

York Legal Record

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

Vol. 137

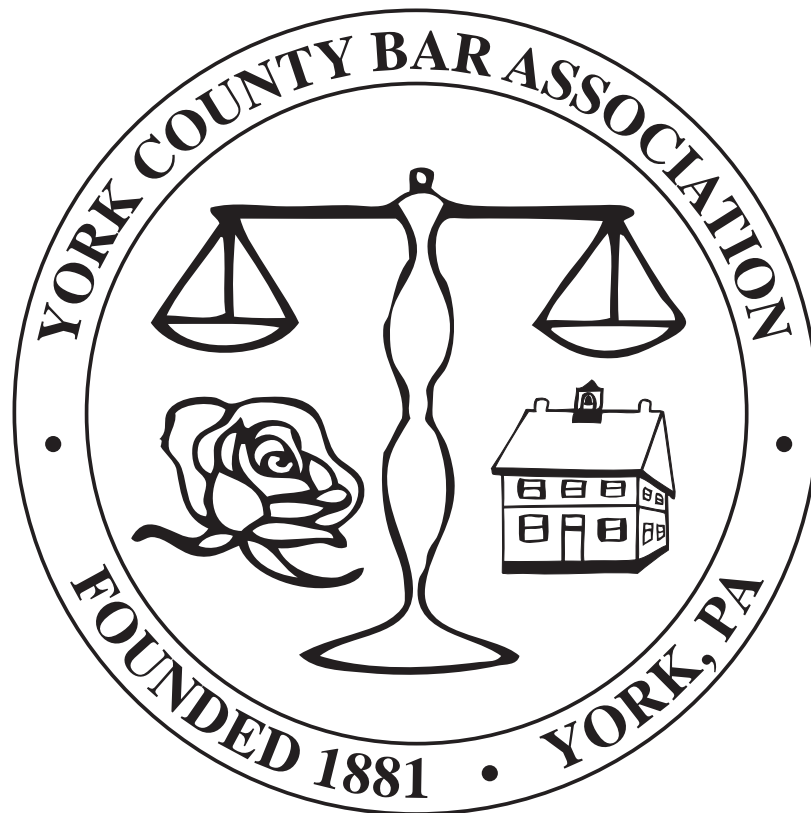
YORK, PA, THURSDAY, SEPTEMBER 7, 2023

No. 24

COURT OPINION

Supreme Court of Pennsylvania
Termination of Parental Rights - Relinquishment - Stepparent Adoption
Appeal from York County Court of Common Pleas

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Dated Material Do Not Delay

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F 8:30 am – 3:00 pm).

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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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ESTATE NOTICES

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

FIRST PUBLICATION

ESTATE OF CAROLYN L. ADAMS, DECEASED

Late of Monaghan Twp., York County, PA.
Co-Executrices: Cindy Lou Meyers and Kimberly A. Adams, c/o Andrew H. Shaw, Esquire, 2011 W. Trindle Road, Carlisle, PA 17013
Attorney: Andrew H. Shaw, Esquire, 2011 W. Trindle Road, Carlisle, PA 17013
09.07-3t

ESTATE OF JAMES KEITH BEMIS, a/k/a JAMES K. BEMIS, DECEASED

Late of West Manchester Twp., York County, PA.
Administratrix: Jaclyn Angelina Meyer, a/k/a Jaclyn A. Meyer, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401
Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401
09.07-3t

ESTATE OF NORMA R. BERNSTEIN, DECEASED

Late of York Twp., York County, PA.
Executors: David T. Bernstein and William Bernstein, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401
Attorney: Jeffrey A. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401
09.07-3t

ESTATE OF ARTHUR J. BINNER, DECEASED

Late of Hanover Boro., York County, PA.
Co-Executors: Eric J. Binner, 348 Green Spring Road, Hanover, PA 17331, and Jessica M. Bini, 7294 Blue Hill Road, Glenville, PA 17329
Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331
09.07-3t

ESTATE OF GORDON E. BOWEN, SR., DECEASED

Late of Fairview Twp., York County, PA.
Executors: Dennis J. Bowen and Doreen M. Klingler, c/o Anstine & Sparler, 117 East Market Street, York, PA 17401
Attorney: William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market Street, York, PA 17401
09.07-3t

ESTATE OF HERBERT CLARK CUNNINGHAM, DECEASED

Late of Manchester Twp., York County, PA.
Administrator: Good News Consulting, Inc., c/o Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
Attorney: Amanda Snoko Dubbs, Esquire, Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
09.07-3t

ESTATE OF KENNETH E. DARONE, DECEASED

Late of York City, York County, PA.
Executrix: Debra D. Coho, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
09.07-3t

ESTATE OF WILLIAM R. DEMSEY, DECEASED

Late of Franklin Twp., York County, PA.
Executors: Michael S. Demsey and Matthew S. Demsey, 16 May Drive, Dillsburg, PA 17019
Attorney: Wm. D. Schrack III, Esquire, BENN LAW FIRM, 124 W. Harrisburg Street, Dillsburg, PA 17019
09.07-3t

ESTATE OF KAREN JEAN DeRALEAU, DECEASED

Late of York Twp., York County, PA.
Executor: James DeRaleau, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
09.07-3t

ESTATE OF GERALDINE D. FAUSER, DECEASED

Late of York City, York County, PA.
Executor: Steven W. Fauser, c/o MPL Law Firm LLP, 96 S. George Street, York, PA 17401
Attorney: Erik D. Spurlin, Esquire, MPL Law Firm LLP, 96 S. George Street, York, PA 17401
09.07-3t

ESTATE OF LINDA BUSH FUNK, DECEASED

Late of York Twp., York County, PA.
Executor: John Gregory Law Funk, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
09.07-3t

ESTATE OF JULIAN S. GROTE, DECEASED

Late of Penn Twp., York County, PA.
Co-Executrices: Diane M. Jackson, 5212 Hanover Pike, Manchester, MD 21102, and Kathy J. Maus, 734 W. Myrtle Street, Littlestown, PA 17340
Attorney: Amy E.W. Ehrhart, Esquire, 118 Carlisle Street, Hanover, PA 17331
09.07-3t

ESTATE OF JAMES R. HARPER, DECEASED

Late of Manchester Twp., York County, PA.
Executrix: Juanita f. Aubel, 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
09.07-3t

ESTATE OF EARL S. HEIST, a/k/a EARL S. HEIST, JR., DECEASED

Late of Manheim Twp., York County, PA.
Co-Executor: Aaron Heist, 7832 Simpson Road, Glen Rock, PA 17327
Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331
09.07-3t

ESTATE OF GLENN W. HIMES, DECEASED

Late of York Twp., York County, PA.
Executor: David Himes, c/o Scott A. Beaverson, Esquire, 1 E. Market Street, Suite 201, York, PA 17401
Attorney: Scott A. Beaverson, Esquire, 1 E. Market Street, Suite 201, York, PA 17401
09.07-3t

ESTATE OF JAMES N. KRAMER, DECEASED

Late of York, York County, PA.
Executor: Nevin Kramer, c/o Shane L. Weaver, Esquire, 33 Robinhood Drive, Etters, PA 17319
Attorney: Shane L. Weaver, Esquire, 33 Robinhood Drive, Etters, PA 17319
09.07-3t

ESTATE OF MILKA MADJAR, DECEASED

Late of Fairview Twp., York County, PA.
Executor: Maria DeTemple, c/o Bangs Law Office, LLC, 429 South 18th Street, Camp Hill, PA 17011
Attorney: Michael L. Bangs, Esquire, Bangs Law Office, LLC, 429 South 18th Street, Camp Hill, PA 17011
09.07-3t

ESTATE OF BARRY L. MARSHALL, SR., DECEASED

Late of Dover Twp., York County, PA.
Executrix: Modane Marshall, c/o Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402
Attorney: Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402
09.07-3t

ESTATE OF RALPH L. MENTZER, DECEASED

Late of Paradise Twp., York County, PA.
Executrix: Eunice I. Mentzer, 7674 Altland Avenue, Abbottstown, PA 17301
09.07-3t

ESTATE OF JOHN B. NULL, DECEASED

Late of West Manheim Twp., York County, PA.
Co-Executrices: Rebecca Therit, 5106 Hillclimb Road, Spring Grove, PA 17362, and Jennifer Graham, 47 McAllister Street, Hanover, PA 17331
Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331
09.07-3t

ESTATE OF ALLON JEFFREY OFFORD,
DECEASED
Late of Hanover Boro., York County, PA.
Administratrix: Myneca Ojo, c/o Dilworth
Paxson LLP, 1500 Market Street, #3500E,
Philadelphia, PA 19102
Attorney: Kristen L. Behrens, Esquire,
Dilworth Paxson LLP, 1500 Market Street,
#3500E, Philadelphia, PA 19102
09.07-3t

ESTATE OF ALICIA ANN PHILLIPS,
DECEASED
Late of Hanover, York County, PA.
Executor: William Perrier, 1282 Fairway
Drive, Westminster, MD 21158
Attorney: Dennis Twigg, Esquire, 24 N.
Court Street, Westminster, MD 21157
09.07-3t

ESTATE OF JEAN E. PHILLIPS, DECEASED
Late of Spring Garden Twp., York County,
PA.
Executor: Andrea L. (Chronister) Eisenhour,
c/o Audi Law PLLC, 20 Briarcrest Square,
Suite 206, Hershey, PA 17033
Attorney: Ali M. Audi, Esquire, Audi Law
LLC, 20 Briarcrest Square, Suite 206,
Hershey, PA 17033
09.07-3t

ESTATE OF NED J. RENTZEL, SR.,
DECEASED
Late of York City, York County, PA.
Co-Executrices: Kelly M. Rentzel and
Stephanie L. Breneman, c/o CGA Law
Firm, PC, 135 North George Street, York,
PA 17401
Attorney: Frank H. Countess, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401
09.07-3t

ESTATE OF STELLA MARIE ROWE,
DECEASED
Late of Newberry Twp., York County, PA.
Administrators: Jamie Toluba and Gary Lee
Rowe, Jr., c/o Dilworth Paxson LLP, 1500
Market Street, #3500E, Philadelphia, PA
19102
Attorney: Kristen L. Behrens, Esquire,
Dilworth Paxson LLP, 1500 Market Street,
#3500E, Philadelphia, PA 19102
09.07-3t

ESTATE OF KATHLEEN L. TOAL, a/k/a
KATHLEEN LOUISE TOAL, DECEASED
Late of Hanover Boro., York County, PA.
Co-Executors: Shanon R. Toal, Jr., Neil P.
Toal, and Kathy Toal-Philipsen, c/o Amy
E.W. Ehrhart, Esquire, 118 Carlisle Street,
Suite 202, Hanover, PA 17331
Attorney: Amy E.W. Ehrhart, Esquire, 118
Carlisle Street, Suite 202, Hanover, PA
17331
09.07-3t

