

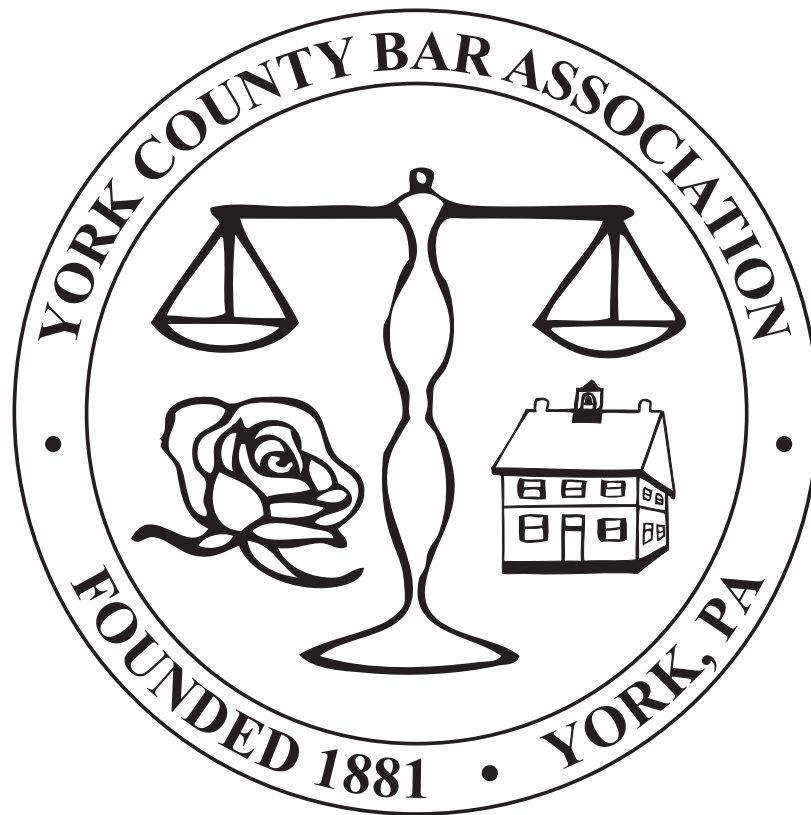
York Legal Record

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

Vol. 136

YORK, PA, THURSDAY, SEPTEMBER 1, 2022

No. 23



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
3rd 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

For notary services email notary@yorkbar.com

Opinions, Opinions, Opinions . . .

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

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

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

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

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

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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 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. Rehmeier 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. Gladfelder, 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

SECOND PUBLICATION

ESTATE OF JOHN BELL, a/k/a JOHN
BURNELL BELL, JR., a/k/a JOHN B. BELL,
JR., DECEASED
Late of West Manheim Twp., York County,
PA.
Executor: Linda Bell, c/o Barley Snyder, 14
Center Square, Hanover, PA 17331
Attorney: Joseph E. Erb, Jr., Esquire, Barley
Snyder LLP, 14 Center Square, Hanover,
PA 17331 08.25-3t

ESTATE OF IDA JEAN CARROLL,
DECEASED
Late of Dover Twp., York County, PA.
Executor: Donna Brenneeman, 4260 S. Salem
Church Rd., Dover, Pa 17315 08.25-3t

ESTATE OF ANNETTE J. CORNISH,
DECEASED
Late of Conewago Twp., York County, PA.
Administrators-Executors: Regina Rowe and
Mark Cornish, 930 Rachel Drive, York,
PA 17404
Attorney: Chad Julius, Esquire, 8150 Derry
Street, Suite A, Harrisburg, PA 17111
08.25-3t

ESTATE OF SANDRA G. DONALDSON,
DECEASED
Late of Conewago Twp., York County, PA.
Administrator-Executor: Denise R. Dippery
and Dale W. Amspacker, c/o Jennifer
A. Galloway, Esq., Saxton & Stump,
LLC., 280 Granite Run Drive, Suite 300,
Lancaster, PA 17601
Attorney: Jennifer A. Galloway, Esquire,
Saxton & Stump, LLC., 280 Granite Run
Drive, Suite 300, Lancaster, PA 17601
08.25-3t

