

# York Legal Record

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

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Vol. 136

YORK, PA, THURSDAY, JULY 21, 2022

No. 17

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**Dated Material Do Not Delay**

## Lawyers Concerned for Lawyers

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

**August 17, 2022**  
next meeting

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

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

**All information confidential**

## York Bar Center Operations Update

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

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

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

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

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

## Opinions, Opinions, Opinions . . .

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

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

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

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

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

Please send submissions to  
[yorklegalrecord@yorkbar.com](mailto:yorklegalrecord@yorkbar.com).

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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 FRANCES M. ALLEN, DECEASED

Late of Spring Grove Borough, York County, PA.  
 Administrator-Executor: Katherine F. Kraft, c/o Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331  
 Attorney: Ruth Crabbs Gunnell, Esquire, Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 07.21-3t

## ESTATE OF NADINE AMSPACHER, a/k/a PHYLLIS NADINE AMSPACHER, DECEASED

Late of East Hopewell Twp., York County, PA.  
 Executrix: Phyllis B. Morgan, n/k/a Phyllis B. Fogle, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
 Attorney: Jody Anderson Leighty, Esquire, Stock and Leader, Susquehanna Commerce Center, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 07.21-3t

## ESTATE OF HARRY M. BOLGER, DECEASED

Late of Fairview Twp., York County, PA.  
 Administrator-Executor: Scott Andrew Bolger, 816 Silver Lake Rd., Lewisberry, PA 17339 07.21-3t

## ESTATE OF ANNA E. BOYLE, DECEASED

Late of Penn Twp., York County, PA.  
 Administrator-Executor: Sage C. Boyle, c/o Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331  
 Attorney: Ruth Crabbs Gunnell, Esquire, Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 07.21-3t

## ESTATE OF SHELBY E. BRINSER, DECEASED

Late of Fairview Twp., York County, PA.  
 Executor: Rick E. Brinser, c/o 219 Pine Street, Harrisburg, PA 17101  
 Attorney: Stephen C. Nudel, Esquire, Law Offices Stephen C. Nudel, PC, 219 Pine Street, Harrisburg, PA 17101 07.21-3t

## ESTATE OF ALEXINA E. CARROLL, a/k/a ALEXINA ELIZABETH CARROLL, DECEASED

Late of Jackson Twp., York County, PA.  
 Executrix: Joanne V. Ramsburg, 40 N. Hocksville Road, Hampstead, MD 21074 07.21-3t

## ESTATE OF JANET B. DALLMEYER, DECEASED

Late of Spring Garden Twp., York County, PA.  
 Executor: Francis J. Mirabello, c/o 1701 Market St., Phila., PA 19103  
 Attorney: Francis J. Mirabella, Esquire, Morgan, Lewis & Bockius LLP, 1701 Market St., Phila., PA 19103 07.21-3t

## ESTATE OF FREDERICK L. GIBSON, DECEASED

Late of York City, York County, PA.  
 Co-Executors: Wayne M. Gibson and John W. Gibson, 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 07.21-3t

## ESTATE OF HARRY L. HARRINGTON, DECEASED

Late of Jackson Twp., York County, PA.  
 Administrator: Kirk Lewis Harrington, c/o Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1210  
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1210 07.21-3t

## ESTATE OF WILLIAM S. KELLER, DECEASED

Late of York City, York County, PA.  
 Administrator: Jessica N. Keller, 838 Limekiln Road, New Cumberland, PA 17070  
 Attorney: Steven M. Carr, Esquire, Ream, Carr, Markey, Woloshin & Hunter LLP, 119 E. Market Street, York, PA 17401 07.21-3t

## ESTATE OF NORMA JEAN KLINE, a/k/a NORMA J. KLINE, DECEASED

Late of Windsor Twp., York County, PA.  
 Executor: John C. Kline, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356  
 Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, PC, 105 West Broadway, Red Lion, PA 17356 07.21-3t

## ESTATE OF DONALD H. LEPPA, DECEASED

Late of West Manheim Twp., York County, PA.  
 Executors: Scott L. Leppo, 7065 Woodland Drive, Spring Grove, PA 17362, Sheri A. Berwager, 112 Fuhrman Mill Road, Hanover, PA 17331, Brian A. Leppo, 2608 Pleasant Hill Road, Hanover, PA 17331 and Trudy S. Zepp, 2196 Smith Station Road, Hanover, PA 17331  
 Attorney: Thomas E. Miller, Esquire, LAW OFFICE OF THOMAS E. MILLER, ESQUIRE LLC, 249 York Street, Hanover, PA 17331 07.21-3t

## ESTATE OF SARA V. MARKS, a/k/a SARA VIRGINIA MARKS, a/k/a SARA MARKS, DECEASED

Late of York Twp., York County, PA.  
 Executrix: Sally Lloyd-Forbes, c/o Angela M. Ward, Esq., Going & Plank, 140 E. King St., Lancaster, PA 17602  
 Attorney: Angela M. Ward, Esquire, Going & Plank, 140 E. King St., Lancaster, PA 17602 07.21-3t

## ESTATE OF CHARMAINE P. MICHAEL, DECEASED

Late of Red Lion Borough, York County, PA.  
 Co-Administrators: Tammy S. Michael and Glenndon K. Michael, c/o Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1210  
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1210 07.21-3t

## ESTATE OF RUTH V. MILLER, DECEASED

Late of Springettsbury Twp., York County, PA.  
 Executor: John D. Miller, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356  
 Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, PC, 105 West Broadway, Red Lion, PA 17356 07.21-3t

## ESTATE OF STEPHEN A. MITZEL, a/k/a STEPHEN ALLEN MITZEL, DECEASED

Late of Spring Garden Twp., York County, PA.  
 Executrix: Patricia A. Lewis, 209 Oaklawn Dr., Colleyville, TX 76034  
 Attorney: E. Nego Pile, Esquire, Pile Law Firm, 1777 Sentry Pkwy., West, Ste. 404, Veva 14, Blue Bell, PA 19422 07.21-3t

## ESTATE OF MYRTLE VIOLA MORRIS, DECEASED

Late of York Twp., York County, PA.  
 Administrator: Steven Bradford Morris, c/o Adam S. Bernick, Esq., 2047 Locust St., Phila., PA 19103  
 Attorney: Adam S. Bernick, Esquire, Law Office of Faye Riva Cohen, PC, 2047 Locust St., Phila., PA 19103 07.21-3t

## ESTATE OF GEORGE P. RUDIS, DECEASED

Late of Lower Windsor Twp., York County, PA.  
 Executrix: Patricia Henise, 46 Mourning Dove Lane, York, PA 17406  
 Attorney: Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King St., Lancaster, PA 17602 07.21-3t

## ESTATE OF CAROL L. SHAW, a/k/a CAROL LOUISE LENNON SHAW, DECEASED

Late of York Twp., York County, PA.  
 Executor: David C. Shaw, c/o 135 North George Street, York, PA 17401  
 Attorney: Craig S. Sharnetzka, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 07.21-3t

## ESTATE OF MARY F. SNYDER, DECEASED

Late of York City, York County, PA.  
 Executrix: Cindy L. Cameron, c/o 340 Pine Grove Commons, York, PA 17403  
 Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 07.21-3t

## ESTATE OF JOEL SOLOMON, DECEASED

Late of Penn Twp., York County, PA.  
 Executrix: Joelle Leeann Solomon, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331  
 Attorney: Joseph E. Erb, Jr., Esquire, Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331 07.21-3t

ESTATE OF THOMAS K. WERTMAN, DECEASED  
Late of Carroll Twp., York County, PA.  
Administrator-Executor: Barbara J. Wertman,  
19 E. Greenhouse Road, Dillsburg, PA  
17019  
Attorney: Wm. D. Schrack III, Esquire, 124  
W. Harrisburg Street, Dillsburg, PA 17019  
07.21-3t

ESTATE OF GRACE M. BUFFINGTON WHITE, DECEASED  
Late of East Manchester Twp., York County,  
PA.  
Executor: James Alfred Dale Buffington, c/o  
P.O. Box 606, East Berlin, PA 17316  
Attorney: Sharon E. Myers, Esquire, CGA  
Law Firm, PC, P.O. Box 606, East Berlin,  
PA 17316 07.21-3t

ESTATE OF ROSE M. WISE, DECEASED  
Late of West Manchester Twp., York County,  
PA.  
Executor: Eugene M. Wise, Jr., c/o Michael  
B. Scheib, Esquire, 110 South Northern  
Way, York, PA 17402  
Attorney: Michael B. Scheib, Esquire, 110  
South Northern Way, York, PA 17402  
07.21-3t

## SECOND PUBLICATION

ESTATE OF BOBBY BUCHANAN a/k/a BOBBY RAY BUCHANAN, DECEASED  
Late of Manheim Twp., York County, PA.  
Executrix: Elissa Slick, 315 Dauberton Dr.,  
New Oxford, PA 17350  
Attorney: Tony Sangiamo, Esquire, P.O. Box  
1324, York, PA 17405 07.14-3t

ESTATE OF NORMAND E. CHAMPAGNE, DECEASED  
Late of Windsor Twp., York County, PA.  
Co-Administrators: Daniel E. Champagne  
and Philip A. Champagne, c/o Andrea  
S. Anderson, Esq., 901 Delta Road, Red  
Lion, PA 17356  
Attorney: Andrea S. Anderson, Esquire, 901  
Delta Road, Red Lion, PA 17356 07.14-3t

ESTATE OF JOSEPH M. CRIM, DECEASED  
Late of Springettsbury Twp., York County,  
PA.  
Executor: Donna K. Schiding, c/o Karl  
Kreiser, Esq., 553 Locust Street,  
Columbia, PA 17512  
Attorney: Karl Kreiser, Esquire, Mountz &  
Kreiser Law Offices, 553 Locust Street,  
Columbia, PA 17512 07.14-3t