ESTATE OF SHIRLEY A. WILLIAMS,
DECEASED
Late of Fairview Twp., York County, PA.
Administratrix: Sherri A. Oyler, 1109
Pinetown Road, Lewisberry, PA 17339
Attorney: P. Daniel Altland, Esquire, 350 S.
Sporting Hill Road, Mechanicsburg, PA
17050
09.07-3t

ESTATE OF MELVIN E. WOLFE, SR.,
DECEASED
Late of Franklin Twp., York County, PA.
Executor: Melanie E. Calaman, c/o Frey &
Tiley, 5 South Hanover Street, Carlisle, PA
17013
Attorney: Robert G. Frey, Esquire, Frey &
Tiley, 5 South Hanover Street, Carlisle, PA
17013
09.07-3t

TRUST ESTATE OF: ROBERT E. GLADNEY
LATE OF: YORK, PENNSYLVANIA
DIED: February 27, 2023
All persons having claims against said Trust
Estate are requested to make such claims known
to the undersigned. Those persons indebted to
the decedent are requested to make payment
without delay to:

TRUSTEES: Richard W. Nusbaum
624 Woodshead Terrace
Wrightsville, PA 17368

Mary Lou Inners
1700 Normandie Drive
Apt. 219
York, PA 17408

ATTORNEY: Susan E. Lederer, Esquire
5011 Locust Lane
Harrisburg, PA 17109
09.07-3t

THE CHARLES L. YOUNG, JR. AND
SHIRLEY E. YOUNG REVOCABLE LIVING
TRUST DATED OCTOBER 22, 2004
Notice is hereby given that Christa L.
Tillinghast is the Successor Trustee of the
above-named Trust. All persons indebted to
Shirley E. Young are requested to make
payment and all those having claims against
Shirley E. Young are directed to present the
same to: Christa L. Tillinghast, Successor
Trustee c/o Jeffrey R. Bellomo, Esquire,
Bellomo & Associates, LLC, 3198 East Market
Street, York, PA 17402.
09.07-3t

SECOND PUBLICATION

ESTATE OF LYNN A. BROWN, a/k/a LYNN
ARTHUR BROWN, DECEASED
Late of North Codorus Twp., York County,
PA.
Executor: Stephen Shannon, c/o Barley
Snyder LLP, 126 East King Street,
Lancaster, PA 17602
Attorney: Randy R. Moyer, Esquire, Barley
Snyder LLP, 126 East King Street,
Lancaster, PA 17602
08.31-3t

ESTATE OF MARGARET H. COOK, a/k/a
MARGARET HARRIET COOK, DECEASED
Late of York City, York County, PA.
Executor: Dwain E. Cook, c/o Halbruner,
Hatch & Guise, LLP, 3435 Market Street,
Camp Hill, PA 17011
Attorney: Mark E. Halbruner, Esquire,
Halbruner, Hatch & Guise, LLP, 3435
Market Street, Camp Hill, PA 17011
08.31-3t

ESTATE OF JEFFREY L. CORCORAN,
DECEASED
Late of Hanover Boro., York County, PA.
Executor: Perry Musselman, 91 Fawn Hill
Road, Hanover, PA 17331
Attorney: Arthur J. Becker, Jr., Esquire,
Becker Law Group, P.C., 529 Carlisle
Street, Hanover, PA 17331
08.31-3t

ESTATE OF ROBERT A. DANENHOWER,
DECEASED
Late of West Manchester Twp., York County,
PA.
Executor: David R. Danenower, c/o John
W. Stitt, Esquire, 1434 W. Market Street,
York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W.
Market Street, York, PA 17404
08.31-3t

ESTATE OF LLOYD T. ENGMAN,
DECEASED
Late of York Twp., York County, PA.
Executors: Kevin Engman and Kristen
Engman, c/o Bellomo & Associates, LLC,
3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
08.31-3t

ESTATE OF WILBERETTA GIBBS, a/k/a
WILBERETTA GIBBS, DECEASED
Late of Stewartstown Boro., York County,
PA.
Executor: Michael H. Gibbs, c/o Laura
S. Manifold, Esquire, PO Box 312,
Stewartstown, PA 17363
Attorney: Laura S. Manifold, Esquire, PO
Box 312, Stewartstown, PA 17363
08.31-3t

ESTATE OF KENNETH P. HEAPS, a/k/a
KENNETH PAUL HEAPS, DECEASED
Late of Manchester Twp., York County, PA.
Co-Executors: Eleanor Stewart Resser, Lori
Ann Bezek and William H. Resser, c/o
Barley Snyder LLP, 100 E. Market Street,
York, PA 17401
Attorney: Alex E. Snyder, Esquire, Barley
Snyder LLP, 100 E. Market Street, York,
PA 17401
08.31-3t

ESTATE OF JUDITH A. HORAN, DECEASED
Late of City of York, York County, PA.
Administrator: Good News Consulting, Inc.,
c/o Snoko Dubbs & Buhite Law, Inc., 204
St. Charles Way, Suite F, York, PA 17402
Attorney: Amanda Snoko Dubbs, Esquire,
Snoko Dubbs & Buhite Law, Inc., 204 St.
Charles Way, Suite F, York, PA 17402
08.31-3t

ESTATE OF JOYCE MOYER, DECEASED
Late of York County, PA.
Administrator: April Moon, 825 11th
Avenue, York, PA 17402
Attorney: Robin J. Marzella, Esquire, R.J.
Marzella & Associates, 3513 North Front
Street, Harrisburg, PA 17110
08.31-3t

THIRD PUBLICATION

ESTATE OF JANET B. NACE, a/k/a JANET BAUGHER NACE, DECEASED
 Late of Heidelberg Twp., York County, PA.
 Administratrices: Jamie D. McKim and Jessica R. Nace Boerner, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
 Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 08.31-3t

ESTATE OF RUTH ANN NEUBOLD, a/k/a RUTH ANN BRACKBILL, DECEASED
 Late of Newberry Twp., York County, PA.
 Executrix: Michelle L. Federline, 555 Steinhour Road, York Haven, PA 17370 08.31-3t

ESTATE OF NANCY M. STEINFELT, DECEASED
 Late of West Manchester Twp., York County, PA.
 Co-Executors: Paul R. Steinfeld and Deslynn E. Ropp, 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 08.31-3t

ESTATE OF CLAYTON HENRY STERNER, DECEASED
 Late of Jackson Twp., York County, PA.
 Administratrix: Sherry McCraw, 2330 Storms Store Road, New Oxford, PA 17350
 Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 08.31-3t

ESTATE OF VERONICA S. TRIMMER, DECEASED
 Late of Jackson Twp., York County, PA.
 Administrator: Timothy S. Trimmer, c/o Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402
 Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 08.31-3t

ESTATE OF DAVID C. WALTERS, DECEASED
 Late of York County, PA.
 Administrator: Beatrice A. Walters, c/o William R. Kaufman, Esquire, 940 Century Drive, Mechanicsburg, PA 17055
 Attorney: William R. Kaufman, Esquire, 940 Century Drive, Mechanicsburg, PA 17055 08.31-3t

ESTATE OF KATHLEEN LOUISE WHYE, DECEASED
 Late of Manchester Twp., York County, PA.
 Administratrices: Eileen L. Nace and Treva R. Burdge, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401
 Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401 08.31-3t

ESTATE OF NANCY L. WOOD, DECEASED
 Late of York City, York County, PA.
 Administratrix: Rebecca Wood, PO Box 81082, Seattle, WA 98108
 Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 08.31-3t

ESTATE OF AGNES C. ANGELO, DECEASED
 Late of Fairview Twp., York County, PA.
 Executor: Matthew L. Foor, 227 Orchard Road, New Cumberland, PA 17070
 Attorney: Aviv S. Bliwas, Esquire, 301 Market Street, PO Box 109, Lemoyne, PA 17043 08.24-3t

ESTATE OF STEVEN R. CARPENTER, a/k/a STEVEN ROBERT CARPENTER, DECEASED
 Late of Windsor Twp., York County, PA.
 Executor: Gary L. Carpenter II, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 08.24-3t

ESTATE OF TREVA D. DARR, DECEASED
 Late of Lower Windsor Twp., York County, PA.
 Executor: Susan D. Ream, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402 08.24-3t

ESTATE OF CRAIG L. EISENHART, DECEASED
 Late of West Manchester Twp., York County, PA.
 Executor: Sienna M. Eisenhart, 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 08.24-3t

ESTATE OF STEPHEN JONATHAN FOLEY, DECEASED
 Late of Jackson Twp., York County, PA.
 Administrator: Niamh Cawley, c/o Dischell, Bartle & Dooley, PC, 1800 Pennbrook Parkway, Suite 200, Landsdale, PA 19446
 Attorney: John T. Dooley, Esquire, Dischell, Bartle & Dooley, PC, 1800 Pennbrook Parkway, Suite 200, Landsdale, PA 19446 08.24-3t

ESTATE OF WILBERT T. FREY, DECEASED
 Late of Springettsbury Twp., York County, PA.
 Executrix: Barbara A. Heikes, c/o Ryan C. Lutz, Esquire, 2025 E. Market Street, York, PA 17402
 Attorney: Ryan C. Lutz, Esquire, 2025 E. Market Street, York, PA 17402 08.24-3t

ESTATE OF MARIA A. GORIS, a/k/a MARIA A. GORIS ROSSIS, DECEASED
 Late of York City, York County, PA.
 Co-Administrators: Johanna S. Rossis and Jose J. Rossis, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Kristen R. McGuire, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 08.24-3t

ESTATE OF MARY M. GRIM, a/k/a MARY MARTHA GRIM, DECEASED
 Late of York Twp., York County, PA.
 Executor: Michael A. Grim, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 08.24-3t

ESTATE OF MARION HAGENS, DECEASED
 Late of Washington Twp., York County, PA.
 Administrator: Thomas John Hagens, c/o Martson Law Offices, 10 East High Street, Carlisle, PA 17013
 Attorney: Brandon T. Hughey, Esquire, Martson Law Offices, 10 East High Street, Carlisle, PA 17013 08.24-3t

ESTATE OF AUDRIELLE A. HANNIGAN, DECEASED
 Late of Windsor Twp., York County, PA.
 Executors: Karen A. Yeager-Sessa and Kevin Yeager, c/o Kenneth Lee Eckard, Esquire, 180 Darlene Street, York, PA 17402
 Attorney: Kenneth Lee Eckard, Esquire, 180 Darlene Street, York, PA 17402 08.24-3t

ESTATE OF RALPH W. HILT, JR., DECEASED
 Late of Wrightsville Boro., York County, PA.
 Executor: Richard L. Hilt, c/o Nikolaus & Hohenadel, 327 Locust Street, Columbia, PA 17512
 Attorney: John F. Markel, Esquire, Nikolaus & Hohenadel, 327 Locust Street, Columbia, PA 17512 08.24-3t

ESTATE OF JEANNE S. LITTLE, a/k/a JEANNE LOUISE LITTLE, DECEASED
 Late of West Manheim Twp., York County, PA.
 Executrix: Barbara A. Little, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
 Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 08.24-3t

ESTATE OF MARY S. SKOLD, DECEASED
 Late of York Twp., York County, PA.
 Executrix: Salome B. Prickett, a/k/a Salome S. Prickett, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 08.24-3t

CIVIL NOTICES

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on August 16, 2023, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Brittany Lauren Deller to Brittany Lyden Deller. The Court has fixed the day of October 24, 2023 at 10:00 a.m. in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

9.07-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 24 JULY 2023, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of JOANNA AGNES CELESTE ROSE to JAYDEN WILLIAM IGNACIO ROSE. The Court has fixed the day of 24 OCTOBER 2023 at 10:00 a.m. in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

9.07-1t Solicitor

FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 9, 2023, for Denim Taco with a principal place of business located at 4085 Battlehill Rd, Brogue, PA 17309 in York County. The individual interested in this business is Breydon Dillon, also located at 4085 Battlehill Rd, Brogue, PA 17309. This is filed in compliance with 54 Pa.C.S. 311.

