEASED

Late of Fairview Twp., York County, PA.  
Executor: Robert D. Fox, 976 Pinetown Road, Lewisberry, PA 17339  
Attorney: Peter G. Howland, Esquire, Wix, Wenger & Weidner, 508 North Second Street, Harrisburg, PA 17101  
09.15-3t

## ESTATE OF LINDA K. STUM, DECEASED

Late of Shrewsbury Twp., York County, PA.  
Co-Executors: Jeremy E. Stum and Amy B. Deffendall, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Jody Anderson Leighty, Esquire, Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
09.15-3t

**ESTATE OF PHYLLIS YVONNE TERRANA, DECEASED**

Late of Hanover Boro., York County, PA.  
 Executor: Terrence T. Terrana, c/o Salzmänn Hughes, P.C., 1147 Eichelberger Street, Hanover, PA 17331  
 Attorney: Ann C. Shultis, Esq., Salzmänn Hughes, P.C., 1147 Eichelberger Street, Hanover, PA 17331 09.15-3t

**ESTATE OF WILLIAM FRANKLIN TRENT, a/k/a WILLIAM F. TRENT, DECEASED**

Late of York County, PA.  
 Executors: Chrystal A. Rubino, 8421 Allison Lane, Baltimore, MD 21237 and John A. Trent, 800 Schucks Rd., Belair, MD 21015 09.15-3t

**ESTATE OF JAMES WALLACE, DECEASED**

Late of York City, York County, PA.  
 Administratrix: Loretta Maria Rice, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210  
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 09.15-3t

**ESTATE OF ROY E. WEBB, a/k/a ROY EDWARD WEBB, DECEASED**

Late of Hanover Boro., York County, PA.  
 Executor: Melissa A. Brillhart, c/o Salzmänn Hughes, P.C., 1147 Eichelberger Street, Hanover, PA 17331  
 Attorney: Ann C. Shultis, Esq., Salzmänn Hughes, P.C., 1147 Eichelberger Street, Hanover, PA 17331 09.15-3t

**ESTATE OF MARY L. WILLIAMS, DECEASED**

Late of West Manchester Twp., York County, PA.  
 Executor: Harry E. Williams, c/o Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York, PA 17401  
 Attorney: Andrew C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York, PA 17401 09.15-3t

**ESTATE OF JEAN E. YINGLING, a/k/a JEAN E. SCHRIVER, DECEASED**

Late of Penn Twp., York County, PA.  
 Administrator-Executor: Linda J. Miller, c/o S Harper Law LLC, P.O. Box 337, Wellsville, PA 17365  
 Attorney: Scott Harper, Esq., S Harper Law LLC, P.O. Box 337, Wellsville, PA 17365 09.15-3t

**SECOND PUBLICATION**

**ESTATE OF JOAN R. CHOLET, DECEASED**

Late of Manheim Twp., York County, PA.  
 Executor: James M. Cholet, 1318 N Market Street, Frederick, MD 21701  
 Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 09.08-3t

**ESTATE OF PHYLLIS J. DERALEAU, a/k/a PHYLLIS JOAN DERALEAU, DECEASED**

Late of York Twp., York County, PA.  
 Administrators-Executors: Karen DeRaleau and James E. DeRaleau, 3198 East Market Street, York, PA 17402  
 Attorney: Bellomo & Associates, LLC, Esquire, 3198 East Market Street, York, PA 17402 09.08-3t

**ESTATE OF MARK JOSEPH FREMONT, DECEASED**

Late of West Manchester Twp., York County, PA.  
 Executor: Scott M. Fremont, 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 09.08-3t

**ESTATE OF MARIE L. HILBERT, DECEASED**

Late of Springettsbury Twp., York County, PA.  
 Administrator-Executor: Sandra Muskett, 172 Sylvan Drive, York, PA 17402 09.08-3t

**ESTATE OF THOMAS A. HOLLABAUGH, DECEASED**

Late of Yorkana Boro., York County, PA.  
 Executrix: Marie K. Hollabaugh, c/o 135 North George Street, York, PA 17401  
 Attorney: Richard K. Konkel, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 09.08-3t

**ESTATE OF LAYNE THOMAS KEENEY, a/k/a LAYNE KEENEY, a/k/a LAYNE T. KEENEY, DECEASED**

Late of York City, York County, PA.  
 Executrix: Christina Laywer, c/o Andrea S. Anderson, Esq., 901 Delta Road, Red Lion, PA 17356  
 Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356 09.08-3t

**ESTATE OF GEORGE C. KEEZEL, DECEASED**

Late of Newberry Twp., York County, PA.  
 Executor: Tim C. Keezel, c/o 110 S. Northern Way, York, PA 17402  
 Attorney: Donald L. Reihart, Esquire, Law Offices of Donald L. Reihart, Esquire LLC, 110 S. Northern Way, York, PA 17402 09.08-3t

**ESTATE OF CINDY L. KNAUB, DECEASED**

Late of Chanceford Twp., York County, PA.  
 Co-Executors: Louann C. Hoover and Marlin Knaub, c/o Andrea S. Anderson, Esq., 901 Delta Road, Red Lion, PA 17356  
 Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356 09.08-3t

**ESTATE OF GERALD RICHARD KOPP, a/k/a GERALD R. KOPP, DECEASED**

Late of Penn Twp, York County, PA.  
 Executor: Randy L. Kopp  
 Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 09.08-3t

**ESTATE OF JUNE M KRESS, DECEASED**

Late of Hanover Borough, York County, PA.  
 Administrators-Executors: Penny Zimmerman and Michael Zimmerman, 118 Ridgewood Park Dr. South, Richmond Hill, GA 31324 09.08-3t

Notice is hereby given that the Register of Wills of York County, Pennsylvania, has granted Letters Testamentary to Shelley A. Richardson, Executrix for the Estate of Steven W. Martin, late of Penn Township, York County, Pennsylvania. All persons indebted thereto are requested to make immediate payment and those having claims or demands against the same should present them in writing without delay for settlement to Strausbaugh Law, PLLC, at 1201 West Elm Avenue, Suite #2, Hanover, Pennsylvania, 17331. 09.08-3t

**ESTATE OF WILLIAM G. MAYNES, a/k/a WILLIAM MAYNES, DECEASED**

Late of Lower Windsor, York County, PA.  
 Administrator C.T.A.: Susan A. Cluff, a/k/a Susan Amber Maynes, c/o Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 North Duke Street, P.O. Box 149, York, PA 17405-0149  
 Attorney: Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 North Duke Street, P.O. Box 149, York, PA 17405-0149 09.08-3t

**ESTATE OF PATRICIA J. McDOWELL, DECEASED**

Late of York City, York County, PA.  
 Executor: Gregory H. Gettle, Esquire, Gettle Vaughn Law, LLC, 13 E. Market Street, York, PA 17401  
 Attorney: Gregory H. Gettle, Esquire, GETTLE VAUGHN LAW, LLC, 13 E. Market Street, York, PA 17401 09.08-3t

