

York Legal Record

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

Vol. 130

YORK, PA, THURSDAY, JANUARY 19, 2017

No. 42



Dated Material Do Not Delay

John D. Briggs • Dean V. Dominick • Drew P. Gannon • R. Elliot Katherman • Edward R. Kennett
Evan J. Kline • Jennifer A. Kline • Craig R. Milsten • Nancy Mizerak • Timothy L. Salvatore • Brian P. Strong
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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 S. FREDERICK BAUGHMAN, DECEASED
 Late of Springettsbury Twp., York County, PA.
 Executor: Larry A. Baughman, 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 01.19-3t

ESTATE OF CELIA M. DOWNEY, a/k/a CELIA MARY DOWNEY, DECEASED
 Late of North Codorus Twp., York County, PA.
 Executor: Archie S. Downey, III, c/o 25 North Duke Street, Suite 202, York, Pa 17401
 Attorney: Charles J. Long, Esquire, SMITH, ANDERSON, BAKER & LONG, 25 North Duke Street, Suite 202, York, Pa 17401 01.19-3t

ESTATE OF SHIRLEY A. FINK, DECEASED
 Late of Penn Twp., York County, PA.
 Executrix: Louise Sponseller, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
 Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 01.19-3t

ESTATE OF PEARL J. GEETING, DECEASED
 Late of Penn Twp., York County, PA.
 Executor: Douglas E. Geeting, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
 Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 01.19-3t

ESTATE OF BARBARA A. KELCH, DECEASED
 Late of Penn Twp., York County, PA.
 Executor: Walter F. Kelch, 16 Crescent Lane, Littlestown, PA 17340
 Attorney: Duane P. Stone, Esquire, STONE, WILEY, & LINSENBACH, PC, 3 N. Baltimore Street Dillsburg, PA 17019 01.19-3t

ESTATE OF WENDY S. LECRONE, DECEASED
 Late of Jackson Twp., York County, PA.
 Executor: Randy A. Lecrone, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
 Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 01.19-3t

ESTATE OF DENA C. MARKEL, DECEASED
 Late of Windsor Twp., York County, PA.
 Executors: Patricia M. Thompson, Elmer W. Markel, Jr. and Pamela K. Markel, 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 01.19-3t

ESTATE OF HARRY L. MAXWELL, DECEASED
 Late of Penn Twp., York County, PA.
 Executor: Brian L. Maxwell, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
 Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 01.19-3t

ESTATE OF GERALDINE ANN NOVESAL, a/k/a GERALDINE ANN THOMAS, GERALDINE A. NOVESAL, AND GERALDINE A. THOMAS, DECEASED
 Late of Franklin Twp., York County, PA.
 Executor: Michael William Thomas, c/o Bangs Law Office, LLC, 429 South 18th Street, Camp Hill, PA 17011
 Attorney: Bangs Law Office, LLC, 429 South 18th Street, Camp Hill, PA 17011 01.19-3t

ESTATE OF ELOISE J. NUGENT, DECEASED
 Late of Springettsbury Twp., York County, PA.
 Executor: Jeffrey D. Patterson, c/o Samuel A. Gates, Esq., 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 01.19-3t

ESTATE OF GRACE L. OVERBAUGH, DECEASED
 Late of Penn Twp., York County, PA.
 Administratrix C.T.A. : Donna M. Yealy, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
 Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 01.19-3t

ESTATE OF EMILY M. OWENS, DECEASED
 Late of Cross Roads Borough, York County, PA.
 Co-Executors: Leah M. Shellkopf and Christine M. Phillips, c/o Kevin G. Robinson, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
 Attorney: Kevin G. Robinson, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 01.19-3t

ESTATE OF WILLIAM J. RICHARDSON, DECEASED
 Late of York Twp., York County, PA.
 Executor: Joan P. Richardson, c/o Goldfein and Joseph, P.C., 138 East Market Street, York, PA 17401
 Attorney: Leo E. Gribbin, Esquire, Goldfein and Joseph, P.C., 138 East Market Street, York, PA 17401 01.19-3t

ESTATE OF DORIS I. SACK, a/k/a DORIS F. SACK, a/k/a DORIS SACK, a/k/a DORIS IRENE SACK, DECEASED
 Late of Borough of Shrewsbury, York County, PA.
 Co-Executors: Ellen D. Barnes and Stewart A. Sack, c/o GARBER & GARBER LAW,

40 South Duke Street, York, PA 17401
 Attorney: John M. Garber, Esquire, GARBER & GARBER LAW, 40 South Duke Street, York, PA 17401 01.19-3t

ESTATE OF DANIEL L. SMITH a/k/a DANIEL L. SMITH, SR., DECEASED
 Late of Windsor Twp., York County, PA.
 Executors: Daniel L. Smith, Jr. and Crystal L. Lawrence, 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 01.19-3t

ESTATE OF CHARLES L. STUMP, SR., DECEASED
 Late of Dover Twp., York County, PA.
 Executors: Christina M. Geiling, 980 Torway Road, Gardners, PA 17324 and Kimberly J. Miller, 1575 Pinetown Road, Wellsville, PA 17365
 Attorney: Brian C. Linsenbach, Esquire, STONE, DUNCAN & LINSENBACH, PC, 3 N. Baltimore Street, Dillsburg, PA 17019 01.19-3t

ESTATE OF LOIS E. TOMPKINS a/k/a LOIS TOMPKINS, DECEASED
 Late of Fawn Twp., York County, PA.
 Co-Executors: William M. Tompkins and Dennis E. Tompkins, 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 01.19-3t

ESTATE OF NANCY K. VOGT, DECEASED
 Late of Fairview Twp., York County, PA.
 Administrator: Christin M. Heidingsfelder, 822 Fishing Creek Rd., New Cumberland, PA 17070 01.19-3t

SECOND PUBLICATION

ESTATE OF BETTY ANNE AMOS, DECEASED
 Late of North Codorus Twp., York County, PA.
 Executor: Robert L. Amos, 3909 Sharoden Drive, York, PA 17408
 Attorney: Amanda Snoke Dubbs, Esquire, 294 Dew Drop Road, York, PA 17402 01.12-3t

ESTATE OF H. WAYNE ARENTZ a/k/a HERBERT W. ARENTZ, DECEASED
 Late of Penn Twp., York County, PA.
 Co-Executors: Brock B. Arentz and Shelly C. Swope, c/o Stonesifer and Kelley, P.C., 209 Broadway, Hanover, PA 17331
 Attorney: Stonesifer and Kelley, P.C., 209 Broadway, Hanover, PA 17331 01.12-3t

ESTATE OF CLYDE J. FEESER, a/k/a CLYDE JACOB FEESER, DECEASED
 Late of the Borough of Hanover, York County, PA.
 Administrator-Executor: Judy A. Myers, c/o Shultz Law Firm, LLC, 211 Kennedy Court, Suite 5, Hanover, PA 17331
 Attorney: Thomas M. Shultz, Esquire, Shultz Law Firm, LLC, 211 Kennedy Court, Suite 5, Hanover, PA 17331 01.12-3t

ESTATE OF RUTHETTA M. FERGUSON,
DECEASED
Late of West York Borough, York County, PA.
Executrix: Sandra E. Bupp, c/o 48 South
Duke Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48
South Duke Street, York, PA 17401 01.12-3t

ESTATE OF MARY ELIZABETH FRITZ,
DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Amy E. Smith c/o 135 North
George Street, York, PA 17401
Attorney: Leanne M. Miller, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 01.12-3t

ESTATE OF GRACE G. FUHRMAN,
DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Clinton F. Fuhrman, Jr., c/o 340
Pine Grove Commons, York, PA 17403
Attorney: Erik D. Spurlin, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403 01.12-3t

ESTATE OF DOROTHY S. MAYS,
DECEASED
Late of Glen Rock Borough, York County, PA.
Administrator-Executor: Jennie M. Butz,
4077 Manchester Street, Glen Rock, PA
17327 01.12-3t

ESTATE OF NANCY A. MUMMERT,
DECEASED
Late of Dover Borough, York County, PA.
Executrix: Yvonne M. Mummert, c/o Samuel
A. Gates, Esq., 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 01.12-3t

ESTATE OF WILLIAM H. MURPHY,
DECEASED
Late of Penn Twp., York County, PA.
Executrices: Jenelle M. Anselmi, 316 E.
Ridgely Road, Lutherville, MD 21093
and Jamie E. Murphy-Preisinger, 7238
Maidstone Place, Elkridge, MD 21075
Attorney: Keith R. Nonemaker, Esquire,
Guthrie, Nonemaker, Yingst & Hart, LLP,
40 York Street, Hanover, PA 17331
01.12-3t

ESTATE OF DOROTHY J. SIPE, DECEASED
Late of Hallam Borough, York County, PA.
Executor: Michael Richard Sipe and Gregory
Marc Sipe, c/o Gettle & Veltri, 13 East
Market Street, York, PA 17401
Attorney: Gregory E. Gettle, Esquire,
Gettle & Veltri, 13 E. Market Street, York,
PA 17401 01.12-3t

ESTATE OF RICHARD W. SMITH,
DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Sonja E. Kinneman and Linda M.
Folcomer, c/o John M. Hamme, Esq., 1946
Carlisle Road, York, PA 17408
Attorney: John M. Hamme, Esquire, 1946
Carlisle Road, York, PA 17408 01.12-3t

ESTATE OF ROBERT H. WELSH,
DECEASED
Late of North Codorus Twp., York County, PA.

Co-Executors: Geraldine Sweitzer, Kenneth
D. Welsh and Lisa K. Sterner a/k/a Lisa K.
Combs, c/o Samuel A. Gates, Esq., 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 01.12-3t

THIRD PUBLICATION

ESTATE OF KATHY L. BINON, DECEASED
Late of York Twp., York County, PA.
Administrator: Scott C. Swezey, c/o 135
North George Street, York, PA 17401
Attorney: Devon M. Myers, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 01.05-3t

ESTATE OF OTIS L. BROWN, DECEASED
Late of York City, York County, PA.
Executor: Nomia Crenshaw, c/o 135 North
George Street, York, PA 17401
Attorney: Devon M. Myers, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 01.05-3t

ESTATE OF LINDA K. CALAMAN a/k/a
LINDA KAY CALAMAN a/k/a LINDA K.
HUGGINS, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Cynthia K. Brooks, 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 01.05-3t

ESTATE OF CHARLOTTE L. FOLK,
DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Jack E. Folk, c/o 135 North George
Street, York, PA 17401
Attorney: Devon M. Myers, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 01.05-3t

ESTATE OF SYLVIA HELTEBRIDLE a/k/a
SYLVIA JANET HELTEBRIDLE, DECEASED
Late of Jackson Twp., York County, PA.
Executrix: Joni A. Ray, 858 Old Hanover
Road, Spring Grove, PA 17362
Attorney: George W. Swartz, II, Esquire,
MOONEY & ASSOCIATES, 230 York
Street, Hanover, PA 17331 01.05-3t

ESTATE OF MYRL W. KALTREIDER,
DECEASED
Late of Manheim Twp., York County, PA.
Executors: Faye D. Yaider, Lisa A Moyle,
Gail L. Hoke and Lynn A. Kaltreider, c/o
Amy S. Loper, Esquire, 11 Carlisle Street,
Suite 301, Hanover, PA 17331
Attorney: Amy S. Loper, Esquire, 11 Carlisle
Street, Suite 301, Hanover, PA 17331
01.05-3t

ESTATE OF LENA ANN KENT, DECEASED
Late of Manchester Twp., York County, PA.
Administrator-Executor: Ray J. Kent, c/o
Michael J. Krout, Esquire, 236 North
George Street, Suite 105, York, PA 17401
Attorney: Michael J. Krout, Esquire,
236 North George Street, Suite 105,
York, PA 17401 01.05-3t

ESTATE OF JUNE B. KREITZER,
DECEASED
Late of York County, PA.
Executor: James L. Kreitzer, c/o Michael
Cherewka, Esquire, 624 North Front
Street, Wormleysburg, PA 17043
Attorney: Michael Cherewka, Esquire,
624 North Front Street, Wormleysburg, PA
17043 01.05-3t

ESTATE OF JOHN P. LEAMAN, DECEASED
Late of Springettsbury Twp., York County, PA.
Co-Executors: John D. Leaman and Jeffrey
R. Leaman, c/o Mountz & Kreiser Law
Offices, 533 Locust Street, Columbia, PA
17512
Attorney: David T. Mountz, Esquire, Mountz
& Kreiser Law Offices, 533 Locust Street,
Columbia, PA 17512 01.05-3t

ESTATE OF FRANCES P. LEE, DECEASED
Late of York Twp., York County, PA.
Executor: Wayne A. Lee, 865 Solarlight
Drive, York, PA 17402-8815 01.05-3t

ESTATE OF ROBERT R. MCLAUGHLIN,
DECEASED
Late of York Twp., York County, PA.
Executor: Kerry McLaughlin, 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 01.05-3t

ESTATE OF MAZIE M. MILLER,
DECEASED
Late of Dover Twp., York County, PA.
Executrix: Donna F. Gauker, c/o Eveler &
DeArment LLP, 2997 Cape Horn Rd.,
Suite A-6, Red Lion, PA 17356
Attorney: Eveler & DeArment LLP, 2997
Cape Horn Rd., Suite A-6, Red Lion, PA
17356 01.05-3t

ESTATE OF MILDRED ERMA SANDERSON,
DECEASED
Late of Dover Twp., York County, PA.
Administrator-Executor: Esther M. Mayeski,
1150 Rosstown Road, Lewisberry, PA
17339 01.05-3t

ESTATE OF MARY SIMONETTI,
DECEASED
Late of Carroll Twp., York County, PA.
Executor: Patricia L. Davis, c/o Law
Office of Wm. D. Schrack, III, 124 West
Harrisburg Street, Dillsburg, PA 17019-
1268
Attorney: Wm. D. Schrack, III, Esquire,
124 West Harrisburg Street, Dillsburg, PA
17019-1268 01.05-3t

ESTATE OF OF STEWART STRAUSBAUGH,
DECEASED
Late of York County, PA.
Executor: Scott A. Strausbaugh, 2208
Keeney Road, Spring Grove, PA 17362
and Timothy A. Strausbaugh, 34 N. Water
Street, Spring Grove, PA 17362
Attorney: Matthew L. Guthrie, Esquire,
Guthrie, Nonemaker, Yingst & Hart, LLP,
40 York Street, Hanover, PA 17331
01.05-3t

CIVIL NOTICES

**ORPHAN'S 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 **February 8, 2017 at 1:30 p.m.** and will be called in the order named for audit and distribution by said Court, in **Courtroom No. 6003, on the 6th floor of the York County Judicial Center at 45 North George St. in the City of York, Pennsylvania.**

1. MCCORMICK – The First and Final Account of Joseph M. McCormick, Administrator of the Estate of Michael G. McCormick, Late of Dover Township, York County, Pennsylvania, deceased, 6715-0378. (John M. Hamme, Esq.)

2. MUNDIS – The First and Final Account of Tina L. Mundis, Executrix of the Last Will and Testament of Janice V. Mundis, Late of Lower Windsor Township, York County, Pennsylvania, deceased, 6715-1797. (David M. Laucks, Esq.)

3. LEIPHART – The First and Final Account of Ronald Leiphart and Amy R. Reichard, Co-Executors of the Last Will and Testament and Codicil of Dale H. Leiphart, Late of Lower Chanceford Township, York County, Pennsylvania, deceased, 6715-1803. (David M. Laucks, Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE JANUARY 11, 2017.

**BRADLEY C. JACOBS
COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA,
ORPHANS' COURT DIVISION**

01.19-2t

ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on or about December 23, 2016, for MALIBU CONCRETE, INC., 491 Maryland Avenue, Suite 1, York, PA 17404. This corporation is incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Alexis K. Sipe, Esquire

01.19-1t

Solicitor

NOTICE is hereby given that a benefit corporation known as Five-Leaf Remedies, Inc. has been incorporated under the provisions of The Pennsylvania Business Corporation Law of 1988.

CGA Law Firm
By: Frank Countess, Esquire

01.19-1t

Solicitor

Notice is hereby given that a for profit corporation known as

Foresight America, Inc.

has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

BARLEY SNYDER
Attorneys

01.19-1t

Solicitor

FICTITIOUS NAME

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that F&G Messina Inc., are the only person(s) owning or interested in a business, the character of which is: Used Auto Sales and that the name, style and designation under which said business is and will be conducted is: Enzos Automobile Sales and the location where said business is and will be located is: 2620 S. Queen Street, York, PA 17402.

01.19-1t

Solicitor

**FOREIGN REGISTRATION
STATEMENT**

Foreign Registration Statement - Notice is hereby given that Digging & Rigging, Inc., a foreign corporation formed under the laws of the State of Maryland, where its principal office is located at 23924 Frederick Rd., Clarksburg, MD 20871, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 1/10/17, under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania will be located at 957 Trinity Rd., York, PA 17408.

Skarlatos Zonarich LLC, Solicitors
17 S. 2nd St., 6th Fl.
Harrisburg, PA 17101-2039

01.19-1t

Solicitor

NOTICE

SERVICE BY PUBLICATION

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

Civil Action – Law

No. 2016-SU-003341

**WOODMONT HOMEOWNERS
ASSOCIATION, OF YORK COUNTY, Inc.,**
Plaintiff

v.

Christine Klineciewicz,
685 Robin Hill Circle
York, PA 17404

Defendant

**NOTICE OF (COMPLAINT IN)
CIVIL ACTION**

Notice to: **CHRISTINE KLINCIEWICZ**
685 Robin Hill Circle
York, PA 17404

YOU HAVE BEEN SUED IN COURT. NOTICE IS GIVEN THAT WOODMONT HOME-OWNERS ASSOCIATION filed a Civil Complaint against you in the Court of Common Pleas of York County, PA. If you wish to defend, you must enter a written appearance personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you within twenty (20) days after this notice is first published. You are warned that if you fail to do so the case may

proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THAT OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSON AT A REDUCED FEE OR NO FEE.

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

Further inquiries can be directed to counsel for Plaintiff as follows:
Sara A. Austin, Esquire
Austin Law Firm, LLC
Supreme Ct. I.D. #59052
226 E. Market St.
York, PA 17403
Telephone (717) 846-2246

01.19-1t Solicitor

SERVICE BY PUBLICATION

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

Civil Action – Law

No. 2016-SU-003342

WOODMONT HOMEOWNERS ASSOCIATION, OF YORK COUNTY, Inc.,
Plaintiff

v.

Leslie O’Neal,
400 Peppermill Lane
York, PA 17404
Defendant

**NOTICE OF (COMPLAINT IN)
CIVIL ACTION**

Notice to: LESLIE O’NEAL
400 Peppermill Lane
York, PA 17404

YOU HAVE BEEN SUED IN COURT. NOTICE IS GIVEN THAT WOODMONT HOME-OWNERS ASSOCIATION filed a Civil Complaint against you in the Court of Common Pleas of York County, PA. If you wish to defend, you must enter a written appearance

personally or by attorney and file in writing with the court your defenses or objections to the claims set forth against you within twenty (20) days after this notice is first published. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.0

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THAT OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSON AT A REDUCED FEE OR NO FEE.

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

Further inquiries can be directed to counsel for Plaintiff as follows:
Sara A. Austin, Esquire
Austin Law Firm, LLC
Supreme Ct. I.D. #59052
226 E. Market St.
York, PA 17403
Telephone (717) 846-2246

01.19-1t Solicitor

NOTICE TO DEFEND

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

**York Habitat for Humanity, Inc., Plaintiff
vs.
Davone Bethel Duncan, Defendant
No. 2016-SU-003002**

TO: Davone Bethel Duncan

TAKE NOTICE that on November 2, 2016, York Habitat for Humanity, Inc. filed in Court of Common Pleas of York County, Pennsylvania captioned to No. 2016-SU-003002, a Complaint in Mortgage Foreclosure against you concerning the real property located at 437 North Beaver Street, York PA 17401.

You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
York County Bar Association
137 East Market Street
York, PA 17401
Telephone (717) 854-8755

BLAKEY, YOST, BUPP & RAUSCH, LLP
John J. Baranski, Jr., Esquire
Attorneys for Plaintiff

01.19-1t Solicitor

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, N.A., S/B/M CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION vs. MELISSA A ABEL Docket Number: 2016-SU-2100-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MELISSA A ABEL

owner(s) of property situate in the YORK CITY, YORK County, Pennsylvania, being 932 Elm Street, a/k/a 932 E. Elm Street, York, PA 17403-2506

Parcel No. 12-415-17-0020.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$40,767.48

PROPERTY ADDRESS: 932 ELM STREET, A/K/A 932 EAST ELM STREET, YORK, PA 17403

UPI# 12-415-17-0020.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. MOISES ALICEA and MONSERRATE ALICEA Docket Number: 2016-SU-2261-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MOISES ALICEA
MONSERRATE ALICEA

owner(s) of property situate in the SPRINGGETTSBURY TOWNSHIP, YORK County, Pennsylvania, being 569 Paradise Road, York, PA 17406-1551

Parcel No. 46-000-08-0003.E0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$98,846.79

PROPERTY ADDRESS: 569 PARADISE ROAD, YORK, PA 17406-1551

UPI# 46-000-08-0003.E0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of REVERSE MORTGAGE FUNDING LLC vs. TRACI N ALLEN, KNOWN SURVIVING HEIR OF CLARENCE J. HAUCK, JR. SONIA L. GUZIEWICZ, KNOWN SURVIVING HEIR OF CLARENCE J. HAUCK, JR. VIRGINIA B. HICKS, KNOWN SURVIVING HEIR OF CLARENCE J. HAUCK, JR. BRENDA LEE REESE, KNOWN SURVIVING HEIR OF CLARENCE J. HAUCK, JR. UNKNOWN SURVIVING HEIRS OF CLARENCE J. HAUCK, JR. Docket Number: 2016-SU-422-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TRACI N ALLEN, KNOWN SURVIVING HEIR OF CLARENCE J. HAUCK, JR.
SONIA L. GUZIEWICZ, KNOWN SURVIVING HEIR OF CLARENCE J. HAUCK, JR.
VIRGINIA B. HICKS, KNOWN SURVIVING HEIR OF CLARENCE J. HAUCK, JR.
BRENDA LEE REESE, KNOWN SURVIVING HEIR OF CLARENCE J. HAUCK, JR.
UNKNOWN SURVIVING HEIRS OF CLARENCE J. HAUCK, JR.

All that certain piece or parcel or Tract of land situate City of York, York County, Pennsylvania,

and being known as 570 West King Street, York, Pennsylvania 17401.

TAX MAP AND PARCEL NUMBER:09-204-02-0008.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$92,255.06

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Traci N. Allen, Known Surviving Heir of Clarence J. Hauck, Jr., Sonia L. Guziewicz, Known Surviving Heir of Clarence J. Hauck, Jr., Unknown Surviving Heirs of Clarence J. Hauck, Jr., Virginia B. Hicks, Known Surviving Heir of Clarence J. Hauck, Jr. and Brenda Lee Reese, Known Surviving Heir of Clarence J. Hauck, Jr.

PROPERTY ADDRESS: 570 WEST KING STREET, YORK, PA 17401

UPI# 09-204-02-0008.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. ANDREW W. ARD and TAMARA ARD Docket Number: 2016-SU-1914-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANDREW W. ARD
TAMARA ARD

ALL THE FOLLOWING described lot of ground with the improvements thereon erected situate, lying and being in the Township of North Codorus, York County, Pennsylvania, more particularly bounded, limited, and described as follows, to wit:

Property Address: 3782 Salem Road York, PA 17408

Parcel No. 40-000-12-0101.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2016-SU-001914-06

Judgment: \$139,789.12

Attorney: Sarah K. McCaffery, Esquire

To be sold as the Property Of: Andrew W. Ard and Tamara Ard

PROPERTY ADDRESS: 3782 SALEM ROAD, YORK, PA 17408

UPI# 40-000-12-0101.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

plan prepared by J. H. Rife, Registered Engineer.

BEING KNOWN AS: 2468 Myers Road, Spring Grove, PA 17362

TITLE TO SAID PREMISES IS VESTED IN Vanessa K. Armagost, married person by deed from Donald R. Armagost, married person, datd 10/18/2012 and recorded 10/24/2012 in Book 2198 Page 5075.

PROPERTY ADDRESS: 2468 MYERS ROAD, SPRING GROVE, PA 17362

UPI# 40-000-FF-0112.Q0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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 LP, FKA COUNTRY-WIDE HOME LOANS SERVICING LP vs. JOHN D. BARE and REBECCA K. BARE Docket Number: 2015-SU-3732-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN D. BARE
REBECCA K. BARE

owner(s) of property situate in the Lower Windsor Township, YORK County, Pennsylvania, being 2347 Craley Road, Windsor, PA 17366-0000

Parcel No. 35000IL01210000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$133,748.35

PROPERTY ADDRESS: 2347 CRALEY ROAD, WINDSOR, PA 17366

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") vs. VANESSA K. ARMAGOST and DONALD R. ARMAGOST Docket Number: 2016-SU-1613-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

VANESSA K. ARMAGOST
DONALD R. ARMAGOST

All that certain piece or parcel of land, situate, lying and being in the Township of North Codorus, County of York and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point twenty-five (25) feet southwest of the center of Legislative Route 66048 at the southeast corner of Lot No. 10; thence South twenty-four (24) degrees ten (10) minutes thirty-five (35) seconds East, a distance of one hundred ten (110) feet to a point at the northeast corner of Lot No. 12; thence South sixty-five (65) degrees forty-nine (49) minutes twenty-five (25) seconds West, a distance of two hundred (200) feet to a point; thence North twenty-four (24) degrees ten (10) minutes thirty-five (35) seconds West, a distance of one hundred ten (110) feet to a point at the northwest corner of Lot No. 10; thence along the southern line of Lot No. 10, North sixty-five (65) degrees forty-nine (49) minutes twenty-five (25) seconds East, a distance of two hundred (200) feet to a point and the place of beginning. Known as Lot No. 11 on a

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of MATRIX FINANCIAL SERVICES CORPORATION vs. JOHN SCOTT AUSTIN Docket Number: 2016-SU-1509-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN SCOTT AUSTIN

owner(s) of property situate in the PENN TOWNSHIP, YORK County, Pennsylvania, being 112 Timber Lane, Hanover, PA 17331-9203

Parcel No. 44-000-24-0167.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$94,074.67

PROPERTY ADDRESS: 112 TIMBER LANE, HANOVER, PA 17331

UPI# 44-000-24-0167.00-00000

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

Seized, levied upon and taken into execution As

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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 INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2004-2 vs. CARLA L. BAUM Docket Number: 2014-SU-591-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CARLA L. BAUM

All that certain piece or parcel or Tract of land situate Fairview Township, York County, Pennsylvania, and being known as 114 Forest Street, Camp Hill, Pennsylvania 17011.

PARCEL NUMBER: 27-000-08-0061.C0-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$64,392.86

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Carla L. Baum

PROPERTY ADDRESS: 114 FOREST STREET, CAMP HILL, PA 17011

UPI# 27-000-08-0061.C0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. AYISHA T. BENNETT Docket Number: 2016-SU-2119-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

AYISHA T. BENNETT

ALL THAT CERTAIN Unit No. 33 in the Wheatland Condominium, a flexible condominium, situate in the Township of Dover, York County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. Section 3101 et seq., more specifically described in the Declaration Creating and Establishing Wheatland Condominium, and Declaration Plan relating to Wheatland Condominium, recorded on the 23rd day of March, 2004, in the Office of the Recorder of Deeds of York County, Pennsylvania, in Record Book 1640, page 5452, and Plan Book GG, page 2274, as amended on July 8, 2004 and recorded July 12, 2004, in York County Land Record Book 1664, page 5049, and Plan Book GG, Page 2300, as amended on December 22, 2004 and recorded December 23, 2004 in York County Land

Record Book 1695, page 7201, and Plan Book GG, page 2363, as amended March 23, 2005 and recorded March 30, 2005 in York County Land Record Book 1714, page 1087 and Plan Book GG, page 2403, as amended June 13, 2005 and recorded June 24, 2005 in York County Land Record Book 1734, page 5215 and Plan Book GG, page 2444, as amended June 20, 2005 and recorded June 28, 2005 in York County Land Record Book 1735, page 1234, which unit includes an undivided 1.5152% interest in the common elements and common expenses as defined and provided for in said Declaration; subject nevertheless to conditions and covenants contained in the said Declaration and Exhibits thereto.

Parcel No: 24-000-JG-0079-00-C0033

BEING THE SAME PREMISES which Stone Ridge Development Corporation, by Deed dated May 27, 2011 and recorded June 8, 2011 in the Office of the Recorder of Deeds in and for the County of York in Deed Book 2129, Page 5734, and Instrument Number 2011027177, granted and conveyed unto Ayisha T. Bennett.

PROPERTY ADDRESS: 3760 MAZELAND COURT, DOVER, PA 17315

UPI# 24-000-JG-0079.00-C0033

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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, NA vs. FRANK BERREVOETS and BARBARA BERREVOETS Docket Number: 2016-SU-1829-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

FRANK BERREVOETS
BARBARA BERREVOETS

owner(s) of property situate in the LOWER WINDSOR TOWNSHIP, YORK County, Pennsylvania, being 643 Reisinger Avenue, Wrightsville, PA 17368-9094

Parcel No. 35-000-01-0037.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$97,291.17

PROPERTY ADDRESS: 643 REISINGER AVENUE, WRIGHTSVILLE, PA 17368

UPI# 35-000-01-0037.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. JASON E. BLACK Docket Number: 2016-SU-1806-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JASON E. BLACK

owner(s) of property situate in the NEWBERRY TOWNSHIP, YORK County, Pennsylvania, being 1495 Cly Road, York Haven, PA 17370-9049

Parcel No. 39-000-23-0041.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$98,124.17

PROPERTY ADDRESS: 1495 CLY ROAD, YORK HAVEN, PA 17370

UPI# 39-000-23-0041.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on February 13, 2017 At 2:00 O’Clock, PM, 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. TODD BOWDER Docket Number: 2015-SU-1690-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TODD BOWDER

All that certain piece or parcel or Tract of land situate City of York (Formerly West Manchester Township), York County, Pennsylvania, and being known as 643 Pennsylvania Avenue, York, Pennsylvania 17404.