9.07-1t Solicitor

PUBLIC NOTICE

PETITION FOR CERTIFICATE OF TITLE TO MOTOR VEHICLE

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA CIVIL ACTION – LAW

NO: 2023-SU-001369

CHESTER H. WALTEMYER AND SHARON L. WALTEMYER, Petitioner vs. CRESTWOOD MOBILE HOMES, INC.

TO: Crestwood Mobile Homes Inc., and its successors, administrators, and assigns.

YOU ARE HEREBY NOTIFIED that the Petitioner Chester H. Waltemyer and Sharon L. Waltemyer, have commenced an this Petition for Certificate of Title to Motor Vehicle, endorsed with a notice to defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2023-SU-001369, which you are required to defend, and wherein the Petitioner seeks judgment in their favor and against you with respect to issuing a mobile home title in Petitioner’s name for their 1974 Crestwood Modular Home, SERIAL NO: D22854/22855.

You are hereby notified to plead to the above-referenced Complaint on or before twenty (20) days from the date of this publication or a judgment will be entered against you.

NOTICE

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

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

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

AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service of The York County Bar Association (Attorney Connections) The York County Bar Center 137 East Market Street York, Pennsylvania 17401 Telephone No. (717) 854-8755

AVISO

Le han demandado en corte. Si usted desea defender contra las demandas dispuestas en las paginas siguientes, usted debe tomar la accion en el plazo de veinte (20) dias despues de esta queja y se sirve el aviso, incorporando un aspecto escrito personalmente o y archivando en escribir con la corte sus ddefensas u objecciones a las demandas dispuestas contra usted el abogado le advierte que que si usted no puede hacer asi que el caso puede proceder sin usted y un juicio se puede incorporar contra usted compra la corte sin aviso adicional para cualquier dinero demandado en la queja o para cualquier otra demanda o relevacion pedida por el demandante. Usted puede perder el dinero o la caracteristica de otra endereza importante a usted.

USTED DEBE LLEVAR ESTE PAPEL SU ABOGADO INMEDIATAMENTE. SI USTED NO HACE QUE UN ABOGADO VAYA A O LLAME POR TELEFONO LA OFICINA DISPUESTA ABAJO. ESTA OFICINA PUEDE PROVEER DE USTED LA INFORMACION SOBRE EMPLEAR A UN ABOGADO. SI USTED NO PUEDE PERMITIRSE AL HIRE A UN ABOGADO, ESTA OFICINA PUEDE PODER PROVEER DE USTED LA INFORMACION SOBRE LAS AGENCIAS QUE LOS SERVICIOS JURIDICOS DE LA OFERTA DE MAYO A LAS PERSONAS ELEGIBLES EN UN HONORARIO REDUCIDO O NINGUN HONORARIO.

Lawyer Referral Service of The York County Bar Association (Attorney Connections) The York County Bar Center 137 East Market Street York, Pennsylvania 17401 Telephone No. (717) 854-8755

9.07-1t Solicitor

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. JAMIKA D. ABNEY and MILDRED FOSTER, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF PEARL E. NIMMONS, Docket Number: 2023-SU-000062. 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:

JAMIKA D. ABNEY
MILDRED FOSTER, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF PEARL E. NIMMONS

By virtue of a Writ of Execution No. 2023-SU-000062

WELLS FARGO BANK, N.A.
v.

JAMIKA D. ABNEY; MILDRED FOSTER, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF PEARL E. NIMMONS

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

240 EAST COTTAGE PLACE, YORK, PA 17403

Tax ID No. 10-268-03-0013.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$69,838.91

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 240 EAST COTTAGE PLACE, YORK, PA 17403

UPI# 102680300130000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEBT COLLECTION SOLUTIONS, LLC vs. LINDA S. ALBRIGHT Docket Number: 2023-SU-000100. 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:

LINDA S. ALBRIGHT

By virtue of a Writ of Execution No.: 2023-SU-000100

LINDA S. ALBRIGHT, owner of property situate DOVER TOWNSHIP, Dover, YORK County, Pennsylvania being:

3500 Bull Road, Dover Township, Dover, Pennsylvania 17315

Parcel No.: 24-000-KG-0014-J0-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$8,297.71

PROPERTY ADDRESS: 3500 BULL ROAD, DOVER, PA 17315

UPI# 24000KG0014J000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CITIZENS BANK, N.A., S/B/M TO CITIZENS BANK OF PENNSYLVANIA vs. GREGORY J. ANTOON and CHRISTINE L. ANTOON Docket Number: 2022-SU-002758. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

GREGORY J. ANTOON
CHRISTINE L. ANTOON

DOCKET #2022-SU-002758

ALL THAT CERTAIN tract or parcel of land

and premises, situate, lying and being in the Township of Carroll in the County of York and Commonwealth of Pennsylvania.

TAX PARCEL #20-000-08-0061.00-00000

PROPERTY ADDRESS: 11 Spend a Buck Drive, Dillsburg, PA 17019

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Gregory J. Antoon and Christine L. Antoon

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

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 11 SPEND A BUCK DRIVE, DILLSBURG, PA 17019

UPI# 200000800610000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PINGORA LOAN SERVICING, LLC vs. JEFFREY L. ARENTZ and SUSAN G. ARENTZ Docket Number: 2022-SU-002800. 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 L. ARENTZ
SUSAN G. ARENTZ

ALL THE FOLLOWING DESCRIBED LOT OF GROUND SITUATE, LYING AND BEING IN PENN TOWNSHIP, YORK COUNTY, PENNSYLVANIA, BOUNDED AND LIMITED AS FOLLOWS, TO WIT:

Premises being: 852 York Street, Hanover, PA 17331-3436

Parcel No. 44-000-01-0075.00-00000

BEING the same premises which Jeffrey L. Arentz and Susan G. Arentz, his wife by Deed dated September 19, 2017, and recorded in the Office of Recorder of Deeds of York County on September 25, 2017, at Book 2439, Page 8702 granted and conveyed unto Jeffrey L. Arentz and

Susan G. Arentz, his wife, their successors and assigns.

PROPERTY ADDRESS: 852 YORK STREET, HANOVER, PA 17331-3436

UPI# 440000100750000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII vs. CASEY D. ARNOLD and SAMANTHA G. ARNOLD Docket Number: 2023-SU-000867. 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:

CASEY D. ARNOLD
SAMANTHA G. ARNOLD

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

Property of Casey D. Arnold and Samantha G. Arnold, husband and wife

Execution No. 2023-SU-000867

Judgment Amount: \$91,752.51

All the right title, interest and claim of Casey D. Arnold and Samantha G. Arnold, husband and wife, of in and to:

Property located at 21 Boundary Avenue, within the Borough of Red Lion, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2135, at page 8109, as Instrument No. 2011035385.

Parcel Identification No. 82-000-03-0374.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 21 BOUNDARY

AVENUE, RED LION, PA 17356

UPI# 820000303740000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. JON E. BECK Docket Number: 2022-SU-000836. 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:

JON E. BECK

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN WEST MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 2075 WINDING ROAD YORK, PA 17408
BEING PARCEL NUMBER:
510000800340000000 and
51000080032A000000
IMPROVEMENTS: RESIDENTIAL
PROPERTY

PROPERTY ADDRESS: 2075 WINDING ROAD, YORK, PA 17408

UPI# 510000800340000000

PROPERTY ADDRESS: WINDING ROAD, YORK, PA 17408

UPI# 51000080032A000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MORTGAGE ASSETS MANAGEMENT, LLC vs. JOSEPH C. BLOODGOOD A/K/A JOSEPH BLOODGOOD Docket Number: 2023-SU-000547. 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 C. BLOODGOOD A/K/A JOSEPH BLOODGOOD

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF YORK, NEW FREEDOM BOROUGH, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERN SIDE OF MINUTEMAN COUNTY AT THE SOUTHEASTERN CORNER OF LOT NO. 104 AS SHOWN ON THE PLAN OF LOTS HEREINAFTER, SET FORTH:

Premises being: 6 Minuteman Court, New Freedom, PA 17349

Parcel No. 78-000-04-0103.00-00000

BEING the same premises, which Joseph C. Bloodgood and Patricia L. Bloodgood by Deed dated December 15, 2003, and recorded in the Office of Recorder of Deeds of York County on April 20, 2004, at Book 1646, Page 6708 granted and conveyed unto Joseph C. Bloodgood.

PROPERTY ADDRESS: 6 MINUTEMAN COURT, NEW FREEDOM, PA 17349

UPI# 780000401030000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. JERRY BRACKEN and SELINA ORTLIEB Docket Number: 2022-SU-002103. 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:

JERRY BRACKEN
SELINA ORTLIEB

DOCKET #2022-SU-002103

ALL THE FOLLOWING DESCRIBED TRACT OF LAND, WITH ANY IMPROVEMENTS THEREON ERECTED, SITUATE IN SPRINGETTSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA.