ESTATE OF KATHRYN M. EHRHART, a/k/a KATHRYN EHRHART, DECEASED  
Late of York Twp., York County, PA.  
Executor: Daniel Flinchbaugh, c/o Richard  
R. Reilly, Esquire, 54 N. Duke Street,  
York, PA 17401-1210  
Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke Street, York, PA 17401-1210  
07.14-3t

ESTATE OF ROY G. EINSIG, DECEASED  
Late of Warrington Twp., York County, PA.  
Administrator-Executor: Susan M. Smith &  
Wendy L. Ruth, c/o 3 N. Baltimore Street,  
Dillsburg, PA 17019  
Attorney: Duane Stone, Esquire, 3 N.  
Baltimore Street, Dillsburg, PA 17019  
07.14-3t

ESTATE OF ARLENE MAE ELLIOTT, DECEASED  
Late of Monaghan Twp., York County, PA.  
Administrator-Executor: John L. Elliott, II,  
401 W. Dauphin St., Enola, PA 17025  
07.14-3t

ESTATE OF TIMOTHY E. FISHEL, a/k/a TIMOTHY EDWARD FISHEL, DECEASED  
Late of Paradise Twp., York County, PA.  
Executor: Kenneth E. Fishel, c/o Samuel A.  
Gates, Esquire, Gates & Gates, P.C., 250  
York Street, Hanover, PA 17331  
Attorney: Samuel A. Gates, Esquire, Gates &  
Gates, P.C., 250 York Street, Hanover, PA  
17331 07.14-3t

ESTATE OF ETHEL K. FUHRMAN a/k/a ETHEL MAE FUHRMAN, DECEASED  
Late of Hanover Borough, York County, PA.  
Executor: Barry D. Fuhrman, c/o Rachel L.  
Gates, Esquire, 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 07.14-3t

ESTATE OF DELORES M. GLADFELTER, DECEASED  
Late of New Salem Borough, York County,  
PA.  
Co-Administratrix: Sally A. Altland and  
Carol E. Mummert, c/o Law Offices  
of Craig A. Diehl, 119A West Hanover  
Street, Spring Grove, PA 17362  
Attorney: Craig A. Diehl, Esquire, CPA,  
Law Offices of Craig A. Diehl, 119A West  
Hanover Street, Spring Grove, PA 17362  
07.14-3t

ESTATE OF RACHAEL K. GROMLING, a/k/a RACHAEL K. GROMLING, DECEASED  
Late of Manchester Borough, York County,  
PA.  
Administratrix: Kimberly A. Perone, c/o  
Richard R. Reilly, Esquire, 54 N. Duke St.,  
York, PA 17401-1210  
Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke St., York, PA 17401-1210 07.14-3t

ESTATE OF FRANKLIN FREDERICK HINDMAN JR., DECEASED  
Late of Fairview Twp., York County, PA.  
Administrator: Katey Anne Buggy, c/o Mark  
E. Halbruner, Esquire, Halbruner, Hatch  
& Guise, LLP, 2109 Market Street, Camp  
Hill, PA 17011  
Attorney: Mark E. Halbruner, Esquire,  
Halbruner, Hatch & Guise, LLP, 2109  
Market Street, Camp Hill, PA 17011  
07.14-3t

ESTATE OF TIMOTHY M. KAMBERGER, DECEASED  
Late of North Codorus Twp., York County,  
PA.  
Administrator: Sheridan Currie, c/o Paul G.  
Lutz, Esquire, 110 South Northern Way,  
York, PA 17402  
Attorney: Paul G. Lutz, Esquire, 110 South  
Northern Way, York, PA 17402 07.14-3t

ESTATE OF ANNA M. KELLER, DECEASED  
Late of City of York, York County, PA.  
Executor: Erika Wiemann, c/o Snoko Dubbs  
& Buhite Law, Inc., 204 St. Charles Way,  
Suite F, York, PA 17402  
Attorney: Snoko Dubbs & Buhite Law, Inc.,  
204 St. Charles Way, Suite F, York, PA  
17402 07.14-3t

ESTATE OF LEWIS IRVING LILLISTON, JR., DECEASED  
Late of York County, PA.  
Co-Executrices: Peggy Novak and Susan  
Jacobs, 1522 Norman Avenue, Lutherville,  
MD 21093 07.14-3t

ESTATE OF WILLIAM V. LONNQUIST, a/k/a BILL LONNQUIST, DECEASED  
Late of Newberry Twp., York County, PA.  
Administrator-Executor: Elizabeth A. Miller  
a/k/a Elizabeth A. Lonnquist, c/o 3198  
East Market Street, York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198  
East Market Street, York, PA 17402  
07.14-3t

ESTATE OF FRANK M. MAXWELL, DECEASED  
Late of Red Lion Borough, York County, PA.  
Administrator: Bruce A. Maxwell, c/o  
Snoko Dubbs & Buhite Law, Inc., 204 St.  
Charles Way, Suite F, York, PA 17402  
Attorney: Snoko Dubbs & Buhite Law, Inc.,  
204 St. Charles Way, Suite F, York, PA  
17402 07.14-3t

ESTATE OF CHARLOTTE Y. MCCLEAF, a/k/a CHARLOTTE AMELIA MCCLEAF, DECEASED  
Late of Hanover Borough, York County, PA.  
Executrix: Sue A. McCleaf, c/o Rachel L.  
Gates, Esquire, 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 07.14-3t

ESTATE OF DONALD SAMUEL MCFATRIDGE, DECEASED  
Late of York, York County, PA.  
Administrator-Executor: Arlene Paules,  
1544 Bridge Street, New Cumberland, PA  
17070  
Attorney: James R. Demmel, Esquire, 1544  
Bridge Street, New Cumberland, PA 17070  
07.14-3t

ESTATE OF VIOLA M. MYERS, DECEASED  
Late of Warrington Twp., York County, PA.  
Administrator-Executor: Ferne K.  
Rohrbaugh & Brian C. Linsenbach, c/o 3  
N. Baltimore Street, Dillsburg, PA 17019  
Attorney: Duane Stone, Esquire, 3 N.  
Baltimore Street, Dillsburg, PA 17019  
07.14-3t

**ESTATE OF ANNA MAE NAYLOR,  
DECEASED**

Late of Mount Wolf Borough, York County, PA.

Executor: Dennis C. Naylor, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

Attorney: Ronald L. Hershner, Esquire, Stock and Leader, Susquehanna Commerce Center, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 07.14-3t

**ESTATE OF MARCELLA BARBARA  
NOVOTNY, DECEASED**

Late of Penn Twp., York County, PA.

Executrix: Barbara Joan Gobrecht, 220 Puma Drive, Hanover, PA 17331

Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 07.14-3t

**ESTATE OF MARIE BETTY PIERRE, a/k/a  
BETTY PIERRE, DECEASED**

Late of Springettsbury Twp., York County, PA.

Administrator-Executor: Rachelle Lucas, c/o Marc Roberts, Esquire, 149 East Market Street, York, PA 17401

Attorney: Marc Roberts, Esquire, 149 East Market Street, York, PA 17401 07.14-3t

**ESTATE OF ALICE M. RUSSELL,  
DECEASED**

Late of Penn Twp., York County, PA.

Executor: Charles V. Russell, c/o Genevieve E. Barr, Esquire, 2315 N. Susquehanna Trail, Ste D, York, PA 17404

Attorney: Genevieve E. Barr, Esquire, 2315 N. Susquehanna Trail, Ste D, York, PA 17404 07.14-3t

**ESTATE OF EDWARD A. SEALOVER, JR.,  
a/k/a EDWARD A. SEALOVER, DECEASED**

Late of Windsor Twp., York County, PA.

Co-Administrators: Edward J. Sealover and Brenda L. McClaskey, c/o Andrea S. Anderson, Esq., 901 Delta Road, Red Lion, PA 17356

Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356 07.14-3t

**ESTATE OF JOSEPH A. SHOEMAKER  
a/k/a JOSEPH ALLEN SHOEMAKER, SR.,  
DECEASED**

Late of Paradise Twp., York County, PA.

Executor: Joshua D. Shoemaker, c/o Rachel L. Gates, Esquire, 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 07.14-3t

**ESTATE OF BARBARA H. SNEE,  
DECEASED**

Late of Jacobus Borough, York County, PA.

Executor: William H. Snee, c/o Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402

Attorney: Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 07.14-3t

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

Late of Washington Twp., York County, PA.  
Administrators-Executors: Darlene Kessler and Summer Horn, c/o 3 N. Baltimore Street, Dillsburg, PA 17019

Attorney: Duane Stone, Esquire, 3 N. Baltimore Street, Dillsburg, PA 17019 07.14-3t

**ESTATE OF SUSETTE D. STALLARD,  
DECEASED**

Late of Shrewsbury Twp., York County, PA.  
Administrator: Donald Stallard, c/o Erik Spurlin, Esq., MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401

Attorney: Erik Spurlin, Esquire, MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401 07.14-3t

**ESTATE OF WAYNE R. STATON,  
DECEASED**

Late of Lower Chanceford Twp., York County, PA.

Administratrix: Deborah S. DeAugustine, c/o Andrea S. Anderson, Esq., 901 Delta Road, Red Lion, PA 17356

Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356 07.14-3t

**ESTATE OF SARA J. STRAUSBAUGH,  
DECEASED**

Late of York City, York County, PA.

Executors: Angela J. Wanner & Jed M. Strausbaugh, c/o Scott E. Albert, Esq., 50 East Main Street, Mount Joy, PA, 17552

Attorney: Scott E. Albert, Esquire, 50 East Main Street, Mount Joy, PA, 17552 07.14-3t

**THIRD PUBLICATION**

**ESTATE OF GILBERT W. BECK, DECEASED**

Late of Manchester Twp., York County, PA.