TAX MAP AND PARCEL NUMBER:14-480-12-0009-00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$84,056.04

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Todd Bowder

PROPERTY ADDRESS: 643 PENNSYLVANIA AVENUE, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff’s Office,
01.12-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of YORK HABITAT FOR HUMANITY, INC. vs. CHUCK BOWIE Docket Number: 2016-SU-1414-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHUCK BOWIE

Owner of property situate in the City of York, York County, Pennsylvania, being 245 EAST PROSPECT STREET, YORK, PENNSYLVANIA 17403

Parcel No. 061070100780000000

Improvements thereon: Residential dwelling

Judgment Amount: \$42,859.51

PROPERTY ADDRESS: 245 EAST PROSPECT STREET, YORK, PENNSYLVANIA 17403

PROPERTY ADDRESS: 245 EAST PROSPECT STREET, YORK, PA 17403

UPI# 06-107-01-0078.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff’s Office,
01.12-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. KENNETH C. BOYER Docket Number: 2016-SU-2074-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KENNETH C. BOYER

ALL those two tracts of land with the improvements thereon erected situate on the south side of West Philadelphia Street in West York Borough, York County, Pennsylvania, known as 1712 West Philadelphia Street, bounded and described as follows:

Property Address: 1712 West Philadelphia Street York, PA 17404

Parcel No. 880001500520000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2016-SU-002074-06
Judgment: \$101,712.60
Attorney: Sarah K. McCaffery, Esquire
To be sold as the Property Of: Kenneth C. Boyer

PROPERTY ADDRESS: 1712 WEST PHILADELPHIA STREET, YORK, PA 17404

UPI#

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff’s Office,
01.12-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. KEVIN K. BUDNEY and ANNE M. BUDNEY Docket Number: 2016-SU-529-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KEVIN K. BUDNEY
ANNE M. BUDNEY

owner(s) of property situate in the HOPEWELL TOWNSHIP, YORK County, Pennsylvania, being 74 Piston Court, Stewartstown, PA 17363-8323

Parcel No. 32000BK04280000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$151,920.00

PROPERTY ADDRESS: 74 PISTON COURT, STEWARTSTOWN, PA 17363

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff’s Office,
01.12-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. NANCY L. BURGARD and RONALD L. BURGARD Docket Number: 2016-SU-2505-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of

York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

NANCY L. BURGARD
RONALD L. BURGARD

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

Property Address: 328 Coffeetown Road Dillsburg, PA 17019

Parcel No. 29-000-NA-000-6C-000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
Judgment: \$85,522.14
Attorney: Sarah K. McCaffery, Esquire

PROPERTY ADDRESS: 328 COFFEETOWN ROAD, DILLSBURG, PA 17019

UPI# 29-000-NA-0006.C0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PACIFIC UNION FINANCIAL, LLC vs. ALAN S. BURKEY, EXECUTOR OF THE ESTATE OF LINDA BURKEY Docket Number: 2016-SU-1988-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ALAN S. BURKEY,
EXECUTOR OF THE ESTATE OF
LINDA BURKEY

All that certain piece or parcel or Tract of land situate East Manchester Township, York County, Pennsylvania, and being known as 55 Evergreen Terrace, Manchester, Pennsylvania 17345.

TAX MAP AND PARCEL NUMBER: 26-000-11-0016.A0-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling REAL DEBT: \$142,762.82

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Alan S. Burkey, Executor of the Estate of Linda Burkey

PROPERTY ADDRESS: 55 EVERGREEN TERRACE, MANCHESTER, PA 17345

UPI# 26-000-11-0016.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. BRADLEY E. BURKINS A/K/A BRADLEY EUGENE BURKINS Docket Number: 2015-SU-2928-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRADLEY E. BURKINS
A/K/A BRADLEY EUGENE BURKINS

owner(s) of property situate in the DOVER TOWNSHIP, YORK County, Pennsylvania, being 3770 Equestrian Court, Dover, PA 17315-3725

Parcel No. 24-000-18-0123.A0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$140,131.14

PROPERTY ADDRESS: 3770 EQUESTRIAN COURT, DOVER, PA 17315

UPI# 24-000-18-0123.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. ANDREA CELLASIO and PATRICK J. KEHOE Docket Number: 2016-SU-1529-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANDREA CELLASIO
PATRICK J. KEHOE

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF YORK, STATE OF Pennsylvania, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OF LAND WITH IMPROVEMENTS THEREON ERECTED LYING BEING AND SITUATE IN SPRING GARDEN TOWNSHIP, YORK COUNTY, PENNSYLVANIA KNOWN AN NUMBERED AS 1235 WINDING OAK DRIVE, AND IDENTIFIED AS LOT NO. 72 ON A FINAL SUBDIVISION PLAN FOR REGENTS GLEN, INC. ROYAL OAKS-PHASE 2, LOT 88, PREPARED BY GEORGE WILLIAMS STEPHENS JR. & ASSOCIATED, INC., SAID PLAN BEING DATED MARCH, 2001 DESIGNATED PROJECT NO. 409592, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA, IN PLAN BOOK RR, PAGE 602, AS MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS; TO WIT: BEGINNING AT A POINT ON THE EASTERN RIGHT OF WAY LINE OF WINDING OAK DRIVE AT THE NORTHWEST CORNER OF LOT NO. 71; THENCE NORTH TWENTY FIVE (25) DEGREES, TWENTY-EIGHT (28) MINUTES, FIFTY-NINE (59) SECONDS EAST, ALONG THE EASTERN RIGHT OF WAY LINE OF WINDING OAK DRIVE, A DISTANCE OF ONE AND EIGHTY-FIVE ONE-HUNDREDTHS (1.85) FEET TO A POINT; THENCE IN AN ARC WITH A CURVE TO THE LEFT, HAVING A RADIUS OF TWO HUNDRED TWENTY-FIVE AND ZERO ONE-HUNDREDTHS (225.00) FEET, THE CHORD OF WHICH EXTENDS NORTH FIFTEEN (15) DEGREES, THIRTY-ONE (31) MINUTES, FIFTY-SEVEN (57) SECONDS EAST, SEVENTY-SEVEN AND SEVENTY-SIX ONE-HUNDREDTHS (77.76) FEET ALONG THE EASTERN RIGHT OF WAY LINE OF WINDING OAK DRIVE, A DISTANCE OF SEVENTY-EIGHT AND FIFTEEN ONE HUNDREDTHS (78.15) FEET TO A POINT; THENCE SOUTH EIGHTY-FOUR (84) DEGREES, TWENTY-FOUR (24) MINUTES FIFTY-SEVEN (57) SECONDS EAST, ALONG LOT NO. 73, A DISTANCE OF ONE HUNDRED FIFTY-ONE AND THIRTY-FIVE ONE HUNDREDTHS (153.35) FEET TO A POINT; THENCE SOUTH FIFTEEN (15) DEGREES, ZERO (00) MINUTES, ZERO (00) SECONDS WEST, ALONG LOT NOS. 64, 65, AND 66, A DISTANCE OF ONE HUNDRED THIRTY-TWO AND SIXTEEN ONE-HUNDREDTHS (132.16) FEET TO A POINT;

THENCE NORTH SIXTY-FOUR (64) DEGREES THIRTY ONE (31) MINUTES, ONE (01) SECONDS WEST, ALONG LOT NO 71, A DISTANCE OF ONE HUNDRED FIFTY-TWO AND NINETY-THREE ONE-HUNDREDTHS (152.93) FEET TO A POINT AND THE PLACE OF BEGINNING.

Parcel ID: 480003401720000000

BEING 1235 WINDING OAK DRIVE YORK, PA 17403

PROPERTY ADDRESS: 1235 WINDING OAK DRIVE, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. MARY ALICE CHANTLER and DAVID W. CHANTLER Docket Number: 2013-SU-1397-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARY ALICE CHANTLER
DAVID W. CHANTLER

ALL the following described tract of land, together with the improvements erected thereon, situate, lying and being in Loganville Borough, York County, Pennsylvania, being Lot No. 5 as shown on Final Plan of property of Glenn Brenneman and Regina I Brenneman, his wife, dated 1/31/1979, prepared by Gordon L Brown & Associates, Inc., as identified as No. L-1146, and recorded in Plan Book 3B, Page 37, York County Records, more fully described as follows:

BEGINNING at a point on the northerly right of way line of Mill Street (fifty (50) feet wide) at a corner of Lot No. 6, thence along Lot No. 4, north seven (07) degrees twenty-eight (28) minutes forty (40) seconds West, Two hundred twenty-seven and forty-eight hundredths (227.48) feet to a point on line of Lot No. 11; thence along Lot No. 1, North sixty-six (66) degrees forty-one (41) minutes forty (40) seconds East, One hundred one and fifty-two hundredths (101.52) feet to a point at a corner of Lot No. 4; thence along Lot No. 4, South seven (07)

degrees twenty-eight (28) minutes forty (40) seconds East, two hundred thirty-three and sixty-nine hundredths (233.69) feet to a point on the northerly right of way line of the aforesaid Mill Street; thence along the northerly right-of-way line of said Mill. Street, South seventy (70) degrees seven (07) minutes zero (0) seconds West, One hundred and no hundredths (100.00) feet to a point at the corner of Lot No. 6 the place of Beginning Containing 22,251 square feet.

BEING 107 Mill Street Seven Valleys, PA 17360

BEING Parcel Number 75000020072E000000

BEING the same premises which Glenn E Brenneman and Regina I Brenneman, his wife by Deed dated 5/15/1987 and recorded 5/19/1987 in the Office of the Recorder of Deeds, in and for York County, Pennsylvania, in Deed Book 95-Q Page 544 granted and conveyed unto David E Chantler and Mary Alice Chantler, his wife.

PROPERTY ADDRESS: 107 MILL STREET, SEVEN VALLEYS, PA 17360

UPI# 75-000-02-0072.E0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. M. STEVEN CHRONISTER and JULIE R. CHRONISTER Docket Number: 2016-SU-1257-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

M. STEVEN CHRONISTER
JULIE R. CHRONISTER

All that certain lot or parcel of ground, lying and being situate in West Manchester Township, York County, Pennsylvania known as Lot No. 2 on a certain subdivision plan of Dome Golf Development Corporation prepared by Robert E. Haag, Inc. and more fully described as follows, to wit:

Beginning at a point along the southern right-of-way line of Fairway Drive at the northeast corner of Lot No. 3; thence along the southern right-of-way line of Fairway Drive north 76 degrees 10 minutes 35 seconds east, a distance of

twenty-four and eleven hundredths (24.11) feet to a point; thence continuing along the southern right-of-way line of Fairway Drive by an arc which has a radius of seven hundred seventy-five (775.00) feet, an arc distance of one hundred twenty-one and thirteen hundredths (121.13) feet to a point at corner of Lot No. 1; thence along Lot No. 1 south 4 degrees 52 minutes 05 seconds east, a distance of one hundred forty-five and fifty-four hundredths (145.54) feet to a point at corner of other lands of Dome Golf Development Corporation; thence along other lands of Dome Golf Development Corporation south 63 degrees 48 minutes 05 seconds west, a distance of one hundred twenty-five and zero hundredths (125.00) feet to a point at corner of Lot No. 3; thence along Lot No. 3 north 13 degrees 49 minutes 25 seconds west, a distance of one hundred eighty and zero hundredths (180.00) feet to the point and place of beginning Containing 21,805 square feet.

Among other restrictions noted the subdivision plan requires each deed to note that no parking except by permit is permitted along any street shown.

Under and subject to any restrictions, easements and covenants of record.

Title to said Premises vested in M. Steven Chronister and Julie R. Chronister, his wife by Deed from G Fred Finrock, Jr. and Sandra F. Finrock, husband and wife dated November 19, 2003 and recorded on November 20, 2003 in the York County Recorder of Deeds in Book 1618, Page 4066.

Being known as: 2310 Fairway Drive, York, PA 17408-9453

Tax Parcel Number: 51-000-31-0002.00-00000

PROPERTY ADDRESS: 2310 FAIRWAY DRIVE, YORK, PA 17408

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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 S/B/M WITH MANUFACTURERS & TRADERS TRUST COMPANY vs. PERRY L. CISNEY and JEAN ANNE CISNEY A/K/A JEAN A. CISNEY Docket Number: 2016-SU-2060-06. And to me directed, I will expose at public sale in the York County

Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PERRY L. CISNEY
 JEAN ANNE CISNEY
 A/K/A JEAN A. CISNEY

The land hereinafter referred to is situated in the City of York, County of York, State of PA, and is described as follows: All that certain tract of land, situate in Springettsbury Township, York County, Pennsylvania, being Lot No. 49 on a Plan of Northview Hills laid out by Gordon L. Brown, Registered Surveyor, for Paul W. Moyer and others, said Plan being dated January 20, 1959 and originally recorded in Plan Book L, Page 116, records of York County, Pennsylvania, the latest revision thereof being dated February 9, 1965 and recorded in Plan Book O, Page 106, Records of York County, Pennsylvania, and being more fully bounded and described as follows:

Beginning at a point on the Southwestern line of Paulson Drive, at a corner of Lot No. 48, which point of beginning is measured two hundred seventy (270) feet Northwardly from the intersection of the Southwestern line of Paulson Drive with the Northwestern line of Hilltop Drive; thence Northwardly along the Southwestern line of Paulson Drive by a curve to the right with a radius of four hundred forty-five (445) feet for an arc distance of one hundred (100) feet to a point at Lot No. 50; thence along Lot No. 50, North sixty-six (66) degrees twenty-two (22) minutes ten (10) seconds West, one hundred twenty-six and forty one-hundredths (126.40) feet to a point; thence South twenty-seven (27) degrees nine (09) minutes twenty (20) seconds West one hundred thirty-two and seventy-two one-hundredths (132.72) feet to a point at the rear of Lot No. 48 in the centerline of a twenty (20) feet wide drainage right-of-way; thence along Lot No. 48 and along the centerline said twenty (20) feet wide drainage right-of-way, South seventy-nine (79) degrees fourteen (14) minutes forty (40) seconds East, one hundred forty-nine and fifty one-hundredths (149.50) feet to the first mentioned point on the Southwestern line of Paulson Drive and the place of beginning.

Subject to all covenants, easements and restrictions of record.

This property is or will be improved by a one or two family dwelling.

Property Address: 1721 Paulson Drive York, PA 17406

Parcel #: 46-000-09-0111.A0-00000

PROPERTY ADDRESS: 1721 PAULSON DRIVE, YORK, PA 17406

UPI# 46-000-09-0111.A0-00000

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

in ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON, F/K/A, THE BANK OF NEW YORK AS TRUSTEE FOR CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-10 vs. MARIE D. CLARK Docket Number: 2015-SU-159-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARIE D. CLARK

All that certain tract of land with the improvements thereon erected, lying, being and situate in Fawn Township, York County, Pennsylvania, as more particularly shown on a plan prepared by Joseph W. Shaw, R.S., and recorded in the Office of the Recorder of Deeds for York County, Pennsylvania in Plan Book DD, Page 775, particularly bounded and described as follows, to wit:

Beginning at a point on the center line of Township Road T-618, known as Jones Road, at a corner of lands now or formerly of William W. Lowe; thence along said lands now or formerly of William W. Lowe, north eighty-two (82) degrees thirty-six (36) minutes west one hundred seventy-three and sixty-six (173.66) feet to an iron pipe set at a corner of lands now or formerly of Alice A. Alden; thence along said lands now or formerly of Alice A. Alden, north thirty-seven (37) degrees twenty-five (25) minutes west two hundred ten (210) feet to an iron pipe at a corner of lands now or formerly of Hazel A. Slenker; thence along lands now or formerly of Hazel A. Slenker, north fifty-one (51) degrees forty-six minutes nineteen (19) seconds east three hundred six and fifty-four hundredths (306.54) feet to an iron pipe; thence continuing along and through the same, south sixty-nine (69) degrees thirty (30) minutes east one hundred eighty-seven and ninety-four hundredths (187.94) feet to a point in the center line of Township Road T-618 the said last course passing through an iron pipe situate north sixty-nine (69) degrees thirty (30) minutes west twenty-five (25) feet from the terminus of the said course; thence in, along and through the center line of Township Road T-618, south twenty (20) degrees thirty (30) minutes west three hundred thirty-four and eighteen hundredths (334.18) feet to a point and the place of beginning. Containing 2 194 acres.

Title to said Premises vested in Marie D. Clark by Deed from Janet M. Schafer, single person dated April 6, 2001 and recorded on April 16, 2001 in the York County Recorder of Deeds in

Book 1432, Page 3839.

Being known as: 118 Jones Road, Fawn Grove, PA 17321

Tax Parcel Number: 28-000-BN-0007.B0-00000

PROPERTY ADDRESS: 118 JONES ROAD, FAWN GROVE, PA 17321

UPI# 28-000-BN-0007.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JAMES B. NUTTER & COMPANY vs. HAROLD CLINE and LINDA CLINE Docket Number: 2016-SU-1042-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HAROLD CLINE
 LINDA CLINE

DOCKET #2016-SU-1042-06

TRACT NO. 1: ALL THE FOLLOWING lots of ground situate in West Manchester Township, York County, Pennsylvania, and known on the plan of lots as the I luke Addition, prepared by RB. McKinnon, Civil Engineer, October 13, 1917 and duly recorded in the Recorder's Office of York County, Pennsylvania. to wit:

PROPERTY ADDRESS: 1121 WEST COLLEGE AVENUE, YORK, PA 17404

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: HAROLD CLINE and LINDA CLINE
 ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 1121 WEST COLLEGE AVENUE, YORK, PA 17404

UPI#

Notice is further given that all parties in interest

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NAVY FEDERAL CREDIT UNION vs. WILLIAM R. COKER, UNITED STATES OF AMERICA and UNITED STATES OF AMERICA Docket Number: 2016-SU-1464-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM R. COKER
UNITED STATES OF AMERICA
UNITED STATES OF AMERICA

ALL that certain tract of land situated in Springettsbury Township, York County, Pennsylvania, known as Lot C-96 on Subdivision Map entitled "Plan of Yorklyn" filed in the Office of the Recorder of Deeds in and for York County, Pennsylvania, on April 20, 1955, in Deed Book 40-R, Page 316, and known and numbered as 135 Oakleigh Drive, more particularly bounded and limited as follows, to wit:

BEGINNING at a point on the Eastern side of Oakleigh Drive, said point of beginning being measured 810.00 feet Northwardly from the Northeastern corner of the intersection of Oakleigh Drive and Stuart Drive; thence along the eastern side of Oakleigh Drive by a curve to the right having a radius of 575.00 feet for an arc distance of 85.00 feet to a point at Lot No. C-95; thence along Lot No. C-95 South 87 degrees 38 minutes 20 seconds East 150.00 feet to a point at Lot No. A-64; thence along Lot No. A-64 by a curve to the left having a radius of 425.00 feet for an arc distance of 62.83 feet to a point at Lot No. C97; thence along Lot No. C-97 South 83 degrees 53 minutes 30 seconds West, 150.00 feet to the first mentioned point and the place of BEGINNING.

Being the same premises which Daniel A. Hall, a single man, by Deed dated 02/05/2010, recorded 02/08/2010, in the office of the Recorder of Deeds, in and for York County, in Book 2063, Page 886, conveyed unto William R. Coker, a single man, Grantee herein.

Parcel No. 460001300680000000

PROPERTY ADDRESS: 135 OAKLEIGH DRIVE, YORK, PA 17402

UPI# 46-000-13-0068.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of UNITED SECURITY FINANCIAL CORP. vs. DAWN C. COLANTINO Docket Number: 2016-SU-2058-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAWN C. COLANTINO

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN WEST YORK BOROUGH, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA.

BEGINNING AT A POINT IN THE NORTH SIDE OF WEST POPLAR STREET SIXTY-TWO (62) FEET, (6) INCHES WEST OF THE NORTHWEST CORNER OF WEST POPLAR STREET AND OVERBROOK AVENUE, AND EXTENDING THENCE WESTWARDLY ALONG SAID WEST POPLAR STREET SEVENTEEN (17) FEET, SIX (6) INCHES TO A POINT AT PROPERTY NOW OR FORMERLY OF ROBERT J. GISE, THENCE NORTHWARDLY ALONG PROPERTY NOW OR FORMERLY OF ROBERT J. GISE ONE HUNDRED (100) FEET TO A POINT AT A TWENTY (20) FEET WIDE ALLEY, THENCE BY SAID ALLEY EASTWARDLY SEVENTEEN (17) FEET, SIX (6) INCHES TO A POINT AT PROPERTY NOW OR FORMERLY OF WILLIAM W. RAMSEY, THENCE BY PROPERTY NOW OR FORMERLY OF WILLIAM W. RAMSEY SOUTHWARDLY ONE HUNDRED (100) FEET TO A POINT, THE PLACE OF BEGINNING.

BEING THE SAME PREMISES WHICH FANNIE MAE, BY DEED RECORDED DATED DECEMBER 24, 2008 AND RECORDED JANUARY 8, 2009, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF YORK, PENNSYLVANIA, IN BOOK 2000, PAGE 726, GRANTED AND CONVEYED UNTO CR PROPERTY GROUP, LLC.

TOGETHER WITH ALL AND SINGULAR THE BUILDINGS AND IMPROVEMENTS,

WAYS, STREETS, ALLEYS, DRIVEWAYS, PASSAGES, WATERS, WATER-COURSES, RIGHTS, LIBERTIES, PRIVILEGES, HEREDITAMENTS AND APPURTENANCES, WHATSOEVER UNTO THE HEREBY GRANTED PREMISES BELONGING, OR IN ANYWISE APPERTAINING, AND THE REVERSIONS AND REMAINDERS, RENTS, ISSUES, AND PROFITS THEREOF.

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM CR PROPERTY GROUP, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY RECORDED 05/04/2009 IN DOCUMENT NUMBER 2009024678, BOOK 2019, PAGE 421 IN SAID COUNTY AND STATE.

COMMONLY KNOWN AS: 1209 WEST POPLAR STREET YORK, PA 17404

PROPERTY ADDRESS: 1209 WEST POPLAR STREET, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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 NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. MIGUEL O. COLON Docket Number: 2016-SU-1986-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MIGUEL O. COLON

ALL THAT CERTAIN lot of ground with the improvements thereon erected situate in Springettsbury Township, York County, Pennsylvania, being known and numbered as 1468 Whiteford Road (formerly 1534 Whiteford Road), more particularly described in a survey by Gordon L. Brown, Registered Surveyor, dated May 13, 1955, and HAVING THEREON erected a dwelling house known as: 1468 WHITEFORD ROAD, YORK, PA 17402

PARCEL NO. 46-000-06-0089.00-00000

Reference York County Deed Book 2046, Page 3752.

TO BE SOLD as the property of Miguel O. Colton on Judgment No. 2016-SU-001986-06.

PROPERTY ADDRESS: 1468 WHITEFORD ROAD, YORK, PA 17402

UPI# 46-000-06-0089.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DITECH FINANCIAL LLC vs. CHRISTOPHER C. COLTON and PATTY J. COLTON Docket Number: 2016-SU-2312-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER C. COLTON
 PATTY J. COLTON

owner(s) of property situate in the TOWNSHIP OF YORK, YORK County, Pennsylvania, being 233 Troy Road, Dallastown, PA 17313

Parcel No. 54-000-31-0050.00-00000
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$94,661.14

PROPERTY ADDRESS: 233 TROY ROAD, DALLASTOWN, PA 17313

UPI# 54-000-31-0050.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. MICHAEL A. CONLEY and JENNIFER L. CONLEY Docket Number: 2016-SU-596-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL A. CONLEY
 JENNIFER L. CONLEY

ALL THAT CERTAIN, described piece, parcel or tract of land, together with the improvements thereon erected, situate on the south side of Monya Court, in MANCHESTER TOWNSHIP, York County, Pennsylvania, being known as Lot H3, as shown on a plan for the Dominion, prepared by John Rahenkamp Consultants, Incorporated, Drawing No. 9-226-04, Sheet 2 of 25, recorded in Plan Book MM, Page 375, said tract being more particularly bounded and described as follows, to wit:

Property Address: 130 Monya Court York, PA 17404

Parcel No. 36-000-29-0503.00-00000
 Improvements: Residential Dwelling
 Subject to Mortgage: No
 Subject to Rent: No
 Judgment: \$130,472.66
 Attorney: Sarah K. McCaffery, Esquire

PROPERTY ADDRESS: 130 MONYA COURT, YORK, PA 17404

UPI# 36-000-29-0503.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BAYVIEW LOAN SERVING, LLC vs. STEPHEN D. CONLEY Docket Number: 2015-SU-2636-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEPHEN D. CONLEY

ALL THAT CERTAIN tract or parcel of land situate in Fairview Township, York County, Pennsylvania, more particularly bounded and described as follows, to wit:

Property Address: 216 Ross Avenue New Cumberland, PA 17070
 Parcel No. 27000010097A
 Improvements: Residential Dwelling
 Subject to Mortgage: No
 Subject to Rent: No
 Judgment: \$74,448.88
 Attorney: Sarah K. McCaffery, Esquire

PROPERTY ADDRESS: 216 ROSS AVENUE, NEW CUMBERLAND, PA 17070

UPI# 27-000-01-0097.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CMLTI ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC3 C/O OCWEN LOAN SERVICING, LLC vs. DAVID CONWAY A/K/A DAVID W. CONWAY Docket Number: 2016-SU-2189-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID CONWAY
 A/K/A DAVID W. CONWAY

ALL that certain lot, piece or parcel of ground, with the improvements thereon erected situate on the North side of West Poplar Street, in the Borough of West York, York County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point eighty (80) feet West of Overbrook Avenue; bounded on the South by said West Poplar Street; on the East by property now or formerly of Russell H. Wilhide; on the North by a twenty (20) feet wide alley; and on the West by property now or formerly of Albert Spiese. Having a frontage on said West Poplar Street of fifteen (15) feet and extending in depth of a uniform width throughout one hundred

(100) feet to said twenty (20) feet wide alley on the North. Being known and numbered as 1211 West Poplar Street.

TOGETHER with the free right to the Grantee or Grantees, their heir assigns, of ingress, egress and regress into, through and over an alley two (2) feet two (2) inches in width, and extending in depth from the building line in front, Northwardly, thirty-four (34) feet, in common with the owners and occupiers of the property immediately adjoining on the West, the half of said alley to wit: thirteen (13) inches being taken from the property hereby conveyed and the remaining thirteen (13) inches taken from the property adjoining on the West, said alley to be kept clean and in repair at the expense of the joint owners and occupiers of this property and the property adjoining on the West.

BEING LOT 1211 West Poplar Street, York, PA 17404-3518

BEING PARCEL No. 88-000-03-0052.00-00000

BEING the same premises in which Brenda E. Miller and David H. Miller, Wife and husband, Frederica A. Mundis and Michael W. Mundis, Wife and husband and A. Emma Heinecke, single person by deed dated May 28, 2002 and recorded May 29, 2002 in the office of the recorder of deeds for York County in book/page or Instrument # 1497/3092, granted and conveyed unto David W. Conway, Single Person.

PROPERTY ADDRESS: 1211 WEST POPLAR STREET, YORK, PA 17404

UPI# 88-000-03-0052.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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, NA vs. BLAINE S. COVER and KRISTY S. BARNHART Docket Number: 2015-SU-2709-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BLAINE S. COVER
KRISTY S. BARNHART

owner(s) of property situate in the YORK TOWNSHIP, YORK County, Pennsylvania, being 2478 Croll School Road, York, PA 17403-9670

Parcel No. 54-000-GH-0105.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$253,673.15

PROPERTY ADDRESS: 2478 CROLL SCHOOL ROAD, YORK, PA 17403

UPI# 54-000-GH-0105.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. SANDRA COX Docket Number: 2015-SU-2194-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SANDRA COX

ALL that certain Unit, being Unit No. 8-A (the "Unit"), of Fairfield, A Condominium (the "Condominium"), located in Fairview Township, York County, Pennsylvania, which Unit is designated in the Declaration of Condominium for Fairfield, a Condominium (the "Declaration"), dated June 5, 2001, recorded June 7, 2001, in the Office of the Recorder of Deeds of York County, Pennsylvania, in Record Book 1441, Page 715, as amended by Third Amendment to Declaration of Condominium for Fairfield, A Condominium ("Third Amendment"), dated December 4, 2001, recorded in Record Book 1468, Page 4574, as amended by the Fourth Amendment to Declaration of Condominium for Fairfield, A Condominium ("Fourth Amendment"), dated March 19, 2002, and recorded in Record Book 1486, Page 1751, and as shown on the Fourth Amended Declaration Plat and Plans attached to the Fourth Amendment as Exhibit D-4.

Property Address: 600 Mallard Drive Etters, PA 17319

Parcel No. 27-000-QG-0061.C0-C008A

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2015-SU-002194-06

Judgment: \$158,072.04

PROPERTY ADDRESS: 600 MALLARD DRIVE, ETTERS, PA 17319

UPI# 27-000-QG-0061.C0-C008A

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. DELBERT J. CRALEY, SR. and KIM M. CRALEY Docket Number: 2016-SU-1997-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DELBERT J. CRALEY, SR.
KIM M. CRALEY

ALL that certain tract of land situate on the East side of North Highland Avenue, in the BOROUGH OF WEST YORK, County of York, Pennsylvania, known and numbered as 107 North Highland Avenue, and more fully bounded and described as follows, to wit:

BEGINNING at a point on the Eastern line of North Highland Avenue at a corner of lands now or formerly of Eugene Newcomer and Virginia M. Newcomer, husband and wife, which property is known and numbered as 105 North Highland Avenue; extending thence Northwardly in and along the Eastern line of North Highland Avenue, seventeen (17) feet five and one-half (5 1/2) inches to a point at lands now or formerly of Anna N. Brenneman and E. Blaine Brenneman, husband and wife, and known and numbered as 109 North Highland Avenue; extending thence Eastwardly along said lands, one hundredth thirty (130) feet to a point on the Western line of a ten (10) feet wide private alley, extending thence Southwardly in and along the Western line of the aforementioned ten(10) feet wide private alley, seventeen (17) feet five and one-half (5 1/2) inches to a point at lands now or formerly of

Eugene Newcomer and Virginia M. Newcomer, husband and wife, and known and numbered as 105 North Highland Avenue extending thence Westwardly along said lands, one hundred thirty (130) feet to the first mentioned point on the Eastern line of North Highland Avenue and the place of BEGINNING.

BEING THE SAME PREMISES which PAULINE M. KIPP, single woman, by Deed dated 03/11/2005 and recorded 03/17/2005 in the Office of the Recorder of Deeds in and for York County Deed Book 1711, Page 8484 granted and conveyed unto DELBERT J. CRALEY, SR. and KIM M. CRALEY, husband and wife.