PARCEL No. 46-000-20-0043.00-0000

PROPERTY ADDRESS: 141 LOCUST GROVE ROAD, YORK, PENNSYLVANIA 17402

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Jerry Bracken AND Selina Ortlieb

ATTORNEY FOR PLAINTIFF: Powers Kirm, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 141 LOCUST GROVE ROAD, YORK, PA 17402

UPI# 460002000430000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. BRADLEY K BUSH Docket Number: 2023-SU-000085. 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:

BRADLEY K BUSH

By virtue of a Writ of Execution No. 2023-SU-000085

FREEDOM MORTGAGE CORPORATION
v.
BRADLEY K BUSH

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

325 HILLCREST DR, NEW CUMBERLAND,

PA 17070
Tax ID No. 27-000-11-0222.00-00000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$244,568.18

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 325 HILLCREST DRIVE, NEW CUMBERLAND, PA 17070

UPI# 270001102220000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY vs. C.P., A MINOR, KNOWN HEIR OF THE ESTATE OF MELISSA PENA; V.P., A MINOR, KNOWN HEIR OF THE ESTATE OF MELISSA PENA; and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ESTATE OF MELISSA PENA Docket Number: 2022-SU-002639. 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:

C.P., A MINOR, KNOWN HEIR OF THE ESTATE OF MELISSA PENA
V.P., A MINOR, KNOWN HEIR OF THE ESTATE OF MELISSA PENA
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ESTATE OF MELISSA PENA

By virtue of a Writ of Execution No. 2022-SU-002639

TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY
v.

C.P, A MINOR, KNOWN HEIR OF THE ESTATE OF MELISSA PENA ; V.P, A MINOR, KNOWN HEIR OF THE ESTATE OF MELISSA PENA ; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR

ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ESTATE OF MELISSA PENA

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

92 W BROAD ST, YOЕ, PA 17313
Tax ID No. 920000100660000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$125,547.86

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 92 WEST BROAD STREET, YOЕ, PA 17313

UPI# 920000100660000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY CORPORATION vs. LEROY CALHOUN and DUSTY CALHOUN Docket Number: 2022-SU-002468. 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:

LEROY CALHOUN
DUSTY CALHOUN

All that certain tract of land situated in Red Lion Borough, York County, Pennsylvania, in the Development known as Country Club Hills and known as No. 466 Highland Road comprising the greater portions of Lots Nos. 8 and 9 of Section F, bounded and limited as follows, to wit:

Property Address: 466 Highland Road, Red Lion, PA 17356

Parcel No. 82-000-04-0046.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2022-SU-002468

Judgment: \$203,407.72

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Leroy Calhoun and Dusty Calhoun

PROPERTY ADDRESS: 466 HIGHLAND ROAD, RED LION, PA 17356

UPI# 820000400460000000

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,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. TAMRA D. COOPER Docket Number: 2019-SU-003495. 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:

TAMRA D. COOPER

ALL that certain lot or piece of ground with buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in West Manheim Township, County of York and State of Pennsylvania, bounded and described according to a Final Plan of Subdivision of Parcel 1 Phase II, South Pointe made by GHI Engineers and Surveyors of Hanover, Pennsylvania, recorded in Plan Book 1740, page 1201, (erroneously stated as Plan Case SS, page 258) as follows to wit

PARCEL NO.: 52-000-18-0234.00-00000

PROPERTY ADDRESS: 14 NACE DRIVE, HANOVER, PENNSYLVANIA - 17331

PROPERTY ADDRESS: 14 NACE DRIVE, HANOVER, PA 17331

UPI# 520001802340000000

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,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANK OF AMERICA, NATIONAL ASSOCIATION vs. EDWARD W. CRAWFORD Docket Number: 2019-SU-000059. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

EDWARD W. CRAWFORD

ALL that certain tract of land being situate in FAWN TOWNSHIP, York County, Pennsylvania, known as Lot 2 on a Final Plat prepared for Edward W. & Cheryl A. Crawford, by Evans, Hagan & Holdefer, Inc., bearing Drwg. No. 2696, dated September 15, 1982, last revised January 3, 1983 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book DD, Page 612, being more fully bounded, limited and described as follows, to wit:

Property Address: 20 Carea Road, New Park, PA 17352

Parcel No. 28000AM00480000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2019-SU-000059

Judgment: \$163,660.03

Attorney:

To be sold as the Property Of: Edward W. Crawford

PROPERTY ADDRESS: 20 CAREA ROAD, NEW PARK, PA 17352

UPI# 28000AM004800000000

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,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FULTON BANK, N.A. vs. CYNTHIA E. CRAWFORD, EXECUTRIX OF THE ESTATE OF NORMA ELAINE PAYNE A/K/A NORMA KOHLER PAYNE, DECEASED RECORD OWNER AND MORTGAGOR Docket Number: 2023-SU-000584. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CYNTHIA E. CRAWFORD, EXECUTRIX OF THE ESTATE OF NORMA ELAINE PAYNE A/K/A NORMA KOHLER PAYNE, DECEASED RECORD OWNER AND MORTGAGOR

Cynthia E. Crawford, Executrix of the Estate of Norma Elaine Payne a/k/a Norma Kohler Payne, Deceased Record Owner and Mortgagor of property situate in Red Lion, York Township, York County, Pennsylvania, being

2630 Sandra Avenue, Red Lion, PA 17356
Parcel No. 54-000-30-0081.00-0000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$65,906.15

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

PROPERTY ADDRESS: 2630 SANDRA AVENUE, RED LION, PA 17356

UPI# 540003000810000000

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,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MEMBERS 1ST FEDERAL CREDIT UNION vs. JACOB ALAN DAVIS A/K/A JACOB A. DAVIS Docket Number: 2022-SU-002547. 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:

JACOB ALAN DAVIS A/K/A JACOB A. DAVIS

SHERIFF'S SALE

By virtue of a Writ of Execution issued by Members 1st Federal Credit Union Docket No. 2022-SU-002547.

Members 1st Federal Credit Union v. Jacob Alan Davis a/k/a Jacob A. Davis Docket No. 2022-SU-002547.

Jacob Alan Davis a/k/a Jacob A. Davis, Owner of property situate in Township of Spring Garden, York County, Pennsylvania

1048 Mount Rose Avenue, York, Pennsylvania 17403

Property being known as Parcel ID No. 48-000-13-0385.00-00000.

Premises consist of a Two-Story Multi Family House with detached Two-Car 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: 1048 MOUNT ROSE AVENUE, YORK, PA 17403

UPI# 480001303850000000

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, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. TIMOTHY M. DEFONTES, SR. and JENNIFER M. DEFONTES Docket Number: 2023-SU-000817. 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. DEFONTES, SR. JENNIFER M. DEFONTES

By virtue of a Writ of Execution No. 2023-SU-000817 NewRez LLC d/b/a Shellpoint Mortgage Servicing v. Timothy M. Defontes, Sr. and Jennifer M. Defontes

Owners of property situate in York County, Pennsylvania, being 65 Park Drive, Fawn Grove, PA 17321 Parcel Number: 61-000-AN-0002.Q0-00000 Improvements thereon: Residential Dwelling Judgment Amount: \$151,193.64 ATTORNEYS FOR PLAINTIFF Padgett Law Group

PROPERTY ADDRESS: 65 PARK DRIVE, FAWN GROVE, PA 17321

UPI# 61000AN0002Q000000

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, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. MICHAEL C DEUSO Docket Number: 2023-SU-000806. 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 C DEUSO

By virtue of a Writ of Execution No. 2023-SU-000806

FREEDOM MORTGAGE CORPORATION v. MICHAEL C DEUSO

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

2676 N SHERMAN STREET, YORK, PA 17406 Tax ID No. 46-000-10-0057-00-00000 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$168,007.75

Attorneys for Plaintiff Brock & Scott, PLLC

PROPERTY ADDRESS: 2676 NORTH SHERMAN STREET, YORK, PA 17406

UPI# 460001000570000000

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, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC DBA MR. COOPER vs. ENERGYWISE PROPERTY HOLDINGS LLC, DIRK M. FLAHARTY, and LISA G. FLAHARTY Docket Number: 2022-SU-002371. 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:

ENERGYWISE PROPERTY HOLDINGS LLC DIRK M. FLAHARTY LISA G. FLAHARTY

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

123 West Gay Street, Red Lion, PA 17356 Parcel No.: 82-000-06-0190.00-00000 (Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$59,903.44

Attorney for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 123 WEST GAY STREET, RED LION, PA 17356

UPI# 820000601900000000

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, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEBT COLLECTION SOLUTIONS, LLC vs. ESTATE OF KENNETH L. MUMMERT Docket Number: 2023-SU-000096. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

ESTATE OF KENNETH L. MUMMERT

SHORT DESCRIPTION

By virtue of a Writ of Execution No.: 2023-SU-000096

KENNETH L. MUMMERT (Deceased), owner of property situate YORK CITY, York, YORK County, Pennsylvania being:

1227 East Prospect Street, York, PA 17403

Parcel No.: 12-412-18-0006.00-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$8,053.52

PROPERTY ADDRESS: 1227 EAST PROSPECT STREET, YORK, PA 17403

UPI# 124121800060000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. DAWN EVERETT, GEORGE FREIMILLER, SANDRA HERR, and TERRY RAY, KNOWN HEIRS OF VONDA E. FREIMILLER, DECEASED; and THE UNKNOWN HEIRS OF VONDA E. FREIMILLER, DECEASED Docket Number: 2022-SU-002652. 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:

DAWN EVERETT
GEORGE FREIMILLER
SANDRA HERR
TERRY RAY, KNOWN HEIRS OF VONDA E. FREIMILLER, DECEASED
THE UNKNOWN HEIRS OF VONDA E. FREIMILLER, DECEASED

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2022-SU-002652

Pennsylvania Housing Finance Agency,
Plaintiff

vs
Dawn Everett, George Freimiller, Sandra Herr And Terry Ray, Known Heirs of Vonda E. Freimiller, Deceased; and The Unknown Heirs Of Vonda E. Freimiller, Deceased,
Defendants

Real Estate: 77 MAGNOLIA TRAIL DELTA, PA 17314 (Parcel # 43-000-01-0036.00-00000); and VACANT LOT OF LAND IDENTIFIED AS LOT K-35CX AND LOCATED ON CLUB HOUSE ROAD, DELTA, PA 17314 (Parcel # 43-000-01-0035.00-00000).

Municipality: Peach Bottom Township

Dimensions/
Short Description: Residence - Lot K-36CX, Susquehanna Trails Plan of Lots, Plan Book O, page 33

Vacant Lot - Lot K-35CX, Susquehanna Trails Plan of Lots, Plan Book O, page 33

See Instrument #: 1997-047336

Tax Parcel #: 43-000-01-0036.00-00000 (residence)
43-000-01-0035.00-00000 (lot)

Assessment: \$98,890.00 (residence)
\$ 2,500.00 (lot)

Improvements thereon: a residential dwelling house as identified above.