Co-Executrices: Pamela J. Lanasa & Teresa K. Webber, c/o John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404

Attorney: John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404 07.07-3t

**ESTATE OF CARLA S. BENFORD a/k/a  
CARLA L. BENFORD, DECEASED**

Late of Penn Twp., York County, PA.

Executrix: Rachel L. Gates, Esquire, 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 07.07-3t

**ESTATE OF ROY W. BRADSHAW,  
DECEASED**

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

Administrator-Executor: Melody Bradshaw; c/o Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331

Attorney: Ruth Crabbs Gunnell, Esquire, Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 07.07-3t

**ESTATE OF TIMOTHY D. BUTCHER,  
DECEASED**

Late of York City, York County, PA.

Co-Administrators: Randy E. Gentzler & Marsha L. Butcher, c/o William F. Hoffmeyer, Esq., 30 N. George St., York, PA 17401

Attorney: William F. Hoffmeyer, Esquire, Hoffmeyer & Semmelman, LLC, 30 N. George St., York, PA 17401 07.07-3t

**ESTATE OF NORMA O'BRIEN FOX,  
DECEASED**

Late of York Twp., York County, PA.

Executor: Joseph O'Brien, III, /o Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402

Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 07.07-3t

**ESTATE OF JAMES W. KNAUB,  
DECEASED**

Late of York Twp., York County, PA.

Administrator-Executor: David J. Granger, c/o MPL Law Firm, LLP, 96 So. George St., Suite 520, York, PA 17401

Attorney: John D. Miller, Jr., Esquire, MPL Law Firm, LLP, 96 So. George St., Suite 520, York, PA 17401 07.07-3t

**ESTATE OF LETTIE S. KURTZ, a/k/a LETTIE  
E. KURTZ, DECEASED**

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

Co-Executors: Timothy S. Kurtz and Linda S. Brown, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 07.07-3t

**ESTATE OF JOHN R. LAUVER, JR.,  
DECEASED**

Late of York County, PA.

Executor: John R. Lauver, III, c/o Morgan Cassel, Esq., 624 North Front Street, Wormleysburg, PA 17043

Attorney: Morgan Cassel, Esquire, 624 North Front Street, Wormleysburg, PA 17043 07.07-3t

**ESTATE OF WILBUR C. MOUL, DECEASED**

Late of Dover Twp., York County, PA.

Executor: Joann M. Brown, c/o Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403

Attorney: Jack L. Graybill II, Esquire, Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403 07.07-3t

**ESTATE OF BRYSON W. NEELY,  
DECEASED**

Late of Springettsbury Twp., York County, PA.

Executor: Brian J. Neely, c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602

Attorney: Bradley A. Zuke, Esquire, May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602 07.07-3t

ESTATE OF BURNELL W. REICHART,  
DECEASED

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

Executrix: Barbara R. Trout, c/o Barley  
Snyder, LLP, 14 Center Square, Hanover,  
PA 17331

Attorney: Scott L. Kelley, Esquire, Barley  
Snyder, LLP, 14 Center Square, Hanover,  
PA 17331 07.07-3t

ESTATE OF JEFFREY L. REINECKER, a/k/a  
JEFFREY LEE REINECKER, DECEASED

Late of Dover Twp., York County, PA.

Executor: Albert Reinecker, 1590 Blue Jay  
Drive, Dover, PA 17315

Attorneys: Patrick J. Schaeffer, Esquire and  
Laura E Bayer, Esquire, Trinity Law, 1681  
Kenneth Road, Building 2, York, PA 17408  
07.07-3t

ESTATE OF NORA L. SANDRUCK, a/k/a  
NORA LEE SANDRUCK, DECEASED

Late of Hanover Borough, York County, PA.

Co-Executors: Kim M. Redden and Tanya  
Shue, c/o Rand A. Feder, Esquire, Morris  
& Vedder, LLP, 32 North Duke Street,  
P.O. Box 149, York, PA 17405-0149

Attorney: Rand A. Feder, Esquire, Morris &  
Vedder, LLP, 32 North Duke Street, P.O.  
Box 149, York, PA 17405-0149 07.07-3t

ESTATE OF ALBERTA L. WALTER,  
DECEASED

Late of Dover Twp., York County, PA.

Executor: Lorraine W. Gaiteri, 2550 Carriage  
Ln., Dover, PA 17315

07.07-3t

ESTATE OF JOSEPH C. ZURAY, DECEASED

Late of Chanceford Twp., York County, PA.

Executor: Betty Jane Zuray, c/o Paul G. Lutz,  
Esquire, 110 South Northern Way, York,  
PA 17402

Attorney: Paul G. Lutz, Esquire, 110 South  
Northern Way, York, PA 17402 07.07-3t

**ORPHANS' COURT DIVISION  
AUDITING NOTICE**

To All legatees creditors and person interested:  
Notice is hereby given that the following  
accounts have been filed in the office of the Clerk  
of Orphans' Court Division for confirmation  
and distribution of the balance therein shown  
to the creditors, legatees next to kin, heirs and  
others legally entitled thereto on **August 3,  
2022 at 9:00 a.m.** and will be called in the order  
named for audit and distribution by said Court,  
in **Courtroom No. 7003, on the 7<sup>th</sup> floor of the  
York County Judicial Center at 45 North  
George St. in the City of York, Pennsylvania.**

**1. BITTS – The First and Final Account of  
Catherine Jean Bitts, Administratrix of the  
Estate of Daniel Allen Bitts a/k/a Daniel A.  
Bitts, Late of Springettsbury Township, York  
County, Pennsylvania, deceased, 6721-0199.  
(Gillian A. Woodward, Esq.)**

**2. GODFREY – The First and Final Account  
of Beth E. Striebig, Executrix of the Last Will  
and Testament of Delores V. Godfrey, Late  
of Springfield Township, York County,  
Pennsylvania, deceased, 6721-1369. (David  
M. Laucks, Esq.)**

**3. PROSPECT HILL CEMETERY – The  
Triennial Account of the Trustee of Prospect  
Hill Cemetery Perpetual Care Fund stated by  
Fulton Bank, N.A., Fulton Financial  
Advisors Division, Successor to the Drivers  
and Mechanics Bank, Trustee Under a Trust  
Agreement dated May 16, 1990, 6799-0089.  
(Andrew C. Herrold, Esq.)**

**4. GREENMOUNT CEMETERY – The  
Triennial Account of the Trustee of  
Greenmount Cemetery Perpetual Care  
Fund stated by Fulton Bank, N.A., Fulton  
Financial Advisors Division, Successor to the  
Drivers and Mechanics Bank, Trustee Under  
a Trust Agreement dated May 16, 1990, 6799-  
0089. (Andrew C. Herrold, Esq.)**

**5. GROVE – The First and Final Account  
of Paulette (Cookie) Grove a/k/a Rebecca  
(Becky) Grove a/k/a Rebecca Grove,  
Executrix of the Last Will and Testament of  
Chauncey B. Grove a/k/a Chauncey B. Grove,  
Jr., Late of West Manchester Township, York  
County, Pennsylvania, deceased, 6721-2898.  
(David M. Laucks, Esq.)**

**6. LEIPHART – The First and Final  
Account of Jane A. Leiphart, Administratrix  
d.b.n. of the Estate of Larry G. Leiphart, Jr.,  
Late of Windsor Township, York County,  
Pennsylvania, deceased, 6720-1585. (Steven  
M. Carr, Esq.)**

**7. WALTMAN – The First and Final Account  
of Melissa A. Aguirre, Administratrix of the  
Estate of Kenneth E. Waltman, Sr.,  
Late of Manchester Borough, York County,  
Pennsylvania, deceased, 6721-0303. (Amanda  
Snoke Dubbs, Esq.)**

**8. HOFFHEINS – The First and Final  
Account of Brian R. Hoffheins, Sr., Harold  
Lee Hoffheins, and Karen A. Wire, Co-  
Executors of the Last Will and Testament  
of Lucille M. Hoffheins a/k/a Lucille Mae  
Hoffheins, Late of Manheim Township, York  
County, Pennsylvania, deceased, 6721-1250.  
(Linda S. Siegle, Esq.)**

**9. STEMPE – The First and Final Account  
of Gary P. Daddario, Executor of the Last  
Will and Testament of Greta D. Stempe a/k/a  
Greta C. Stempe aka Greta Stempe, Late  
of West Manheim Township, York County,  
Pennsylvania, deceased. 6715-1904. (Amy S.  
Loper, Esq.)**

**10. LAMB – The First and Final Account  
of William Craig Zumbrun, Executor of the  
Last Will and Testament of Walker B. Lamb,  
Jr. a/k/a Walker Ball Lamb, Jr., a/k/a Wally  
Lamb, Late of Shrewsbury Township, York  
County, Pennsylvania, deceased, 6721-2721.  
(Amanda Snoke Dubb, Esq.)**

**11. CALP – The First and Final Account of  
Loretta F. Thomas and Martha M. Cleary, Co-  
Executrices of the Last Will and Testament of  
Goldie I. Calp, Late of York Township, York  
County, Pennsylvania, deceased, 6721-2760.  
(Amanda Snoke Dubbs, Esq.)**

**12. MOUNT ROSE CEMETERY – The First  
and Partial Account of Truist Bank, formerly  
SunTrust Bank prior to December 6, 2019,  
Trustee for the "Mount Rose Cemetery"  
Permanent Lot Care Trust and Ameriserv  
Trust and Financial Services Company,  
formerly USBancorp Trust Company, Co-  
Trustee with SunTrust Bank, now Truist  
until August 1, 2019, 6799-1141. (Timothy C.  
Leventry, Esq.)**

**13. SUSQUEHANNA MEMORIAL  
GARDENS – The First and Partial Account  
of Truist Bank, formerly SunTrust Bank  
prior to December 6, 2019, Trustee for  
"Susquehanna Memorial Gardens C"  
Cemetery Permanent Lot Care Trust and  
Ameriserv Trust and Financial Services  
Company, formerly USBancorp Trust  
Company, Co-Trustee with SunTrust Bank,  
now Truist until August 1, 2019, 6703-0603C.  
(Timothy C. Leventry, Esq.)**

**14. SUSQUEHANNA MEMORIAL  
GARDENS – The First and Partial Account  
of Truist Bank, formerly SunTrust Bank  
prior to December 6, 2019, Trustee for  
"Susquehanna Memorial Gardens B"  
Cemetery Permanent Lot Care Trust and  
Ameriserv Trust and Financial Services  
Company, formerly USBancorp Trust  
Company, Co-Trustee with SunTrust Bank,  
now Truist until August 1, 2019, 6703-0603B.  
(Timothy Leventry, Esq.)**

**15. ECKROTE – The First and Final  
Account of Bonnie David Eckrote, Executrix  
of the Last Will and Testament of Lawney  
J. Eckrote, Sr., Late of Lower Windsor  
Township, York County, Pennsylvania,  
deceased, 6721-1887. (Amanda Snoke Dubbs,  
Esq.)**

16. CHEREGO- The First and Final Account of Good News Consulting, Administrator of the Estate of Janet L. Cherego, Late of York City, York County, Pennsylvania, deceased, 6721-1698. (Amanda Snoke Dubbs, Esq.)