ESTATE OF EVELYN J. DUCK, DECEASED
Late of West Manchester Twp., York County,
PA.
Executrix: Brenda L. Campbell, c/o The
Hamme Law Firm, LLC, 1946 Carlisle
Road, York, PA 17408
Attorney: Tessa Marie Myers, Esquire, The
Hamme Law Firm, LLC, 1946 Carlisle
Road, York, PA 17408 08.25-3t

ESTATE OF MARK S. DUFEK, DECEASED
Late of Winterstown Borough, York County,
PA.
Executor: Doyle L. Dufek, 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 08.25-3t

ESTATE OF RICHARD A. DULL,
DECEASED
Late of Dover Twp., York County, PA.
Administrators-Executors: Ralph E. Dull
and Gregory Beck, c/o 3198 East Market
Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
08.25-3t

ESTATE OF BLAIR R. ENGLISH,
DECEASED
Late of Manchester Twp., York County, PA.
Co-Executors: Barbara J. English, David A.
English and Donald B. English, 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
08.25-3t

ESTATE OF BONNIE L.R. FIKE, a/k/a
BONNIE L. FIKE, DECEASED
Late of Dover Borough, York County, PA.
Administrator-Executor: Gary Lee Fike
and Beth Lightner, c/o 3198 East Market
Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
08.25-3t

ESTATE OF JO ANNE GREEN, DECEASED
Late of Manheim Twp., York County, PA.
Executor: Dennis W. Green, 4630 Skyview
Drive, Glenville, PA 17329
Attorney: Clayton A. Lingg, Esquire,
MOONEY LAW, 230 York Street,
Hanover, PA 17331 08.25-3t

ESTATE OF THOMAS R. HOKE, a/k/a REV.
THOMAS R. HOKE, DECEASED
Late of Spring Grove Borough, York County,
PA.
Administrator: Heather-Marie Merrill, 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
08.25-3t

ESTATE OF VIRGINIA A. INNERST,
DECEASED
Late of York Twp., York County, PA.
Co-Executors: Timothy A Innerst and W.
Robert Berkebile, c/o Ream Carr Markey
Woloshin & Hunter, LLP, 119 East Market
Street, York, PA 17401
Attorney: Andrew F. Kagen, Esquire, Ream
Carr Markey Woloshin & Hunter, LLP, 119
East Market Street, York, PA 17401
08.25-3t

ESTATE OF JOAN A. KEEPORTS,
DECEASED
Late of Chanceford Twp., York County, PA.
Administrator C.T.A.: Dale A. Harrison, c/o
Eveler & DeArment LLP, 2997 Cape
Horn Rd., Suite A-6, Red Lion, PA 17356
Attorney: Eveler & DeArment LLP, 2997
Cape Horn Rd., Suite A-6, Red Lion, PA
17356 08.25-3t

ESTATE OF RICHARD D. KREWSON,
a/k/a RICHARD DONALD KREWSON,
DECEASED
Late of York City, York County, PA.
Executor: Angela M. Krewson, c/o 2025 E.
Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
08.25-3t

ESTATE OF EVELYN D. LONG, DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Trena Stonebraker, c/o Richard R.
Reilly, Esquire, 54 N. Duke St., York, PA
17401-1210
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke St., York, PA 17401-1210 08.25-3t

ESTATE OF DALE L. LOVE, DECEASED
Late of Chanceford Twp., York County, PA.
Executor: Gary A. Love, c/o 135 North
George Street, York, PA 17401
Attorney: Timothy Bupp, Esquire, CGA Law
Firm, PC, 135 North George Street, York,
PA 17401 08.25-3t

ESTATE OF SHIRLEY A. MARKLE,
DECEASED
Late of York Twp., York County, PA.
Administratrix: Lorrie A. Bechtel, c/o 129 E.
Market St., York, PA 17401
Attorney: Andrew C. Herrold, Esquire,
Griest, Himes, Herrold, Reynosa LLP, 129
East Market Street, York, PA 17401
08.25-3t

ESTATE OF EUGENE R. MARTZ,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Administrators-Executors: Cheryl A.
McElearney and Sharon L. Howery, c/o
3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
08.25-3t

**ESTATE OF GLADYS I. MCFATRIDGE,
DECEASED**

Late of East Hopewell Twp., York County,
PA.