**ESTATE OF DOROTHY V. THRONE, DECEASED**

Late of Windsor Twp., York County, PA.  
 Executrix: Patricia T. Fourhman, c/o Andrea S. Anderson, Esq., 901 Delta Road, Red Lion, PA 17356  
 Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356 09.08-3t

**ESTATE OF RICHARD C. TRONE, DECEASED**

Late of Penn Twp., York County, PA.  
 Executor: Richard K. Trone, c/o Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331  
 Attorney: Scott J. Strausbaugh, Esquire, Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331 09.08-3t

**THIRD PUBLICATION**

**ESTATE OF CAROLYN I. ALTLAND, DECEASED**

Late of Dover Borough, York County, PA.  
 Co-Executors: Jerry D. Altland, Christine A. Shirey, David M. Altland, c/o Heather D. Royer, Esquire, Johnson Duffie, 301 Market Street, Lemoyne, PA 17043  
 Attorney: Heather D. Royer, Esquire, Johnson Duffie, 301 Market Street, Lemoyne, PA 17043 09.01-3t

**ESTATE OF SHIRLEY J. ARBUSHITES, DECEASED**

Late of Penn Twp., York County, PA.  
 Executrix: Candace L. Smith, 15 Colonial Drive, Hanover, PA 17331  
 Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 09.01-3t

ESTATE OF JOSEPH WARREN BAKER, a/k/a  
JOSEPH W. BAKER, DECEASED  
Late of Springettsbury Twp., York County,  
PA.

Executors: John K. Baker and Joseph W.  
Baker, Jr., c/o Andrew J. Barron, Esq.,  
1650 Market St., One Liberty Pl., Ste.  
1800, Phila., PA 19103-7395

Attorney: Andrew J. Barron, Esquire, White  
and Williams LLP, 1650 Market St., One  
Liberty Pl., Ste. 1800, Phila., PA 19103-  
7395 09.01-3t

ESTATE OF DAVID G. BARKER,  
DECEASED

Late of Windsor Twp., York County, PA.  
Administrator: David P. Barker, c/o Sommer  
& O'Donnell, LLC, 36 South Hanover  
Street, Carlisle, PA 17013

Attorney: Brandon S. O'Donnell, Esquire,  
Sommer & O'Donnell, LLC, 36 South  
Hanover Street, Carlisle, PA 17013  
09.01-3t

ESTATE OF MARLENE FAY BIXLER,  
DECEASED

Late of Hellam Twp., York County, PA.  
Executor: Alicia Leah Kautz, c/o 135 North  
George Street, York, PA 17401

Attorney: Jeffrey L. Rehmyer II, Esquire,  
CGA Law Firm, PC, 135 North George  
Street, York, PA 17401 09.01-3t

ESTATE OF NATHAN R. BOLTON,  
DECEASED

Late of Manchester Twp., York County, PA.  
Executrix: Tanya E. Witherite, c/o Richard R.  
Reilly, Esquire, 54 N. Duke Street, York,  
PA 17401-1210

Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke Street, York, PA 17401-1210  
09.01-3t

ESTATE OF KATHY ANN BRADBURN,  
DECEASED

Late of Penn Twp., York County, PA.  
Administrator: Richard P. Bradburn, c/o 340  
Pine Grove Commons, York, PA 17403

Attorney: Robert Clofine, Esquire, Elder  
Law Firm of Robert Clofine, 340 Pine  
Grove Commons, York, PA 17403  
09.01-3t

ESTATE OF PATRICK J. BURNS,  
DECEASED

Late of Manchester Twp., York County, PA.  
Co-Administratrix c.t.a.: Judy L. Kerstetter  
and Joan M. Gladfelter, c/o Stock and  
Leader, 221 West Philadelphia Street,  
Suite 600, York, PA 17401

Attorney: Jody Anderson Leighty, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center, 221 West Philadelphia  
Street, Suite 600, York, PA 17401-2991  
09.01-3t

ESTATE OF EDWARD W. EMSWILER,  
DECEASED

Late of York City, York County, PA.  
Administrator-Executor: Lana E. Emswiler,  
c/o John M. Ogden, 257 East Market  
Street, York, PA 17403

Attorney: John M. Ogden, Esquire, 257 East  
Market Street, York, PA 17403 09.01-3t

ESTATE OF DOROTHY J. FLETCHER, a/k/a  
DOROTHY JANE FLETCHER, DECEASED  
Late of York Twp., York County, PA.

Executor: Mark A. Benner, c/o Richard R.  
Reilly, Esquire, 54 N. Duke Street, York,  
PA 17401-1210

Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke Street, York, PA 17401-1210  
09.01-3t

ESTATE OF MERVIN EDWARD HEINER,  
SR., a/k/a MERVIN E. HEINER, SR.,  
DECEASED

Late of Paradise Twp., York County, PA.  
Executor: Mervin Edward Heiner, Jr., c/o  
Law Offices of Craig A. Diehl, 119A West  
Hanover Street, Spring Grove, PA 17362

Attorney: Craig A. Diehl, Esquire, CPA,  
Law Offices of Craig A. Diehl, 119A West  
Hanover Street, Spring Grove, PA 17362  
09.01-3t

ESTATE OF DORIS V. LAMPARTER,  
DECEASED

Late of Dover Twp., York County, PA.  
Executor: Scott L. Lamparter, c/o Erik  
D. Spurlin, Esq, MPL Law Firm, 96 S.  
George St., Ste. 520, York, PA 17401

Attorney: Erik D. Spurlin, Esquire, MPL  
Law Firm LLP, 96 S. George St., Ste. 520,  
York, PA 17401 09.01-3t

ESTATE OF FRANCES A. LIPPY,  
DECEASED

Late of Shrewsbury Borough, York County,  
PA.

Executor: Martin E. Lippy, 8921 Carls Court,  
Unit R, Ellicott City, MD 21043  
Attorney: Victor A. Neubaum, Esquire, 42  
South Duke Street, York, PA 17401  
09.01-3t

ESTATE OF SUSAN L. PEARSON, a/k/a  
SUSAN LOUISE PEARSON, DECEASED

Late of Fairview Twp., York County, PA.  
Administrator: Christina L. Dunmire, 114  
Poplar Avenue, New Cumberland, PA  
17070

Attorney: Marvin Beshore, Esquire, 301  
Market Street, P.O. Box 109, Lemoyne, PA  
17043 09.01-3t

ESTATE OF MARY J. SENFT, DECEASED

Late of East Manchester Twp., York County,  
PA.  
Co-Executors: David E. Senft and Robert M.  
Senft, c/o Erik D. Spurlin, Esq, MPL Law  
Firm, 96 S. George St., Ste. 520, York, PA  
17401

Attorney: Erik D. Spurlin, Esquire, MPL  
Law Firm LLP, 96 S. George St., Ste. 520,  
York, PA 17401 09.01-3t

ESTATE OF AUTUMN GRACE SHORT,  
DECEASED

Late of Dover Twp., York County, PA.  
Administrators: Eugene L. Short, Jr. and  
Theresa M. Short c/o George H. Eager,  
Esquire, 1347 Fruitville Pike, Lancaster,  
PA 17601

Attorney: George H. Eager, Esquire, Eager,  
Stengel, Quinn, Sofilka & Babic, 1347  
Fruitville Pike, Lancaster, PA 17601  
09.01-3t

ESTATE OF MARY ANN SIPES, DECEASED  
Late of West Manchester Twp., York County,  
PA.