BEING KNOWN AS: 107 N. HIGHLAND AVENUE, YORK, PA 17404

PARCEL #88-000-13-0018.B0-00000

PROPERTY ADDRESS: 107 NORTH HIGHLAND AVENUE, YORK, PA 17404

UPI# 88-000-13-0018.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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 P. CRAMER Docket Number: 2016-SU-2003-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL P. CRAMER

ALL THAT CERTAIN tract of land with the, improvements thereon erected, situate, lying and being in Spring Garden Township, York County, Commonwealth of Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at a point on the Western side of Ogontz Street, said point being North twenty (20) degrees ten (10) minutes West five hundred twenty-one and ninety one-und (521.90) feet from the Northwestern corner of Ogontz Street and Grandview Road; THENCE along the property now or formerly of Dr. Henry G. Wolfe, South sixty-nine (69) degrees fifty (50) minutes West one hundred forty-five and twenty-nine one-hundredths (145.29) feet to a point; thence along Lot No. 86 and along property now or for-

merly of Edwin S. Lyman, Jr., North seventeen (17) degrees fifty-four (54) minutes West fifty and four one-hundredths (50.04) feet to a point; thence along property now or formerly of Paul E. Zeigler, North sixty-nine (69) degrees fifty (50) minutes East one hundred forty-three and thirty-three one-hundredths (143.33) feet to a point on the Western side of said Ogontz Street; thence along the Western side of said Ogontz Street, South twenty (20) degrees ten (10) minutes East fifty (50) feet to a point, the place of beginning.

BEING York County UPI Number 48000180299000000.

BEING 1320 Ogontz Street a/k/a 1320 South Ogontz Street York, PA 17403

PROPERTY ADDRESS: 1320 OGONTZ STREET, A/K/A 1320 SOUTH OGONTZ STREET, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") vs. CAROL E. CRAWFORD Docket Number: 2016-SU-2146-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CAROL E. CRAWFORD

All that certain lot as shown on "Final Subdivision Plan of Russett Farm, Shrewsbury Township, York County, Pennsylvania" recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Land Reord Book 1773, Page 2364.

Being Lot 75 as shown on said plan

Being UPI Numer 45-000-12-0075.00-00000

BEING KNOWN AS: 17357 Kennebeck Lane, Shrewsbury, PA 17361

TITLE TO SAID PREMISES IS VESTED IN Carol E. Crawford

TITLE TO SAID PREMISES IS VESTED IN Carol E. Crawford, unmarried woman by deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes dated 4/25/2001 and recorded 5/10/2011 in Book 2126 Page 2345.

PROPERTY ADDRESS: 17357 KENNEBECK LANE, SHREWSBURY, PA 17361

UPI# 45-000-12-0075.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of MB FINANCIAL BANK, N.A. vs. JORELLE J. CRAWL Docket Number: 2016-SU-800-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JORELLE J. CRAWL

ALL THAT CERTAIN described lot of ground, situate in, York City, York County, Pennsylvania, bounded and described as follows, to wit:

Property Address: 627 West Princess Street York, PA 17401

Parcel No. 09-205-02-0062-00
 Improvements: Residential Dwelling
 Subject to Mortgage: No
 Subject to Rent: No

Judgment: \$41,548.22

PROPERTY ADDRESS: 627 WEST PRINCESS STREET, YORK, PA 17401

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of SUNTRUST MORTGAGE, INC. vs. JACOB J. CRITCHLOW Docket Number: 2015-SU-4267-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JACOB J. CRITCHLOW

owner(s) of property situate in the LOWER WINDSOR TOWNSHIP, YORK County, Pennsylvania, being 1160 Canadochly Road, York, PA 17406-8683

Parcel No. 35-000-JL-0114.A0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$141,270.52

PROPERTY ADDRESS: 1160 CANADOCHLY ROAD, YORK, PA 17406

UPI# 35-000-JL-0114.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BAYVIEW LOAN SERVICE, LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. TERRIE CRONE Docket Number: 2014-SU-2791-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TERRIE CRONE

TRACT NO. 1: ALL THAT THE FOLLOWING described lot of ground situate, lying and being in Penn Township, York County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING for a corner at McAllister Street and Lot No. 31; thence along said McAllister Street South forty degrees forty-two minutes East, thirty (30) feet, to a corner at lot of Mr. Garrett; thence along the Garrett lot, South forty-nine degrees eighteen minutes West, two hundred and twenty-nine and one-tenth (229.1) feet, more or less, to a twenty (20) feet wide Alley; thence along said Alley North forty-one degrees West, thirty (30) feet, to Lot No. 31; thence along said Lot North forty-nine degrees eighteen minutes East, two hundred and twenty-nine and one-tenth (229.1) feet, more or less, to the place of BEGINNING.

SAID Lot being known as Lot No. 32.

SUBJECT, NEVERTHELESS, to any and all covenants, conditions, restrictions, agreements, reservations, easements, and rights-of way of record.

TRACT NO. 2: ALL THAT TRACT of land being in Penn Township, York County, Pennsylvania and being the Northern ten (10) feet side of Lot No. 33, bounded and limited as follows, to wit:

BEGINNING for a corner at McAllister Street at Lot No. 32, other lands of Roland W. and Jeanne H. Reichart; thence along said McAllister Street South forty (40) degrees forty-two (42) minutes East, ten (10) feet to the remaining portion of Lot No. 33; thence along said above mentioned tract South forty-nine (49) degrees eighteen (18) minutes West, two hundred twenty-nine (229) feet more or less to a corner at a twenty (20) feet wide public alley; thence along said alley North forty-one (41) degrees West ten (10) feet to a corner at Lot No. 32 aforementioned; thence along said Lot No. 32 North forty-nine (49) degrees eighteen (18) minutes East, two hundred twenty-nine and one-tenth (229.1) feet more or less, to McAllister Street, the point and place of BEGINNING.

SUBJECT, NEVERTHELESS, to any and all covenants, conditions, restrictions, reservations, easements, agreements, and rights-of way of record.

Being the same premises which Michael J. Beam and Heather Beam, husband and wife, by Deed dated 09/30/2003, recorded 10/03/2003, in the office of the Recorder of Deeds in and for York County, in Book 1608, Page 4235, and Instrument # 2003101738, conveyed unto Terrie L. Crone, Grantee herein.
Parcel No. 440000300660000000

PROPERTY ADDRESS: 709 MCALLISTER STREET, HANOVER, PA 17331

UPI# 44-000-03-0066.00-00000

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

in ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of QUICKEN LOANS INC. vs. TOBY L. CROUSE Docket Number: 2016-SU-2444-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TOBY L. CROUSE

ALL THAT FOLLOWING described piece, parcel and lot of ground, situate lying and being in Red Lion Borough, York County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at an iron pin on the eastern side of Linden Avenue, a corner of lots of Edward F. Miller; thence along line of lot of same South 71 1/2 degrees East 145 feet to an iron pin on the western edge of a public alley, 16 feet wide; thence along the western edge of said alley North 18 1/2 degrees East 39 feet, more or less to an iron pin, a corner of lot of Roland Kyle; thence along line of lot of same North 71 1/2 degrees West 145 feet to an iron pin on the eastern side of Linden Avenue; thence along the eastern curb line of Linden Avenue South 18 1/2 degrees West 39 feet, more or less to an iron pin on said curb line and the place of BEGINNING.

BEING PARCEL ID # 82-000-04-0083-00-00000

BEING 127 Linden Avenue Red Lion, PA 17356

BEING the same premises which John W. Stauffer and Sandi S. Stauffer, husband and wife, by Deed dated 7/25/2014 and recorded 7/29/2014 in the Office of the Recorder of Deeds in and for the County of York, Pennsylvania, in Deed book 2286 page 4505 granted and conveyed unto Toby L. Crouse, married man, as sole owner.

PROPERTY ADDRESS: 127 LINDEN AVENUE, RED LION, PA 17356

UPI# 82-000-04-0083.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. CORRY L. DAHL AKA CORRY L. SCHROYER and DAVID S. DAHL Docket Number: 2014-SU-2319-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CORRY L. DAHL
 AKA CORRY L. SCHROYER
 DAVID S. DAHL

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE BOROUGHOUS OF HALLAM, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 70 EAST BEAVER STREET, HALLAM, PA 17406

UPIN NUMBER 66-000-02-0003.B0-00070

PROPERTY ADDRESS: 70 EAST BEAVER STREET, HELLAM, PA 17406

UPI# 66-000-02-0003.B0-C0070

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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 SERVICES, LLC vs. LINDA K. D'AMBROGI Docket Number: 2016-SU-2124-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LINDA K. D'AMBROGI

ALL THAT CERTAIN Unit 79 in The Village of Fox Run, a condominium situate on Fox Run

Drive in York Township, York County, Pennsylvania, as more particularly described in the Declaration of Condominium, Code of Regulations and Declaration Plan relating to The Village of Fox Run, recorded on the 3rd day of July, 1974, in the Office of the Recorder of Deeds of York County, Pennsylvania, in Record Book 67-Z, Page 246; Record Book 67-E, Page 237; and Plan Book X, Page 562, respectively, which Unit includes an interest in the common elements and common expenses as defined and provided for the said Declaration and Code of Regulations.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights of way, easements, trusts and agreements of record in the aforesaid Office of the Recorder of Deeds of York County, Pennsylvania, contained in the aforesaid Declaration and any Amendment thereto.

The Grantee, for and on behalf of the Grantee and Grantee's heirs, personal representatives, successors and assigns, by the acceptance of the Deed, covenants and agrees to pay such charges for maintenance, repairs, replacements and other expenses in connection with the Common Elements, and any Limited Common Elements appurtenant to said Unit, as may be assessed against him, her, them or said Unit, from time to time by the Executive Board of the Village of Fox Run Condominium Owners Association in accordance with the Pennsylvania Uniform Condominium Act and further covenants and agrees that the Unit conveyed by this deed shall be subject to a lien for all amount so assessed except insofar as Section 3407 (c) of the aforesaid Act may relieve a subsequent Unit Owner of liability for prior unpaid assessments. This covenant shall run with and bind the land hereby conveyed and all subsequent owners thereof.

Parcel #:54-000-HI-0259-L0-C0013

Property Address: 79 Fox Run Drive York, PA 17403

PROPERTY ADDRESS: 79 FOX RUN DRIVE, YORK, PA 17403

UPI# 54-000-HI-0259.L0-C0013

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. STEPHEN W. DAY A/K/A STEPHEN WAL-

TER DAY and DEBORAH MAE DAY A/K/A DEBORAH M. DAY Docket Number: 2016-SU-1931-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEPHEN W. DAY
 A/K/A STEPHEN WALTER DAY
 DEBORAH MAE DAY
 A/K/A DEBORAH M. DAY

ALL that certain tract of land situate in North Hopewell Township, York county, Pennsylvania, known as Lot #4 on a final subdivision prepared for Larry W. and Sylvia D. Riddle by James R. Holley & Associates, Inc., Project No. 930131, dated June, 1993, approved August 10, 1993 by the North Hopewell Township Board of Supervisors, and recorded August 11, 1993 in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book MM, Page 404, bounded and described as follows, to wit:

Property Address: 3985 West View Drive Stewartstown, PA 17363

Parcel No. 41000DK0079D000000
 Improvements: Residential Dwelling
 Subject to Mortgage: No
 Subject to Rent: No
 C.P. NO. 2016-SU-001931-06
 Judgment: \$305,493.67
 Attorney: Sarah K. McCaffery, Esquire

PROPERTY ADDRESS: 3985 WEST VIEW DRIVE, STEWARTSTOWN, PA 17363

UPI# 41-000-DK-0079.D0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, N.A. vs. DAWIE DE KLERK A/K/A DAWIE DEKLERK Docket Number: 2015-SU-2927-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAWIE DE KLERK
 A/K/A DAWIE DEKLERK

owner(s) of property situate in the WEST MANHEIM TOWNSHIP, YORK County, Pennsylvania, being 1361 Wanda Drive, Hanover PA 17331-8663

Parcel No. 52-000-16-0043.B0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$178,781.74

PROPERTY ADDRESS: 1361 WANDA DRIVE, HANOVER, PA 17331

UPI# 52-000-16-0043.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. KEITH B. DEARMOND and JACKIE J. DEARMOND Docket Number: 2016-SU-1111-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KEITH B. DEARMOND
JACKIE J. DEARMOND

owner(s) of property situate in the LOWER WINDSOR TOWNSHIP, YORK County, Pennsylvania, being Lot 3 Klines Run Road, Wrightsville, PA 17368

Parcel No. 35-000-12-0303.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$36,202.14

PROPERTY ADDRESS: LOT 3 KLINES RUN ROAD, WRIGHTSVILLE, PA 17368

UPI# 35-000-12-0303.00-00000

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

schedule unless exceptions are filed thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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 FF-MLT TRUST 2006-FF4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF4 vs. CONNIE L. DELLER, MICHAEL G. DELLER and UNITED STATES OF AMERICA Docket Number: 2016-SU-1508-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CONNIE L. DELLER
MICHAEL G. DELLER
UNITED STATES OF AMERICA

ALL that certain lot of ground, with any improvements thereon erected, situate, lying and being in the Borough of Dover, County of York, Pennsylvania, bounded and described as follows, to wit:

Property Address: 70 North Main Street Dover PA 17315

Parcel No. 590000100690000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
Judgment: \$142,736.00
Attorney: Sarah K. McCaffery, Esquire

PROPERTY ADDRESS: 70 NORTH MAIN STREET, DOVER, PA 17315

UPI# 59-000-01-0069.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a

Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. NICOLE F. DICATO Docket Number: 2016-SU-1380-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

NICOLE F. DICATO

ALL that certain tract of land in the Township of Conewago, County of York, Pennsylvania, identified as Lot No. 231, Bennett Run-Phase I, Section D, York County Plan Book SS, page 789, being 20 x 120. Containing 2,400 square feet, more or less, and HAVING THEREON erected a dwelling house known as: 935 RACHEL DRIVE, YORK, PA 17404.

PARCEL NO. 3-000-05-0231.

York County Deed Book 2224, page 237.

PROPERTY ADDRESS: 935 RACHEL DRIVE, BENNETT RUN, YORK, PA 17404

UPI# 23-000-05-0231.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. ALYSIA M. DICKENS Docket Number: 2014-SU-4501-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ALYSIA M. DICKENS

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate on the north side of West Poplar Street, in the Borough of West York, York County, Pennsylvania, HAVING a frontage of sixteen (16) feet on West Poplar Street and extending in length or depth Northwardly of uniform width throughout, ninety five (95) feet to a private alley; and HAVING

THEREON ERECTED A DWELLING HOUSE KNOWN AS: 1041 WEST POPLAR STREET YORK, PA 17404

Reference York County Record Book 2048 Page 7526.

TO BE SOLD AS THE PROPERTY OF ALYSIA M. DICKENS ON JUDGMENT NO. 2014-SU004501-06

PROPERTY ADDRESS: 1041 WEST POPLAR STREET, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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, NA vs. CRYSTAL L. DRAKE and WILLIAM C. DRAKE, III Docket Number: 2016-SU-389-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CRYSTAL L. DRAKE
WILLIAM C. DRAKE, III

owner(s) of property situate in the NORTH CODORUS TOWNSHIP, YORK County, Pennsylvania, being 2054 Stauffer Road, Spring Grove, PA 17362-7591

Parcel No. 40-000-EG-0019.V0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$196,481.89

PROPERTY ADDRESS: 2054 STAUFFER ROAD, SPRING GROVE, PA 17362

UPI# 40-000-EG-0019.V0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. KIMBERLY A. EISENHART and LARRY E. EISENHART Docket Number: 2014-SU-3903-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KIMBERLY A. EISENHART
LARRY E. EISENHART

ALL THAT certain piece, parcel, or tract of land situate, lying and being In MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA, bounded, limited and described as follows, to wit:

TRACT NO. 2: 3790 Bear Road ALL THAT CERTAIN TRACT OF LAND known as Lot No. 5 on a plan of lots prepared by: Gordon L. Brown, R.S. dated August 7, 1961.

BEGINNING at a point on the West Side of Bear Road, said point of beginning being the Northeast corner of Lot No. 4; thence along the north side of lot No. 4, North eight-two (82) degrees fifty-one (51) minutes West, two hundred twenty-eight and eighteen hundredths (228.18) feet to a point at lands of Carl L. Hykes; thence by same, North three (3) degrees thirty (30) minutes West one hundred one and seventy-five hundredths (101.75) feet to a point at Lot No. 6; thence by same, South eighty-two (82) degrees fifty-one (51) minutes East, two hundred forty-six and ninety-eight hundredths (246.98) feet to a point on the West side of Bear Road; thence along the West side of Bear Road, South seven (7) degrees nine (9) minutes West, one hundred (100) feet to a point and the place of BEGINNING.

TAX PARCEL # 36-000-LH-0057.B0-00000

BEING KNOWN AS: 3790 Bear Road, York, PA 17406

PROPERTY ADDRESS: 3790 BEAR ROAD, YORK, PA 17406

UPI# 36-000-LH-0057.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. THOMAS C. ELLIOTT, JR. Docket Number: 2016-SU-2108-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

THOMAS C. ELLIOTT, JR.

ALL THAT CERTAIN tract of land situate, lying and being in North York Borough, York County, Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at a point on the Northeast corner of North Queen Street and Meade Street and running thence by and with the East side of North Queen Street, Northwardly sixteen and one-half (16 1/2) feet to a point; thence by and with the middle of a dividing wall of a double brick dwelling extending through the center of said dividing wall Eastwardly to the West side of a private alley known as Fair Alley, one hundred thirty-five (135) feet to a point; thence by and with the West side of Fair Alley, Southwardly sixteen and one-half (16 1/2) feet to a point on the North side of Meade Street; thence by and with the North side of Meade Street Westwardly, one hundred and thirty-five (135) feet to the place of BEGINNING.

BEING 951 North Queen Street York, PA 17404

BEING Parcel Number 800000300270000000

BEING the same premises which PA Property Consultants, LLC, a Pennsylvania limited liability company by Deed dated 10/27/2011 and recorded 10/31/2011 in the Recorder of Deeds Office in and for the County of York, Pennsylvania, in Book 2147 Page 4325 granted and conveyed unto Thomas C Elliott, Jr.

PROPERTY ADDRESS: 951 NORTH QUEEN STREET, YORK, PA 17404

UPI# 80-000-03-0027.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2007-1, vs. LAVONE D. ELLIS, RAYMOND F. ELLIS, SR., TANYA M. ELLIS and QUENTIN L. KELLAM Docket Number: 2015-SU-3022-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LAVONE D. ELLIS
RAYMOND F. ELLIS, SR.
TANYA M. ELLIS
QUENTIN L. KELLAM

ALL THAT TRACT OF LAND situate, lying and being in Conewago Township, York County, Pennsylvania being designated as Lot No. 69, as shown on a plan of lots recorded in Record Book 1714, Page 8766, fronting on Mill Creek Road.

Being Lot No. 69 MILL CREEK 70 Mill Run Road on said plan MAP #23-000-09-0069.00-00000

BEING THE SAME PREMISES WHICH Stewartstown Cornerstone LP, a Pennsylvania Limited Partnership by Deed dated 3/15/2006 and recorded 3/27/2006 in the County of York in Record Book 1799, Page 5102, conveyed unto NVR, Inc., a Virginia Corporation, trading as Ryan Homes, in fee.

BEING Known As: 70 MILL RUN RD, YORK, PA 17404

PROPERTY ADDRESS: 70 MILL RUN ROAD, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. RYAN J. EVANS A/K/A RYAN JOHN EVANS Docket Number: 2015-SU-4285-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RYAN J. EVANS
A/K/A RYAN JOHN EVANS

ALL THAT CERTAIN tract or parcel of land with the improvements thereon erected, located in Manchester Township, York County, Pennsylvania being identified as Lot #49 on a Final Subdivision Plan — Phase Two of Still Meadows Residential Development, which plan was recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, on July 15, 1993, in Plan Book MM, Page 349, said tract or parcel being more particularly bounded and described as follows, to wit:

BEGINNING at a point at the dividing line between Lot No. 43 and Lot No. 49 on the above mentioned plan; thence along same, North eight degrees nine minutes eighteen seconds East (N 08° 09' 18" E), one hundred seventeen and fifty hundredths (117.50) feet to a point on the southerly right of way line of Dulcy Drive; thence along same, South eighty-one degrees fifty minutes forty-two seconds East (S 81° 50' 42" E), one hundred ten and twelve hundredths (110.12) feet to a point; thence South thirty-four degrees forty-four minutes fifty-five seconds East (S 34° 44' 55" E), twenty and forty-two hundredths (20.42) feet to a point on the westerly right of way line of Coldspring Road; thence along same by a curve to the left having a radius of five hundred ninety-four and twenty-three hundredths (594.23) feet, an arc length of forty-nine and thirty hundredths (49.30) feet along a chord bearing South fifteen degrees twenty-six minutes fifty-one seconds West (S 15° 26' 51" W), a chord length of forty-nine and twenty-nine hundredths (49.29) feet to a point; thence South seventeen degrees forty-nine minutes and twenty-seven seconds West (S 17° 49' 27" W), fifty-four and forty-two hundredths (54.42) feet to a point at the dividing line between Lot No. 43 and Lot No. 49 on the above mentioned plan; thence along same, North eighty-one degrees fifty minutes forty-two seconds West (N 81° 50' 42" W), one hundred eight and sixty-three hundredths (108.63) feet to the point and place of BEGINNING.

BEING the same premises which Gregory A. Grim and Linda L. Grim, husband and wife, by deed dated March 22, 2008 and recorded April 7, 2008 in the Recorder of Deeds Office in and for York County, PA in Deed Book 1957, Page 1748, Instrument Number 2008020405, granted and conveyed unto Ryan J. Evans.

BEING PARCEL ID NO.: 360002800490000000

PROPERTY ADDRESS: 505 DULCY DRIVE, YORK, PA 17404

UPI# 36-000-28-0049.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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 VM TRUST SERIES 3, A DELAWARE STATUTORY TRUST vs. REBECCA L. FORSE N/K/A REBECCA L. RUMMEL and MICHAEL L. RUMMEL Docket Number: 2016-SU-1477-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

REBECCA L. FORSE
N/K/A REBECCA L. RUMMEL
MICHAEL L. RUMMEL

All that certain piece or parcel or Tract of land situate North Hopewell Township, York County, Pennsylvania, and being known as 12045 Line Road, New Freedom, Pennsylvania 17349.

TAX MAP AND PARCEL NUMBER: 41-000-DJ-0094.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$285,124.03

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Rebecca L. Forse N/K/A Rebecca L. Rummel and Michael L. Rummel

PROPERTY ADDRESS: 12045 LINE ROAD, NEW FREEDOM, PA 17349

UPI# 41-000-DJ-0094.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

JANELL FREY
 N/K/A JANELL C. MALLOW
 PAUL MALLOW, JR.

CLE, FAWN GROVE, PA 17321

UPI#

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY AS OWNER TRUSTEE OF MATAWIN VENTURES TRUST SERIES-2 vs. TODD D. FOWLER Docket Number: 2015-SU-3317-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

owner(s) of property situate in the RED LION BOROUGH, YORK County, Pennsylvania, being 345 West High Street, Red Lion, PA 17356-9255

Parcel No. 82-000-05-0005.A0-00000
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$121,548.67

PROPERTY ADDRESS: 345 WEST HIGH STREET, RED LION, PA 17356

UPI# 82-000-05-0005.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

AS THE REAL ESTATE OF:

TODD D. FOWLER

owner(s) of property situate in the HANOVER BOROUGH, YORK County, Pennsylvania, being 214 Pleasant Street, Hanover, PA 17331-2619

Parcel No. 67-000-04-0098.00-00000
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$171,361.92

PROPERTY ADDRESS: 214 PLEASANT STREET, HANOVER, PA 17331

UPI# 67-000-04-0098.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. SHERMAN GARNETT Docket Number: 2016-SU-1513-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SHERMAN GARNETT

owner(s) of property situate in the YORK CITY, 12TH WARD, YORK County, Pennsylvania, being 72 North Tremont Street, York, PA 17403-1151

Parcel No. 123720700370000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$56,357.65

PROPERTY ADDRESS: 72 NORTH TREMONT STREET, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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 FINANCIAL PENNSYLVANIA, INC. vs. JANELL FREY N/K/A JANELL C. MALLOW and PAUL MALLOW, JR. Docket Number: 2016-SU-1229-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. GABRIELLA FREYMAN, GLENN D. FREYMAN and THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA Docket Number: 2016-SU-1888-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GABRIELLA FREYMAN
 GLENN D. FREYMAN
 THE UNITED STATES OF AMERICA C/O
 THE UNITED STATES ATTORNEY FOR
 THE MIDDLE DISTRICT OF PA

owner(s) of property situate in the FAWN TOWNSHIP, YORK County, Pennsylvania, being 23 Salt Lake City, Fawn Grove, PA 17321-9584

Parcel No. 28000AM0011X000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$116,301.23

PROPERTY ADDRESS: 23 SALT LAKE CIR-

AS THE REAL ESTATE OF:

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania

on Judgment of CARRINGTON MORTGAGE SERVICES, LLC vs. EILEEN L. GASS Docket Number: 2016-SU-1832-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

EILEEN L. GASS

ALL the following described tract of land situate, lying and being in the Borough of Hanover, York County, Pennsylvania, bounded and limited as follows, to wit.

BEGINNING for a corner at a point at Shafer Drive at Lot No. 52, other lands now or formerly of Kuhn Realty, Inc.; thence along said Lot No. 52 South nine (9) degrees thirty-eight (38) minutes thirty (30) seconds East on hundred sixty and ninety-five one-hundredths (160.95) feet to a point at lands now or formerly of Helen S. Delone; thence along said lands South eighty-six (86) degrees thirty-five (35) minutes forty-five (45) seconds West, eighty and one forty-eight one-hundredths (80.48) feet to a point at Lot No. 54, other lands now or formerly of Kuhn Realty, Inc.; thence along said Lot No. 54 and Lot No. 55, other lands now or formerly of Kuhn Realty, Inc., North nine (9) degrees thirty-eight (38) minutes thirty (30) seconds West, one hundred fifty-two and twenty-one one-hundredths (152.21) feet to a point at Shafer Drive aforesaid; thence along said Shafer Drive North eighty (80) degrees twenty-one (21) minutes thirty (30) seconds East eighty (80) feet to a point and place of BEGINNING. BEING known on a plan of lots known as Area No. 3 of Plaza Park Development, revised April 19, 1962, which plan is recorded in the Recorder of Deeds Office of York County, Pennsylvania, in Plan Book 88, as Lot No. 53.

The lot hereby conveyed is sold UNDER AND SUBJECT, NEVERTHELESS, to the covenants, conditions and restrictions of Plaza Park Development which are recorded in the said Recorder of Deeds Office in Deed Book 47-B at page 560, which shall be binding upon Grantees herein, their heirs and assigns.

Being the same premises which Gerald W. Duncan and Margaret E. Duncan, husband and wife, by Deed dated 07/23/2003, recorded 07/25/2003, in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Book 1587, Page 7350, Instrument # 2003072220, conveyed unto David L. Gass and Eileen L. Gass, husband and wife, Grantees herein.

Parcel No. 67-000-12-023.00-00000

PROPERTY ADDRESS: 1020 SHAFER DRIVE, HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. KATHARINE E. GEESEY Docket Number: 2016-SU-2076-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KATHARINE E. GEESEY

ALL THAT CERTAIN LOT OF LAND SITUATE IN SPRINGGETTSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 1501 North East Street, York, PA 17406

PARCEL NUMBER: 46000060262

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 1501 NORTH EAST STREET, YORK, PA 17406

UPI# 46-000-06-0262.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. VICTOR F. GEIMAN Docket Number: 2016-SU-1706-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

VICTOR F. GEIMAN

owner(s) of property situate in the NORTH CO-

DORUS TOWNSHIP, YORK County, Pennsylvania, being 1506 Krafts Mill Road, Spring Grove, PA 17362-7973

Parcel No. 40-000-DF-0060.E0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$152,270.87

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

UPI# 40-000-DF-0060.E0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of MATRIX FINANCIAL SERVICES CORPORATION vs. LUIS A. GERMAN MEDINA and MADELINE MOREL ENCARNACION Docket Number: 2016-SU-986-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LUIS A. GERMAN MEDINA
MADELINE MOREL ENCARNACION

owner(s) of property situate in the YORK CITY, YORK County, Pennsylvania, being 711 Wallace Street a/k/a 711 East Wallace Street, York, PA 17403-1336

Parcel No. 12-356-02-0006.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$59,096.20

PROPERTY ADDRESS: 711 WALLACE STREET, A/K/A 711 EAST WALLACE STREET, YORK, PA 17403

UPI# 12-356-02-0006.00-00000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CARRINGTON MORTGAGE SERVICES, LLC vs. WANDA L. GOWLAND Docket Number: 2016-SU-131-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WANDA L. GOWLAND

ALL that certain tract of land situate, lying and being in Red Lion Borough, York County, Commonwealth of Pennsylvania, bounded and described and limited as follows, to wit:

BEGINNING at an iron pin on the Northern right-of-way line of East Lancaster Street, said pin being located ninety (90) feet from the Northwest corner of East Lancaster Street and Vine Street at the corner of lands now or formerly of Aline S. Love; thence continuing along the Northern right-of-way line of East Lancaster Street North eighty-nine (89) degrees forty-three (43) minutes zero (00) seconds West on hundred nine and zero one-hundredths (109.00) feet to an iron pin, said pin being located on the Northeast corner of the intersection of East Lancaster Street and an alleyway; thence continuing along the Eastern side of an alleyway North fifteen (15) degrees fifty-five (55) minutes forty (40) seconds West one hundred forty-five and eighty one-hundredths (145.80) feet to an iron pin, said pin being located on the Southeastern corner of the intersection of two alleys; thence continuing along the Southern right-of-way line of said alley South eighty-nine (89) degrees forty-three (43) minutes zero (00) seconds East one hundred forty-nine and seventy one-hundredths (149.70) feet to an iron pin at the corner of lands now or formerly of Aline S. Love; thence continuing along the lands now or formerly of Aline S. Love South zero (00) degrees seventeen (17) minutes zero (00) seconds West one hundred forty and zero one-hundredths (140.00) feet to an iron pin and the place of BEGINNING.

Being the same premises which Jeffrey L. Love and Jane A. Love, husband and wife, by Deed dated 06/30/2008, recorded 07/11/2008, in the office of the Recorder of Deeds in and for York County, in Book 1974, Page 6939, conveyed unto Jeffrey L. Gowland and Wanda L. Gowland, husband and wife, Grantees herein.