17. STITES – The First and Final Account of Good News Consulting, Administrator of the Estate of Joyce G. Stites a/k/a Christine Joyce Garwood Stites, Late of Manchester Township, York County, Pennsylvania, deceased, 6721-1763. (Amanda Snoke Dubbs, Esq.)

18. MILLER – The First and Final Account of PeoplesBank, A Codorus Valley Company, Executor of the Last Will and Testament of Roma V. Miller, Late of Manchester Township, York County, Pennsylvania, deceased, 6721-1202. (Thomas M. Shorb, Esq.)

19. BECK – The First and Final Account of Tracy A. Miller, Executrix of the Last Will and Testament of Dorothy P. Beck a/k/a Dorothy Beck, Late of Conewago Township, York County, Pennsylvania, deceased, 6720-1485. (Erik D. Spurlin, Esq.)

20. COPERSMITH – The First and Final Account of Diane M. Fry, Executrix of the Last Will and Testament of James Coppersmith, Late of West Manchester Township, York County, Pennsylvania, deceased, 6721-2750. (Erik D. Spurlin, Esq.)

21. RYDER – The First and Final Account of Stacey V. Ryder, Administratrix of the Estate Mark S. Ryder a/k/a Mark Ryder, Late of Dillsburg Borough, York County, Pennsylvania, deceased, 6721-2273. (Erik D. Spurlin, Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE JULY 6, 2022.

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

07.14-2t

**CIVIL NOTICES**

**ACTION IN MORTGAGE FORECLOSURE**

LOGS LEGAL GROUP LLP  
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447  
ELIZABETH L. WASSALL, PA I.D. NO. 77788  
LESLIE J. RASE, PA I.D. NO. 58365  
SAMANTHA GABLE, PA I.D. NO. 320695  
LILY CALKINS, PA I.D. NO. 327356  
HEATHER RILÓFF, PA I.D. NO. 309906  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
E-MAIL: PAHELP@LOGS.COM  
LLG FILE NO. 22-066700  
BankUnited N.A.  
PLAINTIFF

VS.

Michael E. Schmid, known Heir of Linda E. Reigle, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Linda E. Reigle, deceased  
DEFENDANTS  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
YORK COUNTY

NO: 2022-SU-000736

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Linda E. Reigle, deceased: TAKE NOTICE THAT THE Plaintiff, BankUnited N.A. has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE 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.

York County Lawyer Referral Service  
137 East Market Street  
York, PA 17401

07.21-1t Solicitor

**ARTICLES OF INCORPORATION**

NOTICE IS HEREBY GIVEN in compliance with the requirements of Section 1306 of the Business Corporation Law of 1988 Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, on June 13, 2022, for the purpose of obtaining a Certificate of Incorporation of a business corporation organized under the Business Corporation Law of 1988, as amended and supplemented. The name of the corporation is:

**NexTerra Subterranean, Inc.**

The purpose for which the corporation was organized is: To engage in and do any lawful act concerning any and all lawful business for which corporations may be incorporated under the Business Corporation Law of the Commonwealth of Pennsylvania.

David W. Reager, Esq.  
Reager & Adler, PC  
2331 Market Street  
Camp Hill, PA 17011  
(717) 763-1383.

07.21-1t Solicitor

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on June 28th 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Andrew Thomas Condon to: Andrew Condon Thomas. The Court has fixed the day of September 13th, 2022, at 9:00 am in Courtroom No. 7002 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

07.21-1t Solicitor



**DISSOLUTION NOTICE**

Notice is hereby given to all persons interested or who may be affected by YMCA TECHNOLOGY REVOLUTION HUB, a Pennsylvania non-profit corporation, that the Board of Directors is now engaged in winding up and settling the affairs of said Corporation so that its corporate existence shall be ended by the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

BARLEY SNYDER LLP, Attorneys

05.16-1t Solicitor

**NOTICE**

**PUBLIC NOTICE TO RYAN TANNER CHAMBERS**

**In Re: Adoption of Taleea Rayn Chambers, A Minor**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, Taleea Rayn Chambers. A Termination of Parental Rights Hearing has been scheduled for August 17, 2022, at 1:30 p.m., in Court Room No. 6005, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Taleea Rayn Chambers (DOB: September 5, 2018), whose Father is Ryan Tanner Chambers and whose Mother is Aleea Kala Wilson a/k/a Aleea Kala Hudson. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

**ATTORNEY CONNECTION/YCBA  
MODEST MEANS  
137 East Market Street  
York, Pennsylvania 17401  
717-854-8755  
<http://www.yorkbar.com/?page=YCBAFindEsq>**

If you cannot afford an attorney, an attorney may be appointed by the court at no cost to you if you qualify. Contact the following office for instructions and forms to complete and file.

**Clerk of the Orphans' Court  
York County Judicial Center**

**45 North George Street  
York, Pennsylvania 17401  
717-771-9288  
<http://yorkcountypa.gov/component/jdownloads/send/100-adopt-forms/824-packet-for-court-appted-counsel-and-financial-affidavit.html>**

Martin Miller, Esquire  
Solicitor for York County Offices of  
Children, Youth & Families

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

07.21-3t Solicitor

**SHERIFF'S SALE**

U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-3  
PLAINTIFF  
VS.  
James Bell  
DEFENDANT  
COURT OF COMMON PLEAS  
CIVIL DIVISION  
YORK COUNTY

NO: 2019-SU-003461

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**  
TO: James Bell  
616 West College Avenue  
York, PA 17401  
Your house (real estate) at 616 West College Avenue, York, PA 17401, Parcel ID #092330600060000000 is scheduled to be sold at Sheriff's Sale at York County Administration Building, 28 East Market Street, York, PA 17401 on August 8, 2022 at 2:00PM to enforce the court judgment of \$86,402.16 obtained by U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-3 against you.  
**NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO PREVENT THIS  
SHERIFF'S SALE**

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

The sale will be cancelled if you pay back

to U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for GSMPS Mortgage Loan Trust 2004-3 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLP (610) 278-6800. PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

07.07-3t Solicitor

**SHERIFF SALES**

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. DANIEL T. ALLEY and MICHAEL S. FASIG Docket Number: 2018-SU-003193. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DANIEL T. ALLEY  
MICHAEL S. FASIG

By virtue of a Writ of Execution No. 2018-SU-003193

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I

v.  
DANIEL T. ALLEY; MICHAEL S. FASIG

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

704 S PERSHING AVE, YORK, PA 17401  
Tax ID No. 081650400180000000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$56,679.71

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 704 SOUTH PERSHING AVENUE, YORK, PA 17401

UPI# 081650400180000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common

Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. LUCY ARROYO-AGOSTO and ENRIQUE MARTINEZ Docket Number: 2019-SU-003750. 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:

LUCY ARROYO-AGOSTO  
ENRIQUE MARTINEZ

By virtue of a Writ of Execution No. 2019-SU-003750

FREEDOM MORTGAGE CORPORATION  
v.  
LUCY ARROYO-AGOSTO; ENRIQUE MARTINEZ

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

45 HARGET DR, HANOVER, PA 17331  
Tax ID No. 52-000-10-0044.00-00000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$237,145.00

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 45 HARGET DRIVE, HANOVER, PA 17331

UPI# 520001000440000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MTGLQ INVESTORS, L.P. vs. B.S. SOLELY IN HER CAPACITY AS HEIR OF MARSHA STEWART, DECEASED O.S. SOLELY IN HER CAPACITY AS HEIR OF MARSHA STEWART, DECEASED Docket Number: 2019-SU-002065. 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:

B.S. SOLELY IN HER CAPACITY AS HEIR OF MARSHA STEWART, DECEASED

O.S. SOLELY IN HER CAPACITY AS HEIR OF MARSHA STEWART, DECEASED  
Owner(s) of property situate in the CONEWAGO TOWNSHIP, YORK County, Pennsylvania, being

1125 Stone Gate Drive York PA 17406  
PARCEL #: 230000600770000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$251,339.68

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 1125 STONE GATE DRIVE, YORK, PA 17406

UPI# 230000600770000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MTGLQ INVESTORS, L.P. vs. DOMINIC JEROME BARACANI Docket Number: 2016-SU-003272. 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:

DOMINIC JEROME BARACANI

All that certain piece or parcel or Tract of land situate in Manchester Township, York County, Pennsylvania, and being known as 3237 East High Street, Emigsville, Pennsylvania 17318.  
TAX MAP AND PARCEL NUMBER: 36-000-01-0098.00-00000