Administrator-Executor: Pamela Jo Young  
c/o Gregory E. Gettle, Esquire, 13 East  
Market Street, York, PA 17401

Attorney: Gregory E. Gettle, Esquire, 13 East  
Market Street, York, PA 17401 09.01-3t

ESTATE OF VIOLET A. SMYSER,  
DECEASED

Late of Springettsbury Twp., York County,  
PA.

Executor: Don David Simmons, c/o William  
B. Anstine, Jr., Esquire, Anstine & Sparler,  
117 East Market St., York, PA 17401

Attorney: William B. Anstine, Jr., Esquire,  
Anstine & Sparler, 117 East Market St.,  
York, PA 17401 09.01-3t

ESTATE OF YVETTE F. VOINCHE,  
DECEASED

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

Executor: Edward A. Bianchi, c/o 340 Pine  
Grove Commons, York, PA 17403

Attorney: Robert Clofine, Esquire, Elder  
Law Firm of Robert Clofine, 340 Pine  
Grove Commons, York, PA 17403  
09.01-3t

ESTATE OF CHARLES DANIEL WEBER  
a/k/a C. DANIEL WEBER, DECEASED

Late of Penn Twp., York County, PA.

Executor: Donna M. Weber, 45 Laurel Drive,  
Hanover, PA 17331

Attorney: G. Steven McKonly, Esquire, 119  
Baltimore Street, Hanover, PA 17331  
09.01-3t

ESTATE OF GEORGE H. WOLF, DECEASED  
Late of North Hopewell Twp., York County,  
PA.

Co-Executors: J. Daniel Wolf and Susan K.  
Herbert, c/o Stock and Leader, 221 West  
Philadelphia Street, Suite 600, York, PA  
17401

Attorney: Ronald L. Hershner, Esquire, Stock  
and Leader, Susquehanna Commerce  
Center, 221 West Philadelphia Street, Suite  
600, York, PA 17401-2991 09.01-3t

ESTATE OF LINDA ROSE WOODALL,  
DECEASED

Late of Penn Twp., York County, PA.

Executor: Shawn Woodall, c/o Strausbaugh  
Law, PLLC, 1201 West Elm Avenue, Suite  
#2, Hanover, PA 17331

Attorney: Scott J. Strausbaugh, Esquire,  
Strausbaugh Law, PLLC, 1201 West Elm  
Avenue, Suite #2, Hanover, PA 17331  
09.01-3t

**ORPANS' COURT DIVISION  
AUDITING NOTICE**

To All legatees creditors and person interested: Notice is hereby given that the following accounts have been filed in the office of the Clerk of Orphans' Court Division for confirmation and distribution of the balance therein shown to the creditors, legatees next to kin, heirs and others legally entitled thereto on **October 5, 2022 at 9:00 a.m.** and will be called in the order named for audit and distribution by said Court, in **Courtroom No. 7003, on the 7th floor of the York County Judicial Center at 45 North George St. in the City of York, Pennsylvania.**

**1. HILLS – The First and Final Account of Glenn A. Grove, Administrator of the Estate of Robert S. Hills, Late of Delta Borough, York County, Pennsylvania, deceased, 6718-1788. (Jody A. Leighty, Esq.)**

**2. BERKEBILE – The First and Final Account of Rand A. Feder, Administrator d.b.n. of the Estate of Elsie Berkebile a/k/a Elsie A. Berkebile, Late of Windsor Township, York County, Pennsylvania, deceased, 6721-1782. (Alex E. Snyder, Esq.)**

**FILED IN THE OFFICE OF THE CLERK OF ORPANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE SEPTEMBER 7, 2022.**

**BRYAN K. TATE**  
COURT OF COMMON  
PLEAS OF YORK COUNTY,  
PENNSYLVANIA, ORPANS'  
COURT DIVISION

09.15-2t

**CIVIL NOTICES**

**ACTION IN QUIET TITLE**

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

CIVIL ACTION - QUIET TITLE

Case No. 2022-SU-000578

Lucky Number Seven, LLC,  
Plaintiff

vs.

Dallastown Acquisitions, L.P., Dallastown  
Acquisitions, LLC, LSCG Fund 24, LLC,  
APL NVF Consolidation Pension Plan, United  
States of America,  
Defendants

Complaint - Quiet Title Action

**IMPORTANT NOTICE:**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE OF THE  
YORK COUNTY BAR ASSOCIATION  
YORK COUNTY BAR CENTER  
137 EAST MARKET STREET  
YORK PENNSYLVANIA 17401  
TELEPHONE: (717) 854-8755

NIKOLAUS & HOHENADEL, LLP  
Attorneys for Plaintiff

09.15-1t Solicitor

**ARTICLES OF INCORPORATION**

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

09.15-1t

Solicitor

NOTICE is hereby given of the filing of Articles of Incorporation of **Our Family Promise, Inc.** with a registered office at 545 West Jackson Street, York, PA 17401. The Articles of Incorporation were filed under the provisions of the Business Corporation Law of 1988. The corporation shall have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Business Corporation Law. The Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania and approved by said Department on the 2nd day of September, 2022.

Attorney: Kirk E. Mentch, Esquire

09.15-1t

Solicitor

**ARTICLES OF INCORPORATION  
NON-PROFIT CORPORATION**

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania on: July 1, 2022. The name of the Corporation is **Joslin Collaborations.** The purpose(s) of the corporation is (are) to improve the quality of life for individuals and communities in Africa through educational funding, school planning, and leadership workshops. The corporation has been incorporated under the provisions of the Nonprofit Corporation Law of 1988.

09.15-1t

Solicitor

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**FICTITIOUS NAME**

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NOTICE is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 15, 2022, for **Edge Lawn Service** at 836 Market St., Mount Wolf, PA 17347. The name and address of each individual interested in the business is Randy Brown at 836 Market St., Mount Wolf, PA 17347. This was filed in accordance with 54 Pa.C.S. 311.417

09.15-1t Solicitor

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An application for registration of the fictitious name **Dover's Yoga Place, 67 N. Main Street, Dover, PA 17315 York** has been filed in the Department of State at Harrisburg, PA, File Date 07/25/2022 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is **MILLY JO MERKERT, 101 INTERMEDIATE AVE., DOVER, PA 17315**

09.15-1t Solicitor

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NOTICE is hereby given that a Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania for **Encompass Tax Services** with a principal place of business located at 3995 E. Market Street, York, PA 17402 in York County. The individuals interested in this business are Michelle Schultz located at 2427 Eastwood Drive, York, PA 17402, Matthew Wilson located at 5111 N. Sherman Street Ext., Mount Wolf, PA 17347, David Weidman located at 715 Woodcrest Avenue, Lititz, PA 17543, Dane Burkholder located at 722 Pershing Avenue, Ephrata, PA 17522, and Michael Hoffman located at 2862 Halstead Lane, York, PA 17404. The entity interested in this business is PJMJ Tax LLC located at 3995 E Market St., York, PA 17402. This is filed in compliance with 54 Pa.C.S. 311.