Parcel No. 82-000-02-0158.00-00000

PROPERTY ADDRESS: 289 EAST LANCASTER STREET, RED LION, PA 17356

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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 SERVICE LLC vs. ANTHONY GREEN and LISA D. GREEN Docket Number: 2015-SU-2366-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANTHONY GREEN
 LISA D. GREEN

ALL THAT CERTAIN tract or parcel of land, with the improvements thereon erected, situate in Dover Township, York County, Pennsylvania, identified as Lot No.55 on that certain final map of Tower Village prepared for Tower Village, Inc., by Gordon L. Brown & Associates, dated July 13, 1971, bearing Dwg. No. P-96 and recorded in the office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book Z, Page 3, more particularly described as follows, to wit:

BEGINNING at a point on the North side of Middleboro Road, a fifty (50) feet wide public road at a corner of Lot No. 54 on the above-mentioned plan; thence along said Lot No. 54 North seventeen (17) degrees forty-seven (47) minutes, forty (40) seconds West, a distance of one hundred seventy-eight and seventy-one one-hundredths (178.71) feet to a point in line of Lot No. 15 on the above-mentioned plan; thence along said Lot No. 15 and along Lot No. 16 on the above-mentioned plan, North thirty-nine (39) degrees, zero (00) minutes, twenty (20) seconds East, a distance of ninety-nine and eighty-nine one-hundredths (99.89) feet to at a corner of Lot No. 70 on the above-mentioned plan, thence along Lot No.70 and Lot No. 69 on the above-mentioned plan, South fifty (50) degrees, fifty-six (56) minutes, zero (00) seconds East, a distance of eighty-six and fifty-six one-hundredths (86.56) feet to a point at a corner of Lot No. 56 on the above-mentioned plan; thence along said Lot No.56, South three (03) degrees, twenty-nine (29) minutes, twenty (20) seconds West, a distance of one hundred eighty-five and thirty-three one-hundredths (185.33) feet to a

point on the aforesaid Middleboro Road; thence along said Middleboro Road by a curve to the left, having a radius of one hundred seventy-five and zero one-hundredths (175.00) feet for an arc distance of sixty-five and zero one-hundredths (65.00) feet to a corner of the aforesaid Lot No. 54, the point and place of beginning

Known and numbered as 3621 Middleboro Road, Dover, PA 17315

PARCEL No. 240001400550000000

BEING the same premises which Anthony Green, joined by Lisa D. Green, his wife, by Deed dated 05/14/2004 and recorded 6/4/2004 in the Office for the Recording of Deeds, in and for the County of York, in Deed Book I657 page 1810 granted and conveyed unto Anthony Green and Lisa D. Green, husband and wife.

PROPERTY ADDRESS: 3621 MIDDLEBORO ROAD, DOVER, PA 17315

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. TODD R. GROFT Docket Number: 2016-SU-1933-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TODD R. GROFT

ALL THAT CERTAIN tract of land with the improvements thereon West Manchester Township, County of York, and Commonwealth of Pennsylvania, known as Lot No. 34, General Plan Showing Portion of a Subdivision, First Addition to Trimmer Manor, York County Record Book 39-W, page 563. Being approximately 150 x 79, and having thereon erected a dwelling house known as: 2350 SYCAMORE ROAD YORK, PA 17408.

York County Deed Book 2286, page 2615.

TO BE SOLD AS THE PROPERTY OF TODD R. GROFT ON JUDGMENT NO. 2016-SU-001933-06.

PROPERTY ADDRESS: 2350 SYCAMORE ROAD, YORK, PA 17408

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BRANCH BANKING AND TRUST COMPANY vs. CHARLES M. GUGGENHEIMER Docket Number: 2016-SU-1788-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES M. GUGGENHEIMER

All that certain piece or parcel or Tract of land situate Windsor Township, York County, Pennsylvania, and being known as 50 Valley Road, Windsor, Pennsylvania 17366.

TAX MAP AND PARCEL NUMBER:53-000-26-0025.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$144,298.53

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Charles M. Guggenheimer

PROPERTY ADDRESS: 50 VALLEY ROAD, WINDSOR, PA 17366

UPI# 53-000-26-0025.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of YORK HAVEN BOROUGH vs. JAMES HALKIAS Docket Number: 2015-SU-3689-21. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES HALKIAS

Owner of property situate in York Haven Borough, York County, Pennsylvania, being 83-85 South Front Street, York Haven, PA 17370.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 83-85 SOUTH FRONT STREET, YORK HAVEN, PA 17370

UPI #94-000-02-0069.A0-00000

PROPERTY ADDRESS: 83-85 SOUTH FRONT STREET, YORK HAVEN, PA 17370

UPI# 94-000-02-0069.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. TINA M. HAMAR Docket Number: 2016-SU-908-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TINA M. HAMAR

ALL that certain piece or parcel of ground with the improvements thereon erected situate in the City of York, York County, Pennsylvania, known and numbered as 560 W. Philadelphia Street, and bounded and described as follows, to wit:

Property Address: 560 West Philadelphia Street York, PA 17401

Parcel No. 11-301-050-080-0000000
Improvements: Residential Dwelling

Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2016-SU-000908-06
Judgment: \$51,137.28
Attorney: Sarah K. McCaffery, Esquire
To be sold as the Property Of: Tina M. Hamar

PROPERTY ADDRESS: 560 WEST PHILADELPHIA STREET, YORK, PA 17401

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BAYVIEW LOAN SERVICING, LLC vs. ROGER L. HARFORD, SR. and JONG JIN HARFORD Docket Number: 2015-SU-3360-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROGER L. HARFORD, SR.
JONG JIN HARFORD

ALL THAT CERTAIN described lot of ground, with improvements thereon erected, situate in Springfield Township, York County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Logan Greens prepared by James R. Holley & Associates, Inc., dated November, 2002, last revised 03/24/03 and recorded in Plan Book SS, page 122 as follows, to wit:

Property Address: 447 Monarch Drive York, PA 17403

Parcel No. 47-7-38
Improvements: Residential Dwelling

Subject to Mortgage: No
Subject to Rent: No
Judgment: \$271,552.19
Attorney: Sarah K. McCaffery, Esquire

PROPERTY ADDRESS: 447 MONARCH DRIVE, YORK, PA 17403

UPI# 47-000-07-0038.00-00000

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

schedule unless exceptions are filed thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CIT BANK, N.A. vs. JANET L HARRY Docket Number: 2016-SU-1935-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JANET L HARRY

All that certain piece or parcel or Tract of land situate Springettsbury, York County, Pennsylvania, and being known as 1753 Tulsa Road, York, Pennsylvania 17406.

TAX MAP AND PARCEL NUMBER:46-000-16-0003.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$148,747.08

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Janet L. Harry

PROPERTY ADDRESS: 1753 TULSA ROAD, YORK, PA 17406

UPI# 46-000-16-0003.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BAYVIEW LOAN SERVICING, LLC vs. BARBARA HART A/K/A BARBARA J. HART Docket Number: 2014-SU-345-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York,

County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BARBARA HART
 A/K/A BARBARA J. HART

owner(s) of property situate in the FRANKLIN TOWNSHIP, YORK County, Pennsylvania, being 36 Glenview Circle, Dillsburg, PA 17019-8832

Parcel No. 29-000-NC-0094.B0-C0037 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$76,590.21

PROPERTY ADDRESS: 36 GLENVIEW CIRCLE, DILLSBURG, PA 17019

UPI# 29-000-NC-0094.B0-C0037

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2006-WFHE3, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WFHE3 vs. PAMELA M. HAWKINS and REGINALD E. JACKSON Docket Number: 2016-SU-2097-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PAMELA M. HAWKINS
 REGINALD E. JACKSON

owner(s) of property situate in the CONEWAGO TOWNSHIP, YORK County, Pennsylvania, being 1105 Stone Gate Drive, York, PA 17406-6051

Parcel No. 23-000-06-0079.00-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$278,647.80

PROPERTY ADDRESS: 1105 STONE GATE DRIVE, YORK, PA 17406

UPI# 23-000-06-0079.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. SANDRA L. HAWLEY Docket Number: 2016-SU-1603-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SANDRA L. HAWLEY

ALL THAT CERTAIN following described lot of ground, with the improvements thereon erected known as 107 North Seventh Street, situate in the Borough of Wrightsville, County of York and Commonwealth of Pennsylvania, being Lot Westlawn prepared by C.S. Davidson, Inc., Registered Civil Engineers, being more fully bounded and described as follows:

BEGINNING at a point on the West side of Seventh Street, said point being located Southwardly three hundred eighty-seven and ninety one-hundredths (387.90) feet from the southwest corner of the intersection of Seventh Street and Cherry Street; thence along the West side of Seventh Street South four (04) degrees thirty-seven (37) minutes zero (00) seconds East seventy-five (75) feet to a point on the North side of Center Alley; thence along the North side of Center Alley South eighty-five (85) degrees twenty-three (23) minutes zero (00) seconds West, one hundred fifty (150) feet to a point at other lands now or late of R. S. Noonan; thence along said last mentioned lands North four (04) degrees thirty-seven (37) minutes zero (00) seconds West seventy-five feet to a point at Lot No. 171; thence along Lot No. 171 North eighty-five (85) degrees twenty-three (23) minutes zero (00) seconds East, one hundred fifty (150) feet to a point on the West side of Seventh Street and the place of BEGINNING.

Property Address: 107 North 7th Street a/k/a 107 Seventh Street Wrightsville, PA 17368

Parcel #:91-000-02-0305

PROPERTY ADDRESS: 107 NORTH 7TH STREET, A/K/A 107 SEVENTH STREET, WRIGHTSVILLE, PA 17368

UPI# 91-000-02-0305.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. JASON HECKERT Docket Number: 2016-SU-1535-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JASON HECKERT

All that certain piece or parcel or Tract of land situate Borough of Dallastown, York County, Pennsylvania, and being known as 514 East Main Street, Dallastown, Pennsylvania 17313.

PARCEL NUMBER:56-000-03-0088-00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$131,696.59

PROPERTY ADDRESS: 514 EAST MAIN STREET, DALLASTOWN, PA 17313

UPI# 56-000-03-0088.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of

Common Pleas of York County, Pennsylvania on Judgment of OCWEN LOAN SERVICING, LLC vs. KIMBERLY HEIM and LON HEIM Docket Number: 2016-SU-2449-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KIMBERLY HEIM
LON HEIM

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

BEGINNING at a point along the edge of Sequoia Street, a fifty (50) feet wide right-of-way, at corner of Lot No. 31 of the hereinafter referenced subdivision plan; thence continuing along said Sequoia Street by a curve to the left having a radius of Two hundred eight and sixty-eight hundredths (208.68) feet, an arc distance of One hundred thirty-four and thirty hundredths (134.30) feet, and a chord bearing a distance of North fifty-one (51) degrees eighteen (18) minutes ten (10) seconds East, One hundred thirty-one and ninety-nine hundredths (131.99) feet to a point at the intersection of said Sequoia Street and Balsa Street, a fifty (50) feet wide right-of-way; thence continuing along the edge of said Balsa Street the following two (2) courses and distances; (1) South fifty. seven (57) degrees eight (08) minutes zero (00) seconds East, Sixty-five and eighty hundredths (65.80) feet to a point; and (2) thence by a curve to the right having a radius of Two hundred five (205.00) feet, an arc distance of Fifty-four and five hundredths (54.05) feet to a point at corner of Lot No. 56 of said plan; thence continuing along said Lot No. 56 and also being along line of Lot No. 55 of said plan, South fifty-five (55) degrees forty-five (45) minutes fifty (50) seconds West, One hundred ninety-six and ninety-seven hundredths (196.97) feet to a point at corner of the aforesaid Lot No. 31 of said plan; thence continuing along said Lot No. 31, North twenty (20) degrees fifteen (15) minutes forty (40) seconds West, Once hundred five and sixty hundredths (105.60) feet to a point, the place of BEGINNING.

CONTAINING 8,295 and being Lot No. 30 on revised subdivision plan of a portion of Rain-tree-Phase I, prepared by Gordon L. Brown & Associates, Inc., dated September 27, 1990, designated as Dwg. No. L-2539-3, which said subdivision plan is recorded in the Office of the Recorder of deeds of York County, Pennsylvania, in Plan Book KK, Page 652.)

UNDER AND SUBJECT, NEVERTHELESS, to restrictions, notes, setback lines, easements, etc., as shown on the aforesaid subdivision plan recorded in Plan Book KK, Page 652, and further subject to restrictions, covenants and conditions as more fully set forth in Declaration and By-Laws of Raintree Homeowners Association recorded in Deed Book 108L, Page 483, and Deed Book 108-L, Page 507, respectively.

BEING LOT 1005 Sequoia Street, Lot 30, York,

PA 17404-8308

BEING PARCEL No. 36-000-23-0030.00-00000

BEING the same premises in which Woodhaven Building & Development, INC., by deed dated October 28, 1992 and recorded November 4, 1992 in the office of the recorder of deeds for York County in book/page or Instrument # 503/941, granted and conveyed unto Lon A. Heim and Kimberley A. Heim, husband and wife.

PROPERTY ADDRESS: 1005 SEQUOIA STREET, LOT 30, YORK, PA 17404

UPI# 36-000-23-0030.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. STEPHANIE HEISEY, SOLELY IN HER CAPACITY AS HEIR OF DELORES M. PETERS, DECEASED and STEVEN PETERS JR., SOLELY IN HIS CAPACITY AS HEIR OF DELORES M. PETERS, DECEASED Docket Number: 2015-SU-3910-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEPHANIE HEISEY, SOLELY IN HER CAPACITY AS HEIR OF DELORES M. PETERS, DECEASED STEVEN PETERS JR., SOLELY IN HIS CAPACITY AS HEIR OF DELORES M. PETERS, DECEASED

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situate in the Borough of Wrightsville, County of York and Commonwealth Of Pennsylvania, described in accordance with a Plan made by Gordon L. Brown & Associates, Engineers & Surveyors, York, Pennsylvania dated April 3, 1976, Dwg. No. J-5233 as follows, to wit:

BEGINNING at a point on the South side of Locust Street (sixty-six (66) feet wide), a corner of lands of Donald J. Lehman, which beginning point is measured along same, fifty-six and twenty-five one-hundredths (56.25) feet to the South-

west corner of North Sixth Street and Locust Street (as shown on said plan); thence extending from said beginning point and along lands of Donald J. Lehman, South five (5) degrees thirty (30) minutes forty (40) seconds East, one hundred sixty and no one-hundredths (160.00) feet to a point on the North side of South Alley, South eighty-four (84) degrees fifteen (15) minutes zero (00) seconds West, twenty-three and ninety one-hundredths (23.90) feet to a point, a corner of lands of Mary Smeltzer; thence extending along said lands, North five (5) degrees thirty (30) minutes forty (40) seconds West, one hundred sixty and no one-hundredths (160.00) feet to a point on the South side of Locust Street, aforesaid; thence extending along same, North eighty-four (84) degrees fifteen (15) minutes zero (00) seconds East, twenty-three and ninety one-hundredths (23.90) feet to the first mentioned point and place of BEGINNING.

TAX PARCEL NO.: 91-000-02-0089.00-00000
 PROPERTY ADDRESS: 605 Locust Street, Wrightsville, PA 17368

PROPERTY ADDRESS: 605 LOCUST STREET, WRIGHTSVILLE, PA 17368

UPI# 91-000-02-0089.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC vs. FORREST D. HENRY and PAMELA G. MYERS Docket Number: 2016-SU-788-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

FORREST D. HENRY
 PAMELA G. MYERS

DOCKET #2016-SU-000788-06

ALL THAT CERTAIN parcel of land situate in the Borough of Yoe, County of York, and Commonwealth of Pennsylvania being known and described as follows:

BEGINNING at a peg on the East side of Main Street and a corner of lot now or formerly of Reuben A. Knisely; thence along said Main

Street, North 11° East, 60 feet to a peg on edge of said street and corner of lot now or formerly of Jeremiah E. Snyder; thence along line of same, North 79° East, a distance of 150 feet to a peg, the edge of a proposed public alley; thence along line of said proposed public alley, South 11° West, a distance of 60 feet to a peg and corner of lot now or formerly of Reuben A. Knisely; thence along line of same, South 79° West, a distance of 150 feet to a peg on the East side of said Main Street and the place of BEGINNING.

UNDER AND SUBJECT to all restrictions, conditions, covenants, agreements, easements and rights-of-way of record or appearing on the ground, and to all matters affecting the above described premises.

PROPERTY ADDRESS: 275 South Main Street, Yoe, PA 17313

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Forrest D. Henry and Pamela G. Myers

ATTORNEY FOR PLAINTIFF: Law Office of Gregory Javardian, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 275 SOUTH MAIN STREET, YOE, PA 17313

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. DANEEN M. HERBERT Docket Number: 2012-SU-3489-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DANEEN M. HERBERT

owner(s) of property situate in the SPRINGGETTSBURY TOWNSHIP, YORK County, Pennsylvania, being 2813 Glen Hollow Drive, York, PA 17402-9700

Parcel No. 460003501390000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$190,918.82

PROPERTY ADDRESS: 2813 GLEN HOLLOW DRIVE, YORK, PA 17402

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. LAURA HERBISON A/K/A LAURA A. HERBISON and MATTHEW S. HERBISON Docket Number: 2015-SU-1709-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LAURA HERBISON
 A/K/A LAURA A. HERBISON
 MATTHEW HERBISON
 A/K/A MATTHEW S. HERBISON

ALL THAT CERTAIN LOT OF LAND SITUATE IN PENN TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 100 Amanda Avenue, Hanover, PA 17331

PARCEL NUMBER: 440002200180000000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 100 AMANDA AVENUE, HANOVER, PA 17331

UPI#

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

Seized, levied upon and taken into execution As

the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NEW PENN FINANCIAL, LLC, D/B/A SHELLPOINT MORTGAGE SERVICING vs. MARY HILLMAN Docket Number: 2016-SU-162-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARY HILLMAN

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situate in the Township of Windsor, County of York and Commonwealth of Pennsylvania, being known as Lot No. 115, bounded and described according to a Revised Final Subdivision Plan of Chatham Creek Phase 2 prepared by RGS Associates, dated 12 March 2004, last revised 11 November 2004 and recorded in Plan Book SS, Page 117, as follows, to wit:

BEGINNING at a point in the bed of Stabley Lane, a corner of Lot No. 116 on said Plan; thence extending from said beginning point and through the bed of Stabley Lane the two following courses and distances, viz: 1) on the arc of a circle curving to the left having a radius of three hundred sixty and no one-hundredths (360.00) feet the arc distance of seventeen and eighty-six one-hundredths (17.86) feet (and a chord bearing of North sixty-one (61) degrees six (6) minutes thirty-five (35) seconds West, seventeen and eighty-five one-hundredths (17.85) feet) to a point of tangent; thence 2) North sixty-two (62) degrees thirty-one (31) minutes fifty (50) seconds West, twenty-five and seventeen one-hundredths (25.17) feet to a point, a corner of Lot No. 114 on said Plan; thence leaving Stabley Lane and extending along Lot 114, North twenty-seven (27) degrees twenty-eight (28) minutes ten (10) seconds East, one hundred forty-five and no one-hundredths (145.00) feet to a point in line of Lot No. 93 on said Plan; thence extending along Lot 93, South sixty-two (62) degrees eight (8) minutes forty-one (41) seconds East, through the bed of a drainage easement, forty-two and sixty-nine one-hundredths (42.69) feet to a point, a corner of Lot No. 92 on said Plan; thence extending along Lot 92, South fifty-eight (58) degrees three (3) minutes nineteen (19) seconds East, still through the bed of said drainage easement, seven and fifty-three one-hundredths (7.53) feet to a point, a corner of Lot No. 116 aforesaid; thence extending along Lot 116, South thirty (30) degrees eighteen (18) minutes forty-one (41) seconds West, one hundred forty-four and seventy-three one-hundredths (144.73) feet to a point in the bed of Stabley Lane, the first mentioned point and place of BEGINNING.

BEING the same premises which Jack W. Wasowicz Jr., and Lisa M. Wasowicz, Husband and Wife, by deed dated December 12, 2005 and recorded December 15, 2005 in the Recorder of Deeds Office in and for York County, PA in Deed Book 1778, Page 1943, Instrument Number 2005098620, granted and conveyed unto Mary Hillman.

UNDER AND SUBJECT TO restrictions and conditions as now appear of record.

BEING PARCEL ID NO.: 53-000-34-0115.00

PROPERTY ADDRESS: 375 STABLEY LANE, WINDSOR, PA 17366

UPI# 53-000-34-0115.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-15 vs. RONALD HOLLERBUSH Docket Number: 2012-SU-600-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RONALD HOLLERBUSH

owner(s) of property situate in the TOWNSHIP OF EAST MANCHESTER, YORK County, Pennsylvania, being 941 Conewago Creek Road, Manchester, PA 17345-9272

Parcel No. 26-000-NH-0039.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$140,940.36

PROPERTY ADDRESS: 941 CONEWAGO CREEK ROAD, MANCHESTER, PA 17345

UPI# 26-000-NH-0039.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distri-

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. BURTON HOLLINGSHEAD, III and RENATA K. HOLLINGSHEAD Docket Number: 2016-SU-962-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BURTON HOLLINGSHEAD, III
RENATA K. HOLLINGSHEAD

ALL THAT CERTAIN Condominium unit in the property known, named and identified in the Declaration referred to below as "Stonebridge Crossing, a Condominium", located in Dover Township, York County, Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. Section 3101, et. Seq., by the recording in the York County Recorder of Deeds Office a Declaration dated May 20, 1991 and recorded May 20, 1991 in Land Book 170, Page 1116, of a First Amendment to Declaration dated July 3, 1991 and recorded July 5, 1991 in Land Record Book 198, Page 863, of a Second Amendment to Declaration dated September 13, 1991 and recorded September 27, 1991 in Land Record Book 243, Page 627, and of a Third Amendment to Declaration dated September 13, 1991 and recorded September 27, 1991 in Land Record Book 243, Page 633, together with an undivided interest in the Common Elements being and designated in such declaration as Lot No. 14A, and also known as 3429 Cardinal Lane, Dover, Pennsylvania, as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements as defined in such Declaration. Declaration Plan recorded in Plan Book GG, Page 768; First Amendment to Declaration Plan recorded in Plan Book KK, Page 977; second Amendment to Declaration Plan recorded in Plan Book LL, Page 135; Third Amendment to Declaration Plan recorded in Plan Book LL, Page 136.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights-of-way, easements and agreements of record.

Real Property

Commonly Known As: 3429 CARDINAL LANE DOVER, PA 17315

PROPERTY ADDRESS: 3429 CARDINAL LANE, DOVER, PA 17315

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. CHRISTOPHER HOOEY Docket Number: 2015-SU-2382-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER HOOEY

ALL THAT CERTAIN parcel of ground known as Lot 27 of Northern Heights Phases II as shown on a plan entitled "Final Subdivision plan for Northern Heights Phases II & III prepared by Dawood Engineering and dated November 30, 2004, located in the Township of East Manchester, Within the County of York, in the commonwealth of Pennsylvania, being more fully bounded and described as follows:

Said right-of-way containing two thousand four hundred square feet, more or less (2,400 sq. ft. +/-).

Being 20 Bryn Way Mount Wolf, PA 17347

Being Parcel # 26-000-16-0027-00-00000

Being the same premises which Christopher Hooey and Bernadette Hooey, husband and wife, by Deed dated 5/3/2007 and recorded 5/22/2007 in the York County Recorder of Deeds Office in Land Record Book 1895 Page 3655 granted and conveyed unto Christopher Hooey, married man.

PROPERTY ADDRESS: 20 BRYN WAY, MOUNT WOLF, PA 17347

UPI# 26-000-16-0027.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PNC BANK, NATIONAL ASSOCIATION vs. JARED M. HOOK A/K/A JARED MICHAEL HOOK and KAREN D. HOOK A/K/A KAREN DOBSON HOOK Docket Number: 2016-SU-2110-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JARED M. HOOK
 A/K/A JARED MICHAEL HOOK
 KAREN D. HOOK
 A/K/A KAREN DOBSON HOOK

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF WINDSOR, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 1535 Windsor Rd, Red Lion, PA 17356

PARCEL NUMBER: 53-000-HK-0104.A0-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 1535 WINDSOR ROAD, RED LION, PA 17356

UPI# 53-000-HK-0104.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. NYIESHA S. HOPKINS and ANTHONY J. HOPKINS Docket Number: 2008-SU-1249-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania

the following real estate to wit:

AS THE REAL ESTATE OF:

NYIESHA S. HOPKINS
 ANTHONY J. HOPKINS

owner(s) of property situate in the JACOBUS BOROUGH, YORK County, Pennsylvania, being 2 Eagleton Drive, Jacobus, PA 17407-1203

Parcel No. 72-000-04-0086.00-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$562,199.31

PROPERTY ADDRESS: 2 EAGLETON DRIVE, JACOBUS, PA 17407

UPI# 72-000-04-0086.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. DONNA S. HUTCHINSON Docket Number: 2016-SU-1889-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DONNA S. HUTCHINSON

ALL that certain tract of land, with the improvements thereon erected, situate in EAST HOPEWELL TOWNSHIP, York County, Pennsylvania, known as Lots 2 and 3 on a certain Final Subdivision Plans prepared for Louis F. Hiltz by Joseph W. Shaw, R.S., dated March 15, 1993 and September 6, 1989 and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania in Plan Book MM, page 162, and Plan Book MM, page 536, respectively, bounded and described as follows:

Property Address: 6996 Hickory Road Stewartstown, PA 17363

Parcel No. 25-000-04-0205.A0-00000
 Improvements: Residential Dwelling
 Subject to Mortgage: No

Subject to Rent: No
 C.P. NO. 2016-SU-001889-06
 Judgment: \$308,679.58
 Attorney: Sarah K. McCaffery, Esquire
 To be sold as the Property Of: Donna S. Hutchin-
 son

PROPERTY ADDRESS: 6996 HICKORY
 ROAD, STEWARTSTOWN, PA 17363

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CAPITAL ONE, N.A. vs. AGNES D. HYLIND, JOHN K. HYLIND and THE UNITED STATES OF AMERICA Docket Number: 2016-SU-1028-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

AGNES D. HYLIND
 JOHN K. HYLIND
 THE UNITED STATES OF AMERICA

All that certain tract of land, with any improvements thereon erected, lying, being and situate in Chanceford Township, York County, Pennsylvania, known as Lot No. 226, described in accordance with a final subdivision plan of Chanceford Crossings Section B-4, prepared by C.S. Davidson, Inc., recorded in the Office of the Recorder of Deeds, in and for York County, Pennsylvania, in Plan Book NN, Page 602, as follows, to wit:

Beginning at a point set on the centerline of Cold Stream Trail (fifty [50] feet wide), a corner of Lot No. 227 on said plan; thence extending from said beginning point and measured along line of Lot No. 227, south twenty (20) degrees fifty-five (55) minutes seventeen (17) seconds east, one hundred fifty and no one-hundredths (150.00) feet to a point in line of other lands of Chanceford Manor Investments (Recreation Area); thence extending along said lands on a line curving to the right having a radius of three hundred and no one-hundredths (300.00) feet, a length of one hundred seventy-five and seventy-five one-hundredths (175.75) feet, a chord bearing of south eighty-five (85) degrees fifty-one (51) minutes forty-one (41) seconds west, a chord

distance of one hundred seventy-three and twenty-five one-hundredths (173.25) feet to a point, a corner of a thirty (30) foot wide Recreation Area Access Right-of-Way (as shown on said plan); thence extending along said access right-of-way, north twelve (12) degrees thirty-eight (38) minutes thirty-nine (39) seconds east, one hundred fifty and no one-hundredths (150.00) feet to a point set on the centerline of Cold Stream Trail, aforesaid; thence extending along the centerline of Cold Stream Trail, on a line curving to the left, having a radius of one hundred fifty and no one-hundredths (150.00) feet, a length eighty-seven and eighty-seven one-hundredths (87.87) feet, a chord bearing of north eighty-five (85) degrees fifty-one (51) minutes forty-one (41) seconds east, a chord distance of eighty-six and sixty-two one-hundredths (86.62) feet to a point, the first mentioned point and place of beginning. Being Lot No. 226 (as shown on said plan). Containing 19,772 square feet (gross) or 17,392 square feet (net) (as shown on said plan).

Title to said Premises vested in John K. Hylind and Agnes D. Hylind, husband and wife by Deed from Chanceford Crossings, Inc., a Pennsylvania Corporation dated July 7, 1995 and recorded on July 10, 1995 in the York County Recorder of Deeds in Book 1134, Page 226.

Being known as: 151 Cold Stream Trail, Felton, PA 17322

Tax Parcel Number: 21-000-01-0226-00-00000

PROPERTY ADDRESS: 151 COLD STREAM TRAIL, FELTON, PA 17322

UPI# 21-000-01-0226.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE, LLC vs. OMAR M. JOSEPHS and KRISTINA D. KELLY Docket Number: 2013-SU-3494-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

OMAR M. JOSEPHS
 KRISTINA D. KELLY

ALL THAT CERTAIN lot or piece of ground,

situate in the Township of Codorus, County of York and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for Codorus Estates, Phase II-B, prepared by James R. Holley & Associates, Inc., dated November 15, 2007 and recorded in York County as Plan No. 1949 page 849, as follows to wit:

PROPERTY ADDRESS: 3516 Hardwood Terrace, Spring Grove, PA 17362

BEING Lot #79, as shown on said plan

BEING Parcel #22-000-03-0079.00-00000

PROPERTY ADDRESS: 3516 HARDWOOD TERRACE, SPRING GROVE, PA 17362

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON, FKA, THE BANK OF NEW YORK SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE ADMINISTRATOR ON BEHALF OF THE HOLDERS OF THE CSFB MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2002-18 vs. CAROL A. KABLE Docket Number: 2016-SU-1893-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CAROL A. KABLE

LEGAL DESCRIPTION

ALL THOSE TWO tracts of land situate in the Township of Warrington, County of York, and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to wit:

TRACT No. 1

BEGINNING at a point in the center of a public road which connect the Old York Road and the Dillsburg-Wellsville Road, thence South forty-five (45) degrees East two hundred (200) feet along lands of Chalmer E. Grove and Mary Grove, his wife, to a stiel pin; thence along the

same lands South forty-five (45) degrees West two hundred (200) feet to another steel pin; thence along lands now or formerly of Donald J. Grove North forty-five (45) degrees West two hundred (200) feet a point in the center of the aforesaid public road; thence along the center of said road North forty-five (45) degrees East two hundred (200) feet to a point and the place of BEGINNING.

CONTAINING .918 acres according to a survey of property of Chalmer E. Grove, prepared by George M. Wildssin, Registered Surveyor.

IT BEING all of the same premises which Chalmer E. Grove and Mary Grove, his wife, by their deed dated September 20, 1962 and recorded in York County Recorder's Office in Record Book 53-J, Page 604, granted and conveyed unto Lorne G. Seifert and Yvonne M. Seifert, his wife, the Grantors herein.