TO BE SOLD AS THE PROPERTY OF DAWN EVERETT, GEORGE FREIMILLER, SANDRA HERR AND TERRY RAY, KNOWN HEIRS OF VONDA E. FREIMILLER, DECEASED; AND THE UNKNOWN HEIRS OF VONDA E. FREIMILLER, DECEASED, ON JUDGMENT

NO. 2022-SU-002652
Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front St, Harrisburg, PA 17104
(717) 234-4178

PROPERTY ADDRESS: 77 MAGNOLIA TRAIL, DELTA, PA 17314

UPI# 430000100360000000

PROPERTY ADDRESS: VACANT LOT OF LAND IDENTIFIED AS LOT K-35CX AND LOCATED ON, CLUB HOUSE ROAD, DELTA, PA 17314

UPI# 430000100350000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEBT COLLECTION SOLUTIONS, LLC vs. JIMELL FISCHER Docket Number: 2023-SU-000107. 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:

JIMELL FISCHER

SHORT DESCRIPTION

By virtue of a Writ of Execution No.: 2023-SU-000107

JIMELL FISCHER, owner of property situate DOVER TOWNSHIP, Dover, YORK County, Pennsylvania being:

PARCEL NO. 1:
Address: 5800 Old Carlisle Road, Dover, PA 17315
Parcel ID: 24-000-LF-0105.00-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$11,047.85

Attorneys for Plaintiff
Stock and Leader

PROPERTY ADDRESS: 5800 OLD CARLISLE ROAD, DOVER, PA 17315

UPI# 24000LF010500000000

PROPERTY ADDRESS: WEST CARLISLE ROAD, DOVER, PA 17315

UPI# 24000LF0107D0000000

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,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. TIMOTHY FREYMAN, AKA TIMOTHY S. FREYMAN Docket Number: 2018-SU-000214. 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 FREYMAN, AKA TIMOTHY S. FREYMAN

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE a borough OF NEW SALEM, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 105 WEST GEORGE STREET, YORK NEW SALEM, PA 17371

UPIN NUMBER 79000020005C000000

PROPERTY ADDRESS: 105 WEST GEORGE STREET, YORK NEW SALEM, PA 17371

UPI# 79000020005C000000

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,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. MATTHEW T. GABLE and ALICIA M. GABLE A/K/A ALICIA GABLE Docket Number: 2023-SU-000813. 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 T. GABLE ALICIA M. GABLE A/K/A ALICIA GABLE

ALL THAT CERTAIN piece, parcel, and lot of ground known as 266 West Main Street, with

the improvements thereon erected, situate on the south side of West Main Street in Dallastown Borough, York County, Pennsylvania, and bounded and limited as follows:

Property Address: 266 West Main Street, Dallastown, PA 17313

Parcel No. 56-000-01-0032.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-000813

Judgment: \$168,968.38

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Matthew T. Gable and Alicia M. Gable a/k/a Alicia Gable

PROPERTY ADDRESS: 266 WEST MAIN STREET, DALLASTOWN, PA 17313

UPI# 560000100320000000

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,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEBT COLLECTION SOLUTIONS, LLC vs. STUART L. GARMAN (DECEASED) and BEVERLY A. GARMAN Docket Number: 2023-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:

STUART L. GARMAN (DECEASED) BEVERLY A. GARMAN

SHORT DESCRIPTION

By virtue of a Writ of Execution No.: 2023-SU-000099

BEVERLY A. GARMAN, owner of property situate JACKSON TOWNSHIP, Spring Grove, YORK County, Pennsylvania being:

165 West Hanover Street, Spring Grove, PA 17362

Parcel No.: 33-000-GF-0073.A0-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$13,190.91

Attorneys for Plaintiff Stock and Leader

PROPERTY ADDRESS: 165 WEST HANOVER STREET, SPRING GROVE, PA 17362

UPI# 33000GF0073A00000

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,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MORTGAGE ASSETS MANAGEMENT, LLC vs. MARY E. GORDON Docket Number: 2022-SU-002234. 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 E. GORDON

ALL THAT CERAIN, THAT CERTAIN PIECE, PARCEL, OR TRACT OF GROUND, SITUATE, LYING AND BEING IN THE TOWNSHIP OF SHREWSBURY, YORK COUNTY, PENNSYLVANIA

BEING KNOWN AS: 17019 KEENEY MILL ROAD NEW FREEDOM, PA 17349

BEING PARCEL NUMBER: 45-000-AI-0013-B0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 17019 KEENEY MILL ROAD, NEW FREEDOM, PA 17349

UPI# 45000AI0013B000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC2 vs. ADAM L. HALE and THE UNITED STATES OF AMERICA Docket Number: 2023-SU-000439. 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:

ADAM L. HALE
THE UNITED STATES OF AMERICA

ALL THAT CERTAIN lot or piece of ground being known as LOT NO. 130, Situate in the Township of Windsor, County of York, and Commonwealth of Pennsylvania, bounded and described according to a Revised Final Subdivision Plan of Chatham Creek Phase 2 prepared by RGS Associates, dated 3-122004, Last revised 11-11-2004 and recorded in Plan Book SS page 817, as follows, to wit:

Premises being: 430 Stabley Lane, Windsor, PA 17366

Parcel No.: 53-000-34-0130.00-00000

BEING the same premises, which Chatham Creek, LLC, a PA Limited Liability Company, Record Owner and Keystone Custom Homes, Inc. by Deed dated January 25, 2006, and recorded in the Office of Recorder of Deeds of York County on April 12, 2006, at Book 1803, Page 5861 granted and conveyed unto Adam L. Hale.

PROPERTY ADDRESS: 430 STABLEY LANE, WINDSOR, PA 17366

UPI# 530003401300000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: HUDSON CITY SAVINGS BANK vs. ANTHONY HANSE and ILEEN D. HANSE Docket Number: 2022-SU-002937. 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 HANSE
ILEEN D. HANSE

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

800 Clydesdale Dr, York, PA 17402
Parcel No.: 53-000-33-0016.00-00000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$309,443.15

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 800 CLYDESDALE DRIVE, YORK, PA 17402

UPI# 530003300160000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: GUILD MORTGAGE COMPANY LLC vs. ANDREW MICHAEL HARAY, AKA ANDREW M. HARAY and WENDY L. HARAY Docket Number: 2023-SU-000413. 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 MICHAEL HARAY, AKA
ANDREW M. HARAY
WENDY L. HARAY

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF MANCHESTER, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 982 WILLOW RIDGE DRIVE, YORK, PA 17404

UPIN NUMBER 36-000-35-0107.00-00000

PROPERTY ADDRESS: 982 WILLOW RIDGE DRIVE, YORK, PA 17404

UPI# 360003501070000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LOANDEPOT.COM, LLC vs. THERESA A. HAUGH Docket Number: 2022-SU-002092. 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:

THERESA A. HAUGH

By virtue of a Writ of Execution No. 2022-SU-002092

loanDepot.com, LLC
v.
Theresa A. Haugh

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

407 Hillside Drive, Red Lion, PA 17356

Parcel No. 82-000-04-0058.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$265,139.95

Attorneys for Plaintiff
Orlans PC

PROPERTY ADDRESS: 407 HILLSIDE DRIVE, RED LION, PA 17356

UPI# 820000400580000000

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,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION vs. ERNEST W. HELMICK A/K/A ERNEST E. W. HELMICK and NANCY W. HELMICK Docket Number: 2023-SU-001056. 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:

ERNEST W. HELMICK A/K/A ERNEST E. W. HELMICK
NANCY W. HELMICK

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF ERNEST W. HELMICK A/K/A ERNEST E.W. HELMICK AND NANCY W. HELMICK OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED PARTLY IN THE SPRING GARDEN TOWNSHIP AND PARTLY IN YORK TOWNSHIP, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 2135 TALL OAKS LANE, YORK, PA 17403. DEED BOOK VOLUME 1327, PAGE 755, PARCEL NUMBER 54-000-HI-0459.0-C2135

Property Address: 2135 Tall Oaks Lane, York, PA 17403

Assessment Number: 54-000-HI-0459.00-C2135

PROPERTY ADDRESS: 2135 TALL OAKS LANE, YORK, PA 17403

UPI# 54000HI045900C2135

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,

8.31-3t York County, Pennsylvania

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

Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST vs. NICHOLAS S. IACONO and CRYSTAL A. IACONO Docket Number: 2023-SU-000314. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

NICHOLAS S. IACONO
CRYSTAL A. IACONO

By virtue of a Writ of Execution No. 2023-SU-000314

FIRSTKEY MASTER FUNDING 2021 - A COLLATERAL TRUST

v.
NICHOLAS S. IACONO; CRYSTAL A. IACONO

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

3627 FOX CHASE DRIVE, DOVER, PA 17315
Tax ID No. 24-000-18-0062.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$152,367.99

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 3627 FOX CHASE DRIVE, DOVER, PA 17315

UPI# 240001800620000000

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,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A AS TRUSTEE FOR GSRPM MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-1 vs. RICHARD N. JANNEY A/K/A RICHARD JANNEY and JILL E. JANNEY Docket Number: 2019-SU-002588. 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 N. JANNEY A/K/A RICHARD JANNEY
JILL E. JANNEY

ALL THAT CERTAIN TRACT OF LAND, TOGETHER WITH IMPROVEMENTS THEREON FOUND, SITUATE IN THE BOROUGH OF DILLSBURG, COUNTY OF YORK, AND COMMONWEALTH OF PENNSYLVANIA

BEING KNOWN AS: 220 SOUTH BALTIMORE STREET DILLSBURG, PA 17019

BEING PARCEL NUMBER: 58000010110000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 220 SOUTH BALTIMORE STREET, DILLSBURG, PA 17019

UPI# 580000101100000000

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,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEBT COLLECTION SOLUTIONS, LLC vs. EMMA MARIE JOHNSON Docket Number: 2023-SU-000103. 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:

EMMA MARIE JOHNSON

By virtue of a Writ of Execution No.: 2023-SU-000103

EMMA MARIE JOHNSON, owner of property situate PEACH BOTTOM TOWNSHIP, Delta, YORK County, Pennsylvania being:

936 Line Road, Delta, PA 17314

Parcel No.: 43-000-AO-0032.A0-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$8,168.34

Attorneys for Plaintiff

Stock and Leader

PROPERTY ADDRESS: 936 LINE ROAD, DELTA, PA 17314

UPI# 43000AO0032A000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY CORPORATION vs. LUX JOSEPH Docket Number: 2023-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:

LUX JOSEPH

By virtue of a Writ of Execution No. 2023-SU-000306

MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY CORPORATION
v.
LUX JOSEPH

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

400 PULASKI PL, DALLASTOWN, PA 17313
Tax ID No. 54-000-45-0102.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$277,278.81

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 400 PULASKI PLACE, DALLASTOWN, PA 17313

UPI# 540004501020000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. LINDA KALAYAN SOLELY IN HER CAPACITY AS POTENTIAL HEIR TO WILLIAM J. WREDE, DECEASED; UNKNOWN HEIRS OF WILLIAM J. WREDE, DECEASED; and DONALD WREDE SOLELY IN HIS CAPACITY AS POTENTIAL HEIR TO WILLIAM J. WREDE, DECEASED Docket Number: 2019-SU-003647. 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:

LINDA KALAYAN SOLELY IN HER CAPACITY AS POTENTIAL HEIR TO WILLIAM J. WREDE, DECEASED
UNKNOWN HEIRS OF WILLIAM J. WREDE, DECEASED
DONALD WREDE SOLELY IN HIS CAPACITY AS POTENTIAL HEIR TO WILLIAM J. WREDE, DECEASED

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

48 Poplar Drive, Delta, PA 17314
Parcel No.: 430000700260000000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$161,396.94

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 48 POPLAR DRIVE, DELTA, PA 17314

UPI# 430000700260000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. DANE W. KEITER and BEVERLY S. KEITER Docket Number: 2023-SU-000708. 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:

DANE W. KEITER
BEVERLY S. KEITER

ALL THOSE CERTAIN 2 pieces, parcels or tracts of land situate, lying and being in Delta Borough, York County, Pennsylvania, bounded and limited and described as follows, to wit:

Property Address: 608 Chestnut Street, Delta, PA 17314

Parcel No. 57-000-01-0132.00-00000

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-000708

Judgment: \$125,091.29

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Dane W. Keiter and Beverly S. Keiter

PROPERTY ADDRESS: 608 CHESTNUT STREET, DELTA, PA 17314

UPI# 570000101320000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. ALICE KINNEMAN AKA ALICE M. KINNEMAN Docket Number: 2022-SU-000148. 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:

ALICE KINNEMAN AKA ALICE M. KINNEMAN

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

869 East Walnut Street, Hanover, PA 17331 67-000-02-0033.E0.00000 (Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$104,430.72

Attorney for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 869 EAST WALNUT STREET, HANOVER, PA 17331

UPI# 67000020033E000000

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, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NORTH YORK BOROUGH vs. JARROD M. KIRBY Docket Number: 2022-SU-002995. 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:

JARROD M. KIRBY

By virtue of a Writ of Execution No.: 2022-SU-002995

JARROD M. KIRBY, owner of property situate NORTH YORK BOROUGH, York, YORK County, Pennsylvania being:

417 North George Street, York, PA 17401

Parcel No.: 80-000-01-0129.00-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$8,822.60

PROPERTY ADDRESS: 417 NORTH GEORGE STREET, YORK, PA 17401

UPI# 800000101290000000

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, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NP 1 VENTURES, LLC vs. R. SCOTT KNAUB and THE UNITED STATES OF AMERICA Docket Number: 2016-SU-003468. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

R. SCOTT KNAUB THE UNITED STATES OF AMERICA

SHERIFF'S SALE By virtue of a Writ of Execution issued by NP 1 Ventures, LLC Docket No. 2016-SU-003468

NP 1 Ventures, LLC v. R. Scott Knaub and The United States of America Docket No. 2016-SU-003468

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

2985 Granary Road, Seven Valleys, Pennsylvania 17360

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

Residential real estate and cattle farm.

Eden R. Bucher, Esquire Attorney for NP 1 Ventures, LLC

Barley Snyder 2755 Century Boulevard Wyomissing, PA 19610 610.372.3500 Court I.D. No. 66626

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

UPI# 47000EH00810000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEBT COLLECTION SOLUTIONS, LLC vs. KATHERINE M. KOHLER Docket Number: 2023-SU-000098. 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:

KATHERINE M. KOHLER

By virtue of a Writ of Execution No.: 2023-SU-000098

KATHERINE M. KOHLER, owner of property situate LOWER WINDSOR TOWNSHIP, Wrightsville, YORK County, Pennsylvania being:

463 Pleasant Hill Road, Wrightsville, PA 17368

Parcel No.: 35-000-IM-0026.H0-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$7,835.62

Attorneys for Plaintiff Stock and Leader

PROPERTY ADDRESS: 463 PLEASANT HILL ROAD, WRIGHTSVILLE, PA 17368

UPI# 35000IM0026H0000000

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, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. ALVIN S. KORNEGAY, JR. Docket Number: 2023-SU-001002. 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:

ALVIN S. KORNEGAY, JR.

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2023-SU-001002

Pennsylvania Housing Finance Agency, Plaintiff

vs Alvin S. Kornegay, Jr., Defendant

Real Estate: 339 HARVEST FIELD LANE, UNIT 13-I, YORK, PA 17403

Municipality: York Township

Dimensions/ Short Description: Unit No. 13-I Tyler's Harvest Condominium "Declaration Creating Tyler's Harvest Condominium" Book 1355, Page 3486

See Instrument #: 2016-026356

Tax Parcel #: 54-000-HI-0308.M0—C0131

Assessment: \$148,660

Improvements thereon: a residential dwelling house as identified above.

TO BE SOLD AS THE PROPERTY OF ALVIN S. KORNEGAY JR. ON JUDGMENT NO. 2023-SU-001002

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

PROPERTY ADDRESS: 339 HARVEST FIELD LANE, UNIT 13-I, YORK, PA 17403

UPI# 54000HI0308M0C0131

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, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: US BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST C/O NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC, D/B/A SHELLPOINT MORTGAGE SERVICING vs. KATHY ANN KUNKEL and WESLEY M. KUNKEL Docket Number: 2022-SU-002878. 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:

KATHY ANN KUNKEL WESLEY M. KUNKEL

REAL PROPERTY SHORT DESCRIPTION FORM (To Be Used for Advertising Only)

By virtue of a Writ of Execution No. 2022-SU-002878

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust c/o NewRez LLC, D/B/A New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing v. WESLEY M. KUNKEL AND KATHY ANN KUNKEL, DECEASED

owners of property situate in CONEWAGO TOWNSHIP, York County, Pennsylvania, being

2225 COPENHAFFER ROAD, DOVER, PA 17315

Parcel No. 23-000-NG-011.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$149,534.68

Attorneys for Plaintiff Parker McCay, PA

PROPERTY ADDRESS: 2225 COPENHAFFER ROAD, DOVER, PA 17315

UPI# 23000NG01100000000

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, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of

Common Pleas of York County, Pennsylvania on Judgment of: CARRINGTON MORTGAGE SERVICES, LLC vs. JEREMY L. KUNKLE and KATRINA J. CLINE Docket Number: 2023-SU-000072. 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:

JEREMY L. KUNKLE KATRINA J. CLINE

ALL THAT CERTAIN house and lot of ground, situate on the Northern side of Mount Rose Avenue, in Spring Garden Township, York County, Pennsylvania, bounded and described as follows, to wit:

Property Address: 1221 Mount Rose Avenue, York, PA 17403

Parcel No. 48-000-13-0198.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-000072

Judgment: \$164,521.47

Attorney:

To be sold as the Property Of: Jeremy L. Kunkle and Katrina J. Cline

PROPERTY ADDRESS: 1221 MOUNT ROSE AVENUE, YORK, PA 17403

UPI# 480001301980000000

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, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. ALFONSO C. KURNIK Docket Number: 2022-SU-002883. 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:

ALFONSO C. KURNIK

ALL THAT CERTAIN Unit #2G in Avalong Estates, a condominium situate in Springettsbury Township, York County, Pennsylvania, more specifically described in the Declaration of Condominium and Declaration Plan relating to Avalong Estates Condominium, recorded on the 28th day of April, 1988, in the Office of the Recorder of Deeds of York County, at York, Pennsylvania, in Record Book 98W, Page 267, and Plan Book II, Page 376, as amended, which unit includes an undivided five (5%) percent interest in the common elements and common expenses as defined and provided for in said Declaration; subject nevertheless to conditions and covenants contained in the said Declaration, Exhibits and Amendments thereto. Amendment to the Declaration of Condominium and Declaration Plan recorded on the 30th day of June, 1968, in Record Book 99Q, Page 123.

Property Address: 13 Jean Lo Way, York, PA 17402

Parcel No. 46-000-37-0101.00-C0013

Improvements: Residential Dwelling
Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2022-SU-002883

Judgment: \$149,504.98

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Alfonso C. Kurnik

PROPERTY ADDRESS: 13 JEAN LO WAY, YORK, PA 17402

UPI# 4600037010100C0013

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. RACHAEL E. LAWRENCE and EDWARD J. SIMMONS, JR. Docket Number: 2022-SU-002727. 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:

RACHAEL E. LAWRENCE
EDWARD J. SIMMONS, JR.

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2022-SU-002727

Pennsylvania Housing Finance Agency,
Plaintiff

vs
Rachael E. Lawrence and Edward J. Simmons, Jr.,
Defendants

Real Estate: 10 Junior Street, Glen Rock, Pa 17327

Municipality: Borough of Glen Rock

Dimensions/
Short Description: approx. 181.88 x 42 x 211.12 x 31.33 / 0.1482 acres

See Deed Book: 1292, page 6285

Tax Parcel #: 64-000-02-0107.00-00000

Assessment: \$103,780.00

Improvements thereon: a residential dwelling house as identified above.

TO BE SOLD AS THE PROPERTY OF RACHAEL E. LAWRENCE AND EDWARD J. SIMMONS, JR. ON JUDGMENT NO. 2022-SU-002727

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

PROPERTY ADDRESS: 10 JUNIOR STREET, GLEN ROCK, PA 17327

UPI# 640000201070000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CARRINGTON MORTGAGE SERVICES, LLC vs. DURANGO P. LEBER and MELISSA S. LEIGHTY Docket Number: 2022-SU-003083. 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:

DURANGO P. LEBER
MELISSA S. LEIGHTY

ALL THAT CERTAIN tract of land, with the improvements thereon erected, situate in Dover Township, York County, Pennsylvania, designated Lot 51 on a Plan of Edgewood Park, Section B, recorded in Plan Book Z, Page 563, commonly known as and numbered 3092 Greenfield Drive, more particularly described as follows, to wit:

Property Address: 3092 Greenfield Drive, Dover, PA 17315

Parcel No. 24-000-15-0051.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2022-SU-003083

Judgment: \$183,723.34

Attorney:

To be sold as the Property Of: Durango P. Leber and Melissa S. Leighty

PROPERTY ADDRESS: 3092 GREENFIELD DRIVE, DOVER, PA 17315

UPI# 240001500510000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION vs. ANCEL L. LEE, III Docket Number: 2022-SU-002560. 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:

ANCEL L. LEE, III

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

2075 Knob Hill Road, York, PA 17403
Parcel No.: 54-000-07-0142.00-00000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$57,197.07

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 2075 KNOB HILL ROAD, YORK, PA 17403

UPI# 540000701420000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. 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 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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. JAMES LITTLE Docket Number: 2023-SU-000824. 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 LITTLE

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN YORK HAVEN BOROUGH, YORK COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 120 S LANDVALE ST A/K/A 120 LANDVALE ST YORK HAVEN, PA 17370
BEING PARCEL NUMBER: 94-000-01-0005.00-00000
IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 120 SOUTH LANDVALE STREET, A/K/A 120 LANDVALE STREET, YORK HAVEN, PA 17370

UPI# 940000100050000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. STEVEN MARKLEY, THE UNKNOWN HEIRS OF LOUISA A. MARKLEY, DECEASED and BRADY MARKLEY, KNOWN HEIRS OF LOUISA A. MARKLEY, DECEASED Docket Number: 2021-SU-002237. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

STEVEN MARKLEY
THE UNKNOWN HEIRS OF LOUISA A.