09.01-1t Solicitor

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**SHERIFF SALES**

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ROCKETMORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs. JOSHUA BARINGER and STEPHANIE BARINGER Docket Number: 2022-SU-000424. 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 BARINGER  
STEPHANIE BARINGER

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

535 South Franklin Street,  
Hanover, PA 17331-3915  
Parcel No. 44-000-03-0230.00-00000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$117,650.59

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 535 SOUTH FRANKLIN STREET, HANOVER, PA 17331

UPI# 440000302300000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SPECIALIZED LOAN SERVICING LLC vs. JOYCE M. BESHORE Docket Number: 2021-SU-000799. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real

estate to wit:

AS THE REAL ESTATE OF:

JOYCE M. BESHORE

ALL THAT CERTAIN lot or piece of ground situate in Newberry Township. County of York. Commonwealth of Pennsylvania.

Property Address: 775 Cly Road,  
York Haven, PA 17370

Parcel No. 39-000-PH-0107.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2021-SU-000799

Judgment: \$72,469.37

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Joyce M. Beshore

PROPERTY ADDRESS: 775 CLY ROAD,  
YORK HAVEN, PA 17370

UPI# 39000PH010700000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FULTON BANK, N.A. vs. JOSEPH S. BIDDIX Docket Number: 2022-SU-000336. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOSEPH S. BIDDIX

Joseph S. Biddix, owner of property situate in the York City, York County, Pennsylvania, being

802 East Boundary Avenue, York, PA 17403  
Parcel No. 12-426-21-0012.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$100,897.30

Attorney for Plaintiff  
Marc A. Hess, Esquire / Henry & Beaver LLP

PROPERTY ADDRESS: 802 EAST BOUNDARY AVENUE, YORK, PA 17403  
UPI# 124262100120000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MIDFIRST BANK vs. ANDREW BOYD Docket Number: 2022-SU-001061. 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:

ANDREW BOYD

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

3700 Brownton Road Chanceford  
a/k/a Felton PA 17322  
PARCEL #: 21-000-07-0203.00-00000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$78,766.88

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 3700 BROWNTON ROAD, CHANCEFORD A/K/A FELTON, PA 17322

UPI# 210000702030000000

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,  
09.01-3t York County, Pennsylvania



SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs.SUSAN C. BROSE, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF STEPHEN R. BOND UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF STEPHEN R. BOND (IF ANY) Docket Number: 2021-SU-001050. 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:

SUSAN C. BROSE, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF STEPHEN R. BOND

UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF STEPHEN R. BOND (IF ANY)

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

BEING KNOWN AND NUMBERED AS 3435 CARDINAL LANE, DOVER, PA 17315

UPIN NUMBER 24-000-21-0001.B0-C0142

PROPERTY ADDRESS: 3435 CARDINAL LANE, DOVER, PA 17315

UPI# 24000210001B0C0142

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,  
 09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, 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. 2017-SU-001241

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:\$ 86,056.88

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,  
 09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION vs. THOMAS I CAMACHO Docket Number: 2022-SU-000938. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

THOMAS I CAMACHO

By virtue of a Writ of Execution No. 2022-SU-000938

U.S. BANK NATIONAL ASSOCIATION  
 v.  
 THOMAS I CAMACHO

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

2 VICKILEE DR, WRIGHTSVILLE, PA 17368 Tax ID No. 60-000-JL-0168.00-00000

(Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$133,243.34

Attorneys for Plaintiff Brock & Scott, PLLC

PROPERTY ADDRESS: 2 VICKILEE DRIVE, WRIGHTSVILLE, PA 17368

UPI# 60000JL01680000000

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,  
 09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AVOCAT INVESTMENTS, LLC vs. KEITH R. COPELAND Docket Number: 2022-NO-000460. 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 R. COPELAND

SHERIFF'S SALE  
 By virtue of a Writ of Execution issued by Avocat Investments, LLC  
 Docket No. 2022-NO-000460

Avocat Investments, LLC v. Keith R. Copeland Docket No. 2022-NO-000460

Owner of property situate in York City, York County, Pennsylvania

835 South Pine Street, York City, York County, Pennsylvania 17403

Property being known as Parcel ID No. 10-274-03-0013.00-00000.

Improvements therein consist of a residential dwelling.

Matthew G. Brushwood, Esquire  
 Attorney for Avocat Investments, LLC  
 Barley Snyder  
 50 North Fifth Street, 2nd Floor  
 Reading, PA 19601

I.D. No. 310592

PROPERTY ADDRESS: 835 SOUTH PINE STREET, YORK, PA 17403

UPI# 102740300130000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F vs. ANTHONY CULLUM A/K/A ANTHONY COLLOM VICKY L. CULLUM UNITED STATES OF AMERICA Docket Number: 2019-SU-003557. 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:

ANTHONY CULLUM  
A/K/A ANTHONY COLLOM  
VICKY L. CULLUM  
UNITED STATES OF AMERICA

Docket No. 2019-SU-003557

Description:ALL THAT CERTAIN parcel of land in York Township, York County, Commonwealth of PA, as more fully described in Book 1410, Page 6192

Parcel No. 34-000-DP-0049.F0-00000

Property: 86 Flaharty Road, Airville, PA 17302  
Improvements: Residential Property

PROPERTY ADDRESS: 86 FLAHARTY ROAD, AIRVILLE, PA 17302

UPI# 34000DP0049F000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. ERINN N. DAVIS UNITED STATES OF AMERICA Docket Number: 2022-SU-000380. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ERINN N. DAVIS  
UNITED STATES OF AMERICA

Docket No. 2022-SU-000380

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

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

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

Improvements: Residential Property

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

UPI# 54000GK00590000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CITIBANK, N.A., AS TRUSTEE FOR THE CHASE FUNDING MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-1 vs. HAROLD E. DEARDORFF, JR. Docket Number: 2022-SU-000306. 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:

HAROLD E. DEARDORFF, JR.

Property of Harold E. Deardorff, Jr.

Execution No. 2022-SU-000306

Judgment Amount: \$134,637.49

All the right title, interest and claim of Harold E. Deardorff, Jr., of in and to:

Property locates at 1550 Old Trail Road, within the Newberry Township, York County, PA. Having erected thereon a Single Wide Mobile Home. Being more fully described in York County Deed Book Volume 1416, at page 634, as Instrument No. 2000063874.