TRACT No. 2

BEGINNING at an existing pipe at lands now or formerly of Donald J. Grove; thence along the last mentioned lands North 44 degrees 39 minutes West 90 feet to an existing pipe at lands now or formerly of the Grantors herein; thence along the last mentioned lands North 45 degrees 21 minutes East 200 feet (believed to be erroneously stated as 20 feet in prior deeds of record) to an existing pipe at lands now or formerly of Chalmer E. Grove; thence along lands now or formerly of Chalmer E. Grove South 44 degrees 39 minutes East 62.05 feet to an iron pipe; thence along land now or formerly of Chalmer E. Grove South 39 degrees 37 minutes West 202.35 feet to an existing pipe and the place of BEGINNING.

BEING the same premises which Lorne G. Seifert and Yvonne M. Seifert, by deed dated August 22, 1985 and recorded September 5, 1985 in the Recorder of Deeds Office in and for York County, PA in Deed Book 90G, Page 886, granted and conveyed unto Ronald J. Kable and Carol A. Kable. Ronald J. Kable passed away on December 10, 2009, leaving Carol A. Kable, the surviving tenant by the entirety, as the sole owner of the Mortgage Premises.

BEING PARCEL ID NO.:
49000MD0028B000000

PROPERTY ADDRESS: 1270 RIDGE ROAD,
DILLSBURG, PA 17019

UPI# 49-000-MD-0028.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS6 vs. CHRISTOPHER L. KEMPSON and DEBRA S. WALTERMYER AKA DEBRA S. WALTERMYER A/K/A DEBRA S. KEMPSON Docket Number: 2015-SU-3731-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER L. KEMPSON
DEBRA S. WALTERMYER
A/K/A DEBRA S. WALTERMYER
A/K/A DEBRA S. KEMPSON

owner(s) of property situate in the WARRINGTON TOWNSHIP, YORK County, Pennsylvania, being 485 Cabin Hollow Road, Dillsburg, PA 17019-9607

Parcel No. 49-000-04-0011.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$352,380.10

PROPERTY ADDRESS: 485 CABIN HOLLOW ROAD, DILLSBURG, PA 17019

UPI# 49-000-04-0011.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FULTON BANK, NA vs. DON KITNER A/K/A DONALD LEE KITNER Docket Number: 2016-NO-3006-30. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DON KITNER
A/K/A DONALD LEE KITNER

ALL THAT CERTAIN tract of land, together with the improvements thereon erected, situate in the Township of Monaghan, County of York and Commonwealth of Pennsylvania, more particularly bounded and described according to a survey and plan thereof made by Gordon L. Brown, Registered Survey, dated May 3, 1962, as follows, to wit:

BEGINNING at a spike in the center line of L.R. #66001, which spike is set 139.14 feet distant from the intersection of the center lines of L.R. #66001 with L.R., #660025 measured South 65 degrees 35 minutes West; thence in and along the center line of L.R. #66001, South 65 degrees 35 minutes West, 300.00 feet to a spike in the center line of L.R. #66001; thence through an iron pin in the concrete by land now or formerly of Henry J. Knaub, North 06 degrees 37 minutes West, 174.50 feet to an iron pin in concrete; thence by the same, North 12 degrees 59 minutes West, 230.00 feet to an iron pipe; thence by the same South 66 degrees 42 minutes West, 234.00 feet to an iron pipe at land now or formerly of Dwight Koerber; thence by land now or formerly of Dwight Koerber, North 13 degrees 43 minutes West, 442.42 feet to a stake at land now or formerly of Leota Whitacre; thence by land now or formerly of Leota Whitacre, North 85 degrees 59 minutes East, 366.00 feet to a spike in a post at a corner of land now or formerly of Joseph Bentzel and Ira Davis; thence by land now or formerly of Joseph Bentzel and Robert L. Harle, South 05 degrees 51 minutes East, 525.81 feet to a spike in a post; thence by land now or formerly of Robert L. Harle, North 74 degrees 19 minutes East, 174.34 feet to a spike in the center line of L.R. #66001, the first mentioned spike and place of BEGINNING.

HAVING thereon erected a two story frame dwelling with attached two car garage, together with two shop buildings and a detached garage.

BEING THE SAME PREMISES which Keith A. Kitner, a single man, by his Deed dated May 21, 2007 and recorded June 6, 2007 in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Deed Book 1898 at Page 7360, granted and conveyed unto Don Kitner, a single man.

KNOWN AND NUMBERED as 6 West Siddonsburg Road, Dillsburg, Pennsylvania

PROPERTY ADDRESS: 6 WEST SIDDONSBURG ROAD, DILLSBURG, PA 17019

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CIT BANK, N.A. vs. GREGORY D. KLINEDINST, EXECUTOR OF THE ESTATE OF CHARLOTTE R. KLINEDINST Docket Number: 2016-SU-1309-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GREGORY D. KLINEDINST,
EXECUTOR OF THE ESTATE OF
CHARLOTTE R. KLINEDINST

All that certain piece or parcel or Tract of land situate Borough of New Freedom, York County, Pennsylvania, and being known as 30 South Constitution Avenue, New Freedom, Pennsylvania 17349.

TAX MAP AND PARCEL NUMBER: 78-000-01-0275.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$163,016.67

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Gregory D. Klinedinst, Executor of the Estate of Charlotte R. Klinedinst

PROPERTY ADDRESS: 30 SOUTH CONSTITUTION AVENUE, NEW FREEDOM, PA 17349

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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, NA vs. MICHAEL D. KOERNER and JULIE A. KOERNER Docket Number: 2016-SU-26-06. And to me directed, I will expose at public sale in

the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL D. KOERNER
JULIE A. KOERNER

owner(s) of property situate in the WEST MANHEIM TOWNSHIP, YORK County, Pennsylvania, being 43 Malek Drive, Hanover, PA 17331-8335

Parcel No. 52-000-18-0248.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$259,438.89

PROPERTY ADDRESS: 43 MALEK DRIVE, HANOVER, PA 17331

UPI# 52-000-18-0248.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. TIMOTHY M. KRAUCH Docket Number: 2013-SU-1278-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY M. KRAUCH

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF HANOVER, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 725 BLOSSOM DRIVE, HANOVER, PA 17331

UPIN NUMBER 67-000-23-0150-00-00000

PROPERTY ADDRESS: 725 BLOSSOM DRIVE, HANOVER, PA 17331

UPI# 67-000-23-0150.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distri-

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of VALLEY NATIONAL BANK vs. ANNA MAE LAUER Docket Number: 2016-SU-2065-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANNA MAE LAUER

ALL THAT CERTAIN TRACT OF LAND, WITH THE IMPROVEMNTS THEREON ERECTED, SITUATE, LYING IN THE TOWNSHIP OF NORTH CODOURM, COUNTY OF YORK, AND COMMONWEALTH OF PENNSYLVANIA.

PARCEL No. 40-000-03-0066-00-00000

PROPERTY ADDRESS: 1110 SLAGEL ROAD N/K/A 1971 SLAGEL ROAD, SPRING GROVE, PA 17362

IMPROVEMENTS: RESIDENTIAL DWELLING.

ATTORNEY FOR PLAINTIFF: Powers, Kirn & Associates, LLC

PROPERTY ADDRESS: 1110 SLAGEL ROAD, N/K/A 1971 SLAGEL ROAD, SPRING GROVE, PA 17362

UPI# 40-000-03-0066.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT vs. KAREN E. LECKIE Docket Number: 2015-SU-1737-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KAREN E. LECKIE

owner of property situate in SPRING GARDEN TOWNSHIP, York County, Pennsylvania, being 1134 EAST SOUTH STREET, YORK, PA 17403

Parcel No. 48-000-13-0096-B0-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$120,218.35
PROPERTY ADDRESS: 1134 EAST SOUTH STREET, YORK, PA 17403

UPI# 48-000-13-0096.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of J.P. MORGAN MORTGAGE ACQUISITION CORP. vs. KYLE M. LIGHTCAP and JESSICA B. CUTLER Docket Number: 2016-SU-1784-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KYLE M. LIGHTCAP
JESSICA B. CUTLER

ALL THAT CERTAIN lot of ground situate, lying and being in the TOWNSHIP OF EAST MANCHESTER, County of York and State of Pennsylvania, being more particularly described as follows, to wit:

Property Address: 721 Locust Street Mount Wolf, PA 17347

Parcel No. 26000010070B000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2016-SU-001784-06
Judgment: \$136,399.18
Attorney: Sarah K. McCaffery, Esquire
To be sold as the Property Of: Kyle M. Lightcap and Jessica B. Cutler

PROPERTY ADDRESS: 721 LOCUST STREET, MOUNT WOLF, PA 17347

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE ELLINGTON LOAN ACQUISITION TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1 vs. CHARLES M. LOEHMER and MARY KELLY LOEHMER Docket Number: 2016-SU-1811-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES M. LOEHMER
MARY KELLY LOEHMER

ALL THAT CERTAIN tract of land situated in Shrewsbury Borough, York County, Pennsylvania, bounded and described according to a Plan made by Northfield Engineering and Design, Inc., CE and Land Surveyors and Planners, Stewartstown, PA, dated 05/25/2003 and recorded 07/23/2003 in Plan Book SS Page 220.

Property Address: 24 Tree Hollow Drive Shrewsbury, PA 17361

Parcel No. 84-000-10-0009.00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2016-SU-001811-06
Judgment: \$547,872.04
Attorney: Sarah K. McCaffery, Esquire
To be sold as the Property Of: Charles M. Loehmer and Mary Kelly Loehmer

PROPERTY ADDRESS: 24 TREE HOLLOW DRIVE, SHREWSBURY, PA 17361

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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, NA vs. EDWARD M. LYSTON Docket Number: 2016-SU-1919-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

EDWARD M. LYSTON

owner(s) of property situate in the HANOVER BOROUGH, YORK County, Pennsylvania, being 323 High Street, Hanover, PA 17331-2302

Parcel No. 670001000790000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$153,552.19

PROPERTY ADDRESS: 323 HIGH STREET, HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on

Judgment of NATIONSTAR MORTGAGE LLC vs. RYAN LEON MACDONALD and HEIDI CHARLENE MACDONALD Docket Number: 2015-SU-3054-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RYAN LEON MACDONALD
HEIDI CHARLENE MACDONALD

BEING KNOWN AND DESIGNATED as Unit 62, in the subdivision known as "Iron Bridge Landing Condominiums, Phase II," West Manchester Township, per Plan recorded in Record Book 1760, Page 6514 among the Land Records of York County, Pennsylvania.

Property Address: 2401 Walnut Bottom Road Unit 62 York, PA 17408

Parcel No. 510003201380000062
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2015-SU-003054-06
Judgment: \$159,079.48
Attorney: Sarah K. McCaffery, Esquire
To be sold as the Property Of: Ryan Leon MacDonald and Heidi Charlene MacDonald

PROPERTY ADDRESS: 2401 WALNUT BOTTOM ROAD, UNIT 62, YORK, PA 17408

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BAYVIEW LOAN SERVICING, LLC vs. FRANK R. MAPSTONE, JACQUELINE S. MAPSTONE and THE UNITED STATES OF AMERICA Docket Number: 2015-SU-648-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

FRANK R. MAPSTONE
JACQUELINE S. MAPSTONE
THE UNITED STATES OF AMERICA

ALL THAT CERTAIN TRACT OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN LOWER WINDSOR TOWNSHIP, YORK COUNTY, PENNSYLVANIA.
PARCEL No. 35-000-IM-0075.C0-00000

PROPERTY ADDRESS: 2771 CRALEY ROAD, WRIGHTSVILLE, PA 17368

IMPROVEMENTS: RESIDENTIAL DWELLING.

PROPERTY ADDRESS: 2771 CRALEY ROAD, WRIGHTSVILLE, PA 17368

UPI# 35-000-IM-0075.C0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. LEIGH MARCINI Docket Number: 2016-SU-2179-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LEIGH MARCINI

owner(s) of property situate in the MANCHESTER TOWNSHIP, YORK County, Pennsylvania, being 197 Eastland Avenue, York, PA 17406-3102

Parcel No. 36-000-03-0042.00-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$110,656.49

PROPERTY ADDRESS: 197 EASTLAND AVENUE, YORK, PA 17406

UPI# 36-000-03-0042.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NEW PENN FINANCIAL, LLC, D/B/A SHELLPOINT MORTGAGE SERVICING vs. RICHARD L. MARKLE Docket Number: 2016-SU-1246-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RICHARD L. MARKLE

ALL THOSE CERTAIN TRACTS OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN JACKSON TOWNSHIP, YORK COUNTY, PENNSYLVANIA, KNOWN AS AND NUMBERED 156 BIG MOUNT ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1

BEGINNING AT A POINT IN THE MIDDLE OF THE PUBLIC ROAD LEADING FROM THE LINCOLN HIGHWAY AT EYSTERS STORE TO THE EAST BERLIN ROAD, SAID POINT IN THE MIDDLE OF THE ROAD BEING 17 FEET WESTWARD FROM AN IRON PIN; THENCE FROM THE MIDDLE OF THE ROAD AND BY THE SAID IRON PIN AND ALONG OTHER LANDS OF WHICH THIS IS A PART N 54 DEGREES E 150.00 FEET TO AN IRON PIN FOR A CORNER; THENCE ALONG SAME S 42 DEGREES E L 160.00 FEET TO AN IRON PIN FOR A CORNER; THENCE ALONG SAME S 54 DEGREES W 150.00 FEET PAST AN IRON PIN ON THE EAST SIDE OF SAID ROAD TO A POINT IN THE MIDDLE OF SAME; THENCE ALONG THE MIDDLE OF SAID ROAD N 42 DEGREES W 160.00 FEET TO THE PLACE OF BEGINNING. CONTAINING 87.86 SQUARE PERCHES.

TRACT 2

BEGINNING AT A POINT IN OR NEAR THE CENTER OF A PUBLIC ROAD; THENCE ALONG LANDS N/F OF HARVEY E. EYSTER N 54 DEGREES E 150.00 FEET TO AN IRON PIN; THENCE ALONG SAID LANDS S 42 DEGREES E 20.00 FEET TO AN IRON PIN; THENCE ALONG LANDS N/F OF ROBERT E. HAMME S 54 DEGREES W 150.00 FEET TO A POINT IN THE CENTER OR NEAR CENTER OF THE AFORESAID PUBLIC ROAD; THENCE ALONG THE CENTER OR NEAR CENTER LINE OF SAID PUBLIC ROAD N 42 DEGREES W 20.00 FEET TO THE PLACE OF BEGINNING. CONTAINING 11.01 SQUARE PERCHES

BEING THE SAME PREMISES CONVEYED UNTO RICHARD L. MARKLE AND PATRICIA A. MARKLE, HUSBAND AND WIFE, BY VIRTUE OF DEED FROM HAZEL M. HAMME, SINGLE WOMAN DATED NOVEMBER 30, 2005, RECORDED DECEMBER 6, 2005 IN BOOK 1775, PAGE 6809, YORK COUNTY, P.A.

BEING 156 Big Mount Road Thomasville, PA 17364

BEING PARCEL # 33-000-HF-0172-00-00000

BEING THE SAME PREMISES WHICH HAZEL M HAMME, A SINGLE WOMEN BY DEED DATED 11/30/2005 AND RECORDED 12/6/2005 IN THE OFFICE OF THE RECORDER OF DEEDS OF YORK COUNTY, PENNSYLVANIA IN DEED BOOK 1775 PAGE 6809 GRANTED AND CONVEYED UNTO RICHARD L MARKLE AND PATRICIA A MARKLE, HUSBAND AND WIFE.

THE SAID PATRICIA A. MARKLE HAS SINCE DEPARTED THIS LIFE ON 11/1/2010.

PROPERTY ADDRESS: 156 BIG MOUNT ROAD, THOMASVILLE, PA 17364

UPI# 33-000-HF-0172.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BAYVIEW LOAN SERVING, LLC vs. NADIA A. MEDEVICH Docket Number: 2015-SU-1599-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

NADIA A. MEDEVICH

owner(s) of property situate in the PENN TOWNSHIP, YORK County, Pennsylvania, being 590 Hammond Avenue, Hanover, PA 17331-3817

Parcel No. 44000060045C000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$105,551.81

PROPERTY ADDRESS: 590 HAMMOND AVENUE, HANOVER, PA 17331

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of QUEENS PARK OVAL ASSET HOLDING TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION vs. ANGEL M. MEDINA Docket Number: 2012-SU-4798-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANGEL M. MEDINA

All that certain piece or parcel or Tract of land situate City of York, York County, Pennsylvania, and being known as 359 South Norway Street, York, Pennsylvania 17403.

TAX MAP AND PARCEL NUMBER:12-407-14-0019

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$95,403.65

PROPERTY ADDRESS: 359 SOUTH NORWAY STREET, YORK, PA 17403

UPI# 12-407-14-0019.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. BRANDON M. MILLER Docket Number: 2016-SU-1436-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRANDON M. MILLER

owner(s) of property situate in the SPRINGGETTSBURY TOWNSHIP, YORK County, Pennsylvania, being 3906 Druck Valley Rd, York, PA 17406-6936

Parcel No. 46-000-LJ-0085.C0-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$155,346.14

PROPERTY ADDRESS: 3906 DRUCK VALLEY ROAD, YORK, PA 17406

UPI# 46-000-LJ-0085.C0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. HENRY E. MOORE, JR. KNOWN SURVIVING HEIR OF ROBERTA ANN MOORE, LORETTA ANN FISHER, KNOWN SURVIVING HEIR OF ROBERTA ANN MOORE, TIMOTHY LYNN MOORE, KNOWN SURVIVING HEIR OF ROBERTA ANN MORE and UNKNOWN SURVIVING HEIRS OF ROBERTA ANN MOORE Docket Number: 2016-SU-1182-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HENRY E. MOORE, JR.
KNOWN SURVIVING HEIR OF

ROBERTA ANN MOORE
LORETTA ANN FISHER,
KNOWN SURVIVING HEIR OF
ROBERTA ANN MOORE
TIMOTHY LYNN MOORE,
KNOWN SURVIVING HEIR OF
ROBERTA ANN MORE
UNKNOWN SURVIVING HEIRS OF
ROBERTA ANN MOORE

All that certain piece or parcel or Tract of land situate Borough of Hanover, York County, Pennsylvania, and being known as 104 McAllister Street, Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER: 67-000-05-0259.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$100,910.71

PROPERTY ADDRESS: 104 MCALLISTER STREET, HANOVER, PA 17331

UPI# 67-000-05-0259.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DITECH FINANCIAL, LLC vs. JAMES C. MORGAN Docket Number: 2016-SU-2046-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES C. MORGAN

All that certain piece or parcel or Tract of land situate in Jackson Township, York County, Pennsylvania, and being known as 5067 Lincoln Highway West, Thomasville, Pennsylvania 17364.

TAX MAP AND PARCEL NUMBER: 33000HF00370000000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$31,024.05

PROPERTY ADDRESS: 5067 LINCOLN

HIGHWAY WEST, THOMASVILLE, PA 17364

UPI# 33-000-HF-0037.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. JOHN P. MORGAN Docket Number: 2016-SU-1495-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN P. MORGAN

owner(s) of property situate in the NEWBERRY TOWNSHIP, YORK County, Pennsylvania, being 95 Lark Drive, York Haven, PA 17370-9173

Parcel No. 39-000-33-0022.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$210,330.81

PROPERTY ADDRESS: 95 LARK DRIVE, YORK HAVEN, PA 17370

UPI# 39-000-33-0022.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. REGINA MORGAN, SOLELY IN HER CAPACITY AS HEIR OF RODGER E. KUNTZ DECEASED Docket Number: 2016-SU-1092-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

REGINA MORGAN,
SOLELY IN HER CAPACITY AS HEIR OF
RODGER E. KUNTZ DECEASED

ALL THAT CERTAIN UNIT #60 IN WESTVIEW MANOR CONDOMINIUM, A CONDOMINIUM SITUATE IN WEST MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA, MORE SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM AND DECLARATION PLAN RELATING TO WESTVIEW MANOR CONDOMINIUM, RECORDED ON THE 12TH DAY OF FEBRUARY, 1987, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA, IN RECORD BOOK 94-U, PAGE 232, AND PLAN BOOK HH, PAGE 421; AS AMENDED BY A CERTAIN FIRST AMENDMENT RECORDED ON THE 22ND DAY OF JUNE, 1987, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA, IN DEED BOOK 96-A, PAGE 438, AND PLAN BOOK HH, PAGE 719; AND AS AMENDED BY A CERTAIN SECOND AMENDMENT RECORDED ON THE 15TH DAY OF DECEMBER, 1987, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA, IN DEED BOOK 97-T, PAGE 160, AND PLAN BOOK II, PAGE 106; AND AS AMENDED BY A CERTAIN THIRD AMENDMENT RECORDED ON THE 13TH DAY OF MAY, 1988, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA, IN DEED BOOK 98-Z, PAGE 930, AND PLAN BOOK II, PAGE 419; AND AS AMENDED BY A CERTAIN FOURTH AMENDMENT RECORDED ON THE 8TH DAY OF SEPTEMBER, 1988, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA, IN DEED BOOK 100-M, PAGE 1103, PLAN BOOK II, PAGE 419; AND AS AMENDED BY A CERTAIN FIFTH AMENDMENT RECORDED ON THE 28TH DAY OF SEPTEMBER, 1988, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA, IN DEED BOOK 100-S, PAGE 0038, AND PLAN BOOK II, PAGE 764; AND AS AMENDED BY A CERTAIN SIXTH AMENDMENT RECORDED ON THE 1ST DAY OF MAY, 1989, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA, IN DEED BOOK 102-Q, PAGE 1, AND PLAN BOOK JJ, PAGE 255; AND AS AMENDED BY A CERTAIN SEVENTH AMENDMENT RECORDED ON THE 10TH DAY OF OCTOBER, 1989, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA, IN DEED BOOK 104-F, PAGE 960, AND PLAN BOOK JJ, PAGE 597 (INCORRECTLY IDENTIFIED AS PAGE 957

IN PRIOR DEED); AND AS AMENDED BY A CERTAIN EIGHTH AMENDMENT RECORDED ON THE 25TH DAY OF JANUARY, 1990, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA, IN DEED BOOK 105-F, PAGE 1121, SAID PLAN BOOK JJ, PAGE 860; AND AS AMENDED BY A CERTAIN NINTH AMENDMENT RECORDED ON THE 23RD DAY OF MAY, 1990, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA, IN DEED BOOK 106-1, PAGE 1089, AND PLAN BOOK KK, PAGE 149, AND AS AMENDED BY A CERTAIN TENTH AMENDMENT RECORDED ON THE 24TH DAY OF JANUARY, 1991, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA, IN DEED BOOK 118, PAGE 50, AND PLAN BOOK KK, PAGE 661; AND AS AMENDED BY A CERTAIN ELEVENTH AMENDMENT RECORDED ON THE 18TH DAY OF SEPTEMBER, 1991, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA, IN DEED BOOK 238, PAGE 921, AND PLAN BOOK LL, PAGE 111; AND AS AMENDED BY A CERTAIN TWELFTH AMENDMENT RECORDED ON THE 19TH DAY OF SEPTEMBER, 1991, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA, IN DEED BOOK 239, PAGE 649, AND PLAN BOOK LL, PAGE 116; AND AS AMENDED BY A CERTAIN THIRTEENTH AMENDMENT RECORDED ON THE 23RD DAY OF JUNE, 1992, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA, IN DEED BOOK 412, PAGE 1122, AND PLAN BOOK LL, PAGE 624; AND AS AMENDED BY A CERTAIN CORRECTED THIRTEENTH AMENDMENT RECORDED ON THE 26TH DAY OF JUNE, 1992, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA IN DEED BOOK 416, PAGE 505, AND PLAN BOOK LL, PAGE 634, WHICH UNIT INCLUDES AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND COMMON EXPENSES AS DEFINED AND PROVIDED FOR IN SAID DECLARATION; SUBJECT, NEVERTHELESS, TO CONDITIONS AND COVENANTS CONTAINED IN THE SAID DECLARATION, EXHIBITS, AND AMENDMENTS THERETO.

Being known as: 60 Westview Manor York, PA 17408

Parcel#:51000JH0058D0C0003

PROPERTY ADDRESS: 60 WESTVIEW MANOR, YORK, PA 17408

UPI# 51-000-JH-0058.D0-C0003

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, N.A. vs. JASON M. MOSER Docket Number: 2016-SU-2165-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JASON M. MOSER
 owner(s) of property situate in the RED LION BOROUGH, YORK County, Pennsylvania, being 36 East Avenue, Red Lion, PA 17356-2202

Parcel No. 82-000-02-0040.00-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$111,076.29

PROPERTY ADDRESS: 36 EAST AVENUE, RED LION, PA 17356

UPI# 82-000-02-0040.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. GREGORY A. MUMAW and GINA M. MUMAW Docket Number: 2016-SU-1444-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GREGORY A. MUMAW

GINA M. MUMAW

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

Beginning at a point on the west side of Churchill Drive, said point being located southwardly two hundred seventy-five and no one-hundredths (275.00) feet from the southwest corner of the intersection of Churchill Drive and Dandridge Drive; and running thence along the west side of Churchill Drive by a curve to the right having a radius of one thousand seventy-three and forty-nine one hundredth (1,073.49) feet for a distance of one hundred five and no one-hundredths (105.00) feet, the chord of which in South ten (10) degrees twenty-seven (27) minutes ten (10) seconds West, one hundred four and ninety-eight one-hundredths (104.98) feet to a point at Lot #57; and running thence along Lot No. 57, North seven-six (76) degrees twenty-two (22) minutes ten (10) seconds West, one hundred sixty-seven and ten one-hundredth (167.10) feet to a point at other lands now or formerly of Powder Mill Corp; and running thence along said last mentioned lands, North twenty-one (21) degrees twenty-one (21) minutes ten (10) seconds East, ninety and no one-hundredths (90.00) feet to a point at Lot No. 59; and running thence along Lot No. 59, South eighty-two (82) degrees twenty-one (21) minutes zero (00) seconds East, one hundred fifty and no one-hundredths (150.00) feet to a point on the West side of Churchill Drive and the place of Beginning. Being known as Lot No. 58 o plan of lots prepared by C.S. Davidson, Inc., designated Marlborough West, dated August 10, 1960, Dwg. No. 612-2-4F and recorded in the Office of the Recorder of Deeds for York County, Pennsylvania in Plot and Plan Book L, page 13.

Being the same premises which became vested in Gregory A. Mumaw and Gina M. Mumaw husband and wife by deed from Vasudevan Tiruchelvam and Junia Tiruchelvan, his wife, dated October 27, 2000 and recorded December 8, 2000 in book 1419 page 0889.

Being 70 Churchill Drive York, PA 17403

Being Parcel # 54-000-11-0058-00-00000

PROPERTY ADDRESS: 70 CHURCHILL DRIVE, YORK, PA 17403

UPI# 54-000-11-0058.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. KATE E. NADE Docket Number: 2014-SU-4093-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KATE E. NADE

All that certain lot of tracts of land, situate in the Township of Manchester, County of York, Commonwealth of Pennsylvania, being Lot No. 3 as shown on the plan entitled "Crown Properties" Final Subdivision Plan for Woodmont Estates - Phase I, prepared by Land Survey Consultants, Inc., Plan No. 510-2 dated, 03/13/90, last revised 09/18/91, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, Plan Book LL, page 112, being bounded and described as follows, to wit:

BEGINNING at a point on the easterly right-of-way line of Woodmont Drive (50 feet wide), said point being located a distance of two hundred fifty-five and sixty-two one-hundredths (255.62) feet from the northwesterly corner of the intersection of said Woodmont Drive and Susquehanna Trail (SR 4005) as measured along the northerly and easterly right-of-way of said Woodmont Drive; extending thence along the easterly right-of-way line of said Woodmont Drive, North thirty (30) degrees, thirteen (13) minutes, twenty (20) seconds West, a distance of twenty and zero one-hundredths (20.00) feet to a point at Lot No. 4 of Woodmont Estates-Phase I; extending thence along said Lot No. 4, North fifty-nine (59) degrees, forty-six (46) minutes, forty (40) seconds East, a distance of one hundred fifty and zero one-hundredths (150.00) feet to a point on the westerly right-of-way line of the aforementioned Susquehanna Trail (SR 4005); thence extending along the westerly right-of-way line of Susquehanna Trail (S-R 4005), South thirty (30) degrees, thirteen (13) minutes, twenty (20) seconds East, a distance of twenty and zero one-hundredths (20.00) feet to a point at Lot No. 2 of Woodmont Estates-Phase I; extending thence along said Lot No. 2, South fifty-nine (59) degrees, forty-six (46) minutes, forty (40) seconds West, a distance of one hundred fifty and zero one-hundredths (150.00) feet to a point on the easterly right-of-way line of Woodmont Drive and the point of BEGINNING.

PARCEL NUMBER(s): TAX ASSESSMENT(s): 36-000-26-0003.00-00000

PREMISES: 2395 Woodmont Drive, York, PA 17404

PROPERTY ADDRESS: 2395 WOODMONT DRIVE, YORK, PA 17404

UPI# 36-000-26-0003.00-00000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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 SERVING, LLC vs. SCOTT NEWCOMER Docket Number: 2016-SU-1432-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT NEWCOMER

All that certain piece or parcel or Tract of land situate in Fairview Township, York County, Pennsylvania, and being known as 12 Tall Tree Drive, Camp Hill, Pennsylvania 17011.

TAX MAP AND PARCEL NUMBER: 27-000-09-0145.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$225,683.65

PROPERTY ADDRESS: 12 TALL TREE DRIVE, CAMP HILL, PA 17011

UPI# 27-000-09-0145.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PACIFIC UNION FINANCIAL, LLC vs. MICHAEL R. NIELSEN, JR. Docket Number: 2015-SU-433-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following

real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL R. NIELSEN, JR.

All that certain piece or parcel or Tract of land situate Springettsbury Township, York County, Pennsylvania, and being known as 4159 Greywood Drive, York, Pennsylvania 17402.

TAX MAP AND PARCEL NUMBER: 46-000-26-0114.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$215,879.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Michael R. Nielsen, Jr.