Co-Executors: Kevin L. McFatridge and
Karen L. McFatridge, n/k/a Karen L.
Snook, 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
08.25-3t

**ESTATE OF MARK HOWARD MCKINNEY,
DECEASED**

Late of Windsor Twp., York County, PA.

Administrator-Executor: Isaac Christopher
McKinney, 105 Park Lane, Oak Ridge,
Tennessee 37830 08.25-3t

**ESTATE OF FAYE D. PIPHER, a/k/a FAYE
PIPHER, DECEASED**

Late of York Twp., York County, PA.

Executor: Steven E. Pipher, c/o Stock and
Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401

Attorney: MacGregor J. Brillhart, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center, 221 West Philadelphia
Street, Suite 600, York, PA 17401-2991
08.25-3t

**ESTATE OF DAWN E. PRYOR, a/k/a DAWN
WICKLAND PRYOR, DECEASED**

Late of Spring Garden Twp., York County,
PA.

Administrator-Executor: Kenneth L. Pryor,
c/o 3198 East Market Street, York, PA
17402

Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
08.25-3t

**ESTATE OF WESLEY OWEN SINGH,
DECEASED**

Late of the Borough of Hanover, York
County, PA.

Co-Administrators: Brandy L. Nell
and Arminder Singh, c/o Walker &
Spang, LLC, 247 Lincoln Way East,
Chambersburg, PA 17201

Attorney: David F. Spang, Esquire, Walker
& Spang, LLC, 247 Lincoln Way East,
Chambersburg, PA 17201 08.25-3t

**ESTATE OF KAMDYN A. TORRES
DECEASED**

Late of York City, York County, PA.

Administrator-Executor: Sierra N. Sauble,
1333 N. Duke Street, York, PA 17404

Attorney: JoAnn L. Ruchlewicz, Esquire,
1716 Olive St., Reading, PA 19604
08.25-3t

**ESTATE OF BARBARA A. WEBB, a/k/a
BARBARA ANN WEBB, DECEASED**

Late of Borough of Hanover, York County,
PA.

Executor: Melissa A. Brillhart, 1147
Eichelberger Street, Suite F, Hanover, PA
17331

Attorney: Ann C. Shultis, Esquire, Salzmann
Hughes, P.C., 1147 Eichelberger Street,
Suite F, Hanover, PA 17331 08.25-3t

THIRD PUBLICATION

ESTATE OF GARY BAIRD, DECEASED

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

Administrator-Executor: Allison E. Baird,
c/o Law Offices of Jeffrey C Marshall,
LLC, 46 East Philadelphia Street, York,
PA 17401

Attorney: Jeffrey C Marshall, Esquire, Law
Offices of Jeffrey C Marshall, LLC, 46
East Philadelphia Street, York, PA 17401
08.18-3t

**ESTATE OF PATRICIA ANN BUNNELL,
DECEASED**

Late of Hellam Twp., York County, PA.

Administrator: Gaylord M. Bunnell, Jr., c/o
William F. Hoffmeyer, Esq., 30 N. George
St., York, PA 17401

Attorney: William F. Hoffmeyer, Esquire,
Hoffmeyer & Semmelman LLC, 30 N.
George St., York, PA 17401 08.18-3t

**ESTATE OF MARGARET A. CROW,
DECEASED**

Late of West York Borough, York County,
PA.

Administrator-Executor: Gail M. Crow, 1633
Filbert Street, York, PA 17404

Attorney: Marc Roberts, Esquire, 149 East
Market Street, York, PA 17401 08.18-3t

**ESTATE OF LOIS W. DIETZ, a/k/a LOIS
WEIDMAN DIETZ, DECEASED**

Late of Hellam Twp., York County, PA.