Parcel Identification No. 39000PG0101C000000

PROPERTY ADDRESS: 1550 OLD TRAIL ROAD, ETTERS, PA 17319

UPI# 39000PG0101C000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. ANTHONY S. DICKS Docket Number: 2021-SU-002621. 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:

ANTHONY S. DICKS

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

3333 Druck Valley Road York PA 17406  
PARCEL #: 460003500010000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$202,707.62

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 3333 DRUCK VALLEY ROAD, YORK, PA 17406

UPI# 460003500010000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: METROPOLITAN LIFE INSURANCE COMPANY vs. RANDY A. DOLL Docket Number: 2021-SU-001235. 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:

RANDY A. DOLL

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

Plaintiff

v.

RANDY A. DOLL  
Defendant(s)

COURT OF COMMON PLEAS  
YORK COUNTY

NO: 2021-SU-001235

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 817 LANCASTER AVENUE YORK, PA 17403

BEING PARCEL NUMBER: 48-000-17-0050-00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 817 LANCASTER AVENUE, YORK, PA 17403

UPI# 480001700500000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. RAYMOND EBERSOLE Docket Number: 2022-SU-000159. 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:

RAYMOND EBERSOLE

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

147 OAKLEIGH DRIVE, YORK, PA 17402

Parcel No. 46-000-13-0065-A0-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$129,088.95

Attorneys for Plaintiff  
KML Law Group, P/C

PROPERTY ADDRESS: 147 OAKLEIGH DRIVE, YORK, PA 17402

UPI# 46000130065A000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CHIMERA REO 2020-NR1, LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. JESSE L. FIX Docket Number:

2022-SU-000176. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JESSE L. FIX

ALL THAT CERTAIN lot or tract of ground with the building and improvements thereon erected, situate in Shrewsbury Borough, York County, Pennsylvania, known as No. 24 Culpepper Road, bounded and described in accordance with a survey made by Joseph W. Shaw, Registered Surveyor, Stewartstown, Pennsylvania, dated October 18, 1979, File No. 23-56, as follows, to wit:

Property Address: 24 Culpepper Road, Shrewsbury, PA 17361

Parcel No. 84-000-04-0018-000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2022-SU-000176

Judgment: \$195,907.06

Attorney:

To be sold as the Property Of: Jesse L. Fix

PROPERTY ADDRESS: 24 CULPEPPER ROAD, SHREWSBURY, PA 17361

UPI# 840000400180000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK vs. JAMES HENRY GILBERT Docket Number: 2020-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:

JAMES HENRY GILBERT

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

221 HELLAM STREET, WRIGHTSVILLE, PA 17368

Parcel No. 910000401590000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$60,007.79

Attorneys for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 221 HELLAM STREET, WRIGHTSVILLE, PA 17368

UPI# 910000401590000000

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, 09.01-3t York County, Pennsylvania

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, 09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WHITE ROSE CREDIT UNION vs. TIMOTHY M. HART, SR. and PATRICIA A. HART Docket Number: 2018-SU-001399. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY M. HART, SR. PATRICIA A. HART

ALL that certain piece, parcel and tract of ground, situate, lying and being in the Township of North Codorus, York County, Pennsylvania, more commonly referred to as

PROPERTY ADDRESS: 4760 Walters Hatchery Road, Spring Grove, PA 17362

UPI# 40000FG0040F0000000

PROPERTY ADDRESS: 4760 WALTERS HATCHERY ROAD, SPRING GROVE, PA 17362

UPI# 40000FG0040F0000000

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, 09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MIDFIRST BANK vs. ROBERT J. KOSS and JURETTA S. KOSS Docket Number: 2022-SU-000609. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/

the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT J. KOSS JURETTA S. KOSS

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

2900 Spencer Court York PA 17408 PARCEL #: 240000400640000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$119,849.68

Attorneys for Plaintiff KML Law Group P.C.

PROPERTY ADDRESS: 2900 SPENCER COURT, YORK, PA 17408

UPI# 240000400640000000

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, 09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CALIBER HOME LOANS, INC. vs. ANDREW E. LEWIS, AKA ANDREW LEWIS Docket Number: 2022-SU-000728. 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:

ANDREW E. LEWIS, AKA ANDREW LEWIS

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

BEING KNOWN AND NUMBERED AS 15802 MADDOX ROAD, STEWARTSTOWN, PA 17363

UPIN NUMBER 32-000-CJ-0060.E0-00000

PROPERTY ADDRESS: 15802 MADDOX ROAD, STEWARTSTOWN, PA 17363

UPI# 32000CJ0060E0000000

Notice is further given that all parties in interest

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A. S/B/M TO CCO MORTGAGE CORP. F/K/A CHARTER ONE MORTGAGE CORP vs. WARREN J. HAINES Docket Number: 2020-SU-000279. 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 J. HAINES

DOCKET #2020-SU-000279

ALL THAT CERTAIN piece, parcel, or tract of land situate, lying and being in York County, Pennsylvania.

TAX PARCEL #52-000-03-0042.00-00000

PROPERTY ADDRESS: 92 Vegas Drive, Hanover, PA 17331

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Warren J. Haines

ATTORNEY FOR PLAINTIFF: The Law Office of Gregory Javardian, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 92 VEGAS DRIVE, HANOVER, PA 17331

UPI# 520000300420000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. JULIO MARRERO, JR. Docket Number: 2022-SU-000681. 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:

JULIO MARRERO, JR.

Advertising Description

DOCKET #2022-SU-000681

ALL THAT CERTAIN lot, piece or parcel of land Situate in York Township York County, Pennsylvania, known as Lot #231 " Biscayne Wood Phase 1 Final Subdivision Plan" more limited and described as follows to wit:

BEGINNING at a point on the northerly right of way line of Country Ridge Drive, said point being on the dividing line of lot 230 as shown on a plan titles "Biscayne Woods Phase I Final Subdivision Plan" by Northfield Engineering and Design, Inc., and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania in Plan Book NN, Page 683; thence with lot 230,

1) North 18° 30' 34" West 169.41 feet to a point; thence with lands reserved as HOA Open Space,

2) South 71° 29' 26" West 20.00 feet to a point on the dividing line of lot 232; thence with same,

3) South 18° 30' 34" East 172.11 feet to a point on the northerly right of way line of Country Ridge Drive; thence with same,

4) Along a curve to the right having a radius of 225.00 feet, an arc length of 20.19 feet, a chord of North 63° 49' 14" East 20, 18 feet to the place of BEGINNING.

PARCEL No. 54-000-61-0231.00-00000

PROPERTY ADDRESS: 280 COUNTRY RIDGE DRIVE, RED LION, PENNSYLVANIA 17356

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Julio Marrero Jr.