MARKLEY, DECEASED
BRADY MARKLEY, KNOWN HEIRS OF
LOUISA A. MARKLEY, DECEASED

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2021-SU-002237

Pennsylvania Housing Finance Agency,
Plaintiff

vs
Steven Markley And Brady Markley, Known Heirs of Louisa A. Markley, Deceased; and The Unknown Heirs Of Louisa A. Markley, Deceased,

Defendant(s)
Real Estate: 50 W. 9TH AVENUE YORK, PA 17404

Municipality: Borough of North York

Dimensions/
Short Description: 25 X 127

See Instrument #: 2010-042649

Tax Parcel #: 80-000-04-0061.00-00000

Assessment: \$67,140

Improvements thereon: a residential dwelling house as identified above.

TO BE SOLD AS THE PROPERTY OF STEVEN MARKLEY and BRADY MARKLEY, KNOWN HEIRS OF LOUISA A. MARKLEY, DECEASED, AND THE UNKNOWN HEIRS OF LOUISA A. MARKLEY, DECEASED, ON JUDGMENT NO. 2021-SU-002237

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

PROPERTY ADDRESS: 50 WEST 9TH AVENUE, YORK, PA 17404

UPI# 800000400610000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FEDERAL HOME LOAN

MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3 vs. PATRICK A. MASCARENAS Docket Number: 2022-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:

PATRICK A. MASCARENAS

Property of Patrick A. Mascarenas

Execution No. 2022-SU-000799

Judgment Amount: \$106,047.07

All the right title, interest and claim of Patrick A. Mascarenas, of in and to:

Property locates at 2025 Shaffer Circle, within Dover Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2086, at page 3697, as Instrument No. 2010037081.

Parcel Identification No. 24-000-34-0058.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue North Wales, PA 19454

PROPERTY ADDRESS: 2025 SHAFFER CIRCLE, DOVER, PA 17315

UPI# 240003400580000000

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, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. BRANDON M. MILLER Docket Number: 2022-SU-002728. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

BRANDON M. MILLER

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2022-SU-002728

Pennsylvania Housing Finance Agency, Plaintiff

vs Brandon M. Miller, Defendant

Real Estate: 2980 OLD TRAIL ROAD, YORK HAVEN, PA (FKA 2980 OLD SUSQUEHANNA TRAIL, YORK HAVEN, PA 17370)

Municipality: Newberry Township

Dimensions/ CONTAINING 1.721 gross acres, more or less

Short Description: BEING Lot No. 3, Final Resubdivision Plan for Albert R. Kochik, Jr.

See Instrument #: 2016-049880

Tax Parcel #: 39-000-OH-0129.V0-00000

Assessment: \$79,620.00

Improvements thereon: a residential dwelling house as identified above.

TO BE SOLD AS THE PROPERTY OF BRANDON M. MILLER ON JUDGMENT NO. 2022-SU-002728

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

PROPERTY ADDRESS: 2980 OLD TRAIL ROAD, (FKA 2980 OLD SUSQUEHANNA TRAIL), YORK HAVEN, PA 17370

UPI# 39000OH0129V0000000

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, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LIMOSA, LLC vs. RAE MORRIS Docket Number: 2022-SU-002760. 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:

RAE MORRIS

ALL that certain lot or piece of ground, known and numbered as 909 East Market Street, situate on the North side of East Market Street, in the Twelfth Ward, City of York, County of York and Commonwealth of Pennsylvania

PROPERTY ADDRESS: 909 EAST MARKET STREET, YORK, PA 17403

UPI# 123700600020000000

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, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SELECT PORTFOLIO SERVICING, INC. vs. LAURA MOYER AKA LAURA L. MOYER and DANIEL C. MOYER Docket Number: 2022-SU-002603. 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:

LAURA MOYER AKA LAURA L. MOYER DANIEL C. MOYER

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

23 Bryn Way, Mount Wolf, PA 17347 Parcel No.: 26 -000-16-0074.00-00000 (Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$191,331.75

Attorney for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 23 BRYN WAY, MOUNT WOLF, PA 17347

UPI# 260001600740000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. JENNIFER MUNCK Docket Number: 2023-SU-000858. 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:

JENNIFER MUNCK

ALL THAT CERTAIN TRACT OF LAND KNOWN AS LOT NO. 95 OF ASIAN HEIGHTS PHASE II FINAL SUBDIVISION PLAN AS PREPARED BY STALLMAN AND STAHIMAN, INC., YORK, PENNSYLVANIA, DRAWING NO. A96-027 DATED JULY 13, 1998 AND RECORDED IN PLAN BOOK PP, PAGE 663 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA BEING KNOWN AS: 941 CASPIAN DRIVE, YORK, PA 17404 BEING PARCEL NUMBER: 36-000-35-0095.00-00000 IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 941 CASPIAN DRIVE, YORK, PA 17404

UPI# 360003500950000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. LORI A. NAGY and TRACIE R. PFEIFFER Docket Number: 2022-SU-000657. 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:

LORI A. NAGY
TRACIE R. PFEIFFER

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

644B Fishing Creek Road, New Cumberland, PA 17070

Parcel No.: 27-000-RF-0160.B0-00000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$\$179,799.12

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 644B FISHING CREEK ROAD, NEW CUMBERLAND, PA 17070

UPI# 27000RF0160B000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3 vs. SARA ORRELL and REVERDY L. ORRELL IV, AKA REVERDY L. ORRELL Docket Number: 2023-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:

SARA ORRELL
REVERDY L. ORRELL IV, AKA REVERDY L. ORRELL

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

485 Stabley Lane, Windsor, PA 17366
Parcel No.: 53-000-34-0104.00-00000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$237,010.32

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 485 STABLEY LANE, WINDSOR, PA 17366

UPI# 530003401040000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. TERESA RIVERA, SOLELY IN HER CAPACITY AS ADMINISTRATOR OF THE ESTATE OF MIGUEL RIVAS, DECEASED Docket Number: 2022-SU-001222. 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:

TERESA RIVERA, SOLELY IN HER CAPACITY AS ADMINISTRATOR OF THE ESTATE OF MIGUEL RIVAS, DECEASED

TRACT NO. 1: ALL THE FOLLOWING PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN NEWBERRY - TOWNSHIP, (FIRST DISTRICT), YORK COUNTY, PENNSYLVANIA, KNOWN AS PARCEL NO. 17 OF MAPLE HILL FARMS AS DRAWN BY RICHARD P. MARCH, SURVEYOR OF YORK, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT

TRACT NO. 2: ALL THE FOLLOWING PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN NEWBERRY TOWNSHIP (FIRST DISTRICT), YORK COUNTY, PENNSYLVANIA, BEING THE EASTERN 23 FEET OF PARCEL NO. 31, OF MAPLE HILL FARMS, AS DRAWN BY RICHARD P. MARCH, SURVEYOR OF YORK PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: ALSO KNOWN AS 20 Allen Drive, Etters, PA 17319

PARCEL ID 39-000-PG-0020.Q0-00000

BEING the same premises which DAVID A. SOWERS AND HOLLY M. SOWERS,

HUSBAND AND WIFE by Deed dated May 30, 2018 and recorded in the Office of Recorder of Deeds of York County on June 4, 2018 at Book 2473, Page 426 granted and conveyed unto MIGUEL RIVAS.

PROPERTY ADDRESS: 20 ALLEN DRIVE, ETTERS, PA 17319

UPI# 39000PG0020Q000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII vs. TYLER A. ROSE A/K/A TYLER ROSE and TRACEY ROSE A/K/A TRACEY LYNN ROSE A/K/A TRACEY LYNN LAMOTTE Docket Number: 2018-SU-002208. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TYLER A. ROSE A/K/A TYLER ROSE
TRACEY ROSE A/K/A TRACEY LYNN ROSE
A/K/A TRACEY LYNN LAMOTTE

By virtue of a Writ of Execution No. 2018-SU-002208

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII

v.
TYLER A. ROSE A/K/A TYLER ROSE;
TRACEY ROSE A/K/A TRACEY LYNN ROSE
A/K/A TRACEY LYNN LAMOTTE

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

1228 WANDA DRIVE, HANOVER, PA 17331
Tax ID No. 52000160077B000000

(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$160,471.71

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 1228 WANDA DRIVE, HANOVER, PA 17331

UPI# 52000160077B000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-3 vs. ANTHONY J. RUELIUS Docket Number: 2022-SU-003123. 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 J. RUELIUS

ALL THOSE CERTAIN two (2) tracts, parcels, pieces of ground, situate in Franklintown Borough, York County, Pennsylvania, bounded and described as follows, to wit:

Property Address: 351 Old Cabin Hollow Road a/k/a 351 W Cabin Hollow Road, Dillsburg, PA 17019

Parcel No. 63-000-01-0087.A0-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2022-SU-003123

Judgment: \$96,653.98

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Anthony J. Ruelius

PROPERTY ADDRESS: 351 OLD CABIN HOLLOW ROAD A/K/A, 351 WEST CABIN HOLLOW ROAD, DILLSBURG, PA 17019

UPI# 63000010087A000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PEOPLESBANK, A CODORUS VALLEY COMPANY vs. BRIAN K. SCHMUCK A/K/A BRIAN SCHMUCK Docket Number: 2023-SU-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:

BRIAN K. SCHMUCK A/K/A BRIAN SCHMUCK

By virtue of Writ of Execution No. 2023-SU-000460:

PeoplesBank, A Codorus Valley Company v. Brian K. Schmuck, a/k/a Brian Schmuck

Brian K. Schmuck, a/k/a Brian Schmuck, owner of property situate in Dover Township, York County, Pennsylvania being:

6140 Carlisle Road, Dover, Dover Township, York County, Pennsylvania 17315,
Tax Parcel No. 24-000-LF-0158.A0-00000.

Improvements: Residential Dwelling – Single Wide Mobile Home

Judgment Amount: \$29,590.97

Attorneys for Plaintiff:
Brubaker Connaughton Goss & Lucarelli LLC

PROPERTY ADDRESS: 6140 CARLISLE ROAD, DOVER, PA 17315

UPI# 24000LF0158A000000

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,
8.31-3t York County, Pennsylvania