Co-Executors: David T. Dietz and John S.
Dietz, c/o Gibbel Kraybill & Hess LLP,
P.O. Box 5349, Lancaster, PA 17606

Attorney: J. Elvin Kraybill, Esquire, Gibbel
Kraybill & Hess LLP, P.O. Box 5349,
Lancaster, PA 17606 08.18-3t

**ESTATE OF NELSON JOSEPH DUTT,
DECEASED**

Late of Washington Twp., York County, PA.

Executor: Virginia Marie Doonis, 556 S
Kralltown Rd, Wellsville, PA 17365
08.18-3t

ESTATE OF TIMOTHY O. FEW, DECEASED

Late of Chanceford Twp., York County, PA.

Administrator: Michael D. Thompson, c/o
William F. Hoffmeyer, Esq., 30 N. George
St., York, PA 17401

Attorney: William F. Hoffmeyer, Esquire,
Hoffmeyer & Semmelman LLC, 30 N.
George St., York, PA 17401 08.18-3t

**ESTATE OF RAY HENSON FISHER, III,
DECEASED**

Late of Wrightsville Borough, York County,
PA.

Executors: Ray H. Fisher, IV & Paul R.
Fisher, c/o 327 Locust Street, Columbia,
PA 17512

Attorney: John F. Markel, Esquire, Nikolaus
& Hohenadel, 327 Locust Street,
Columbia, PA 17512 08.18-3t

**ESTATE OF ROBERT E. FLAHERTY, JR.,
DECEASED**

Late of Hellam Twp., York County, PA.

Administrator-Executor: Kyle A. Flaharty,
c/o 50 East Market Street, Hellam, PA
17406

Attorney: Alexis K. Swope, Esquire, 50 East
Market Street, Hellam, PA 17406 08.18-3t

**ESTATE OF CHRISTINE I. FORRY,
DECEASED**

Late of York Twp., York County, PA.

Executor: Kevin Forry, 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
08.18-3t

**ESTATE OF MICHAEL G. GEMMILL,
DECEASED**

Late of Wrightsville Borough, York County,
PA.

Executor: Linda S. Gemmill, c/o James N.
Clymer, Esquire, 408 W. Chestnut St.,
Lancaster, PA 17603

Attorney: James N. Clymer, Esquire, Clymer
Musser & Sarno, PC, 408 W. Chestnut St.,
Lancaster, PA 17603 08.18-3t

**ESTATE OF SHAWN ERIC GLADFELTER,
DECEASED**

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

Administratrix: Tasya Knudsen, c/o Kurt
A. Blake, Esquire, Blake & Schanbacher
Law, LLC, 29 East Philadelphia Street,
York, PA 17401

Attorney: Kurt A. Blake, Esquire, Blake
& Schanbacher Law, LLC, 29 East
Philadelphia Street, York, PA 17401
08.18-3t

**ESTATE OF PALMER KIP GLUNT,
DECEASED**

Late of Chanceford Twp., York County, PA.

Executor: Cecil M. Mundorff, c/o Laucks
& Laucks, PC, 105 West Broadway, Red
Lion, PA 17356

Attorney: David M. Laucks, Esquire,
LAUCKS & LAUCKS, PC, 105 West
Broadway, Red Lion, PA 17356 08.18-3t

**ESTATE OF BARRY P. GOTWALT, a/k/a
BARRY PRESTON GOTWALT, DECEASED**

Late of Hanover Borough, York County, PA.

Executrix: Eileen M Gotwalt, c/o Erik
Spurlin, Esq, MPL Law Firm, 96 S.
George St., Ste. 520, York, PA 17401

Attorney: Erik Spurlin, Esquire, MPL Law
Firm LLP, 96 S. George St., Ste. 520,
York, PA 17401 08.18-3t

**ESTATE OF GERTRUDE EILEEN GROTHEY
, DECEASED**

Late of Penn Twp., York County, PA.