ATTORNEY FOR PLAINTIFF: Powers Kim, LLC  
SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 280 COUNTRY RIDGE DRIVE, RED LION, PA 17356

UPI# 540006102310000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MIDFIRST BANK vs. JORDAN MILLER and MARIANNE E. SENFT Docket Number: 2022-SU-000590. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JORDAN MILLER  
MARIANNE E. SENFT

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

131 Windsor Court Hanover PA 17331  
PARCEL #: 440000803020000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$249,296.85

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 131 WINDSOR COURT, HANOVER, PA 17331

UPI# 440000803020000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY SUCCESSOR BY MERGER TO SUNTRUST BANK vs. MATTHEW MILLER Docket Number: 2022-SU-000944. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MATTHEW MILLER

By virtue of a Writ of Execution No. 2022-SU-000944

TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY SUCCESSOR BY MERGER TO SUNTRUST BANK  
v.  
MATTHEW MILLER

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

1305 LANCASTER AVE,  
YORK, PA 17403-3337  
Tax ID No. 48-000-18-0074.00-00000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$109,321.04

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 1305 LANCASTER AVENUE, YORK, PA 17403

UPI# 480001800740000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania

on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F vs. CRAIG MOSS Docket Number: 2018-SU-002042. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CRAIG MOSS  
Docket No. 2018-SU-002042

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

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

Property: 180 Asbury Court, Mount Wolf, PA 17347

Improvements: Residential Property

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

UPI# 260001301730000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-M1 vs. DANYIELL NEWMAN Docket Number: 2022-SU-000402. 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:

DANYIELL NEWMAN

By virtue of a Writ of Execution No. 2022-SU-000402

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-M1  
v.  
DANYIELL NEWMAN

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

600 EAST PHILADELPHIA STREET,  
YORK, PA 17403  
Tax ID No. 12-378-08-0030.00-00000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$148,886.62

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 600 EAST PHILADELPHIA STREET, YORK, PA 17403

UPI# 123780800300000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MOVEMENT MORTGAGE, LLC. vs. JONATHAN P. NORRIS Docket Number: 2022-SU-000331. 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 P. NORRIS

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

937 EAST WALNUT STREET,  
HANOVER, PA 17331  
Parcel No. 67-000-01-0092.00  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$174,035.65

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 937 EAST WALNUT STREET, HANOVER, PA 17331

UPI# 670000100920000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. STEPHEN A. NORTON Docket Number: 2022-SU-000807. 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:

STEPHEN A. NORTON

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2022-SU-000807

PENNSYLVANIA HOUSING FINANCE AGENCY Plaintiff  
vs  
STEPHEN A. NORTON Defendant (s)

Real Estate: 631 NORTH STATE STREET YORK, PA 17403

Municipality: Spring Garden Township

Dimensions/  
Short Description:  
100 x 20

See Instrument: 2018-013256

Tax Parcel #: 48-000-03-0016.00-00000

Assessment: \$66,490

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD AS THE PROPERTY OF STEPHEN A. NORTON ON JUDGMENT NO. 2022-SU-000807

PROPERTY ADDRESS: 631 NORTH STATE STREET, YORK, PA 17403

UPI# 480000300160000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANK OF AMERICA, N.A. vs. MICHAEL P. O'CONNOR and JOANN V. O'CONNOR Docket Number: 2019-SU-000488. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL P. O'CONNOR  
JOANN V. O'CONNOR

ALL THAT CERTAIN described lot of ground, with improvements thereon erected, situate in York Township, York County, Pennsylvania, bounded and described as follows:

Property Address: 260 Country Ridge Drive assessed as 260 County By Way, Red Lion, PA 17356

Parcel No. 540006102210000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2019-SU-000488

Judgment: \$212,484.62

Attorney: LOGS Legal Group, LLP

To be sold as the Property Of: Michael P. O'Connor and Joann V. O'Connor

PROPERTY ADDRESS: 260 COUNTRY RIDGE DRIVE, ASSESSED AS 260 COUNTY BY WAY, RED LION, PA 17356

UPI# 540006102210000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST 2019-6, MORTGAGE-BACK ED CERTIFICATES, SERIES 2019-6 vs. RICHARD OSTROWSKI, III A/K/A RICHARD A. OSTROWSKI, III CHRIS OSTROWSKI A/K/A CHRIS A. OSTROWSKI Docket Number: 2022-SU-000843. 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 OSTROWSKI, III  
A/K/A RICHARD A. OSTROWSKI, III  
CHRIS OSTROWSKI  
A/K/A CHRIS A. OSTROWSKI

Property of Chris Ostrowski and Richard Ostrowski, III, wife and husband

Execution No. 2022-SU-000843

Judgment Amount: \$159,093.81

All the right title, interest and claim of Chris Ostrowski and Richard Ostrowski, III, wife and husband, of in and to:

Property locates at 1961 Golden Eagle Drive, within the West Manchester Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2537, at page 8735, as Instrument No. 2019042731.

Parcel Identification No. 51-000-32-0034.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue, North Wales, PA 19454

PROPERTY ADDRESS: 1961 GOLDEN EAGLE DRIVE, WEST MANCHESTER, PA 17408

UPI# 510003200340000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ

of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: REVERSE MORTGAGE FUNDING LLC vs. CAROL J. ROIGER Docket Number: 2021-SU-002755. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:  
CAROL J. ROIGER

Land situated in the Township of Shrewsbury in the County of York in the State of PA

ALL the following described tract of land, together with improvements thereon, located in Shrewsbury Township, York County, Pennsylvania containing 3.039 acres of land and known as Lot No. 6 on a subdivision plan of Rockville Estates recorded in the Office of the Recorder of Deeds for York County, PA in Plot Plan Book AA, page 844, bounded and described as follows

Property Address: 11265 Wildberry Court, Glen Rock, PA 17327

Parcel No. 45-000-DH-0075.F0-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2021-SU-002755

Judgment: \$234,840.24

Attorney:

To be sold as the Property Of: Carol J. Roiger

PROPERTY ADDRESS: 11265 WILDBERRY COURT, GLEN ROCK, PA 17327

UPI# 45000DH0075F0000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SANTANDER BANK, N.A. vs. DOLORES A. SONTAI Docket Number: 2020-SU-000099. 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:

DOLORES A. SONTAI

ALL THAT CERTAIN lot, piece, parcel or tract of ground situate in the Township of Monaghan, York County, Pennsylvania, having erected thereon a residential dwelling, being 5 N. Seasons Drive, Dillsburg, Monaghan Township, PA

17019, Parcel No. 3800001012600.

Docket No. 2020-SU-000099, Judgment Amount: \$162,327.86. Sold as the property of Dolores A. Santai

PROPERTY ADDRESS: 5 N. SEASONS DRIVE, DILLSBURG, MONAGHAN TOWNSHIP, PA 17019  
UPI # 3800001012600

PROPERTY ADDRESS: 5 NORTH SEASONS DRIVE, DILLSBURG, PA 17019

UPI# 380000101260000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, (SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION) AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2006-11 vs. LOUIS A. SANTO and JOY M. SANTO Docket Number: 2012-SU-001213-06. 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:

LOUIS A. SANTO  
JOY M. SANTO

PARCEL NO.: 38-000-PE-0048.K0-00000

ALL that certain lot or tract of land located in Monaghan Township, York County, Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 12 on a "Final Subdivision Plan of Lots 1-A, 1-B and 5 for Hidden Meadows" as recorded in the Office of the Recorder of Deeds of and for York County Pennsylvania, dated February 5, 2001, last revised June 21, 2002 and recorded on July 24, 2002 in Plan Book "RR", Page 971.