PROPERTY ADDRESS: 4159 GREYWOOD DRIVE, YORK, PA 17402

UPI# 46-000-26-0114.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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 NATIONAL ASSOCIATION AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2004-4 vs. STACY L. NOON Docket Number: 2013-SU-458-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STACY L. NOON

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

\ BEING KNOWN AND NUMBERED AS 682 MARYLAND AVENUE, YORK, PA 17404

UPIN NUMBER 14-480-12-0033-00-00000

PROPERTY ADDRESS: 682 MARYLAND AVENUE, YORK, PA 17404

UPI# 14-480-12-0033.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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 INDENTURE TRUSTEE FOR SPRINGLEAF MORTGAGE LOAN TRUST 2013-2 vs. CHARLES L. OBERHOLZER A/K/A CHARLES L. OBERHOLZER, REAL OWNER AND ORIGINAL MORTGAGOR Docket Number: 2015-SU-3116-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES L. OBERHOLZER
 A/K/A CHARLES L. OBERHOLZER,
 REAL OWNER AND ORIGINAL
 MORTGAGOR

All the following described tract of land situate, lying and being in Heidelberg Township, York County, Pennsylvania, bounded and limited as follows, to wit:

Beginning for a corner at a point at Lot No. 2 on the hereinafter mentioned subdivision plan in the center of York Road (S.R. 0116); thence along Lot No. 2 and passing through a steel pin set back thirty (30) feet from the beginning of this course at the right of way line of York Road north thirty-two (32) degrees one (01) minute thirty-nine (39) seconds west two hundred thirty-three and sixty hundredths (233.60) feet to a steel pin at Lot No. 1 on the hereinafter mentioned subdivision plan; thence along Lot No. 1 north forty-five (45) degrees forty (40) minutes twenty-six (26) seconds east three hundred twenty-five and ninety-one hundredths (325.91) feet to a steel pin at lands now or formerly of Robert H. Bowersox; thence along lands now or formerly of Robert H. Bowersox and passing through a steel pin at the right of way line of York Road set back thirty and one hundredths (30.01) feet from the terminus of this course south thirty-three (33) degrees twenty-four (24) minutes fifty-four (54) seconds east three hundred three and eleven hundredths (303.11) feet to a steel pin in the center of York Road; thence in, along and through the center of York Road south fifty-seven (57) degrees fifty-eight (58) minutes twenty-one (21) seconds west three hundred twenty-five and seventy-seven hundredths (325.77) feet to a point at

Lot No. 2 aforesaid, the point and place of beginning. Containing 1.9869 acres (gross); 1.7628 acres (net). Being Lot No. 3 on a final plan of J. William Warehime prepared by Donald E. Worley, P.L.S., dated May 20, 1997. The subdivision plan is recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book PP, Page 283.

It being part of the same tract of land which Airie E. Warehime, widow, by her deed dated May 29, 1967, and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Deed Book 60-F, Page 938, sold and conveyed unto J. William Warehime, grantor herein.

Title to said Premises vested in Charles L. Oberholzer, Jr. and Vickie M. Oberholzer, husband and wife, as tenants by the entireties by Deed from J. William Warehime, unmarried dated December 2, 1999 and recorded on December 9, 1999 in the York County Recorder of Deeds in Book 1385, Page 2494.

Being known as: 6767 York Road, Spring Grove, PA 17362

Tax Parcel Number: 30-000-EE-0159.F0-00000

PROPERTY ADDRESS: 6767 YORK ROAD, SPRING GROVE, PA 17362

UPI# 30-000-EE-0159.F0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CFG COMMUNITY BANK, SUCCESSOR BY ACQUISITION TO AMERICAS-BANK vs. OPPORTUNITY, INC.-GREATER BALTIMORE OPPORTUNITIES INDUSTRIALIZATION CENTER A/K/A OPPORTUNITIES, INC.-GREATER BALTIMORE OPPORTUNITIES INDUSTRIALIZATION CENTER Docket Number: 2016-SU-1439-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

OPPORTUNITY, INC.-GREATER
 BALTIMORE OPPORTUNITIES
 INDUSTRIALIZATION CENTER A/K/A
 OPPORTUNITIES, INC.-GREATER
 BALTIMORE OPPORTUNITIES

INDUSTRIALIZATION CENTER

owners(s) of property situate in YORK CITY, York County, Pennsylvania, being 301 East Market Street, York, PA 17403

Parcel No. 020240200010000000

Judgment Amount: \$91,012.16

Attorneys for Plaintiff
 MPL Law Firm, LLP
 Christian R. Miller, Esq.

PROPERTY ADDRESS: 301 EAST MARKET STREET, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PENNYMAC LOAN TRUST 2010-NPL1 vs. SEAN R. ORENDORF and ELIZABETH SEITZ ORENDORF Docket Number: 2016-SU-945-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SEAN R. ORENDORF
 ELIZABETH SEITZ ORENDORF

All that certain tract of land and improvements situate in the Township of York, County of York, Commonwealth of Pennsylvania

PARCEL No. 54-000-GJ-0051.B0-00000

PROPERTY ADDRESS: 1165 BLYMIRE ROAD, DALLASTOWN, PA 17313

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: SEAN R. ORENDORF and ELIZABETH SEITZ ORENDORF

ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

PROPERTY ADDRESS: 1165 BLYMIRE ROAD, DALLASTOWN, PA 17313

UPI# 54-000-GJ-0051.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MASTR REPERFORMING LOAN TRUST 2005-2 vs. CHRIS A. OSTROWSKI and RICHARD A. OSTROWSKI, III. Docket Number: 2013-SU-835-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRIS A. OSTROWSKI
RICHARD A. OSTROWSKI, III.

owner(s) of property situate in the WEST YORK BOROUGH, YORK County, Pennsylvania, being 1428 West Poplar Terrace, York, PA 17404-5627

Parcel No. 88-000-06-0127.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$140,822.15

PROPERTY ADDRESS: 1428 WEST POPLAR TERRACE, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a

Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DITECH FINANCIAL LLC vs. KYLE R. OWENS and TRACI A. OWENS Docket Number: 2016-SU-1557-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KYLE R. OWENS
TRACI A. OWENS

All that certain piece or parcel or Tract of land situate Township of Dover, York County, Pennsylvania, and being known as 3028 Bornt Drive, Dover, Pennsylvania 17315.

TAX MAP AND PARCEL NUMBER: 24-000-26-0005.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$99,573.08

PROPERTY ADDRESS: 3028 BORNT DRIVE, DOVER, PA 17315

UPI# 24-000-26-0005.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR ELLINGTON LOAN ACQUISITION TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1 vs. CHARLOTTE D. PAULEY and MICHAEL R. PAULEY Docket Number: 2016-SU-2369-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLOTTE D. PAULEY
MICHAEL R. PAULEY

ALL that certain tract of land, with the improvements thereon erected, situate, lying and being in Penn Township, York County, Pennsylvania,

known on a plat or plan of a series of lots, streets, alleys, etc., laid out by Eastern Homesites, Inc., a referred to as "Park Hills", which said plat or plan is recorded in the Office of Recorder of Deeds in and for York County, Pennsylvania, as Lot No 10, Block "K".

BEING 200 Baugher Drive Hanover, PA 17331

BEING UPI 44-000-05-0020.A0-00000

IT BEING the same premises which Roger H. Jones and Carolyn R. Jones, husband and wife by deed bearing date 12/26/2006 and recorded 1/2/2007 in The Office of The Recorder of Deeds in and for York County; Pennsylvania, Deed book 1865 page 4841 granted and conveyed unto Michael R. Pauley and Charlotte D. Pauley, husband and wife, MORTGAGORS HEREIN.

PROPERTY ADDRESS: 200 BAUGHER DRIVE, HANOVER, PA 17331

UPI# 44-000-05-0020.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of UNITED MORTGAGE CORPORATION vs. CARLOS PAZOS Docket Number: 2015-SU-3567-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CARLOS PAZOS

All that certain piece or parcel or Tract of land situate in the City of York, York County, Pennsylvania, and being known as 582 West Market Street, York, Pennsylvania 17401.

TAX MAP AND PARCEL NUMBER:09-193-02-0026.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$123,721.77

SEIZED AND TAKEN IN EXECUTION AS

THE PROPERTY OF: Carlos Pazos

McCabe, Weisberg and Conway, P.C. 123 South Broad Street, Suite 1400 Philadelphia, PA 19109

PROPERTY ADDRESS: 582 WEST MARKET STREET, YORK, PA 17401

UPI# 09-193-02-0026.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA vs. ANGELA PFAU AKA ANGELA C. PFAU IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF CARLOS A. DA FONSECA UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CARLOS A. DAFONSECA, DECEASED Docket Number: 2015-SU-3615-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANGELA PFAU AKA ANGELA C. PFAU
IN HER CAPACITY AS ADMINISTRATRIX
OF THE ESTATE OF
CARLOS A. DA FONSECA
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER
CARLOS A. DAFONSECA, DECEASED

owner(s) of property situate in the SPRINGGETTSBURY TOWNSHIP, YORK County, Pennsylvania, being 2912 Fifth Avenue, York, PA 17402-4012

Parcel No. 46-000-21-0029.B0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$119,236.31

PROPERTY ADDRESS: 2912 FIFTH AVENUE, YORK, PA 17402

UPI# 46-000-21-0029.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PACIFIC UNION FINANCIAL, LLC vs. JULIE PICKLE A/K/A JULIE M. PICKLE Docket Number: 2016-SU-2004-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JULIE PICKLE
A/K/A JULIE M. PICKLE

ALL that certain piece, parcel or tract of land situate, lying and being in Delta Borough, York County, Pennsylvania, bounded limited and described as follows, to wit:

BEGINNING at a point in the center line of Chestnut Street at a corner of lot now or formerly of Edward P. Stubbs; running thence along said center line, North sixty-eight (68) degrees fifty (50) minutes East forty-eight and four tenths (48.4) feet to land now or formerly of Scott Street; thence by the last mentioned land, North twenty-seven (27) degrees (erroneously recited as twenty-eight (28) degrees in prior deed) forty (40) minutes West two hundred twenty-three and five tenths (223.5) feet to the south side of a ten (10) feet wide alley; thence by the south side of said alley, South sixty-five (65) degrees thirty (30) minutes West forty-seven and six tenths (47.6) feet to said lot now or formerly of Edward P. Stubbs; thence by the last mentioned lot, South twenty-seven (27) degrees forty-two (42) minutes East two hundred twenty and three tenths (220.3) feet to the place of BEGINNING.

BEING 409 Chestnut Street Delta, PA 17314

PROPERTY ADDRESS: 409 CHESTNUT STREET, DELTA, PA 17314

UPI#

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. MARIA C. PINA Docket Number: 2015-SU-3114-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARIA C. PINA

ALL THAT CERTAIN TRACT OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING ON THE NORTH SIDE OF WEST PHILADELPHIA STREET IN THE ELEVENTH WARD OF THE CITY OF YORK, COUNTY OF YORK, AND COMMONWEALTH OF PENNSYLVANIA.

PARCEL No. 11-307-05-0009-00-00000

PROPERTY ADDRESS: 627 WEST PHILADELPHIA STREET A/K/A 627 W. PHILADELPHIA STREET, YORK, PA 17401

IMPROVEMENTS: RESIDENTIAL DWELLING.

ATTORNEY FOR PLAINTIFF: Powers, Kirn & Associates, LLC

PROPERTY ADDRESS: 627 WEST PHILADELPHIA STREET, A/K/A 627 W. PHILADELPHIA STREET, YORK, PA 17401

UPI# 11-307-05-0009.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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, NA vs. LESLIE J. POPER Docket Number: 2016-SU-1912-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LESLIE J. POPER

owner(s) of property situate in the DOVER TOWNSHIP, YORK County, Pennsylvania, being 3153 Sunshine Drive, Dover, PA 17315-2795

Parcel No. 24-000-21-0001.B0-C0065 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$121,518.10

PROPERTY ADDRESS: 3153 SUNSHINE DRIVE, DOVER, PA 17315

UPI# 24-000-21-0001.B0-C0065

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PNC BANK, NATIONAL ASSOCIATION vs. DOROTHY C. POTTS A/K/A DOROTHY D. POTTS and RAYMOND N. POTTS, JR. A/K/A R. NICKOLAS POTTS, JR. Docket Number: 2016-SU-1488-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DOROTHY C. POTTS A/K/A DOROTHY D. POTTS RAYMOND N. POTTS, JR. A/K/A R. NICKOLAS POTTS, JR.

ALL THAT CERTAIN LOT OF LAND SITUATE IN HOPEWELL TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 19137 Rosewood Dr,

Stewartstown, PA 17363

PARCEL NUMBER: 32-000-03-0058.00-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 19137 ROSEWOOD DRIVE, STEWARTSTOWN, PA 17363

UPI# 32-000-03-0058.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. TINA M. POWERS Docket Number: 2016-SU-1679-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TINA M. POWERS

owner(s) of property situate in the CITY OF YORK. YORK County, Pennsylvania, being 443 West Market Street, York, PA 17401 Parcel No. 11-300-06-0013.00-00000, Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$164,653.57

PROPERTY ADDRESS: 443 WEST MARKET STREET, YORK, PA 17401

UPI# 11-300-06-0013.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00

O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. CASEY A. PRATHER and MELISSA C. PRATHER Docket Number: 2016-SU-1334-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CASEY A. PRATHER MELISSA C. PRATHER

All that certain tract of land situate in Shrewsbury Township, York County, Pennsylvania, being known as Lot No. 2 on a final subdivision plan of Section III of Mt. Airy Estates prepared by Joseph W. Shaw, dated June 10, 1991, recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book LL, Page 650, and described in accordance with plan as follows, to wit:

Beginning at a point in the easterly right-of-way line of Interstate 83 at lands now or formerly of Mahlon R. Stigler; thence continuing along said lands now or formerly of Mahlon R. Stigler north 83 degrees 27 minutes 18 seconds east, a distance of 112.41 feet to a point at Lot No. 3 as shown on said plan; thence continuing along said Lot No. 3 south 61 degrees 15 minutes 00 seconds east, a distance of 221.51 feet to a point at the western side of a 25 feet wide joint right-of-way for Lot 1 and 2 as shown on Plan; thence continuing along said 25 feet wide joint right-of-way south 29 degrees 00 minutes 00 seconds west, a distance of 62.90 feet to a point at Lot No. 1 as shown on said Plan; thence continuing along said Lot No. 1 south 83 degrees 30 minutes 00 seconds west, a distance of 256.64 feet to a point on the easterly right-of-way line of Interstate 83 north 06 degrees 32 minutes 32 seconds west, a distance of 178.96 feet to a point and place of beginning Being known as Lot No 2 on said Plan.

Under and subject, nevertheless, to a 120 feet wide Metropolitan Edison right-of-way as shown on the aforementioned Plan.

Under and subject, nevertheless, to all restrictions, conditions, and easements appearing as of record. Title to said Premises vested in Casey A. Prather and Melissa C. Prather, husband and wife by Deed from George J. Law, single man dated September 12, 2014 and recorded on September 15, 2014 in the York County Recorder of Deeds in Book 2292, Page 2067 as Instrument No. 2014041331.

Being known as: 12952 Bethany Court, New Freedom, PA 17349

Tax Parcel Number: 45-000-CJ-0071-E0-00000

PROPERTY ADDRESS: 12952 BETHANY COURT, NEW FREEDOM, PA 17349

UPI# 45-000-CJ-0071.E0-00000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-7 vs. SCOTT PRESTON A/K/A SCOTT C. PRESTON Docket Number: 2016-SU-1970-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT PRESTON
 A/K/A SCOTT C. PRESTON

ALL that certain tract of land, with the improvements thereon erected, situate in Conewago Township; York County, Pennsylvania, bounded and limited as follows, to wit:

Property Address: 800 Buck Road Dover, PA 17315

Parcel No. 23-000-MG-0147
 Improvements: Residential Dwelling
 Subject to Mortgage: No
 Subject to Rent: No
 Judgment: \$154,220.00
 Attorney: Sarah K. McCaffery, Esquire

PROPERTY ADDRESS: 800 BUCK ROAD, DOVER, PA 17315

UPI# 23-000-MG-0147.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00

O'Clock, PM, 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, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2015-14BTT vs. COURTNEY H. PRINCE and LINDA P. GARRISON Docket Number: 2015-SU-1302-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

COURTNEY H. PRINCE
 LINDA P. GARRISON

PARCEL NO.: 54-000-HI-0116.G0-00000

ALL that certain piece, parcel or tract of land lying, being and situate in York Township, York County, Pennsylvania, the same being bounded, limited and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way line of Vireo Road, the said point of beginning being at the westernmost corner of Lot No. 1 as shown on a plan of lots of Jacob and Rosemary Reineberg as prepared by Site Design Concepts, Inc. dated December 2, 1996 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book 00, Page 614; thence proceeding along the line of Lot No. 1 as shown on such plan, South sixty-five (65) degrees fifty-four (54) minutes eight (08) seconds East one hundred twenty-three and fifty-nine hundredths (123.59) feet to a point at the line of Lot No. 3 as shown on such plan; thence proceeding along the line of Lot No. 3 as shown on such plan, South twenty-two (22) degrees fifty-four (54) minutes twenty-two (22) seconds West one hundred sixty-eight and sixty-eight hundredths (168.68) feet, and North sixty (60) degrees thirty-five (35) minutes forty (40) seconds West one hundred thirty-six and seventy-two hundredths (136.72) feet to a point on the eastern right-of-way line of the said Vireo Road; thence proceeding along the eastern right-of-way line of the said Vireo Road, along a curve bearing to the left, the said curve having a radius of one thousand three hundred fifty-two and thirty-six hundredths (1,352.36) feet for an arc distance of one hundred fifty-six and thirty-four hundredths (156.34) feet with a chord bearing of North twenty-seven (27) degrees twenty-four (24) minutes thirty-five (35) seconds East one hundred fifty-six and twenty-six hundredths (156.26) feet to the place of BEGINNING Containing .479 acres, more or less, and being known and numbered as Lot No. 2 on a plan of lots of Jacob C. and Rosemary P. Reineberg as prepared by Site Design Concepts, Inc. dated December 2, 1996 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book 00, Page 614.

Fee Simple Title Vested in Courtney H. Prince, single man, and Linda P. Garrison, single woman, as joint tenants with right of survivorship by deed from Rosemary P. Reineberg, single woman, dated December 19, 2006, recorded December 20, 2006, in the York County Recorder of Deeds Office in Deed Book 1863, Page 2821

and Instrument Number 2006100232.

PROPERTY ADDRESS: 2691 VIREO ROAD, YORK, PA 17403

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. LINDA M PROUTY, ADMINISTRATRIX OF THE ESTATE OF JANE B. TINKER A/K/A JANE BEACH TINKER, DECEASED Docket Number: 2016-SU-1862-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LINDA M PROUTY, ADMINISTRATRIX OF
 THE ESTATE OF JANE B. TINKER A/K/A
 JANE BEACH TINKER, DECEASED

ALL that certain tract of land, with the improvements thereon erected, situate in Peach Bottom Township, York County, Pennsylvania, known as Lots G-14, G-15 and G-16 on a Plan of Susquehanna Trails, Section G, prepared by David R. Wilson, dated November 29, 1962 and recorded September 10, 1963 in the Office of the Recorder of Deeds of York County, Pennsylvania in Plan Book 0, page 14, bounded and described as follows:

BEGINNING at a point in High Ridge Road at corner of Lot G-18 on the above mentioned plan; thence in and through High Ridge Road the following three courses and distances: 1) South 55 degrees 19 minutes West 90 feet; 2) North 80 degrees 53 minutes West 150 feet; and 3) South 59 degrees 49 minutes West 217 feet to a point at corner of Lot G-13 on the above mentioned plan; thence along Lot G-13 North 05 degrees 00 minutes West 210 feet to a point in Forest Ridge Road; thence in and through Forest Ridge Road the following three courses and distances: 1) North 81 degrees 17 minutes East 90 feet; 2) North 70 degrees 12 minutes East 90 feet; and 3) North 50 degrees 39 minutes East 120 feet to a point at corner of Lot G-17 on the above mentioned plan; thence along Lot G-17 and aforementioned Lot G-18 South 40 degrees 20 minutes East 250.3 feet to the point in first mentioned High Ridge Road and the place of beginning; containing 1.584 acres.

BEING THE SAME PREMISES AS Jane B. Prouty, by Deed dated August 15, 2007, and recorded on August 17, 2007, by the York County Recorder of Deeds in Deed Book 1915, at Page 3220, as Instrument No. 2007062075, granted and conveyed unto Jane B. Tinker, an Individual.

AND THE SAID Jane B. Tinker departed this life on August 1, 2012, leaving a Last Will and Testament dated August 1, 2007, and Codicil dated July 30, 2008.

AND THE SAID Last Will and Testament having been probated by the York County Register of Wills on September 20, 2012, as File No. 67-12-1517.

WHEREBY ON September 20, 2012, Linda M. Prouty was granted Letters Testamentary and appointed as Executrix of the Estate of Jane B. Tinker a/k/a Jane Beach Tinker, Deceased.

WHEREBY title to the premises vested with Linda M. Prouty, Executrix of the Estate of Jane B. Tinker a/k/a Jane Beach Tinker, Deceased, by Operation of Law.

BEING KNOWN AND NUMBERED AS 157 High Ridge Road, Delta, PA 17314.

PARCEL NO.: 43-000-04-0014.00-00000.

PROPERTY ADDRESS: 157 HIGH RIDGE ROAD, DELTA, PA 17314

UPI# 43-000-04-0014.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. FLORENCE D. QUESENBERRY Docket Number: 2016-SU-1562-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

FLORENCE D. QUESENBERRY

owner(s) of property situate in the PARADISE TOWNSHIP, YORK County, Pennsylvania, being 5591 East Berlin Road, East Berlin, PA 17316-8401

Parcel No. 42-000-ID-0050.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$62,156.66

PROPERTY ADDRESS: 5591 EAST BERLIN ROAD, EAST BERLIN, PA 17316

UPI# 42-000-ID-0050.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRY-WIDE HOME LOANS SERVICING, LP vs. DOLAARON K. RAFFENSBERGER BRIAN K. WINEMILLER, JR, IN HIS CAPACITY AS HEIR OF BRIAN K. WINEMILLER, DECEASED, KEITH WINEMILLER, IN HIS CAPACITY AS HEIR OF BRIAN K. WINEMILLER DECEASED, ERICA WINEMILLER, IN HER CAPACITY AS HEIR OF BRIAN K. WINEMILLER DECEASED, KAYLA WINEMILLER, IN HER CAPACITY AS HEIR OF BRIAN K. WINEMILLER DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRIAN K. WINEMILLER, DECEASED Docket Number: 2013-SU-950-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DOLAARON K. RAFFENSBERGER
BRIAN K. WINEMILLER, JR,
IN HIS CAPACITY AS HEIR OF
BRIAN K. WINEMILLER, DECEASED
KEITH WINEMILLER,
IN HIS CAPACITY AS HEIR OF
BRIAN K. WINEMILLER, DECEASED
ERICA WINEMILLER,
IN HER CAPACITY AS HEIR OF
BRIAN K. WINEMILLER, DECEASED
KAYLA WINEMILLER,
IN HER CAPACITY AS HEIR OF
BRIAN K. WINEMILLER, DECEASED
UNKNOWN HEIRS, SUCCESSORS,

ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRIAN K. WINEMILLER, DECEASED

owner(s) of property situate in the DOVER TOWNSHIP, YORK County, Pennsylvania, being 2838 Mayfield Drive, Dover, PA 17315-4638

Parcel No. 24-000-11-0119.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$170,069.02

PROPERTY ADDRESS: 2838 MAYFIELD DRIVE, DOVER, PA 17315

UPI# 24-000-11-0119.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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, NA vs. ROBERT EUGENE RAINES Docket Number: 2014-SU-1101-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT EUGENE RAINES

owner(s) of property situate in the YORK CITY, YORK County, Pennsylvania, being 622 East Philadelphia Street, York, PA 17403-1626

Parcel No. 123780800380000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$72,133.08

PROPERTY ADDRESS: 622 EAST PHILADELPHIA STREET, YORK, PA 17403

UPI#

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON FORMERLY KNOWN AS THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-C vs. SONYA RAVENSCROFT ALSO KNOWN AS SONYA F. RAVENSCROFT, WILLIAM RAVENSCROFT ALSO KNOWN AS WILLIAM JOSEPH RAVENSCROFT ALSO KNOWN AS WILLIAM J. RAVENSCROFT, SHEILA R. STILES and STEPHEN L. STILES Docket Number: 2015-SU-2899-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SONYA RAVENSCROFT
ALSO KNOWN AS
SONYA F. RAVENSCROFT
WILLIAM RAVENSCROFT
ALSO KNOWN AS
WILLIAM JOSEPH RAVENSCROFT
ALSO KNOWN AS
WILLIAM J. RAVENSCROFT
SHEILA R. STILES
STEPHEN L. STILES

ALL THAT CERTAIN LOT OF LAND SITUATE IN NORTH CODORUS TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 5554 Lehman Road, Spring Grove (North Codorus Township), PA 17362

PARCEL NUMBER: 40-000-FF-0040.0

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 5554 LEHMAN ROAD, SPRING GROVE, PA 17362

UPI# 40-000-FF-0040.00-00000

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

Seized, levied upon and taken into execution As

the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-BNCI MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BNCI C/O OCWEN LOAN SERVICING, LLC vs. KEIR REID-YOUNG and DERON YOUNG Docket Number: 2016-SU-1116-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KEIR REID-YOUNG
DERON YOUNG

ALL THAT TRACT OF LAND situate, lying and being in Conewago Township, York County, Pennsylvania being designated as Lot No.7, as shown on plan of lots recorded in Record Book 1714, Page 8766, fronting on Mill Creek Road.

BEING LOT No. 7 MILLCREEK a/k/a 95 Autumnwood Avenue, York, PA 17404 on said plan.

BEING PARCEL No. 23-000-09-0007.00-00000

BEING the same premises in which NVR, Inc., a Virginia Corporation, trading as Ryan Homes by deed dated May 15, 2007 and recorded June 7,2007 in the office of the recorder of deeds for York County in book/page or Instrument # 1899/1760, granted and conveyed unto Deron Young and Keir Reid-Young, husband and wife.

PROPERTY ADDRESS: 95 AUTUMNWOOD AVENUE, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a

Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of OCWEN LOAN SERVICING, LLC vs. CHARLES J. RICHCREEK, CO-ADMINISTRATOR OF THE ESTATE OF ROBERT R. RICHCREEK AKA ROBERT E. RICHCREEK, NANCY M. BOWERS, CO-ADMINISTRATRIX OF THE ESTATE OF ROBERT R. RICHCREEK AKA ROBERT E. RICHCREEK Docket Number: 2016-SU-1867-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES J. RICHCREEK,
CO-ADMINISTRATOR OF THE ESTATE OF
ROBERT R. RICHCREEK AKA
ROBERT E. RICHCREEK
NANCY M. BOWERS,
CO-ADMINISTRATRIX OF THE ESTATE OF
ROBERT R. RICHCREEK AKA
ROBERT E. RICHCREEK

TRACT NO. 1

ALL that certain tract of ground lying, being and situate in the Township of Newberry, County of York, Commonwealth of Pennsylvania, hounded and described as follows, to wit:

BEGINNING at an iron pin on the northern edge of Bull Road, also known as Township No. 925, at other lands of the Grantor and running thence by said Township Road No. 925, North 75 degrees 14 minutes 30 seconds West, 56.25 feet to a point marked by a hub; thence by the same, North 55 degrees 14 minutes 30 seconds West, 99.04 feet to an iron pin; thence by other lands of the Grantor, of which this was a part, North 16 degrees East, 268.82 feet to an iron pin; thence by the same South 74 degrees East, 150 feet to an iron pin; thence by the same South, 16 degrees 00 minutes West 299.01 feet to an iron pin and the point and place of BEGINNING.

CONTAINING (1) Acre and being in accordance with a survey and drawing dated April 21, 1973, by James Cowden, Registered Surveyor. Being known as Lot No. 2, Sub Division Lots 1, 3 and 4, Section "C", Plan of Louis Maietta, recorded in Plan Book Y, Page 417.

TRACT NO. 2:

ALL that certain tract of ground, lying, being and situate in the Township of Newberry, County of York, Commonwealth of Pennsylvania, together with improvements thereon bounded and described as follows, to wit:

BEGINNING at a iron pin at Lot No. 1B and Lot No. 2 said iron pin being North 16 Degrees 00 minutes East 268.82 feet from the northern edge of Township Road 925 also known as the Bull Road and running thence by Lot No. 1B North 16 degrees 00 minutes East 50 feet to a point; thence by the same South 74 degrees East 150 feet to a point at Lot No. 3; thence by Lot No. 3 South 16 degrees 00 minutes West 50 feet to an iron pin at Lot No. 2; thence by said Lot No. 2 North 74 degrees West 150 feet to the point and place of BEGINNING.

It being known as Lot No. 2A on a Plan drawn for Louis Maietta as recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Rook V, Page 147.

BEING THE SAME PREMISED which Clifford S. Hoerner and Nora A. Hoerner, his wife, of Newberry Township, York County, Pennsylvania by deed dated May 16, 1988 and recorded May 18, 1988 in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Book No. 099B, Page No. 0153, granted and conveyed unto Robert E. Richcreek and Nancy M. Richcreek, his wife, of Eters, Pennsylvania.

Thereafter on May 29, 2015, Nancy M Richcreek departed this life leaving title vested solely in Robert R. Richcreek a/k/a Robert E. Richcreek by Operation of Law.

On February 21, 2016, The said Robert R. Richcreek aka Robert E. Richcreek departed this life. Letters of Administration were granted unto Charles J. Richcreek, Co-Administrator of the Estate of Robert R. Richcreek a/k/a Robert E. Richcreek and Nancy M. Bowers, Co-Administratrix of the Estate of Robert R. Richcreek a/k/a Robert E. Richcreek by operation of law.

PARCEL ID# 39-000-OF-0028.C0-00000

Property being known as 8325 Bull Road, Lewisberry, Pennsylvania 17339.