Administrator-Executor: Kenneth A.
Grothey, 31 Sandy Ct., Hanover, PA
17331 08.18-3t

ESTATE OF MATTHEW HARTUNG,
DECEASED

Late of York County, PA.
 Executor: Thomas J. Hartung, c/o William R. Kaufman, Esquire, 940 Century Drive, Mechanicsburg, PA 17055-4376
 Attorney: William R. Kaufman, Esquire, 940 Century Drive, Mechanicsburg, PA 17055-4376 08.18-3t

ESTATE OF MATTHEW R. JANSSON,
DECEASED

Late of Windsor Twp., York County, PA.
 Administrator: Peter M. Jansson, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Thomas M. Shorb, Esquire, Stock and Leader, Susquehanna Commerce Center, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 08.18-3t

ESTATE OF ALVERTA M. KISER,
DECEASED

Late of Shrewsbury Twp., York County, PA.
 Executor: Robert L. Badders, Jr., c/o Barley Snyder, 14 Center Square, Hanover, PA 17331
 Attorney: Joseph E. Erb, Jr., Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 08.18-3t

ESTATE OF THOMAS S. KLINE,
DECEASED

Late of Newberry Twp., York County, PA.
 Executor: Michael E. Kline, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: MacGregor J. Brillhart, Esquire, Stock and Leader, Susquehanna Commerce Center, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 08.18-3t

ESTATE OF ANNA CHRISTINE KOROSEC,
DECEASED

Late of York City, York County, PA.
 Administrator: Christine R. Bohuslav and Anna M. Richmond, 6115 Woodbine Rd., Woodbine, MD 21797 08.18-3t

ESTATE OF CLARENCE E. LUDWIG,
DECEASED

Late of Windsor Twp., York County, PA.
 Co-Executors: Bradley E. Ludwig and Christine E. Feathers, c/o Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356
 Attorney: Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356 08.18-3t

ESTATE OF AVERY G. MABE, DECEASED

Late of Washington Twp., York County, PA.
 Executrix: Mary J. Mabe, c/o Kurt A. Blake, Esquire, Blake & Schanbacher Law, LLC, 29 East Philadelphia Street, York, PA 17401
 Attorney: Kurt A. Blake, Esquire, Blake & Schanbacher Law, LLC, 29 East Philadelphia Street, York, PA 17401 08.18-3t

ESTATE OF THERESA MARSH, DECEASED

Late of Springettsbury Twp., York County, PA.
 Administrator-Executor: Danielle R. Gagliardi-Franz, c/o 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 08.18-3t

ESTATE OF RUTH CAROLYN MARTIN,
a/k/a RUTH C. BLAINE, DECEASED

Late of Fairview Twp., York County, PA.
 Executrix: Sandra K. Goodling, 119 Windrush Ln., Mechanicsburg, PA 17055
 Attorney: Adam R. Deluca, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070 08.18-3t

ESTATE OF EARL L. MCKINSTRY a/k/a
EARL LEROY MCKINSTRY, DECEASED

Late of York City, York County, PA.
 Executrix: Sherina L. Einsig, c/o 2025 E. Market Street, York, PA 17402
 Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 08.18-3t

ESTATE OF GREG A. NUZUM, DECEASED

Late of Red Lion Borough, York County, PA.
 Executrix: Melanie J. Winter, c/o Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356
 Attorney: Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356 08.18-3t

ESTATE OF CLAIR M. RAFFENSBERGER,
DECEASED

Late of Manchester Twp., York County, PA.
 Co-Executors: Larry A. Raffensberger and Brian K. Owen, c/o John W. Stitt, Esquire, 1434 W. Market St., York PA 17404
 Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 08.18-3t

ESTATE OF JOANNE S. REISINGER,
DECEASED

Late of Springettsbury Twp., York County, PA.
 Executrix: Debra A. McCoy, 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 08.18-3t

ESTATE OF JEFFREY ALLEN SEITZ,
DECEASED

Late of West Manchester Twp., York County, PA.
 Executor: Seth Perago, c/o Larry C. Heim, Esquire, 100 E. Market Street, York, PA 17401
 Attorney: Larry C. Heim, Esquire, Barley Snyder LLP, 100 E. Market Street, York, PA 17401 08.18-3t

ESTATE OF ROLAND R. SMITH,
DECEASED

Late of Shrewsbury Borough, York County, PA.
 Co-Executrices: Brenda R. Smith and Nancy L. Winemiller, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: MacGregor J. Brillhart, Esquire, Stock and Leader, Susquehanna Commerce Center, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 08.18-3t