THE IMPROVEMENTS THEREON ARE:  
Residential Dwelling

REAL DEBT: \$67,930.07

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Dominic Jerome Baracani

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

PROPERTY ADDRESS: 3237 EAST HIGH STREET, EMIGSVILLE, PA 17318

UPI# 360000100980000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PHH MORTGAGE CORPORATION vs. KRYSTAL R. BEHAN and STEVEN BEHAN Docket Number: 2020-SU-000729. 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:

KRYSTAL R. BEHAN  
STEVEN BEHAN

ALL THAT CERTAIN Lot, piece or parcel of land, situate in Windsor Township, York county, Pennsylvania, being Lot No. 97 as shown on the Final Plan, Phase III, Kendale Heights, as said plan is of record in the Office of the Recorder of Deeds in and for York County, State of Pennsylvania in Plan Book OO, Page 456 and being more particularly bounded and described in accordance with the said Final Plan, Sheet 1 of 1 as prepared by Gordon L. Brown and Associates, Inc., York, Pennsylvania as follows, to wit:

ALSO KNOWN AS 237 Sunset Circle, Red Lion, PA 17356  
PARCEL ID 53-000-24-0097-00-00000

BEING the same premises which Arlington Loan Servcing, LLC, a limited liability company by Deed dated April 22, 2009 and recorded in the Office of Recorder of Deeds of York County on May 4, 2009 at Book 2019, Page 713 granted and conveyed unto Steven Behan and Krystal R. Behan, husband and wife, as tenants by the entirety

PROPERTY ADDRESS: 237 SUNSET CIRCLE, RED LION, PA 17356

UPI# 530002400970000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONALASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2004-3 vs. JAMES BELL Docket Number: 2019-SU-003461. 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 BELL

ALL that certain lot of ground, situate on the South side of West College Avenue Extended, in the City of York, York County, Pennsylvania, known and numbered as 616 West College Avenue, bounded, limited and described as follows, to wit:

Property Address: 616 West College Avenue, York, PA 17401

Parcel No. 092330600060000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2019-SU-003461  
Judgment: \$86,402.16  
Attorney: Christopher A. DeNardo, Esquire  
To be sold as the Property Of: James Bell

PROPERTY ADDRESS: 616 WEST COLLEGE AVENUE, YORK, PA 17401

UPI# 092330600060000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AMERICAN ADVISORS GROUP vs. BETTY LOU BOSE Docket Number: 2021-SU-002197. 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:

BETTY LOU BOSE

ALL that certain Unit, being Unit No. BB-110 (the "Unit"), of Crown Pointe, A Townhome Condominium (the "Condominium"), located in Springettsbury Township, York County, Pennsylvania, which Unit is designated in the Declaration of Condominium of Crown Pointe, A Townhome Condominium (the "Declaration of Condominium") and Declaration Plats and Plans recorded in the Office of the Recorder of Deeds of York County in Record Book 737, Pages 219 and in Plan Book GG, Page 931; as amended in Record Books 779, Page 336; 830, Page 93; 924, Page 878; 1001, Page 1110; 1042, Page 229; 1064, Page 8; 1136, Page 488; 1153, Page 474; 1236, Page 490; 1258, Page 1270; 1266, Page 2683; 1271, Page 654; 1274, Page 1162; 1279, Page 4346; and 1282, Page 481; and in Plan Book GG, Pages 965, 990, 1042, 1097, 1119, 1131, 1150, 1161, 1182, 1214, 1247, 1267, 1286, 1302 and 1383 respectively

Property Address: 110 Weatherburn Drive 152 assessed as 110 Weatherburn Drive, York, PA 17402

Parcel No. 46000IJ0001A0C0152  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2021-SU-002197  
Judgment: \$98,115.51  
Attorney: Christopher A. DeNardo, Esquire  
To be sold as the Property Of: Betty Lou Bose

PROPERTY ADDRESS: 110 WEATHERBURN DRIVE 152, ASSESSED AS 110 WEATHERBURN DRIVE, YORK, PA 17402

UPI# 46000IJ0001A0C0152

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION vs. MARSHALL L. BRANDT and TINA M. BRANDT Docket Number: 2018-SU-003370. 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:

MARSHALL L. BRANDT

TINA M. BRANDT

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

382 WEST MAIN STREET, DALLASTOWN, PA 17313

Parcel No. 560000100530000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$164,718.70

Attorneys for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 382 WEST MAIN STREET, DALLASTOWN, PA 17313

UPI# 560000100530000000

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, 07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST ON BEHALF OF J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2 vs. CHRISTOPHER D. CALDWELL and MELISSA M. CALDWELL AKA MELISSA M. KUZYK Docket Number: 2019-SU-000025. 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:

CHRISTOPHER D. CALDWELL MELISSA M. CALDWELL AKA MELISSA M. KUZYK

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

596 GREEN VALLEY ROAD, YORK, PA 17403

Parcel No. 540004000680000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$220,171.86

Attorneys for Plaintiff

KML Law Group, P.C.

PROPERTY ADDRESS: 596 GREEN VALLEY ROAD, YORK, PA 17403

UPI# 540004000680000000

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, 07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION (FORMERLY KNOWN AS NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION), NOT IN ITS INDIVIDUAL vs. TODD R. CATHELL PATRICIA R. CATHELL Docket Number: 2019-SU-003297. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

TODD R. CATHELL PATRICIA R. CATHELL

ALL THAT CERTAIN, lot of land, lying being and situate in Hopewell Township, York County, Pennsylvania, as shown on a Final Plan of Sub-division for Section "C" of Springwood Manor, pre-pared by Joseph W. Shaw, R.S, which Plan is recorded in the Office of the Recorder of needs in and for York County, Pennsylvania in Plan Book HH, Page 621, being more fully bounded and described as follows to wit:

Property Address: 5 Cedar Lane Stewartstown, PA 17363

Parcel No. 320000201480000000 Improvements: Residential Dwelling Subject to Mortgage: No Subject to Rent: No C.P. NO. 2019-SU-003297 Judgment: \$188,996.58 Attorney: Christopher A. DeNardo, Esquire To be sold as the Property Of: Todd R. Cathell and Patricia R. Cathell

PROPERTY ADDRESS: 5 CEDAR LANE, STEWARTSTOWN, PA 17363

UPI# 320000201480000000

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, 07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK vs. MICHAEL CHANCE AKA MICHAEL N. CHANCE Docket Number: 2020-SU-000052. 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 CHANCE AKA MICHAEL N. CHANCE

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

905 SHERWOOD STREET, HANOVER, PA 17331 Parcel No. 670001600210000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$189,611.71

Attorneys for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 905 SHERWOOD STREET, HANOVER, PA 17331

UPI# 670001600210000000

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, 07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on

Judgment of: SANTANDER BANK, N.A. vs. JACKIE L. CREAMY Docket Number: 2019-SU-002925. 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:

JACKIE L. CREAMY

ALL THAT CERTAIN lot, piece, parcel or tract of ground situate in the Borough of Red Lion, York County, Pennsylvania, having erected thereon a residential dwelling, being 824 Atlantic Avenue, Red Lion, PA 17356, Parcel No. 820000502020000000.

Docket No. 2019-SU-002925, Judgment Amount: \$99,074.49. Sold as the property of Jackie L. Creamy

PROPERTY ADDRESS: 824 ATLANTIC AVENUE, RED LION BOROUGH, PA

UPI # 820000502020000000

PROPERTY ADDRESS: 824 ATLANTIC AVENUE, RED LION, PA 17356  
UPI# 820000502020000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. CATHERINE F. DAUGHERTY, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF VICTOR F. GEIMAN A/K/A VICTOR FORREST GEIMAN, DECEASED Docket Number: 2020-SU-000211. 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:

CATHERINE F. DAUGHERTY, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF VICTOR F. GEIMAN A/K/A VICTOR FORREST GEIMAN, DECEASED

ALL THE FOLLOWING TRACT OF LAND SITUATE IN NORTH CODORUS TOWNSHIP, YORK COUNTY, PENNSYLVANIA BEING KNOWN AND NUMBERED AS 1506 KRAFTS MILL ROAD, SPRING GROVE, PA 17362

BEING LOT NO. 40-000-DF-0060.E0-00000

PROPERTY ADDRESS: 1506 KRAFTS MILL ROAD, SPRING GROVE, PA 17362

UPI# 40000DF0060E000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRADITIONAL MORTGAGE ACCEPTANCE CORPORATION vs. BONNIE EWELL Docket Number: 2021-SU-002252. 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:

BONNIE EWELL

ALL THAT CERTAIN tract of land with any improvements thereon erected, situate in Windsor Township, York County, Pennsylvania, bounded and described as follows, to wit:

Property Address: 1218 Delta Road  
B/O Red Lion, PA 17356

Parcel No. 53-000-GL-0086.00-00000  
Improvements: Residential Dwelling

Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2021-SU-002252  
Judgment: \$126,051.37  
Attorney: Christopher A. DeNardo, Esquire  
To be sold as the Property Of: Bonnie Ewell

PROPERTY ADDRESS: 1218 DELTA ROAD, RED LION, PA 17356

UPI# 53000GL00860000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LOANCARE, LLC vs. SHANON N. FLICKINGER and WESLEY J. PRITT Docket Number: 2021-SU-000400. 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:

SHANON N. FLICKINGER  
WESLEY J. PRITT

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

ATTORNEYS FOR PLAINTIFF  
LOANCARE, LLC,  
Plaintiff,

v.