PROPERTY ADDRESS: 312 MEADOW TRAIL, DILLSBURG, PA 17019

UPI# 38000PE0048K000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK vs. JASON E. SCHELL Docket Number: 2022-SU-000342. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JASON E. SCHELL

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

205 NORTH BROAD STREET,  
YORK, PA 17403  
Parcel No. 071330300030000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$42,376.91

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 205 NORTH BROAD STREET, YORK, PA 17403

UPI# 071330300030000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on

Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR LB-CABANA SERIES IV TRUST vs. BETH A. SCHWARTZ Docket Number: 2020-SU-002634. 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:  
BETH A. SCHWARTZ

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

149 Meadow Hill Drive York PA 17402  
PARCEL #: 530000806210000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$250,927.68

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 149 MEADOW HILL DRIVE, YORK, PA 17402

UPI# 530000806210000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. CHARLES J. SEDENGER Docket Number: 2022-SU-000277. 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 J. SEDENGER

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2022-SU-000277

Lakeview Loan Servicing, LLC  
v.  
Charles J. Sedenger

owner(s) of property situate in the Borough of Hanover, York County, Pennsylvania, being



4 Ridge Avenue, Hanover, PA 17331  
Parcel No. 67-000-03-0073.A0-00000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$68,187.46  
Attorneys for Plaintiff  
Orlans PC

PROPERTY ADDRESS: 4 RIDGE AVENUE,  
HANOVER, PA 17331

UPI# 67000030073A000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BOKF, N.A. vs. TOSHIA M SHEARER Docket Number: 2022-SU-000791. 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:

TOSHIA M SHEARER

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

BEING KNOWN AND NUMBERED AS 18 SOUTH ROYAL STREET, YORK, PA 17401

UPIN NUMBER 09-196-01-0019.00-00000

PROPERTY ADDRESS: 18 SOUTH ROYAL STREET, YORK, PA 17401

UPI# 091960100190000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MCLP ASSET COMPANY, INC vs. CRAIG SHEFFER, IN HIS CAPACITY AS HEIR OF MARK W. SHEFFER UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK W. SHEFFER Docket Number: 2021-SU-001100. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CRAIG SHEFFER, IN HIS CAPACITY AS HEIR OF MARK W. SHEFFER UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK W. SHEFFER

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

ATTORNEYS FOR PLAINTIFF  
MCLP ASSET COMPANY, INC  
Plaintiff

v.

CRAIG SHEFFER, IN HIS CAPACITY AS HEIR OF MARK W. SHEFFER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK W. SHEFFER

Defendant(s) COURT OF COMMON PLEAS YORK COUNTY

NO: 2021-SU-001100

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 3802 SILVERWOOD DR YORK, PA 17402

BEING PARCEL NUMBER: 46-000-32-0021.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 3802 SILVERWOOD DRIVE, YORK, PA 17402

UPI# 460003200210000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. JEFFREY A. SLAGLE Docket Number: 2022-SU-000588. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JEFFREY A. SLAGLE

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

35 East Main Street Railroad PA 17355  
PARCEL #: 810000100680000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount \$31,339.43

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 35 EAST MAIN STREET, RAILROAD, PA 17355

UPI# 810000100680000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: KONDAUR CAPITAL CORPORATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2020-1 vs. THE UNKNOWN HEIRS OF JOAN M. LARKIN DECEASED MICHAEL LARKIN SOLELY

IN HIS CAPACITY AS HEIR OF JOAN M. LARKIN, DECEASED THOMAS LARKIN JR., SOLELY IN HIS CAPACITY AS HEIR OF JOAN M. LARKIN, DECEASED MARY VIRGINIA LARKIN SOLELY IN HER CAPACITY AS HEIR OF JOAN M. LARKIN, DECEASED Docket Number: 2021-SU-000074. 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 JOAN M. LARKIN DECEASED MICHAEL LARKIN SOLELY IN HIS CAPACITY AS HEIR OF JOAN M. LARKIN, DECEASED THOMAS LARKIN JR., SOLELY IN HIS CAPACITY AS HEIR OF JOAN M. LARKIN, DECEASED MARY VIRGINIA LARKIN SOLELY IN HER CAPACITY AS HEIR OF JOAN M. LARKIN, DECEASED

Owner(s) of property situate in the Borough of West York, YORK County, Pennsylvania, being 1513 WEST PHILADELPHIA STREET, YORK, PA 17404 Parcel No. 880001400370000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$202,131.08

Attorneys for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 1513 WEST PHILADELPHIA STREET, YORK, PA 17404

UPI# 880001400370000000

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, 09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MORTGAGE ASSETS MANAGEMENT, LLC vs. UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST UNDER ANN E. ALBRIGHT Docket Number: 2019-SU-000572. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST UNDER ANN E. ALBRIGHT

ALL THAT CERTAIN TRACT OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN THE CITY OF YORK, YORK COUNTY, PENNSYLVANIA, AND KNOWN AS NO. 132 SOUTH NEWBERRY STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEING KNOWN AND NUMBERED AS 132 S. NEWBERRY STREET, YORK, PA 17401

BEING LOT NO. 09-199-03-0060.0

PROPERTY ADDRESS: 132 SOUTH NEWBERRY STREET, YORK, PA 17401

UPI# 091990300600000000

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, 09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC vs. MAI VINCENT and CARLOS SMITH Docket Number: 2017-SU-000886. 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:

MAI VINCENT CARLOS SMITH

BEING KNOWN AND DESIGNATED as Unit 70, in the subdivision known as "Iron Bridge Landing Condominiums, Phase II," West Manchester Township, per Plan recorded in record Book 1760, Page 6514 among the Land Records of York County, Pennsylvania.

Property Address: 2417 Walnut Bottom Road Unit 70, York, PA 17408

Parcel No. 51-000-32-0138-C0070

Improvements: Residential Dwelling Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2017-SU-000886

Judgment: \$130,050.15

Attorney: Kristen D. Little, Esquire

To be sold as the Property Of: Mai Vincent and Carlos Smith

PROPERTY ADDRESS: 2417 WALNUT BOTTOM ROAD, UNIT 70, YORK, PA 17408

UPI# 5100032013800C0070

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, 09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. MICHAEL J. WALKER A/K/A MICHAEL WALKER and KRISTEN DANIELLE TOME Docket Number: 2020-SU-000624. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL J. WALKER A/K/A MICHAEL WALKER KRISTEN DANIELLE TOME

By virtue of a Writ of Execution No. 2020-SU-000624

FREEDOM MORTGAGE CORPORATION v. MICHAEL J. WALKER A/K/A MICHAEL WALKER; KRISTEN DANIELLE TOME

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

2320 DELTA ROAD, BROGUE, PA 17309 Tax ID No. 21000FM0079F000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$193,679.39