ESTATE OF DAVID C. STACKHOUSE,
DECEASED

Late of East Manchester, York County, PA.
 Administrators: Mary Anne Lyon, Diane Stackhouse, and Brad Rhoads, c/o John R. Elliott, Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401
 Attorney: John R. Elliott, Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401 08.18-3t

ESTATE OF ROBERT A. THARP, DECEASED

Late of North Codorus Twp., York County, PA.
 Co-Administrators: David Robert Meckley & Ardel Mae Breon, c/o Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1210
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1210 08.18-3t

ESTATE OF LINWOOD ARIEL YOUNG,
DECEASED

Late of Hopewell Twp., York County, PA.
 Executor: Stephen Myers, 205 Throttle Court, Stewartstown, PA 17363
 Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 08.18-3t

ESTATE OF ROBERT L. ZUMBRUM,
DECEASED

Late of Penn Twp., York County, PA.
 Co-Executors: Dale Gordon, and Betty Gordon, c/o Barley Snyder, 14 Center Square, Hanover, PA 17331
 Attorney: Joseph E. Erb, Jr., Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 08.18-3t

CIVIL NOTICES

**ARTICLES OF INCORPORATION
NON-PROFIT CORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed and approved by the Pennsylvania Department of State at Harrisburg, Pennsylvania, on August 4, 2022 for the purpose of incorporating a domestic nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988. The name of the Nonprofit Corporation is **FRIENDS OF THE PARK**, and its registered office is located at 116 S. Baltimore Street, Franklinton, PA 17323.

The purpose of the corporation is to provide for the care and maintenance of parks and playgrounds in the Borough of Franklinton, and all other related activities as permitted under the Pennsylvania Nonprofit Corporation Law.

TYLER R. BEASTON, ESQUIRE
SALZMANN HUGHES, P.C.
79 St. Paul Drive
Chambersburg, PA 17201

09.01-1t Solicitor

NOTICE IS HEREBY GIVEN that Articles of Inc. have been filed with the PA Dept. of State, at Harrisburg, PA for the purpose of a Certificate of Incorporation. The name of the non-profit corp. organized under PA Nonprofit Corp. Law of 1988, Act of 12/21/1988, P.L. 1444, No. 177, as amended and supplemented, is THE LYNN S. KILKER FAMILY FOUNDATION, INC. ROBERT FREEDENBERG, Solicitor, SKARLATOS ZONARICH, 320 Market St., Ste. 600W, Harrisburg, PA 17101

09.01-1t Solicitor

CHANGE OF NAME

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

NOTICE is hereby given that on June 21st, 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Carson Michael Ginter to: Carson Michael Keezel. The Court has fixed the day of Tuesday, September 13, 2022, at 9:00 am in Courtroom No. 7002 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

09.01-1t Solicitor

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

NOTICE is hereby given that on 8/10/2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Dain Leon Kauffman II to: Osiris Kratos Cain.

The Court has fixed the day of October 18, 2022, at 9:00 am in Courtroom No. 7002 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

09.01-1t Solicitor

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

NOTICE is hereby given that on May 12, 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Sequina Stefanos Keleta to: Sequina Stefanos King.

The Court has fixed the day of October 18, 2022, at 1:30 pm in Courtroom No. 7002 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

09.01-1t Solicitor

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

No. 2022-SU-000753

CHANGE OF NAME

**IN RE:
EMILY SNARE**

NOTICE IS HEREBY GIVEN that on August 23, 2022, the Amended Petition of Emily Snare was filed in the above-named Court, praying for a Decree to change her name to Camille Augustus Gou.

The Court has fixed Tuesday, October 18, 2022 at 9:00 a.m. in Courtroom No. 7002, York County Judicial Center, 45 North George Street, York, PA, as the time and place for the Hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petitioner should not be granted.