SHANON N. FLICKINGER;  
WESLEY J. PRITT  
Defendant(s) COURT OF COMMON PLEAS  
YORK COUNTY

NO: 2021-SU-000400

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 5080 LINCOLN HWY W THOMASVILLE, PA 17364

BEING PARCEL NUMBER: 33-000-HF-0028. B0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 5080 LINCOLN HIGHWAY W, THOMASVILLE, PA 17364

UPI# 33000HF0028B000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00

O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SANTANDER BANK, N.A. vs. SHAWNA FLINCHBAUGH and JAMES PLETCHER Docket Number: 2019-SU-002593. 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:

SHAWNA FLINCHBAUGH  
JAMES PLETCHER

By virtue of a Writ of Execution No. 2019-SU-002593

SANTANDER BANK, N.A.  
v.  
SHAWNA FLINCHBAUGH;  
AMES PLETCHER

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

48 RAMBLER ROAD,  
THOMASVILLE, PA 17364  
Tax ID No. 33000HE0049Q000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$106,411.31

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 48 RAMBLER ROAD, THOMASVILLE, PA 17364

UPI# 33000HE0049Q000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST vs. JESSE C. FORNEY, IN HIS CAPACITY AS HEIR OF BERNICE M FORNEY, COLIN J. FORNEY, IN HIS CAPACITY AS HEIR OF BERNICE M FORNEY, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST

FROM OR UNDER BERNICE M FORNEY Docket Number: 2021-SU-001282. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JESSE C. FORNEY, IN HIS CAPACITY AS HEIR OF BERNICE M FORNEY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERNICE M FORNEY COLIN J. FORNEY, IN HIS CAPACITY AS HEIR OF BERNICE M FORNEY

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

ATTORNEYS FOR PLAINTIFF  
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST  
Plaintiff

v.

JESSE C. FORNEY, IN HIS CAPACITY AS HEIR OF BERNICE M FORNEY; COLIN J. FORNEY, IN HIS CAPACITY AS HEIR OF BERNICE M FORNEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERNICE M FORNEY  
Defendant(s)

COURT OF COMMON PLEAS  
YORK COUNTY

NO: 2021-SU-001282

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 874 KING ST LEWIS-BERRY, PA 17339

BEING PARCEL NUMBER: 27-000-17-0015.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 874 KING STREET, LEWISBERRY, PA 17339

UPI# 270001700150000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR ABFC 2006-OPT2 TRUST, ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES, SERIES 2006-OPT2

vs.  
HOLLY A. GARMAN Docket Number: 2020-SU-002088. 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:

HOLLY A. GARMAN

All that following described tract of land situate, lying, and being on Moul Avenue in Hanover Borough, York County, Pennsylvania, and known on a plot or plan of a series of lots laid out by Charles A. Keagy as the Hollywood Addition to Hanover, as lots Nos. 7, 8 and 9, in Block A which said plan is recorded in the Recorder of Deeds Office of York County, Pennsylvania, in Deed Book 23-U, page 701, bounded and limited as follows, to wit:

ALSO KNOWN AS 128 Moul Avenue, Hanover, PA 17331  
PARCEL ID 67-000-02-0013.00-00000  
BEING the same premises which Gregory L. Reynold, Executor under the last will and testament of Florence E. Congdon, deceased by Deed dated October 4, 2002 and recorded in the Office of Recorder of Deeds of York County on November 6, 2022 at Book 1527, Page0155 granted and conveyed unto Marlin E. Garman and Holly A. Garman, husband and wife, as tenants by the entireties. Marlin E. Garman departed this life on September 10, 2019.

PROPERTY ADDRESS: 128 MOUL AVENUE, HANOVER, PA 17331

UPI# 670000200130000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE MONEY SOURCE INC. vs. ROY GREENWAY, JR., AKA ROY MARCUS GREENWAY, JR. Docket Number: 2022-SU-000124. 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:

ROY GREENWAY, JR., AKA  
ROY MARCUS GREENWAY, JR.

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

BEING KNOWN AND NUMBERED AS 415 SAGINAW ROAD, MOUNT WOLF, PA 17347

UPIN NUMBER 26-000-MI-0054.D0-00000  
ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF EAST MANCHESTER, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 415 SAGINAW ROAD, MOUNT WOLF, PA 17347

UPIN NUMBER 26-000-MI-0054.D0-00000

PROPERTY ADDRESS: 415 SAGINAW ROAD, MOUNT WOLF, PA 17347

UPI# 26000MI0054D000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs. RICHARD E GREGORY, JR Docket Number: 2022-SU-000020. 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 E GREGORY, JR

Owner(s) of property situate in the Dover Bor-

ough, YORK County, Pennsylvania, being  
128 CRANBROOK DRIVE, DOVER, PA 17315  
Parcel No. 59-000-02-0260.0  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$511,305.34

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 128 CRANBROOK DRIVE, DOVER, PA 17315

UPI# 590000202600000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. NATALIE A. GROSS Docket Number: 2017-SU-000177. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

NATALIE A. GROSS

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

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

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$147,609.91

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 3185 BARLEY CIRCLE, DOVER, PA 17315

UPI# 24000JG007900C0041

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the

sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SANTANDER BANK, N.A. vs. IVANNA HAMMER, EXECUTRIX OF THE ESTATE OF DOROTHY L. GIBSON, DECEASED Docket Number: 2019-SU-003791. 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:

IVANNA HAMMER, EXECUTRIX OF THE ESTATE OF DOROTHY L. GIBSON, DECEASED

ALL THAT CERTAIN lot, piece, parcel or tract of ground situate in the City of York, York County, Pennsylvania, having erected thereon a residential dwelling, being 144 Kurtz Avenue, York, PA 17401, Parcel No. 081550400230000000. Docket No. 2019-SU-003791, Judgment Amount: \$16,182.89. Sold as the property of Ivanna Hammer, Executrix of the Estate of Dorothy L. Gibson, Deceased.

PROPERTY ADDRESS: 144 KURTZ AVENUE, YORK, PA 17401

UPI # 081550400230000000

PROPERTY ADDRESS: 144 KURTZ AVENUE, YORK, PA 17401

UPI# 081550400230000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. CONSTANCE H. HARTLAUB Docket

Number: 2019-SU-001778. 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:

CONSTANCE H. HARTLAUB

By virtue of a Writ of Execution No. 2019-SU-001778

HOME POINT FINANCIAL CORPORATION v. CONSTANCE H. HARTLAUB

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

2036 WYATT CIR, DOVER, PA 17315

Tax ID No. 24-000-25-0049.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$151,159.60

Attorneys for Plaintiff

Brock & Scott, PLLC

PROPERTY ADDRESS: 2036 WYATT CIRCLE, DOVER, PA 17315

UPI# 240002500490000000

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,

07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. KRISTEN HAWLEY A/K/A KRISTEN PALMER, IN HER CAPACITY AS HEIR OF DUSTIN W. HAWLEY, WHITLEY HAWLEY, IN HER CAPACITY AS HEIR OF DUSTIN W. HAWLEY, CHRISTOPHER HAWKINS, IN HIS CAPACITY AS HEIR OF DUSTIN W. HAWLEY, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DUSTIN W. HAWLEY Docket Number: 2021-SU-000982. 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:

KRISTEN HAWLEY A/K/A KRISTEN PALMER, IN HER CAPACITY AS HEIR OF DUSTIN W. HAWLEY E.H., A MINOR, IN HER CAPACITY AS HEIR OF DUSTIN W. HAWLEY WHITLEY HAWLEY, IN HER CAPACITY AS HEIR OF DUSTIN W. HAWLEY CHRISTOPHER HAWKINS, IN HIS CAPACITY AS HEIR OF DUSTIN W. HAWLEY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DUSTIN W. HAWLEY Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Limited Liability Company

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

Phone: (855) 225-6906

Fax: (866) 381-9549

ATTORNEYS FOR PLAINTIFF

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff

v.

KRISTEN HAWLEY A/K/A KRISTEN PALMER, IN HER CAPACITY AS HEIR OF DUSTIN W. HAWLEY; WHITLEY HAWLEY, IN HER CAPACITY AS HEIR OF DUSTIN W. HAWLEY; CHRISTOPHER HAWKINS, IN HIS CAPACITY AS HEIR OF DUSTIN W. HAWLEY; E.H., A MINOR, IN HER CAPACITY AS HEIR OF DUSTIN W. HAWLEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DUSTIN W. HAWLEY

Defendant(s)

COURT OF COMMON PLEAS YORK COUNTY

NO: 2021-SU-000982

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 50 TEST RD YORK, PA 17404

BEING PARCEL NUMBER: 230000500440000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 50 TEST ROAD, YORK, PA 17404

UPI# 230000500440000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRADITIONS BANK, FORMERLY KNOWN AS YORK TRADITIONS BANK vs. JUDITH A. HORMAN Docket Number: 2022-SU-000042. 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. HORMAN

SHERIFF'S SALE

By virtue of a Writ of Execution issued by Traditions Bank, formerly known as York Traditions Bank

Docket No. 2022-SU-000042

Traditions Bank, formerly known as York Traditions Bank v. Judith A. Horman

Docket No. 2022-SU-000042

Owner of property situate in Glen Rock Borough, York County, Pennsylvania 80 Argyle Avenue, Glen Rock, PA 17327

Property being known as: 80 Argyle Avenue, Glen Rock, PA 17327

Parcel ID No. 640000201700000000.