PROPERTY ADDRESS: 8325 BULL ROAD, LEWISBERRY, PA 17339

UPI# 39-000-OF-0028.C0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of SUNTRUST MORTGAGE, INC. vs. RYAN RITTER Docket Number: 2016-SU-2020-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RYAN RITTER

owner(s) of property situate in the PENN TOWNSHIP, YORK County, Pennsylvania, being 39 Sherman Street, Hanover, PA 17331-4033

Parcel No. 44-000-05-0006.V0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$138,097.02

PROPERTY ADDRESS: 39 SHERMAN STREET, HANOVER, PA 17331

UPI# 44-000-05-0006.V0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, N.A. vs. JOYCE A. ROBBINS A/K/A JOYCE ROBBINS Docket Number: 2015-SU-3614-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOYCE A. ROBBINS
A/K/A JOYCE ROBBINS

owner(s) of property situate in the EAST PROSPECT BOROUGH, YORK County, Pennsylvania, being 82 West Maple Street, East Prospect, PA 17368-9178

Parcel No. 60-000-01-0062.A0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$139,190.08

PROPERTY ADDRESS: 82 WEST MAPLE STREET, EAST PROSPECT, PA 17368

UPI# 60-000-01-0062.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2016-2 vs. ARIEL ACEVEDO ROMAN Docket Number: 2013-SU-1813-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ARIEL ACEVEDO ROMAN

owner(s) of property situate in the DOVER TOWNSHIP, YORK County, Pennsylvania, being 4133 Trabert Court, Dover, PA 17315-4268

Parcel No. 24-000-26-0109.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$144,024.95

PROPERTY ADDRESS: 4133 TRABERT COURT, DOVER, PA 17315

UPI# 24-000-26-0109.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") vs. CHRISTOPHER M. ROSS and NATASHA J. ROSS Docket Number: 2016-SU-1542-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER M. ROSS
NATASHA J. ROSS

ALL that tract of land, with residential improvements, situate, lying and being in Yoe Borough, York County, Pennsylvania, bounded and described as follows, to wit:

TRACT ONE: BEGINNING at an iron pin on the Southeast side of Water Street at a corner of lands now or formerly of Raymond E. Loder and Judith A. Loder, his wife; thence along lands now or formerly of Raymond E. Loder and Judith A. Loder, his wife, and through a twenty (20) feet wide easement for sanitary sewer, South fifty-four (54) degrees fifteen (15) minutes zero (00) seconds West one hundred fifty-six and fifty one hundredths (156.50) feet to an iron pin in the middle of the Maryland and Pennsylvania Railroad right-of-way; thence through the middle of the Maryland and Pennsylvania Railroad right-of-way, North thirty-five (35) degrees twenty-three (23) minutes zero (00) seconds West One hundred eight-eight and zero one hundredths (188.00) feet to a spad (sic) at a corner of property now or formerly of Donald L. Love; thence along said property now or formerly of Donald L. Love, and passing through an iron pipe set back on the property line a distance of nineteen and seventy-three one hundredths (19.73) feet, North fifty-four (54) degrees fifteen (15) minutes zero (00) seconds East one hundred fifty-six and fifty one hundredths (156.50) feet to an iron pin at the Southeast side of Water Street; thence along Water Street, South thirty-five (35) degrees twenty-three (23) minutes zero (00) seconds East one hundred eighty-eight and zero one hundredths (188.00) feet to an iron pin at a corner of lands now or formerly of Raymond E. Loder and Judith A. Loder, his wife, the point and place of BEGINNING.

The foregoing description was taken from a plan of survey prepared by Gordon L. Brown & Associates, dated November 2, 1978 and being designated as Drawing No. J-6008.

UNDER AND SUBJECT TO restrictions and conditions as now appear of record.

BEING KNOWN AS: 205 West Water Street, Yoe, PA 17313

TITLE TO SAID PREMISES IS VESTED IN Christopher M. Ross and Natasha J. Ross, husband and wife by deed from Edward J. Ross III and Lynna C. Ross, husband and wife, dted 7/25/2008 and recored 7/30/2008 in Book 1978 Page 4287.

PROPERTY ADDRESS: 205 WEST WATER STREET, YOE, PA 17313

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. TIMOTHY M. ROSSER and CHRISTINE R. ROSSER N/K/A CHRISTINE R. MCMONAGLE Docket Number: 2016-SU-580-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY M. ROSSER
CHRISTINE R. ROSSER
N/K/A CHRISTINE R. MCMONAGLE

owner(s) of property situate in the MANCHESTER TOWNSHIP, YORK County, Pennsylvania, being 1975 Duella Court AND Duella Court, York, PA 17404-1329

Parcel No. 36-000-15-0116.00-00000 AND 36-000-15-0116.A0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$300,749.76

PROPERTY ADDRESS: 1975 DUELLA COURT, YORK, PA 17404

UPI# 36-000-15-0116.00-00000

PROPERTY ADDRESS: DUELLA COURT, YORK, PA 17404

UPI# 36-000-15-0116.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PNC BANK, NATIONAL ASSOCIATION vs. MELVIN L. RUMMEL Docket Number: 2016-SU-18-06. And to me directed, I will expose at public sale in the York County

Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MELVIN L. RUMMEL

PREMISES 1:

ALL THAT CERTAIN tract of land situate, lying and being in West Manheim Township, York County, Pennsylvania. bounded and limited as follows, to wit:

Being Parcel ID# 52-000-BE-0054-A0-00000

Being 849 Fuhrman Mill Road & Frogtown Road Hanover, PA 17331

PREMISES 2:

ALL THAT CERTAIN piece of land situate, lying and being in West Manheim Township, York County, Pennsylvania, bounded and limited as follows, to wit:

BEING identified as Lot No. 2.

Being Parcel ID# 52-000-BE-0054-B0-00000

BEING THE SAME PREMISES which Melvin L. Rummel and Peggy L. Rummel, husband and wife, by Deed dated January 23, 2008 and recorded February 4, 2008 in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Book 1946, Page 901, granted and conveyed unto Melvin L. Rummel and Peggy L. Rummel husband and wife.

PROPERTY ADDRESS: 849 FUHRMAN MILL ROAD, HANOVER, PA 17331

UPI# 52-000-BE-0054.A0-00000

PROPERTY ADDRESS: FROGTOWN ROAD, HANOVER, PA 17331

UPI# 52-000-BE-0054.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. GARY D. RUSH and KRISTA M. RUSH Docket Number: 2016-SU-2162-06. And to me directed, I will expose at public sale in the York County

Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GARY D. RUSH
KRISTA M. RUSH

ALL THAT CERTAIN lot or tract situate in the township of Fairview, County of York and State of Pennsylvania, more particularly bounded and described as follows, to wit:

Property Address: 424 Lewisberry Road New Cumberland, PA 17070

Parcel No. 27-RF-98F
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
Judgment: \$146,130.12

PROPERTY ADDRESS: 424 LEWISBERRY ROAD, NEW CUMBERLAND, PA 17070

UPI# 27-000-RF-0098.F0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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 NATIONAL ASSOCIATION AS TRUSTEE FOR CFMSI REMIC SERIES 2004-01-REMIC PASS-THROUGH CERTIFICATES SERIES 2004-01 vs. WAHEED RUSHDI and GHAZALA RUSHDI Docket Number: 2014-SU-3957-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WAHEED RUSHDI
GHAZALA RUSHDI

owner(s) of property situate in the WINDSOR TOWNSHIP, YORK County, Pennsylvania, being 979 Castle Pond Drive, York, PA 17402-7557

Parcel No. 53-000-30-0014.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$177,833.27

PROPERTY ADDRESS: 979 CASTLE POND DRIVE, YORK, PA 17402

UPI# 53-000-30-0014.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. MARY A. SAKERS and RICHARD R. SAKERS, III Docket Number: 2016-SU-170-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARY A. SAKERS
RICHARD R. SAKERS, III

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Manheim, County of York and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Phase III of Parcel I - of South Pointe, made by GHI Engineers and Surveyors, dated January 27, 2006, last revised April 18, 2008 and recorded in York County Plan Book 1959 page 2955, as follows to wit:

BEING Lot #272, as shown on said plan BEING 70 Malek Drive Hanover, PA 17331

BEING Parcel #52-000-18-0272.00-00000

BEING THE SAME PREMISES WHICH NVR, Inc., a Virginia corporation trading as Ryan Homes by Indenture bearing date 7/9/2009 and recorded 7/16/2009 in the Office of the Recorder of Deeds in and for the County of York in Record Book 2032 page 5958, granted and conveyed unto Richard R Sakers III and Mary A Sakers, husband and wife, in fee.

PROPERTY ADDRESS: 70 MALEK DRIVE, HANOVER, PA 17331

UPI# 52-000-18-0272.00-00000

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

schedule unless exceptions are filed thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FULTON BANK, N.A. vs. DARYL L SCHAFFER AKA DARYL SCHAFFER and MARJORIE L SCHAFFER AKA MARJORIE SCHAFFER Docket Number: 2016-SU-1113-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DARYL L SCHAFFER
AKA DARYL SCHAFFER
MARJORIE L SCHAFFER
AKA MARJORIE SCHAFFER

owner(s) of property situate in the MANCHES-TER TOWNSHIP, YORK County, Pennsylvania, being 2966 Harford Circle, York, PA 17404-8463

Parcel No. 36-000-KH-0111.A0-C0063
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$184,420.85

PROPERTY ADDRESS: 2966 HARFORD CIRCLE, YORK, PA 17404

UPI# 36-000-KH-0111.A0-C0063

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CARRINGTON MORTGAGE SERVICES, LLC vs. BRIAN SEAGER A/K/A BRIAN A. SEAGER, A/K/A BRIAN ALLEN SEAGER and RENEE SEAGER A/K/A RENEE M. SEAGER, A/K/A RENEE MICHELLE

SEAGER Docket Number: 2016-SU-2026-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN SEAGER
A/K/A BRIAN A. SEAGER,
A/K/A BRIAN ALLEN SEAGER
RENEE SEAGER
A/K/A RENEE M. SEAGER,
A/K/A RENEE MICHELLE SEAGER

ALL that certain tract of land with the improvements thereon erected, situate in East Manchester Township, York County, Pennsylvania, more particularly described in accordance with a "Final Subdivision Plan - Asbury Pointe Ltd.", said plan made by Stallman & Stallman, Inc., Planning, Engineering & Surveying, York, Pennsylvania, Drawing No. A-86-001.01, dated October 18, 1986, and recorded in the York County Recorder of Deeds Office in Plan Book MM, Page 993, bounded, limited and described as follows, to wit:

BEGINNING at a point set at the northeastern corner of the intersection of Asbury Court and Canterbury Drive; thence extending from said beginning point measured along the eastern side of Canterbury Drive, North twenty-six (26) degrees zero (00) minutes zero (00) seconds East, a distance of one hundred and no one-hundredths (100.00) feet to a point at the corner of Lot No. 164; thence extending along said Lot No. 164, South sixty-four (64) degrees zero (00) minutes zero (00) seconds East, a distance Book 1937 Pane 8028 of one hundred and no one-hundredths (100.00) feet to a point at the corner of Lot No. 180; thence extending along said Lot No. 180, South twenty-six (26) degrees zero (00) minutes zero (00) seconds West, a distance of one hundred and no one-hundredths (100.00) feet to a point along the northern edge of Asbury Court; thence extending along the said northern edge of Asbury Court, North sixty-four (64) degrees zero (00) minutes zero (00) seconds West, a distance of one hundred and no one-hundredths (100.00) feet to the point and place of BEGINNING. CONTAINING 10,000 square feet. Being known as Lot No. 181 on above mentioned plan.

Tax ID: 260001301810000000

BEING KNOWN AS: 100 Asbury Court, Mount Wolf, PA 17347

TITLE TO SAD PREMISES IS VESTED IN Brian Seager, A/K/A Brian A. Seager, A/KA Brian Allen Seager and Renee Seager, A/K/A Renee M. Seager, A/K/A Renee Michelle Seager, by Deed dated from Daniel R. Godfrey, Jr. and Angela S. Godfrey, h/w, dated 9/29/08, recorded 10/01/2008 in Book 198, Page 8028.

PROPERTY ADDRESS: 100 ASBURY COURT, MOUNT WOLF, PA 17347

UPI#

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. WILLIAM P. SEELEY, JR Docket Number: 2015-SU-2200-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM P. SEELEY, JR

ALL THAT CERTAIN piece, parcel of tract of land, together with the improvements thereon erected, situate, lying and being in Manchester Township, York County, Pennsylvania, more particularly bounded, limited and described as follows, to wit:

Beginning at a point along the right-of-way line of Hackberry Lane, a fifty (50) feet wide right-of-way, and corner of Lot No. 270 on the hereinafter referred to subdivision plan, said point also being in a twenty (20) feet wide storm sewer right-of-way; thence along said Lot No. 270, and in and along said storm sewer right-of-way, North forty-three (43) degrees twenty-three (23) minutes fifty-five (55) seconds West, Two Hundred Ten and Ninety-One hundredths (210.91) feet to a point at corner of Lot No. 262 on the hereinafter referred to subdivision plan, said point also being in a seventy-five (75) feet wide Texas Eastern right-of-way; thence along Lot No. 262 and in and along said Texas Eastern right-of-way, North seventy-eight (78) degrees forty-nine (49) minutes two (2) seconds East, One Hundred Forty-Two and Forty-Seven hundredths (142.47) feet to point at corner of Lot No. 268 on the hereinafter referred to subdivision plan; thence along Lot No. 268, South twenty-three (23) degrees twenty (20) minutes forty-two (42) seconds East, One Hundred Fifty-Eight and Four hundredths (158.04) feet to a point-along the right-of-way line of Hackberry Lane, aforesaid; thence along the right-of-way line of Hackberry Lane, by a curve to the left having a radius of two hundred (200.00) feet, an arc length of seventy (70.00) feet, and a long chord bearing and distance of South fifty-six (56) degrees thirty-seven (37) minutes forty-two (42) seconds West, Sixty-Nine and Sixty-Four hundredths (69.64) feet to the point and place of Beginning.

Containing 18,391 square feet and being Lot No. 269 on Subdivision Plan of Raintree - Phase II, prepared by Gordon L. Brown & Associates, Inc.

dated September 22, 1992, the final revision to which was made on May 21, 1993, designated as Dwg. No. L-2539-4, which said subdivision plan is recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book MM, Page350.

PARCEL No. 360003002690000000

BEING Known As: 3140 Hackberry Lane, York, PA 17404

BEING the same premises which US Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2, by JPMorgan Chase Bank, N.A., as Attorney in Fact, a Bank by Deed recorded July 12, 2010 in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Book 2083 Page 1350 granted and conveyed unto William P Seeley Jr., an adult male, in fee.

PROPERTY ADDRESS: 3140 HACKBERRY LANE, YORK, PA 17404

UPI# 36-000-30-0269.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. RONA SHARIFI and ABDUL SHARIFI Docket Number: 2014-SU-89-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RONA SHARIFI
ABDUL SHARIFI

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

BEING KNOWN AND NUMBERED AS 85 TAYLOR DRIVE, YORK, PA 17404

UPIN NUMBER 23-000-05-0113.00-00000

PROPERTY ADDRESS: 85 TAYLOR DRIVE, YORK, PA 17404

UPI# 23-000-05-0113.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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, DBA CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR VENTURES TRUST 2013-I-H-R vs. TERESA M. SHELL and RICHARD S. SHELL Docket Number: 2015-SU-160-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TERESA M. SHELL
RICHARD S. SHELL

ALL that certain tract of land situate, lying and being in the Borough of Hanover, York County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING for a point on the western edge of Eichelberger Street at Lot No. 4 of the herein-after referenced subdivision plan; thence along said western edge of Eichelberger Street, South ten (10) degrees forty-five (45) minutes zero (00) seconds East, twenty (20.00) feet tot a point at Lot No. 2 of said plan; thence along same and through the center of a partition wall, South Seventy-nine (79) degrees fifteen (15) minutes zero (00) seconds West, one hundred (100.00) feet to a point on the eastern edge of a twenty (20.00) feet wide public alley as shown on the hereinafter referenced subdivision plan; thence along same, north ten (10) degrees forty-five (45) minutes zero (00) seconds West, twenty (20.00) feet to a point at Lot No. 4 of said plan; thence along same and through the center of a partition wall, North seventy-nine (79) degrees fifteen (15) minutes zero (00) seconds East, one hundred (100.00) feet to a point on the western edge of Eichelberger Street, the point and place of BEGINNING. CONTAINING 2,000 square feet and identified as Lot No. 3 on a plan of lots prepared by Worley Surveying on July 20, 1993, revised August 20, 1993. Said plan is recorded in the Recorder of Deeds' Office in and for York County, Pennsylvania in Plan Book MM, Page 485.

BEING Parcel # 67-000-17-0317-R0-00000

BEING 622 Eichelberger Street Hanover, PA 17331

BEING the same premises which Lisa A Becker, Executrix of the Estate of Brenda L Matthew, deceased by Deed dated 6/13/2006 and recorded 7/12/2006 in the Office of the Recorder of Deeds, in and for York County, Pennsylvania in Record Book 1824 Page 5423 granted and conveyed unto Richard S Shell and Teresa M Shell, as tenants by the entireties.

PROPERTY ADDRESS: 622 EICHELBERGER STREET, HANOVER, PA 17331

UPI# 67-000-17-0317.R0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of METRO BANK vs. LOUIS N. SKEPARNIAS and MARIA D. SKEPARNIAS Docket Number: 2015-SU-3427-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LOUIS N. SKEPARNIAS
MARIA D. SKEPARNIAS

ALL that certain tract of land with the improvements thereon erected, known and numbered as 1542 East Market Street, Spring Garden Township, York County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the south line of East Market Street, said point being two hundred five (205) feet east of the southeast corner of East Market Street and Ogontz Street; thence extending southwardly two hundred fifty (250) feet along the east line of property now or formerly of Robert H. May and Julia M. May, his wife, to a point on the north line of a twenty (20) feet wide alley, which last-mentioned course is parallel with the east line of Ogontz Street; thence extending eastwardly seventy-five (75) feet along the north line of said twenty (20) feet wide alley to a point in said line, which said course is at a right angle to the last-mentioned course; thence extending northwardly two hundred fifty (250) feet along the west side of property now or formerly of Clair S. Buchart and Mary S. Buchart, his wife, to a point in the south line of East Market Street, which said course is parallel with the east line of Ogontz Street; thence extending westwardly seventy-five (75) feet along

the south line of East Market Street to the place of BEGINNING. Said course being at a right angle to the last-mentioned course. Having a frontage on the south side of East Market Street of seventy-five (75) feet and a depth extending southwardly of two hundred fifty (250) feet of equal width throughout to said twenty (20) feet wide alley.

BEING the same premises which Stephen A. Risik and Debra Joy Risik, his wife, by their Deed dated February 8, 1994 and recorded on March 15, 1994, in and for York County, Pennsylvania in Book 849, Page 132, granted and conveyed unto Louis N. Skeparnias and Maria D. Skeparnias, his wife.
Property address: 1542 East Market Street, York, PA 17402

UPIN Number 48-000-07-0029.00-00000

PROPERTY ADDRESS: 1542 EAST MARKET STREET, YORK, PA 17402

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BAYVIEW LOAN SERVING, LLC vs. JAMES B. SLEBZAK, III Docket Number: 2015-SU-297-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES B. SLEBZAK, III

owner(s) of property situate in the MANCHESTER BOROUGH, YORK County, Pennsylvania, being 211 Edgeboro Drive, Manchester, PA 17345-1203

Parcel No. 760000100880000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$155,344.73

PROPERTY ADDRESS: 211 EDGEBORO DRIVE, MANCHESTER, PA 17345

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. JAMES LEROY SMITH Docket Number: 2012-SU-3948-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES LEROY SMITH

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate on the southeastern side of Pennsylvania Department of Highways Traffic Route No. 624, Lower Windsor Township, York County, Pennsylvania, described according to a plan by Gordon L. Brown & Associates, Engineers & Surveyors, dated March 1, 1971, bearing Drawing No. J-2980, and having thereon erected a dwelling house known as: 1930 CRALEY ROAD WINDSOR, PA 17366

Account No. 35-000-11-0036.00-00000

Reference York County Record Book 2089 Page 5471.

PROPERTY ADDRESS: 1930 CRALEY ROAD, WINDSOR, PA 17366

UPI# 35-000-11-0036.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00

O'Clock, PM, 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, NA vs. JENNIFER SPRENKLE Docket Number: 2016-SU-1951-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JENNIFER SPRENKLE

owner(s) of property situate in the NEWBERRY TOWNSHIP, YORK County, Pennsylvania, being 20 Deardoff Drive a/k/a 20 Deardorff Drive, Eiters, PA 17319-9687

Parcel No. 39-000-PG-0140.D0-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$165,585.53

PROPERTY ADDRESS: 20 DEARDOFF DRIVE, A/K/A 20 DEARDORFF DRIVE, ETTERS, PA 17319

UPI# 39-000-PG-0140.D0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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 SERVING LLC vs. JUSTIN H. STEPHENS Docket Number: 2016-SU-2005-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JUSTIN H. STEPHENS

The land referred to in this Commitment is described as follows:

ALL THAT CERTAIN unit in the property known, numbered and identified as Unit 462 in the Woodcrest Hills Condominium, located in Springettsbury Township, County of York, and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of

the Uniform Condominium Act, 68 PA C.S.A., Section 3101, et seq., by the recording in the Office of the Recorder of Deeds in and for York County, Pennsylvania, of a Declaration of Condominium dated April 26, 2005, and recorded May 4, 2005, in Land Record Book 1722, Page 4843; as amended by First Amendment thereto dated May 20, 2005, and recorded June 2, 2005, in Land Record Book 1728, Page 764; as amended by Second Amendment thereto dated June 17, 2005, and recorded June 23, 2005, in Land Record Book 1734, Page 2933; as amended by Third Amendment thereto dated July 9, 2008, and recorded July 10, 2008, in Land Record Book 1975, Page 5337; and as shown on Plan Book SS, Page 873, and et seq., being and designated as Unit No. 462 in Building No. 4, Lot 52, 462 Marion Road, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING PIN Number 46-000-KI-0233-A0-00462

BEING 462 Marion Road York, PA 17406

PROPERTY ADDRESS: 462 MARION ROAD, YORK, PA 17406

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. CRAIG A. STEVENS Docket Number: 2016-SU-2188-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CRAIG A. STEVENS

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

BEGINNING FOR A CORNER ON THE WEST SIDE OF MUMMA AVENUE AT A POINT EIGHTY AND FIVE ONE-HUNDREDTHS (80.05) FEET SOUTH OF THE INTERSECTION OF BREWSTER STREET; THENCE ALONG SAID MUMMA AVENUE SOUTH TWELVE (12) DEGREES TWEN-

TY-FIVE AND ONE-HALF (251/2) MINUTES EAST, FIFTY-NINE AND FIVE ONE-HUNDREDTHS (59.05) FEET TO A CORNER AT A TWENTY (20) FEET WIDE PUBLIC ALLEY; THENCE ALONG SAME SOUTH SEVENTY-FOUR (74) DEGREES FIFTY-THREE AND ONE-HALF (531/2) MINUTES WEST, ONE HUNDRED TWENTY-FIVE AND NINE-TY-FIVE ONE HUNDREDTHS (125.95) FEET, TO A POINT AT LANDS NOW OR FORMERLY OF CLARK M. BECKER; THENCE ALONG SAME NORTH TEN (10) DEGREES TWENTY-SEVEN AND ONE-HALF (271/2) MINUTES WEST, SIXTY-NINE AND FIFTY-TWO ONE-HUNDREDTHS (69.52) FEET TO A POINT AT LANDS NOW OR FORMERLY OF HARRY A. HOFFMAN, ET UX.; THENCE ALONG SAME NORTH SEVENTY-NINE (79) DEGREES THIRTY-TWO AND ONE-HALF (321/2) MINUTES EAST, ONE HUNDRED TWENTY-THREE AND FORTY-FOUR ONE-HUNDREDTHS (123.44) FEET TO A CORNER AT MUMMA AVENUE AND THE PLACE OF BEGINNING.

SOURCE OF TITLE: BOOK 1916, PAGE 3648 (RECORDED 08/22/2007)

BEING 44 Mumma Avenue Hanover PA 17331

PARCEL NUMBER: 44-000-01-0042.00-00000

PROPERTY ADDRESS: 44 MUMMA AVENUE, HANOVER, PA 17331

UPI# 44-000-01-0042.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. ROB BEN STILLINGS Docket Number: 2016-SU-129-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBBEN STILLINGS

DOCKET #2016-SU-000129-06

ALL THAT CERTAIN piece, parcel and tract of real estate with the improvements thereon erected, situate In East Manchester Township, York County, Pennsylvania

PARCEL No. 26-000-MH-0031.AO-00000

PROPERTY ADDRESS: 480 CANAL ROAD EXTENDED, YORK, PA 17404

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: ROB BEN STILLINGS

ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 480 CANAL ROAD EXTENDED, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. JAMIE L. SUDDUTH Docket Number: 2016-SU-1177-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMIE L. SUDDUTH

owner(s) of property situate in Springettsbury Township, YORK County, Pennsylvania, being 100 Lisa Lane, York, PA 17402

Parcel No. 46-000-IJ-0001.00-C0017 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$122,201.74

PROPERTY ADDRESS: 100 LISA LANE, YORK, PA 17402

UPI# 46-000-IJ-0001.00-C0017

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-GEL2 vs. GEORGE S. SUDIK and MARY G. SUDIK Docket Number: 2016-SU-1419-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GEORGE S. SUDIK
MARY G. SUDIK

All that certain tract of land situate in Dover Township, York County, Pennsylvania, being designated as Lot No. 20 on a Final Subdivision of "Kemper Heights", recorded in York County, Plan Book KK, Page 41, and being more fully described as follows, to wit:

Beginning at a point on the southern dedicated right-of-way line of Jessica Road, a 50 feet wide public street, at a corner of Lot No. 21; thence extending along Lot No. 21, south 25 degrees 30 minutes 0 seconds west, a distance of 92.84 feet to a point at the corners of Lots Nos. 21, 22 and 19; thence extending along Lot No. 19, north 46 degrees 0 minutes 0 seconds west, a distance of 124.36 feet to a point on the southeastern dedicated right-of-way line of Abby Lane, a 50 feet wide public street at the corner of Lot No. 19 as shown on the aforesaid Subdivision Plan; thence extending along the said dedicated right-of-way line of Abby Lane, north 35 degrees 30 minutes 0 seconds east, a distance of 29.03 feet to a point on the said dedicated right-of-way line of Abby Lane; thence extending along the same Abby Lane and the southern dedicated right-of-way line of Jessica Road by a curve to the right with a chord bearing of north 75 degrees 30 minutes 0 seconds east, a chord distance of 38.57 feet, the radius of which curve is 30 feet, for an arc distance of 41.89 feet to a point on the southern dedicated right-of-way line of Jessica Road; thence extending along the southern dedicated right-of-way line of Jessica Road, south 64 degrees 30 minutes 0 seconds east, a distance of 83.35 feet, to a point on the southern dedicated right-of-way line of Jessica Road at the corner of Lot No. 21, the point and place of beginning.

Title to said Premises vested in George S. Sudik and Mary G. Sudik, husband and wife by Deed from David D. Stauffer and Patricia R. Clark-

Stauffer, husband and wife dated December 27, 2004 and recorded on January 7, 2005 in the York County Recorder of Deeds in Book 1698, Page 5850 as Instrument No. 2005001676.

Being known as: 3140 Jessica Road, Dover, PA 17315

Tax Parcel Number: 24-000-03-0220.00-00000

PROPERTY ADDRESS: 3140 JESSICA ROAD, DOVER, PA 17315

UPI# 24-000-03-0220.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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, NA, SUCCESSOR TRUSTEE TO CITIBANK, N.A. AS TRUSTEE FOR BEAR STEARNS ALT-A TRUST 2006-4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4 vs. TRACY L. SULC Docket Number: 2008-SU-4485-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TRACY L. SULC

ALL THOSE CERTAIN Units (each, being referred to as a "Unit"), being Unit No. 276 (47-000-09-00276); each of Logan's Reserve, A Planned Community (the "Community"), such Community being located partly in Springfield Township and partly in Loganville Borough, York County, Pennsylvania, which Unit is designated in the Declaration of Covenants and Restrictions for Logan's Reserve, A Planned Community (the "Declaration") and Declaration Plats and Plans recorded as an exhibit thereto in the Office of the York County Recorder of Deeds in Identification Number 2004045223, Record Book 1653, Page 8882, together with any and all amendments thereto.

Said property is in fee simple.

BEING the same lot of ground which by Deed of even date herewith and recorded or intended to be recorded immediately prior hereto in the Office of the Recorder of Deeds in and for York County, Pennsylvania which was granted and conveyed by U.S. HOME CORP. D/B/A LEN-

NAR CORPORATION, unto the Borrowers herein.

Property: 1117 Silver Maple Circle Seven Valleys, PA 17360

Parcel #: 47-000-09-0276.00-00000

PROPERTY ADDRESS: 1117 SILVER MAPLE CIRCLE, SEVEN VALLEYS, PA 17360

UPI# 47-000-09-0276.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO METRO BANK FKA COMMERCE BANK/HARRISBURG vs. WILLIAM H. SWARTZ, III Docket Number: 2016-SU-1610-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM H. SWARTZ, III

ALL those 2 contiguous tracts of land, with the improvements thereon erected, situate in Spring Garden Township, County of York and Commonwealth of Pennsylvania and being more fully described in the Deed dated September 14, 2005 and recorded on September 28, 2005 in Deed Book 1758, Page 7280.

PIN Number 48-000-32-0094

Property Address: 1063 Wyndham Drive, York, PA 17403

PROPERTY ADDRESS: 1063 WYNDHAM DRIVE, YORK, PA 17403

UPI#

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

Seized, levied upon and taken into execution As

the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of SRMOF II 2012-1 TRUST, U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE vs. LESLIE E. SZARKA and WILLIAM E. WILLIAMS Docket Number: 2012-SU-3918-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LESLIE E. SZARKA
 WILLIAM E. WILLIAMS

ALL the following piece, parcel or tract of land with the improvements thereon erected lying, being and situate in Chanceford Township, York County, Pennsylvania, being shown on the Final Plan of Chanceford Manor Village, Section A, Sheet 2 of 2, recorded in the York County Recorder of Deeds' Office in Plan Book Y, Page 751, more fully bounded, limited and described as follows, to wit:

BEGINNING at a point on the southern right-of-way line of a public road known as Sechrist Road, and also known as T-999, at Lot #11; thence along said southern right-of-way line of Sechrist Road, North seventy-five (75) degrees thirty-three (33) minutes forty-five (45) seconds East, ninety (90) feet to a point at Lot #13; thence along said Lot #13, South fourteen (14) degrees twenty-six (26) minutes fifteen (15) seconds East ninety-two and fifty hundredths (92.50) feet to a point at Lot #20; thence along a portion of said Lot #20 and a portion of Lot #21, South seventy-five (75) degrees thirty-three (33) minutes forty-five (45) seconds West, ninety (90) feet to a point at said Lot #11; thence along said Lot #11, North fourteen (14) degrees twenty-six (26) minutes fifteen (15) seconds West, ninety-two and fifty hundredths (92.50) feet to a point on the southern right-of-way line of Sechrist Road and the point and place of Beginning

BEING Lot #12 as shown on said Final Plan.