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

O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK vs. MELISSA SHARPE, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERIC W. KELLEY, DECEASED; RYAN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; LAUREN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; JORDAN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; KENDRA MCCLAIN, KNOWN HEIR OF ERIC W. KELLEY; VERONIKA MCCLAIN, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; and TOPANGA KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED Docket Number: 2022-SU-002812. 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:

MELISSA SHARPE, KNOWN HEIR OF ERIC W. KELLEY, DECEASED
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERIC W. KELLEY, DECEASED
 RYAN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED
 LAUREN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED
 JORDAN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED
 KENDRA MCCLAIN, KNOWN HEIR OF ERIC W. KELLEY
 VERONIKA MCCLAIN, KNOWN HEIR OF ERIC W. KELLEY, DECEASED
 TOPANGA KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED

By virtue of a Writ of Execution No. 2022-SU-002812

TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK
 v.
 MELISSA SHARPE, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERIC W. KELLEY, DECEASED; RYAN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; LAUREN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; JORDAN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; KENDRA MCCLAIN, KNOWN HEIR OF ERIC W. KELLEY; VERONIKA MCCLAIN, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; TOPANGA KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED

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

639 PENNSYLVANIA AVE, YORK, PA 17404
 Tax ID No. 14-480-12-0007.00-00000
 (Acreage or street address)
 Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount: \$93,791.40

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 639 PENNSYLVANIA AVENUE, YORK, PA 1704

UPI# 144801200070000000

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,
 8.31-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. JONATHON R. SMITH Docket Number: 2023-SU-000888. 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:

JONATHON R. SMITH

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

120 East Broadway, Red Lion, PA 17356
 Parcel No.: 82-000-02-0133.A0-00000
 (Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$69,051.39

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 120 EAST BROADWAY, RED LION, PA 17356

UPI# 82000020133A000000

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,
 8.31-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A. F/K/A CITIZENS BANK, N.A. S/B/M TO CHARTER ONE BANK, N.A. RBS CITIZENS NA vs. RICHARD H. STEINMETZ, III Docket Number: 2023-SU-000664. 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 H. STEINMETZ, III

DOCKET #2023-SU-000664

ALL THAT CERTAIN piece or parcel of land situate in Fairview Township, York County, Pennsylvania.

TAX PARCEL #27-000-02-0049.00-00000

PROPERTY ADDRESS: 7 Old Depot Road, New Cumberland, PA 17070

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Richard H. Steinmetz, III

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

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 7 OLD DEPOT ROAD, NEW CUMBERLAND, PA 17070

UPI# 270000200490000000

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,
 8.31-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: HOMEBRIDGE FINANCIAL SERVICES, INC. vs. DAVID TURNBAUGH

Docket Number: 2023-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:

DAVID TURNBAUGH

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

Premises being: 83 Frock Drive, Hanover, PA 17331
Parcel No. 44-000-27-0117.00-000000

BEING the same premises which Amanda Louise Spence by Deed dated February 22, 2019 and recorded in the Office of Recorder of Deeds of York County on February 22, 2019 at Book 2506 , Page 8550 granted and conveyed unto David Turnbaugh and Melanie Turnbaugh. Melanie Turnbaugh departed this life on 02/07/2023.

PROPERTY ADDRESS: 83 FROCK DRIVE, HANOVER, PA 17331

UPI# 440002701170000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEPHEN GRIM A/K/A STEPHEN S. GRIM, DECEASED Docket Number: 2022-SU-001965. 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, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEPHEN GRIM A/K/A STEPHEN S. GRIM, DECEASED

Advertising Description

DOCKET #2022-SU-001965

All the following described lot, piece or parcel of ground situate, lying and being in Manchester Borough, York County, Pennsylvania,

PARCEL No. 760000200340000000

PROPERTY ADDRESS: 2 SOUTH MAIN STREET, MANCHESTER, PENNSYLVANIA 17345

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Grim a/k/a Stephen S. Grim

ATTORNEY FOR PLAINTIFF: Powers Kim, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 2 SOUTH MAIN STREET, MANCHESTER, PA 17345

UPI# 760000200340000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER, ERIC GERLITZKI, JR. A/K/A ERIC J. GERLITZKI, JR., DECEASED Docket Number: 2022-SU-000996. 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, ASSIGNS AND ALL PERSONS, FIRMS, ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER, ERIC GERLITZKI, JR. A/K/A ERIC J. GERLITZKI, JR., DECEASED

By virtue of a Writ of Execution No. 2022-SU-000996

FREEDOM MORTGAGE CORPORATION
v.
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, ASSOCIATIONS CLAIMING RIGHT TITLE

OR INTEREST FROM OR UNDER, ERIC GERLITZKI, JR. A/K/A ERIC J. GERLITZKI, JR., DECEASED

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

1118 SCHMUCK RD, YORK, PA 17406

Tax ID No. 35000JL0012AD000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$195,289.06

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 1118 SCHMUCK ROAD, YORK, PA 17406

UPI# 35000JL0012A0000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANASTACIA BURSON A/K/A ANASTACIA D. BURSON A/K/A ANNA S. BURSON, DECEASED Docket Number: 2022-SU-002702. 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, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANASTACIA BURSON A/K/A ANASTACIA D. BURSON A/K/A ANNA S. BURSON, DECEASED

By virtue of a Writ of Execution No. 2022-SU-002702

WELLS FARGO BANK, N.A.
v.
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER

ANASTACIA BURSON A/K/A ANASTACIA D. BURSON A/K/A ANNA S. BURSON, DECEASED

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

600 EAST MAIN STREET, DALLASTOWN, PA 17313

Tax ID No. 56-000-03-0080.A0-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$144,443.53

Attorneys for Plaintiff Brock & Scott, PLLC

PROPERTY ADDRESS: 600 EAST MAIN STREET, DALLASTOWN, PA 17313

UPI# 56000030080A000000

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, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS INDENTURE TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., GMACM MORTGAGE LOAN TRUST 2003-GH2 vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL C. BOSSERMAN A/K/A MICHAEL CHARLES BOSSERMAN, DECEASED Docket Number: 2023-SU-000134. 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, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL C. BOSSERMAN A/K/A MICHAEL CHARLES BOSSERMAN, DECEASED

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

000134

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS INDENTURE TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., GMACM MORTGAGE LOAN TRUST 2003-GH2

v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL C. BOSSERMAN A/K/A MICHAEL CHARLES BOSSERMAN, DECEASED

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

1476 OLD SALEM ROAD, YORK, PA 17404

Tax ID No. 51-000-17-0001.00-00000 a/k/a 51-000-17-0017.01-00

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$31,486.59

Attorneys for Plaintiff Brock & Scott, PLLC

PROPERTY ADDRESS: 1476 OLD SALEM ROAD, YORK, PA 17404

UPI# 510001700010000000

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, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CITIBANK, N.A., AS TRUSTEE FOR WACHOVIA LOAN TRUST 2005-SD1, ASSET-BACKED CERTIFICATES, SERIES 2005-SD1 vs. JUDITH A. UPDEGRAFF, AKA JUDITH UPDEGRAFF Docket Number: 2023-SU-000076. 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:

JUDITH A. UPDEGRAFF, AKA JUDITH UPDEGRAFF

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF

NEWBERRY, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 160 WHITE OAK LOOP, YORK HAVEN, PA 17370

UPIN NUMBER 390002101120000000

PROPERTY ADDRESS: 160 WHITE OAK LOOP, YORK HAVEN, PA 17370

UPI# 390002101120000000

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, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LEGACY MORTGAGE ASSET TRUST 2020-GS2 vs. FRANCIS A. VACCARO A/K/A FRANCIS VACCARO and MELISSA A. VACCARO Docket Number: 2022-SU-002562. 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:

FRANCIS A. VACCARO A/K/A FRANCIS VACCARO MELISSA A. VACCARO

ALL THAT CERTAIN TRACT OF LAND SITUATE IN FAIRVIEW TOWNSHIP, YORK COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

Premises being: 397 Benyou Lane, New Cumberland, PA 17070

Parcel No. 27-000-11-0446.00-00000

BEING the same premises, which Eastern Communities Limited Partnership, a Pennsylvania Limited Partnership by Deed dated March 12, 2004, and recorded in the Office of Recorder of Deeds of York County on March 16, 2004, at Book 1639, Page 4134 granted and conveyed unto Francis A. Vaccaro and Melissa A. Vaccaro, husband and wife.

PROPERTY ADDRESS: 397 BENYOU LANE, NEW CUMBERLAND, PA 17070

UPI# 270001104460000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION vs. JACQUELINE A. WALSH AKA JACQUELINE ANN WALSH FKA JACQUELINE A. JUDGE Docket Number: 2022-SU-002148. 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:

JACQUELINE A. WALSH AKA JACQUELINE ANN WALSH FKA JACQUELINE A. JUDGE

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 16 ROSEWOOD CIRCLE SHREWSBURY, PA 17361
BEING PARCEL NUMBER: 45-000-06-0098.00-00000
IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 16 ROSEWOOD CIRCLE, SHREWSBURY, PA 17361

UPI# 450000600980000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. DIONISIO WHITE Docket Number: 2022-SU-000769. 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:

DIONISIO WHITE

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

123 Sara Lane, Hanover, PA 17331
Parcel No.: 52-000-16-0017.B-0-00000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$185,074.51

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 123 SARA LANE, HANOVER, PA 17331

UPI# 52000160017B000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC vs. ERIC J. ZAMBRANO and SARA M. ZAMBRANO Docket Number: 2022-SU-002704. 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:

ERIC J. ZAMBRANO
SARA M. ZAMBRANO

ALL those certain two (2) pieces, parcels or tracts of land situate, lying and being in West Manchester Township, York County, Commonwealth of Pennsylvania, bounded, limited and described as follows, to wit:

Property Address: 1360 Beeler Avenue and Kotur Avenue, York, PA 17408

Parcel No. 51-000-07-0095.B0-00000 and 51-000-07-0140.C0-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2022-SU-002704

Judgment: \$265,494.48

Attorney:

To be sold as the Property Of: Eric J. Zambrano and Sara M. Zambrano

PROPERTY ADDRESS: 1360 BEELER AVENUE, YORK, PA 17408

UPI# 51000070095B000000

PROPERTY ADDRESS: KOTUR AVENUE, YORK, PA 17408

UPI# 51000070140C000000

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,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. JOAN E. ZITO and KATHERINE E. ZITO Docket Number: 2022-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:

JOAN E. ZITO
KATHERINE E. ZITO

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

746 WEST PHILADELPHIA STREET, YORK, PA 17401
Parcel No.: 11-303-04-0050.00-00000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$90,265.61

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 746 WEST PHILADELPHIA STREET, YORK, PA 17401

UPI# 113030400500000000

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,
8.31-3t York County, Pennsylvania

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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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