Improvements therein consist of a lot of ground consisting of a manufactured home

Matthew G. Brushwood, Esquire  
Attorney for Traditions Bank  
Barley Snyder  
50 North 5th Street, 2nd Floor  
Reading, PA 19601  
I.D. No. 310592

PROPERTY ADDRESS: 80 ARGYLE AVENUE, GLEN ROCK, PA 17327

UPI# 640000201700000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY



GIVEN THAT on August 08, 2022 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2015-1 vs. DEAN A. HORST, THE UNITED STATES OF AMERICA and LORETTA K. HORST Docket Number: 2020-SU-001821. 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:

DEAN A. HORST  
LORETTA K. HORST  
THE UNITED STATES OF AMERICA  
SHORT DESCRIPTION OF PROPERTY

Docket No. 2020-SU-001821

Description: ALL THAT CERTAIN tract of land in Paradise Township, York County, Pennsylvania, as more fully described in Book 092F, Page 0912

Parcel No. 42-000-HE-0069-F0

Property: 39 Locust Lane Thomasville, PA 17364

Improvements: Residential Property

PROPERTY ADDRESS: 39 LOCUST LANE, THOMASVILLE, PA 17364

UPI# 42000HE0069F000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. JOSHUA W. JARVIS and KRISTINA N. JARVIS Docket Number: 2019-SU-000763. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOSHUA W. JARVIS  
KRISTINA N. JARVIS

ALL that certain tract of land with the improvements thereon erected, situate, lying and being

in York Township, York County, Pennsylvania, bounded and limited as follows, to wit:

ALSO KNOWN AS 2991 Legacy Lane, York, PA 17402  
PARCEL ID 540004401370000000

BEING the same premises which KINGDUMB PROPERTIES LLC by Deed dated 07/15/2016 and recorded in the Office of Recorder of Deeds of York County on 07/29/2016 at Book 2379, Page 4222 granted and conveyed unto JOSHUA W. JARVIS AND KRISTINA N. JARVIS, HUSBAND AND WIFE.

PROPERTY ADDRESS: 2991 LEGACY LANE, YORK, PA 17402

UPI# 540004401370000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SELENE FINANCE LP vs. ISHIA S. JONES A/K/A ISHIA S. MOYE Docket Number: 2021-SU-002133. 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:

ISHIA S. JONES A/K/A ISHIA S. MOYE

ALL THAT CERTAIN lot or tract of ground with the building and improvements thereon erected, situate in York City, 12th Ward, York County, Pennsylvania, bounded and described in accordance with a survey made by Gordon L. Brown & Associates, Inc., Engineers & Surveyors, York Pennsylvania, dated December 20, 1978, Dwg. No. J-6047, as follows, to wit:

Property Address: 705 East York Street York, PA 17403

Parcel No. 123550200030000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2021-SU-002133  
Judgment: \$142,898.56

Attorney: Samantha Gable, Esquire  
To be sold as the Property Of: Ishia S. Jones a/k/a Ishia S. Moye

PROPERTY ADDRESS: 705 EAST YORK STREET, YORK, PA 17403

UPI# 123550200030000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. KATHLEEN KLEIN and OTTO J. KLEIN, III Docket Number: 2021-SU-000052. 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:

KATHLEEN KLEIN  
OTTO J. KLEIN, III

ALL that certain tract of land, together with the improvements thereon, situate, lying and being on the southwest side of Oak Hill Drive, in West Manheim Township, York County, Pennsylvania, being Lot No. 12 as shown on a Final Plan prepared for Rene F. deBrabander by Donald E. Worley, Professional Land Surveyor, dated October 16, 1985, Drawing No. E-1510-A, and recorded in Plan Book FF, page 613, in the Office of the Recorder of Deeds of York County, Pennsylvania, being more fully bounded and described as follows:

Property Address: 160 Oak Hills Drive, Hanover, PA 17331

Parcel No. 52000BD0041J00000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2021-SU-000052  
Judgment: \$243,570.58

Attorney:  
To be sold as the Property Of: Kathleen Klein and Otto J. Klein, III

PROPERTY ADDRESS: 160 OAK HILLS DRIVE, HANOVER, PA 17331

UPI# 52000BD0041J000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SANTANDER BANK, N.A. vs. SERGEY G. KOVALENKO Docket Number: 2020-SU-000303. 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:

SERGEY G. KOVALENKO

ADVERTISING NOTICE

ALL THAT CERTAIN lot, piece, parcel or tract of ground situate in the Township of Fairview, York County, Pennsylvania, having erected thereon a residential dwelling, being 623 Canvasbach Drive, Eters (aka Goldsboro), Fairview Township, PA 17319, Parcel No. 27000QG-0061C0C018A. Docket No. 2020-SU-000303, Judgment Amount: \$45,338.34. Sold as the property of Rafael Loyola.

PROPERTY ADDRESS: 623 CANVASBACH DRIVE, ETTERS (AKA GOLDSBORO), FAIRVIEW TOWNSHIP, PA 17319

UPI # 27000QG0061C0C018A

PROPERTY ADDRESS: 623 CANVASBACH DRIVE, ETTERS (A/K/A GOLDSBORO), PA 17319

UPI# 27000QG0061C0C018A

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION vs. CHRIS D. LINEBAUGH and LORI A. LINEBAUGH Docket Number: 2019-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:

CHRIS D. LINEBAUGH  
LORI A. LINEBAUGH

By virtue of a Writ of Execution No. 2019-SU-002995

U.S. BANK NATIONAL ASSOCIATION  
v.  
CHRIS D. LINEBAUGH; LORI A. LINEBAUGH

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

5432 THOMAN DR, SPRING GROVE, PA 17362

Tax ID No. 40000EF0070A000000

(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$146,132.81

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 5432 THOMAN DRIVE, SPRING GROVE, PA 17362

UPI# 40000EF0070A000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. BARBARA C. LUTZ Docket Number: 2021-SU-001715. 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:

BARBARA C. LUTZ

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

2445 Heather Road York PA 17408

PARCEL #: 51000090146000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$82,561.70

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 2445 HEATHER ROAD, YORK, PA 17408

UPI# 510000901460000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ROCKET MORTGAGE, LLC, F/K/A QUICKEN LOANS, LLC, FKA QUICKEN LOANS INC. vs. WANDA MARKLE Docket Number: 2020-SU-000013. 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:

WANDA MARKLE

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

3253 STAUNTON AVENUE,  
DOVER, PA 17315

Parcel No. 240000701250000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$183,975.67

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 3253 STAUNTON AVENUE, DOVER, PA 17315

UPI# 240000701250000000

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,  
 07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MO vs. DARRYL A. MITCHELL Docket Number: 2021-SU-001203. 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:

DARRYL A. MITCHELL

By virtue of a Writ of Execution No. 2021-SU-001203

U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-7  
 v.  
 DARRYL A. MITCHELL

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

15 APACHE TRAIL, YORK HAVEN, PA 17370  
 Tax ID No. 39-000-26-0148.00-00000  
 (Acreage or street address)  
 Improvements thereon: RESIDENTIAL DWELLING  
 Judgment Amount: \$289,580.83

Attorneys for Plaintiff  
 Brock & Scott, PLLC

PROPERTY ADDRESS: 15 APACHE TRAIL, YORK HAVEN, PA 17370

UPI# 390002601480000000

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,  
 07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. PHYLLIS J. MYERS Docket Number: 2020-SU-000486. 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:

PHYLLIS J. MYERS  
 ALL THAT UNIT IN THE PROPERTY KNOWN, NAMED AND IDENTIFIED AS WHEATLAND CONDOMINIUM, SITUATE IN DOVER TOWNSHIP, YORK COUNTY, PENNSYLVANIA, BEING DESIGNATED AS UNIT NO. 53 BEING KNOWN AND NUMBERED AS 3180 BARLEY CIRCLE, DOVER PA 17315

BEING LOT NO. 24000JG007900C0053

PROPERTY ADDRESS: 3180 BARLEY CIRCLE, DOVER, PA 17315

UPI# 24000JG007900C0053

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,  
 07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LONGBRIDGE FINANCIAL, LLC vs. RICHARD H. MYLIN, III, EXECUTOR OF THE ESTATE OF TIM A. SNYDER Docket Number: 2022-SU-000135. 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. MYLIN, III, EXECUTOR OF THE ESTATE OF TIM A. SNYDER

All that certain piece or parcel or Tract of land situate in the Township of Springettsbury, York County, Pennsylvania, and being known as 2335 North Sherman Street, York, Pennsylvania

17406.

TAX MAP AND PARCEL NUMBER: 46.000.09.0056.00-00000 AND 46.000.09.0057.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$170,933.76

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Richard H. Mylin, III, Executor of the Estate of Tim A. Snyder

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

PROPERTY ADDRESS: 2335 NORTH SHERMAN STREET, YORK, PA 17406

UPI# 460000900560000000 & 460000900570000000

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,  
 07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MORTGAGE ASSETS MANAGEMENT, LLC vs. VIVIAN A. PAULES Docket Number: 2022-SU-000149. 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:

VIVIAN A. PAULES

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

v.

VIVIAN A. PAULES  
 Defendant(s)  
 COURT OF COMMON PLEAS  
 YORK COUNTY

NO: 2022-SU-000149

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 1232 FELTON ROAD RED LION, PA 17356

BEING PARCEL NUMBER: 53000FK0099A000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1232 FELTON ROAD, RED LION, PA 17356

UPI# 53000FK0099A000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PHH MORTGAGE CORPORATION vs. LINDSAY PEPPER A/K/A LINDSAY HEIST A/K/A LINDSEY PEPPER Docket Number: 2019-SU-002910. 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:

LINDSAY PEPPER A/K/A LINDSAY HEIST A/K/A LINDSEY PEPPER

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as "Westlyn Condominium" located in West Manchester Township, York County, Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act by their recording in the Office of the Recorder of Deeds of York County, Pennsylvania, a Declaration dated December 27, 1984, and recorded January 31, 1985 in Record Book 88-T, page 1099, and the Declaration Plan attached thereto, being designated in such Declaration Plan as Unit No. 443 as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements. ALSO KNOWN AS 443 Weldon Drive, York, PA 17408  
PARCEL ID 51000050035C0C0022

BEING the same premises which Anthony C. Hinson, Sr., and Lois J. Hinson, husband and wife by Deed dated July 24, 2009 and recorded in the Office of Recorder of Deeds of York County on July 29, 2009 at Book 2034, Page 6293 granted and conveyed unto Brandon Pepper and Lindsay Pepper, husband and wife, as tenants by the entirety. Brandon Pepper departed this life on July 21, 2012.