CGA Law Firm
Richard K. Konkel, Esquire

09.01-1t Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given to all creditors, claimants, or persons interested or who may be affected by the Dissolution of Conewago Isle Campground, Inc., a Pennsylvania Business Corporation, with its registered office located at 6220 Big Mount Road, Dover PA 17315, York County, that the Shareholders and Directors of the Corporation approved a Plan of Liquidation and Dissolution of the Corporation on or about August 26, 2022, and that the Board of Directors is now engaged in winding up and settling the affairs of said Corporation so that its corporate existence shall be ended by issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Business Corporation Law of 1988, and that all claims shall be presented to 6220 Big Mount Road, Dover PA 17315.

Law Offices of Craig A. Diehl
Craig A. Diehl, Esquire, CPA

09.01-1t Solicitor

NOTICE is hereby given to all persons interested or who may be affected that RRRs, LLC, a Pennsylvania Corporation, having a registered address at 465 Locust Street, P.O. Box 98, Dallastown, PA 17313, is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Board of Directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of Articles of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

John D. Miller, Jr., Esq.
MPL Law Firm
96 So. George St., Suite 520,
York, PA 17401

09.01-1t Solicitor

NOTICE is hereby given to all persons interested or who may be affected that TRIPLES R, LP, a Pennsylvania Corporation, having a registered address at 465 Locust Street, P.O. Box 98, Dallastown, PA 17313, is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Board of Directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of Articles of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

John D. Miller, Jr., Esq.
MPL Law Firm
96 So. George St., Suite 520,
York, PA 17401

09.01-1t Solicitor

FICTITIOUS NAME

NOTICE is hereby given that an Application for Registration of Fictitious Names was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on August 17, 2022, pursuant to the Fictitious Names Act, setting forth that INCH'S NATURAL LAWN CARE, LLC is the party owning or interested in a business, the characters of which is a lawn care business to be conducted as GREEN IMAGE LAWN CARE. The principal office of said business is 3810 Bear Road, York, PA 17406.

Christian R. Miller, Esquire
MPL Law Firm, LLP

09.01-1t Solicitor

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 11, 2022 for **Keys Works** at 266 West Cottage Place, York, PA 17401. The name and address of each individual interested in the business is Keyon Johnson at 266 West Cottage Place, York, PA 17401. This was filed in accordance with 54 PaC.S. 311.417 .

09.01-1t Solicitor

NOTICE is hereby given that a certificate was filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania on August 10, 2022, setting forth that Outdoor Equity Group, LLC is the only interested entity in a business, the character of which is: providing facilities for golf and other recreational activities, and that name, style and designation under which said business is and will be conducted is: Outdoor Country Club and the location where said business is and will be located is: 1157 Detwiler Drive, York, Pennsylvania 17404.

Kate E. Hynes, Esquire
STOCK AND LEADER

09.01-1t Solicitor

NOTICE is hereby given that a certificate was filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania on August 10, 2022, setting forth that Outdoor Equity Group, LLC is the only interested entity in a business, the character of which is: providing facilities for golf and other recreational activities, and that name, style and designation under which said business is and will be conducted is: Out Door Country Club and the location where said business is and will be located is: 1157 Detwiler Drive, York, Pennsylvania 17404.

Kate E. Hynes, Esquire
STOCK AND LEADER

09.01-1t Solicitor

NOTICE IS HEREBY GIVEN that an application for registration of the fictitious name:

READY & ABLE

for the conduct of a business in York County, Pennsylvania, with its principal office at 643 Old York Road, Etters, PA 17319, was made to the Department of State of the Commonwealth of Pennsylvania on May 31, 2022, pursuant to the Act of Assembly dated December 16, 1982, Act 295 (54 Pa.CS. §311). The name and address of the only entity owning or interested in the said business is: David Leroy Plumbing, Inc., 643 Old York Road, Etters, PA 17319.

Robert P. Kline, Esquire
KLINE LAW OFFICE
714 Bridge Street
P.O. Box 461
New Cumberland, PA 17070-0461

09.01-1t Solicitor

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 14, 2022 for **S & S Landscape and More** at 1212 E. Poplar St., York, PA 17403. The name and address of each individual interested in the business is Shane Noel at 1212 E. Poplar St., York, PA 17403. This was filed in accordance with 54 PaC.S. 311.417.