Attorneys for Plaintiff Brock & Scott, PLLC

PROPERTY ADDRESS: 2320 DELTA ROAD, BROGUE, PA 17309

UPI# 21000FM0079F000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. PHILLIP I. WHITE, III Docket Number: 2022-SU-000585. 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:

PHILLIP I. WHITE, III

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

2146 SOUTHBROOK DRIVE,  
YORK, PA 17403  
Parcel No. 54000170012  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$335,491.18

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 2146 SOUTHBROOK DRIVE, YORK, PA 17403

UPI# 540001700120000000

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,  
09.01-3t York County, Pennsylvania

KNOWN HEIR ALL OF THE UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RAYMOND O. KRAFT, JR., DECEASED AND GREGORY A. WISE, DECEASED, RECORD OWNERS AND MORTGAGORS LINDSAY B. KING, KNOWN HEIR Docket Number: 2020-SU-000956. 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:

JUSTIN M. WISE, KNOWN HEIR ALL OF THE UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RAYMOND O. KRAFT, JR., DECEASED AND GREGORY A. WISE, DECEASED, RECORD OWNERS AND MORTGAGORS LINDSAY B. KING, KNOWN HEIR

Justin M. Wise and Lindsay B. King in his/her capacity as known heirs, and Any and All Unknown Heirs, Successors and Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Raymond O. Kraft, Jr., Deceased, and Gregory A. Wise, Deceased, Record Owners and Mortgagors, owners of property situate in York City, York County, Pennsylvania, being

828 Arlington Road, York, PA 17403  
Parcel No. 10-271-04-0042.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$84,701.24

Attorney for Plaintiff  
Marc A. Hess, Esquire / Henry & Beaver LLP

PROPERTY ADDRESS: 828 ARLINGTON ROAD, YORK, PA 17403

UPI# 10271040042000000

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,  
09.01-3t York County, Pennsylvania

SU-001144. 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 ZIENKIEWICZ

All that certain piece or parcel or Tract of land situate in Red Lion Borough, York County, Pennsylvania, and being known as 234 Wise Avenue, Red Lion, Pennsylvania 17356.

TAX MAP AND PARCEL NUMBER: 820000200640000000

THE IMPROVEMENTS THEREON ARE:  
Residential Dwelling

REAL DEBT: \$119,443.31

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: David Zienkiewicz

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

PROPERTY ADDRESS: 234 WISE AVENUE, RED LION, PA 17356

UPI# 820000200640000000

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,  
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FULTON BANK, N.A. F/K/A FULTON BANK vs. JUSTIN M. WISE,

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FULTON BANK, N.A. vs. DAVID ZIENKIEWICZ Docket Number: 2019-



## **PLSE Puts Pause To Its Petition for General Pardon for Non-Violent Marijuana Offenders, Pending Results of the Governor’s “Special PA Marijuana Pardon Project”**

**September 1, 2022** – On July 11, 2022, Philadelphia Lawyers for Social Equity (PLSE) presented to Governor Tom Wolf, Lt. Governor John Fetterman and the Pennsylvania Board of Pardons a Petition for General Pardon (Amnesty) that would forgive everyone in Pennsylvania who has been convicted of a marijuana offense that did not involve violence, or the threat of violence, to anyone.

Today, the Governor, Lt. Governor and Board of Pardons announced the PA Marijuana Pardon Project, which they termed an “effort to quickly pardon thousands of Pennsylvanians from marijuana-related convictions.” The Project only covers people who apply by September 30; only those with either of two limited misdemeanor marijuana convictions; only those who are able to access and complete the form via the internet; and only those who are first able to successfully navigate the complexities of the “Keystone Login” system to get a Username and Password – a system that even lawyers have called “a nightmare.”

A greater problem – and maybe an insurmountable one for most with records – is that the application requires the Docket Number, County, and Offense Tracking Number (OTN) for each conviction. That requirement runs directly into Pennsylvania’s Clean Slate law, which removes (“seals”) all of that information from public access after ten years. Despite the program’s promise to review convictions of any age, no instructions are given how to get this information if it has already been sealed. In other words, if the marijuana conviction occurred before September 1, 2012, this special program may not apply.

“The Governor said today that ‘I am committed to doing everything in my power to support Pennsylvanians who have been adversely affected by a minor marijuana offense on their record,’” said PLSE’s Executive Director Renee Chenault Fattah. “The Program announced today is a start, and I am going to take the Governor at his word. If the Program does not produce the ‘thousands’ of applications he has predicted, I trust the Governor will be ready to take more, bigger steps that are ‘within his power.’”

The Governor’s press release estimated “that thousands of Pennsylvanians are eligible due to convictions over the past several decades, even pre-dating marijuana’s inclusion as a Schedule 1 drug under the Controlled Substances Act.” In fact, that is a gross understatement. Data from the Administrative Office of the Pennsylvania Courts confirm that there were 51,604 convictions across the Commonwealth under the two qualifying statutes just in the past ten years (between April 2012 and April 2022). (Those data are on PLSE’s website. The AOPC declined to produce data earlier than ten years.)

“We are going to do what we can to spread the word across the state about this new Program, and we will encourage people to apply,” said Chenault Fattah. “But mark my words: On October 1 we will be asking the Governor and the Board of Pardons for hard numbers – numbers of those who applied, and numbers of those who started trying to apply but weren’t able to complete the application form. And on October 2, if there aren’t tens of thousands of applicants, we will be asking the Governor to exercise his constitutional authority and call on the Board of Pardons to hold a public hearing on our Petition for General Pardon – something that, without application, staff time, or individual investigations, could free over 100,000 people from the harms of a non-violent marijuana conviction.”

Assistance in applying for the new PA Marijuana Pardon Project may be found at <https://www.plsephilly.org/pardons/marijuana-amnesty-project/bop/>

The Petition for General Pardon (Amnesty) for non-violent marijuana-related offenses may be found at <https://www.plsephilly.org/wp-content/uploads/2022/07/Marijuana-Amnesty-Petition-July-2022.pdf>

Data provided by the Administrative Office of the Pennsylvania Courts on marijuana-related convictions may be found at <https://www.plsephilly.org/pardons/data/>

Information and application forms for the new PA Marijuana Pardon Project may be found at <https://www.pa.gov/guides/mj-pardon/>

The press release announcing the new PA Marijuana Pardon Project may be found at <https://www.governor.pa.gov/newsroom/gov-wolf-let-gov-fetterman-announce-effort-to-quickly-pardon-thousands-of-pennsylvanians-from-marijuana-related-convictions/>

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**ABOUT PLSE:** PLSE provides free legal representation to low-income residents of Philadelphia whose criminal records are holding them back from achieving their potential as productive, contributing citizens. The services include seeking expungements in criminal court and pardons from the Governor, educating elected and community leaders, creating community-based Pardon Hubs, and empowering under-resourced communities to seek a greater voice and needed systemic reforms. In 2018, it formed The Pardon Project, and today, neighbors are helping neighbors apply for pardons in more than a dozen counties across Pennsylvania: [www.PardonMePA.org](http://www.PardonMePA.org).

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