PROPERTY ADDRESS: 443 WELDON DRIVE, YORK, PA 17408

UPI# 51000050035C0C0022

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANK OF AMERICA, N.A. vs. JEFFREY C. POTTS and REBECCA V. POTTS Docket Number: 2019-SU-003531. 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 C. POTTS  
REBECCA V. POTTS

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

1509 CONTINENTAL ROAD,  
YORK, PA 17404  
Parcel No. 146100300110000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$51,378.85

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 1509 CONTINENTAL ROAD, YORK, PA 17404

UPI# 146100300110000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO. vs. MICHAEL D. REMINGTON Docket Number: 2019-SU-001534. 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 D. REMINGTON

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

1230E MAPLE ST, YORK, PA 17403  
Parcel No. 480001301850000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$56,791.74

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 1230 EAST MAPLE STREET, YORK, PA 17403

UPI# 480001301850000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A

DIVISION OF NATIONAL CITY BANK vs. DIEGO RIVERA JR. AKA DIEGO RIVERA Docket Number: 2019-SU-002359. 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:

DIEGO RIVERA JR. AKA DIEGO RIVERA

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

1123 E SOUTH STREET, YORK, PA 17403  
Parcel No. 48000130078000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$92,881.16  
Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 1123 EAST SOUTH STREET, YORK, PA 17403

UPI# 480001300780000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SANTANDER BANK, N.A. vs. SCOTT A. RUTH and MELISSA L. RUTH Docket Number: 2022-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:

SCOTT A. RUTH  
MELISSA L. RUTH

By virtue of a Writ of Execution No. 2022-SU-000134

SANTANDER BANK, N.A.  
v.  
SCOTT A. RUTH; MELISSA L. RUTH

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

229 SUMMIT DRIVE, A/K/A LOT 2 ROAD 1

MAPLE GROVE ROAD, ABBOTTSTOWN, PA 17301  
Tax ID No. 42-000-FD-0031.A0-0000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$139,998.61

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 229 SUMMIT DRIVE, A/K/A LOT 2 ROAD 1 MAPLE GROVE ROAD, ABBOTTSTOWN, PA 17301

UPI# 42000FD0031A000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. DORIS MAE SHANK and JOSHUA LYNN SHANK Docket Number: 2017-SU-003520. 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:

DORIS MAE SHANK  
JOSHUA LYNN SHANK

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

ATTORNEYS FOR PLAINTIFF  
LAKEVIEW LOAN SERVICING, LLC.  
Plaintiff

v.

DORIS MAE SHANK;  
JOSHUA LYNN SHANK  
Defendant(s)  
COURT OF COMMON PLEAS  
YORK COUNTY

NO: 2017-SU-003520

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 1931 PINEVIEW DR YORK, PA 17408

BEING PARCEL NUMBER:  
240000400290000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1931 PINEVIEW DRIVE, YORK, PA 17408

UPI# 240000400290000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: GOSHEN MORTGAGE LLC AS SEPARATE TRUSTEE FOR GDBT I TRUST 2011-1 vs. DANIEL E. SNYDER and LORI A. SNYDER A/K/A LORI SNYDER Docket Number: 2017-SU-003060. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DANIEL E. SNYDER  
LORI A. SNYDER A/K/A LORI SNYDER

ALL that certain piece, or tract of ground, situate, lying and being in the Borough of Manchester, York County, Pennsylvania, known and numbered as Lot No. 26 as shown on a Plan entitled "Final Subdivision Plan of Manhaven Manor - Phase I," prepared by Land Survey Consultants, Inc., Plan No. 727-2, dated June 29, 1993, last revised August 5, 1993, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book NN, Page 468, more particularly bounded and described as follows, to wit:

BEGINNING at a point at or near Parkview Road; thence proceeding along an arc having a radius of 325 feet, an arc distance of 85.00 feet and a chord bearing South 50 degrees 38 minutes 25 seconds West, a distance of 84.76 feet to a point; thence proceeding North 46 degrees 54 minutes 06 seconds West, a distance of 98.89 feet to a point; thence North 42 degrees 02 minutes 27 seconds East, a distance of 106.67 feet to

a point; thence South 35 degrees 28 minutes 32 seconds East, a distance of 114.17 feet to a point and place of BEGINNING.

UNDER AND SUBJECT to a portion of a 20 feet wide drainage and utility easements crossing the northerly side of the subject premises.

EACH LOT OWNER BEING solely responsible for the maintenance and repair of the grading seeding and landscaping of their lot, as initially installed by the Seller, and having the continuing obligation to perform any maintenance and repair where required due to erosion, storm damage, or ordinary wear and tear from whatever source.

UNDER AND SUBJECT, NEVERTHELESS, to the same condition, restrictions, exceptions and reservations as exist by virtue of prior recorded instrument, deeds and conveyances.

The improvements thereon being known as 545 Crossings Way, Manchester, PA, 17345

Parcel No. 76000010049N000000

BEING the same premises which Jill M. Klobe, Formerly Known as Jill M. Saylor, and Steven E. Klobe, her husband by Deed dated June 24, 2006 and recorded in the Office of Recorder of Deeds of York County on June 30, 2006 at Book 1821, Page 6909 granted and conveyed unto Daniel E. Snyder and Lori A. Snyder. Husband and wife

PROPERTY ADDRESS: 545 CROSSINGS WAY, MANCHESTER, PA 17345

UPI# 76000010049N000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A., AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ3 vs. GENEVIEVE STEINBRENNER Docket Number: 2018-SU-002304. 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:

GENEVIEVE STEINBRENNER

By virtue of a Writ of Execution No. 2018-SU-002304

WELLS FARGO BANK, N.A., AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ3 v. GENEVIEVE STEINBRENNER

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

639 FULTON ST, HANOVER, PA 17331  
Tax ID No. 440001900760000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$116,106.36

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 639 FULTON STREET, HANOVER, PA 17331

UPI# 440001900760000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BROOKSIDE HEIGHTS HOMEOWNERS ASSOCIATION, INC. vs. PAUL J. STORKE, JR. Docket Number: 2022-SU-000344. 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:

PAUL J. STORKE, JR.

ALL THAT CERTAIN parcel of land known as lot 25B on the west side of Brookside Avenue in Penn Township, York County, Pennsylvania, being known and numbered as 46 Brookside Avenue, Hanover, Pennsylvania 17331 and located in Brookside Heights Homeowners Association and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania.

PROPERTY ADDRESS: 46 Brookside Avenue, Hanover, Pennsylvania 17331

JUDGMENT: \$2,670.84  
REPUTED OWNERS: Paul J. Storke, Jr.

INSTRUMENT NO. 2019004229  
AREA: RESIDENTIAL - TOWNHOUSE  
IMPROVEMENTS: N/A  
PARCEL NO. 44-000-39-025.B0-00000

PROPERTY ADDRESS: 46 BROOKSIDE AVENUE, HANOVER, PA 17331

UPI# 44000390025B000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: VILLAGE CAPITAL & INVESTMENT, LLC vs. WILLIAM THARP, AKA WILLIAM J. THARP and LISA THARP Docket Number: 2019-SU-003805. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM THARP,  
AKA WILLIAM J. THARP  
LISA THARP

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

BEING KNOWN AND NUMBERED AS 308 JUNIPER DRIVE, ETTERS, PA 17319

UPIN NUMBER 390001703030000000

PROPERTY ADDRESS: 308 JUNIPER DRIVE, ETTERS, PA 17319

UPI# 390001703030000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-W3 vs. HIRAM E. TINDER, JR. A/K/A HIRIAM TINDER, JR. and MARSHA L. TINDER Docket Number: 2016-SU-000798-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

HIRAM E. TINDER, JR.  
A/K/A HIRIAM TINDER, JR.  
MARSHA L. TINDER

By virtue of a Writ of Execution No. 2016-SU-000798-06

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-W3

v.  
HIRAM E. TINDER, JR. A/K/A HIRIAM TINDER, JR.; MARSHA L. TINDER

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

21 N SHAFFER DR,  
NEW FREEDOM, PA 17349  
Tax ID No. 780000800660000000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$499,311.92

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 21 NORTH SHAFER DRIVE, NEW FREEDOM, PA 17349

UPI# 780000800660000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment

of: BANK OF AMERICA, N.A SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. vs. JOHN L. WALIZER A/K/A JOHN L. WALIZER, JR. and MARGARET E. WALIZER Docket Number: 2016-SU-002899. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN L. WALIZER  
A/K/A JOHN L. WALIZER, JR.  
MARGARET E. WALIZER  
Docket No. 2016-SU-002899

Description: ALL THAT CERTAIN parcel of land in York Township, York County, Commonwealth of PA, as more fully described in Book 1455, Page 7846

Parcel No. 54-000-31-0018-00-00000

Property: 478 Frederick Drive Dallastown, PA 17313

Improvements: Residential Property

PROPERTY ADDRESS: 478 FREDERICK DRIVE, DALLASTOWN, PA 17313

UPI# 540003100180000000

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,  
07.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 08, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE MONEY SOURCE INC. vs. JORDAN L. WILLIAMS Docket Number: 2020-SU-000604. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JORDAN L. WILLIAMS

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

BEING KNOWN AND NUMBERED AS 2875 PLANK ROAD, STEWARTSTOWN, PA 17363

UPIN NUMBER 32-000-CJ-0060.B0-00000  
PROPERTY ADDRESS: 2875 PLANK ROAD,

STEWARTSTOWN, PA 17363

UPI# 32000CJ0060B0000000

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,  
07.07-3t York County, Pennsylvania

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