09.01-1t Solicitor

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 08, 2022 for **TowerWorks Studios** at 120 Maplewood Drive, Dover, PA 17315. The name and address of each individual interested in the business is Jeff Markey at 120 Maplewood Drive, Dover, PA 17315. This was filed in accordance with 54 PaC.S. 311.417.

09.01-1t Solicitor

SHERIFF'S SALE

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

CIVIL DIVISION

No.: 2019-SU-003751

WELLS FARGO BANK, N.A. S/B/M TO
WACHOVIA BANK, NATIONAL
ASSOCIATION
Plaintiff

v.

MILLARD E. MILLER
Defendant(s)

NOTICE TO:
Millard E. Miller

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

Being Premises: 23 East Avenue, Red Lion, PA 17356
Being in BOROUGH OF RED LION, County of YORK, Commonwealth of Pennsylvania, 820000200350000000
Improvements consist of residential property.
Sold as the property of Millard E. Miller

Your house (real estate) at 23 East Avenue, Red Lion, PA 17356 is scheduled to be sold at the Sheriff's Sale on December 5, 2022 at 02:00 PM, at a public on-line auction found at <https://york.pa.foreclosure.com> , to enforce the Court Judgment of \$55,043.90 obtained by, WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION (the mortgagee), against the above premises.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
(844) 856-6646

09.01-1t Solicitor

Reverse Mortgage Funding, LLC
PLAINTIFF
VS.
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Janet M. Naylor, deceased and Robert Naylor, known Heir of Janet M. Naylor, deceased and Joan Marie Hannah, known Heir of Janet M. Naylor, deceased
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
YORK COUNTY

NO: 2021-SU-002484

NOTICE OF SHERIFF'S SALE OF REAL
PROPERTY

TO: Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations Claiming
Right, Title or Interest from or under Janet M.
Naylor, deceased

1140 Bowers Bridge Road
Manchester, PA 17345

Your house (real estate) at:

1140 Bowers Bridge Road, Manchester, PA
17345

23.000.OH.0208.0

is scheduled to be sold at Sheriff's Sale at
York County Administration Building, 28 East
Market Street, York, PA 17401 on December 5,
2022 at 2:00PM to enforce the court judgment
of \$128,785.83 obtained by Reverse Mortgage
Funding, LLC against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE

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

The sale will be cancelled if you pay back to
Reverse Mortgage Funding, LLC the amount of
the judgment plus costs or the back payments,
late charges, costs, and reasonable attorneys
fees due. To find out how much you must pay,
you may call: LOGS Legal Group, LLC. (610)
278-6800.

PLEASE NOTE a Schedule of Distribution will
be filed by the Sheriff on a date specified by the
Sheriff not later than thirty (30) days after sale.
Distribution will be made in accordance with
the schedule unless exceptions are filed thereto
within 20 days after the filing of the schedule.

09.01-1t

Solicitor

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 Brownnton 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 1 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 Springetts-bury 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: MEMBERS 1ST FEDERAL CREDIT UNION vs. CALVIN J. FOUST Docket Number: 2022-SU-000267. 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:

CALVIN J. FOUST

SHERIFF'S SALE
By virtue of a Writ of Execution issued by Members 1st Federal Credit Union
Docket No. 2022-SU-000267.

Members 1st Federal Credit Union v. Calvin J. Foust
Docket No. 2022-SU-000267.

Calvin J. Foust, Owner of property situate in Dover Township, York County, Pennsylvania

1822 Red Wing Lane, Dover, Pennsylvania 17315

Property being known as Parcel ID No. 24-000-21-0109.00-00000.

Premises consist of a single family dwelling with detached garage.

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

PROPERTY ADDRESS: 1822 RED WING LANE, DOVER, PA 17315-2875

UPI# 240002101090000000

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

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

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# 32000CJ0060E000000

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. 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# 45000DH0075F000000

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. SANTAI 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. SANTAI

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# 38000010126000000

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 BOT-TOM 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 CHANCE-FORD 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 Town-ship, 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

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, 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 INTER-EST 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 Un-known 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

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-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

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