BEING Parcel # 21-000.01-0012.00-00000

BEING 25 Pond Road Felton, PA 17322

PROPERTY ADDRESS: 25 POND ROAD, FELTON, PA 17322

UPI#

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

schedule unless exceptions are filed thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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 SERVISING, LLC vs. MICHAEL TAYLOR and LOIS TAYLOR Docket Number: 2016-SU-1969-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL TAYLOR
LOIS TAYLOR

owner(s) of property situate in the PARADISE TOWNSHIP, YORK County, Pennsylvania, being 5552 Admire Road, East Berlin, PA 17316-8413

Parcel No. 42-000-IE-0091.B0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$238,131.94

PROPERTY ADDRESS: 5552 ADMIRE ROAD, EAST BERLIN, PA 17316

UPI# 42-000-IE-0091.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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, DBA CHRISTIANA TRUST NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST vs. THE UNKNOWN HEIRS OF JAMES E. HUCKVALE, DECEASED JARED

HUCKVALE, SOLELY IN HIS CAPACITY AS HEIR OF JAMES E. HUCKVALE DECEASED JONATHAN HUCKVALE, SOLELY IN HIS CAPACITY AS HEIR OF JAMES E. HUCKVALE DECEASED GREGORY HUCKVALE, SOLELY IN HIS CAPACITY AS HEIR OF JAMES E. HUCKVALE DECEASED JAMES HUCKVALE JR, SOLELY IN HIS CAPACITY AS HEIR OF JAMES E. HUCKVALE DECEASED MATTHEW HUCKVALE, SOLELY IN HIS CAPACITY AS HEIR OF JAMES E. HUCKVALE DECEASED KIMBERLY HUCKVALE, SOLELY IN HER CAPACITY AS HEIR OF JAMES E. HUCKVALE, DECEASED Docket Number: 2015-SU-2715-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

THE UNKNOWN HEIRS OF
JAMES E. HUCKVALE, DECEASED
JARED HUCKVALE, SOLELY IN HIS
CAPACITY AS HEIR OF
JAMES E. HUCKVALE DECEASED
JONATHAN HUCKVALE, SOLELY IN HIS
CAPACITY AS HEIR OF J
AMES E. HUCKVALE DECEASED
GREGORY HUCKVALE, SOLELY IN HIS
CAPACITY AS HEIR OF
JAMES E. HUCKVALE DECEASED
JAMES HUCKVALE JR, SOLELY IN HIS
CAPACITY AS HEIR OF
JAMES E. HUCKVALE, DECEASED
MATTHEW HUCKVALE, SOLELY IN HIS
CAPACITY AS HEIR OF
JAMES E. HUCKVALE, DECEASED
KIMBERLY HUCKVALE, SOLELY IN HER
CAPACITY AS HEIR OF
JAMES E. HUCKVALE, DECEASED

ALL THAT PARCEL OF LAND IN YORK COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 1298, PAGE 1484, ID# 44-6-8.5, BEING KNOWN AND DESIGNATED AS FOLLOWS:

ALL THAT CERTAIN TRACT OR LAND, TOGETHER WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE AT THE CORNER OF MEADS AVENUE AND MANOR STREET, IN PENN TOWNSHIP, YORK COUNTY, PENNSYLVANIA, HAVING A WIDTH OF FORTY (40) FEET ALONG MEADE AVENUE AND EXTENDING IN DEPTH OF THE SAME WIDTH ONE HUNDRED FIFTY (150) FEET, AND KNOWN AS LOT NUMBER 12 IN BLOCK "D" ON A PLAN OR PLOT OF A SERIES OF LOTS LAID OUT BY RAYMOND T. FORNERY, ET AL., WHICH PLAN OR PLOT IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR YORK COUNTY, PENNSYLVANIA, IN RECORD BOOK 21 Y, PAGE 702.

BEING 351 MANOR STREET HANOVER, PA 17331

BEING PARCEL NUMBER 44-000-06-0085-00-00000

DEED FROM JAMES E HUCKVALE, AS SURVIVING TENANT BY THE ENTIRETY

OF NANCY L HUCKVALE, DECEASED AS SET FORTH IN DEED BOOK 1926, PAGE 5196 DATED 9/21/2007 AND RECORDED 10/10/2007, YORK COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA GRANTED AND CONVEYED UNTO JAMES E HUCKVALE, A WIDOWER.

PROPERTY ADDRESS: 351 MANOR STREET, HANOVER, PA 17331

UPI# 44-000-06-0085.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. THE UNKNOWN HEIRS OF ROBERT CARL MCBRIDE, DECEASED RORY MCBRIDE, SOLELY IN HIS CAPACITY AS HEIR OF ROBERT CARL MCBRIDE, DECEASED RANDY MCBRIDE, SOLELY IN HIS CAPACITY AS HEIR OF ROBERT CARL MCBRIDE, DECEASED Docket Number: 2016-SU-965-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

THE UNKNOWN HEIRS OF
ROBERT CARL MCBRIDE, DECEASED
RORY MCBRIDE, SOLELY IN HIS
CAPACITY AS HEIR OF
ROBERT CARL MCBRIDE, DECEASED
RANDY MCBRIDE, SOLELY IN HIS
CAPACITY AS HEIR OF
ROBERT CARL MCBRIDE, DECEASED

ALL THAT CERTAIN lot of ground, situate, lying and being in that part of the Borough of Wrightsville, formerly called "Westphalia" in the County of York and State of Pennsylvania as aforesaid, and marked and known on the general plot or plan of said Borough by the number seventy-two (72) bounded and limited and follows, and being known and numbered as 119 Maple Street, in the Borough of Wrightsville, York County, Pennsylvania.

CONTAINING in width fronting on Maple Street fifty (50) feet and extending in length or depth of equal width two hundred (200) feet to Middle Alley.

BOUNDED on the North by said Maple Street,

East by Howard, Alley South by Middle Alley and on the West by Lot Number seventy-one (71).

Parcel #91-000-04-0113.00-00000

Being known as: 119 Maple Street Wrightsville, PA 17368

PROPERTY ADDRESS: 119 MAPLE STREET, WRIGHTSVILLE, PA 17368

UPI# 91-000-04-0113.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of TAYLOR, BEAN AND WHITAKER MORTGAGE CORP. vs. TRACIA. TILSON F/K/A TRACIA. HILE Docket Number: 2016-SU-886-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TRACIA. TILSON
F/K/A TRACIA. HILE

ALL THAT CERTAIN message and lot of ground with the improvements erected thereon, situation the North side of Prospect Street, in the Twelfth Ward of the City of York, County of Pennsylvania, Commonwealth of Pennsylvania, known as 457 Prospect Street, bounded and described as follows, to wit:

BEGINNING at a point in said Prospect Street in the middle of a private alley thirty-five feet East from the line of property now or formerly of the Estate of Benjamin Kissinger, deceased; and running thence along said Prospect Street Eastwardly sixteen feet to a point; thence by land now or formerly of Jacob Beitzel at right angles with said Prospect Street Northwardly ninety-four feet and six inches to a point; thence by other land now or formerly of said Jacob Beitzel by a line at right angles with said Prospect Street Southwardly ninety-four feet six inches to said Prospect Street and the place Beginning. Reserving, nevertheless, along the West side of the property hereby conveyed one foot and two inches beginning at Prospect Street, aforesaid, and extending back in a Westwardly direction from said Street twenty-eight feet, to be and remain open as part of a joint alley for the use of

hereby granted premises and that adjacent there-to on the West forever.

TOGETHER with the right to use an alley one foot and two inches on the East side of the property now or formerly of Jacob Beitzel adjoining the premises hereby conveyed on the West, beginning at said Prospect Street and extending back in a northwardly direction from said street twenty-eight feet, the said joint alley to be two feet and four inches in width throughout twenty-eight feet for the common use and enjoyment of the owners of the respective premises from which said joint alley is taken, their heirs and assigns, and tenants occupying the said premises forever.

UNDER AND SUBJECT to restrictions and conditions as now appear of record. BEING KNOWN as Parcel No. 12-420-13-13.

BEING THE SAME PREMISES AS Marc D. Sprengle, by Deed dated August 27, 2007, and recorded on September 17, 2007, by the York County Recorder of Deeds in Deed Book 1921, at Page 8706, Instrument No. 2007070320, granted and conveyed unto Sean A. Strickler and Traci A. Hile a/k/a Traci A. Tilson, as Joint Tenants with Rights of Survivorship.

AND THE SAID Sean A. Strickler departed this life on December 17, 2007, whereby title vested with Traci A. Hile a/k/a Traci A. Tilson, an Individual, by Operation of Law.

BEING KNOWN AND NUMBERED AS 457 E. Prospect Street, York, PA 17403.

PARCEL NO.: 12-420-13-0013.00-00000.

PROPERTY ADDRESS: 457 EAST PROSPECT STREET, YORK, PA 17403

UPI# 12-420-13-0013.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CIT BANK, N.A. vs. LUZ M. TORRES, KNOWN SURVIVING HEIR OF VIRGILIO TORRES IDA COLON, KNOWN SURVIVING HEIR OF VIRGILIO TORRES JEANNETTE TORRES, KNOWN SURVIVING HEIR OF VIRGILIO TORRES UNKNOWN SURVIVING HEIRS OF VIRGILIO TORRES Docket Number: 2016-SU-197-06. And to me directed, I will expose at public sale

in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LUZ M. TORRES, KNOWN
SURVIVING HEIR OF VIRGILIO TORRES
IDA COLON, KNOWN
SURVIVING HEIR OF VIRGILIO TORRES
JEANNETTE TORRES, KNOWN
SURVIVING HEIR OF VIRGILIO TORRES
UNKNOWN SURVIVING HEIRS OF
VIRGILIO TORRES

All that certain piece or parcel or Tract of land situate in the City of York, York County, Pennsylvania, and being known as 175 South Pine Street, York, Pennsylvania 17403.

TAX MAP AND PARCEL NUMBER:06-105-02-0047.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$57,732.49

PROPERTY ADDRESS: 175 SOUTH PINE STREET, YORK, PA 17403

UPI# 06-105-02-0047.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. PHILLIP L. TRACEY, IN HIS CAPACITY AS ADMINISTRATOR CTA AND DEVISEE OF THE ESTATE OF RONALD E. TRACEY Docket Number: 2016-SU-2205-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PHILLIP L. TRACEY, IN HIS CAPACITY AS ADMINISTRATOR CTA AND DEVISEE OF THE ESTATE OF RONALD E. TRACEY

owner(s) of property situate in the GLEN ROCK BOROUGH, YORK County, Pennsylvania, being 131 Valley Street, Glen Rock, PA 17327

Parcel No. 64-000-CI-0027.00-00000 AND 64-

000-CI-0028.A0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$166,002.65

PROPERTY ADDRESS: 131 VALLEY
STREET, GLEN ROCK, PA 17327

UPI# 64-000-CI-0027.00-00000

PROPERTY ADDRESS: VALLEY ROAD,
GLEN ROCK, PA 17327

UPI# 64-000-CI-0028.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of LSF9 MASTER PARTICIPATION TRUST vs. KENNETH A. TRIMMER and SHONNA L. TRIMMER Docket Number: 2015-SU-3844-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KENNETH A. TRIMMER
SHONNA L. TRIMMER

owner(s) of property situate in the DALLASTOWN BOROUGH, YORK County, Pennsylvania, being 215 North School Place, Dallastown, PA 17313-1610

Parcel No. 56-000-02-0266.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$139,510.84

PROPERTY ADDRESS: 215 NORTH SCHOOL
PLACE, DALLASTOWN, PA 17313

UPI# 56-000-02-0266.00-00000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. JEANIE L. TURNER, DELORES B. TURNER and CARL L. TURNER Docket Number: 2014-SU-419-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JEANIE L. TURNER
DELORES B. TURNER
CARL L. TURNER

All that certain piece or parcel or Tract of land situate Penn Township, York County, Pennsylvania, and being known as 961 York Street, Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER:
440000101200000000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$127,691.64

PROPERTY ADDRESS: 961 YORK STREET,
HANOVER, PA 17331

UPI# 44-000-01-0120.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BRANCH BANKING AND TRUST COMPANY vs. MELVIN R. TURNER, THELMA W. TURNER, RONALD E. RUNKLE and DENISE M. RUNKLE Docket Number: 2016-

SU-1855-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MELVIN R. TURNER
THELMA W. TURNER
RONALD E. RUNKLE
DENISE M. RUNKLE

All that certain piece or parcel or Tract of land situate City of York, York County, Pennsylvania, and being known as 1517 Continental Road, York, Pennsylvania 17404.

TAX MAP AND PARCEL NUMBER:
14-610-03-0013.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$74,645.44

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Melvin R. Turner, Thelma W. Turner, Ronald E. Runkle and Denise M. Runkle

PROPERTY ADDRESS: 1517 CONTINENTAL ROAD, YORK, PA 17404

UPI# 14-610-03-0013.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") vs. WILLIAM TURNER Docket Number: 2016-SU-2012-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM TURNER

All that certain following described lot of ground, with improvements thereon erected, situate in Springettsbury Township, York County, Pennsylvania, bounded and described as follows:

Beginning at a cement post on the North side of

a public road known as Pleasant View Road at land now or formerly of Mildred Zimmer; thence along the North side of said public road South fifty (50) degrees thirty (30) minutes West, one hundred sixty-one and thirty-six one-hundredths (161.36) feet to an iron pipe; thence along land now or formerly of George W. Eckert, Sr. and wife, North eight (08) degrees eleven (11) minutes West, two hundred twenty-three and sixty-eight one-hundredths (223.68) feet to an iron pipe; thence by the same North seventy-eight (78) degrees forty-nine (49) minutes East, ninety-three and sixty one-hundredths (93.60) feet to an iron pipe at land now or formerly of Mildred Zimmer; thence by said land of said Mildred Zimmer South sixteen (16) degrees six (06) minutes East, ninety-eight and eighty-five one-hundredths (98.85) feet to an iron pipe; thence by the same South forty-one (41) degrees thirty (30) minutes East, fifty-six (56) feet to a cement post and the place of beginning.

BEING KNOWN AS: 2462 Pleasant View Drive, York, PA 17406

TITLE TO SAID PREMISES IS VESTED IN William Turner by deed from Robert C. Shaffer and Linda J. Shaffer, husband and wife, ated 4/26/2006 and recorded 6/7/2006 n Book 1816 Page 6658.

PROPERTY ADDRESS: 2462 PLEASANT VIEW DRIVE, YORK, PA 17406

UPI# 46-000-08-0150.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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, NA vs. KONSTANTINOS TZAMALIS and CHARLENE V. TZAMALIS A/K/A CHARLENE TZAMALIS Docket Number: 2016-SU-2206-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KONSTANTINOS TZAMALIS
CHARLENE V. TZAMALIS
A/K/A CHARLENE TZAMALIS

owner(s) of property situate in the DOVER TOWNSHIP, YORK County, Pennsylvania, being 2450 Admire Springs Drive, Dover, PA

17315-4684

Parcel No. 24-000-32-0034.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$212,509.74

PROPERTY ADDRESS: 2450 ADMIRE SPRINGS DRIVE, DOVER, PA 17315

UPI# 24-000-32-0034.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JAMES B. NUTTER & COMPANY vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALICE M. CROUSE, DECEASED ANTHONY WAYNE ROSER IN HIS CAPACITY AS HEIR OF ALICE M. CROUSE, DECEASED Docket Number: 2016-SU-1661-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
ALICE M. CROUSE, DECEASED
ANTHONY WAYNE ROSER IN HIS
CAPACITY AS HEIR OF
ALICE M. CROUSE, DECEASED

All the following described piece, parcel or tract of land situate, lying and being in West Manheim Township, York County, Pennsylvania, bounded and limited as follows, to wit:

PARCEL No. 52-000-11-0029.00-00000

PROPERTY ADDRESS: 52 SKYLITE DRIVE, HANOVER, PA 17331

IMPROVEMENTS: RESIDENTIAL DWELLING.

ATTORNEY FOR PLAINTIFF: Powers, Kim &

Associates, LLC

PROPERTY ADDRESS: 52 SKYLITE DRIVE, HANOVER, PA 17331

UPI# 52-000-11-0029.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of SIWELL INC., DBA CAPITAL MORTGAGE SERVICES OF TEXAS vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LISA L. GELBAUGH, DECEASED ANGELA MOODY, KNOWN HEIR OF LISA L. GELBAUGH, DECEASED KERWIN E. GELBAUGH JR., KNOWN HEIR OF LISA L. GELBAUGH, DECEASED Docket Number: 2016-SU-1456-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER
LISA L. GELBAUGH, DECEASED
ANGELA MOODY, KNOWN HEIR OF
LISA L. GELBAUGH, DECEASED
KERWIN E. GELBAUGH JR.,
KNOWN HEIR OF
LISA L. GELBAUGH, DECEASED

ALL THAT CERTAIN Condominium unit in the property known, named and Identified in the Declaration referred to below as "Stonebridge Crossing, a Condominium", located in Dover Township, York County, Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. Section 3101, et seq., by the recording in the York County Recorder of Deeds Office Declaration dated May 20, 1991 and recorded May 20, 1991, in Land Record Book 170, Page 1116, being and designated in such Declaration as Lot No. 28B and also known as 3148 Long Meadow Drive, Dover, Pennsylvania, 17315 Dover Township, York County, as more fully described in such Declaration, as amended, together with a proportionate undivided interest in the Common Elements of such Condominium as set forth in such Declaration as so amended and

as further amended by any future amendments thereto hereafter recorded in the aforesaid office, It being the same property conveyed to Lisa L. Gelbaugh in Book 1493, Page 544 recorded May1, 2002 of the York County Records.

Property Address: 3148 Long Meadow Drive Dover, PA 17315

Parcel No. 24000210001B0C0136

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

Judgment: \$77,665.40

PROPERTY ADDRESS: 3148 LONG MEADOW DRIVE, DOVER, PA 17315

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

A/K/A CAROL SUE SELAK, DECEASED

ALL that certain tract of land, situate in Springettsbury Township, York County, Pennsylvania, being all of Lot No. 9 and a portion of Lot No. 8, in Section A of a Plan of Lots known as Fayfield, which plan was originally recorded on June 19, 1947, in Deed Book 32-U, page 638, and has since been re-recorded in Plan Book L, page 31, York County Records, and being more fully bounded and described as follows, to wit:

Property Address: 951 South Kershaw Street York, PA 17402

Parcel No. 46000310139
Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

Judgment: \$176,095.94

Attorney: Sarah K. McCaffery, Esquire
PROPERTY ADDRESS: 951 SOUTH KERSHAW STREET, YORK, PA 17402
UPI# 46-000-31-0139.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$112,056.67

PROPERTY ADDRESS: 42 WEST MAIN STREET, DALLASTOWN, PA 17313

UPI# 56-000-04-0364.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DLJ MORTGAGE CAPITAL, INC. vs. STEVE URICH A/K/A STEVE A. URICH and SHERRY URICH Docket Number: 2013-SU-150-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEVE URICH
A/K/A STEVE A. URICH
SHERRY URICH

All that certain piece or parcel or Tract of land situate Warrington Township, York County, Pennsylvania, and being known as 951 E Camping Area Road, Wellsville, Pennsylvania 17365.

TAX MAP AND PARCEL NUMBER:49-000-ME-0183-B0-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$245,281.74

PROPERTY ADDRESS: 951 EAST CAMPING AREA ROAD, WELLSVILLE, PA 17365

UPI# 49-000-ME-0183.B0-00000

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

Seized, levied upon and taken into execution As

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROL SELAK, DECEASED A/K/A CAROL SUE SELAK SUSAN SELAK, KNOWN HEIR OF CAROL SELAK A/K/A CAROL SUE SELAK, DECEASED SHARON SELAK-BETTINGER, KNOWN HEIR OF CAROL SELAK A/K/A CAROL SUE SELAK, DECEASED Docket Number: 2015-SU-3540-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROL SELAK, DECEASED A/K/A CAROL SUE SELAK SUSAN SELAK, KNOWN HEIR OF CAROL SELAK A/K/A CAROL SUE SELAK, DECEASED SHARON SELAK-BETTINGER, KNOWN HEIR OF CAROL SELAK

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-OP2 vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN ZLOCK A/K/A JOHN R. ZLOCK, DECEASED Docket Number: 2016-SU-1563-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN ZLOCK A/K/A JOHN R. ZLOCK, DECEASED

owner(s) of property situate in the DALLASTOWN BOROUGH, YORK County, Pennsylvania, being 42 West Main Street, Dallastown, PA 17313-1601

Parcel No. 56-000-04-0364.00-00000

the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, N.A., AS TRUSTEE FOR PARK PLACE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-WWF1 vs. LAURIE VADEN AKA LAURIE R. VADEN and KEITH A. VADEN Docket Number: 2016-SU-2062-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LAURIE VADEN
 AKA LAURIE R. VADEN
 KEITH A. VADEN

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

BEING KNOWN AND NUMBERED AS 3843 CONCORD AVENUE, YORK, PA 17402

UPIN NUMBER 46-000-13-0174.00-00000

PROPERTY ADDRESS: 3843 CONCORD AVENUE, YORK, PA 17402

UPI# 46-000-13-0174.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION vs. YVES L. VALBRUN Docket Number: 2014-SU-896-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

YVES L. VALBRUN

owner(s) of property situate in the MANCHESTER TOWNSHIP, YORK County, Pennsylvania, being 1201 Falls Grove Lane, York, PA 17404-7919

Parcel No. 36-000-38-0402.00-00000
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$604,744.56
 PROPERTY ADDRESS: 1201 FALLS GROVE LANE, YORK, PA 17404

UPI# 36-000-38-0402.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. AKONI VAUGHANS, SR. Docket Number: 2013-SU-2648-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

AKONI VAUGHANS, SR.

ALL that certain Unit No. 28 ("the Unit") in Green Ridge, a Planned Community ("the Community") said Community being located in East Manchester Township, York County, Pennsylvania as shown on the Plats entitled "Green Ridge Final Subdivision Plan", which plat is recorded among the Plat Records of York County, Pennsylvania in Plat Book 1718 pages 8363 thru 8367, pursuant to a Declaration of Covenants, Restrictions and Easements for Green Ridge, a Planned Community recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Record Book 1787, Page 581.

BEGINNING at a point said point being at Lot 29 and the centerline of Greenfield Street have a sixty (60.00) foot wide right of way, thence by the said centerline, South forty-three (43) degrees twenty-nine (29) minutes seven (07) seconds West, a distance of one hundred forty-seven and nine tenths (147.90) feet to a point, thence

by same, by a curve to the left, having a radius of two hundred (200.00) feet, an arc length of four and thirty-one hundredths (4.31) feet, a chord bearing of South forty-two (42) degrees fifty-two (52) minutes three (03) seconds West, a chord distance of four and thirty-one hundredths (4.31) feet to a point at Lot No. 27, thence by said Lot No. 27, North forty-seven (47) degrees forty-five (45) minutes zero (00) seconds West, a distance of one hundred twenty-nine and fifteen hundredths (129.15) feet to a point, thence North forty-four (44) degrees twenty-one (21) minutes four (04) seconds East, a distance of one hundred fifty-five and two hundredths (155.02) feet to a point at the centerline of a twenty (20.00) foot wide sanitary sewer easement at Lot No 29, thence by said Lot 29, South forty six (46) degrees thirty (30) minutes fifty-three (53) seconds East, a distance of one hundred twenty six and seventy-three hundredths (126.73) feet to a point of beginning. The improvements thereon being known as No. 325 Greenfield Street.

BEING Parcel Number 26-000-17-0028.00-00000

BEING 325 Greenfield Street Manchester, PA 17345

BEING the same premises which by Deed dated 1/30/2008 and recorded 3/11/2008 in the Office of the Recorder of Deeds in and for York County, in Record Book 1952 page 7184 was granted and conveyed from Richmond Homes of Maryland, Inc. unto Akoni Vaughans Sr.

PROPERTY ADDRESS: 325 GREENFIELD STREET, MANCHESTER, PA 17345

UPI# 26-000-17-0028.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, N.A. vs. WHITNEY L. WAGNER and JEREMY P. WAGNER Docket Number: 2016-SU-1635-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WHITNEY L. WAGNER
 JEREMY P. WAGNER

owner(s) of property situate in the RED LION BOROUGH, YORK County, Pennsylvania, being 31 Linden Avenue, Red Lion, PA 17356-1919

Parcel No. 820000400910000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$86,425.22

PROPERTY ADDRESS: 31 LINDEN AVENUE, RED LION, PA 17356

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. KENNETH E. WARREN, JR. and DEBRA WARREN Docket Number: 2016-SU-1433-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KENNETH E. WARREN, JR.
DEBRA WARREN

All the following described tract of land, with the improvements thereon erected, situate on the south side of East Boundary Avenue, in the Twelfth Ward of the City of York, County of York, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

Beginning at a point on the south side of East Boundary Avenue, at lands now or formerly of Lillie M. Creep and Harry B. Creep, her husband, said point being fifty-nine and twenty one-hundredths (59.20) feet east from the southeast corner of East Boundary Avenue and Vander Avenue; thence extending along the south side of East Boundary Avenue, north eighty-three (83) degrees thirty (30) minutes east, sixty (60) feet to a point at other lands now or formerly of York Mortgage Company; thence extending along the same, south six (06) degrees thirty-three (33) minutes east, one hundred thirty-three and fifty one-hundredths (133.50) feet to a point at a twenty (20) feet wide public alley; thence extending along the north side of said public alley, south eighty-three (83) degrees thirty (30)

minutes west, sixty (60) feet to a point at lands now or formerly of Lillie M. Creep and Harry B. Creep, her husband; thence extending along said last mentioned lands, north six (6) degrees thirty-three (33) minutes east one hundred thirty-three and fifty one-hundredths (133.50) feet to a point on the south side of East Boundary Avenue and the place of beginning.

Under and subject, nevertheless, to conditions, restrictions, easements and rights-of-way of record.

Title to said Premises vested in Kenneth E. Warren, Jr. and Debra Warren by Deed from Cassandra D. Wyrick dated May 30, 2003 and recorded on June 3, 2003 in the York County Recorder of Deeds in Book 1573, Page 54.

Being known as: 610 East Boundary Avenue, York, PA 17403

Tax Parcel Number: 12-431-20-0029-B0-00000

PROPERTY ADDRESS: 610 EAST BOUNDARY AVENUE, YORK, PA 17403

UPI# 12-431-20-0029.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BAYVIEW LOAN SERVICING, LLC vs. DANIEL R. WEAVER and SHARON L. WEAVER Docket Number: 2015-SU-885-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DANIEL R. WEAVER
SHARON L. WEAVER

ALL THAT CERTAIN LOT OF LAND SITUATE IN NEWBERRY TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 547 River Drive (Newberry Township), York Haven, PA 17370

PARCEL NUMBER: 39-000-03-0012 & 39-000-03-0020 (Cly Rd., Vacant Land)

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 547 RIVER DRIVE, YORK HAVEN, PA 17370

UPI# 39-000-03-0012.00-00000 & 39-000-03-0020.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PENNYMAC LOAN SERVICES, LLC vs. RYAN MICHAEL WILLIAMS Docket Number: 2016-SU-2064-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RYAN MICHAEL WILLIAMS

ALL the following describe piece, parcel and lot of ground, together with the improvements thereon erected, known and numbered as 149 South Franklin Street in the Borough of Red Lion, York County, Pennsylvania

PARCEL No. 82-000-04-0150.00-00000

PROPERTY ADDRESS: 149 S. FRANKLIN STREET, RED LION, PA 17356 I

IMPROVEMENTS: RESIDENTIAL DWELLING.

PROPERTY ADDRESS: 149 SOUTH FRANKLIN STREET, RED LION, PA 17356

UPI# 82-000-04-0150.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. BRETT A. WISOTZKEY and JULIE M. WISOTZKEY Docket Number: 2016-SU-637-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRETT A. WISOTZKEY
JULIE M. WISOTZKEY

ALL THAT CERTAIN described lot of ground, with improvements thereon erected, situate in West Manchester Township, York County, Pennsylvania

PARCEL No. 51-000-09-0060

PROPERTY ADDRESS: 2238 LOCUST LANE, YORK, PA 17408

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: BRETT A. WISOTZKEY and JULIE M. WISOTZKEY

ATTORNEY FOR PLAINTIFF: Powers, Kirm & Associates, LLC

PROPERTY ADDRESS: 2238 LOCUST LANE, YORK, PA 17408

UPI# 51-000-09-0060.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. MELISSA WITMER Docket Number: 2016-SU-1633-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MELISSA WITMER

ALL THAT CERTAIN tract of land, with the im-

provements thereon erected, situate on the West side of a public road known as Haines Road, (State Highway Legislative Route #66045), as now widened, in Springettsbury Township, York County, Pennsylvania, and known as No. 500 Haines Road, more particularly bounded and described as follows, to wit:

Property Address: 500 Haines Rd York, PA 17402

Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2016-SU-001633-06
Judgment: \$188,508.06
Attorney: Sarah K. McCaffery, Esquire
To be sold as the Property Of: Melissa Witmer

PROPERTY ADDRESS: 500 HAINES ROAD, YORK, PA 17402

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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. DANIELA WOOLLEY, ADMINISTRATRIX OF THE ESTATE OF STEPHEN C. WOOLLEY, DECEASED Docket Number: 2016-SU-1744-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DANIELA WOOLLEY, ADMINISTRATRIX
OF THE ESTATE OF
STEPHEN C. WOOLLEY, DECEASED

ALL THAT CERTAIN tract of land, situate in Jackson Township, York County, Pennsylvania, being more fully bounded and described as shown on a plot prepared by Richard P. March, Registered Engineer, described as Parcel "A" and dated May 11, 1981, as follows:

BEGINNING at an iron pin, the Southwestern corner of property now or formerly of Melvin P. Gruver, on the Northern side of Legislative Route No. 66005; thence along the Northern side of Route No. 66005, South 78 degrees, 00 minutes, 08 seconds West, 4.95 feet to an iron pin; thence along the other property now or formerly of Melvin P. Gruver, North 19 degrees, 32

minutes, 20 seconds West, 199.96 feet to a point; thence along property now or formerly of Melvin P. Gruver, North 78 degrees, 00 minutes, 08 seconds East, 4.68 feet to a point; thence along the same, South 19 degrees, 36 minutes, 52 seconds East, 200 feet to the place of BEGINNING.

BEING THE SAME PREMISES AS Stephen C. Woolley and Angela D. Woolley, by Deed dated October 18, 2012, and recorded February 5, 2013, by the York County Recorder of Deeds in Deed Book 2215, Page 3080, as Instrument No. 2013007068, granted and conveyed unto Stephen C. Woolley, an Individual. AND THE SAID Stephen C. Woolley departed this life on December 20, 2015, intestate, leaving as his only surviving heirs at law and next of kin the following: Daniela Woolley, Spouse and Michael C. Wooley, Minor Child.

WHEREBY THE SAID Daniela Woolley was duly granted Letters of Administration on January 20, 2016, by the York County Register of Wills under Docket Number 6716-0101.

WHEREBY TITLE TO THE AFOREMENTIONED PREMISES vested with Daniela Woolley, an Individual, by Operation of Law.

BEING KNOWN AND NUMBERED AS 4639 East Berlin Road, Thomasville, PA 17364.

PARCEL NO. 33-000-IE-0003.C0-00000

PROPERTY ADDRESS: 4639 EAST BERLIN ROAD, THOMASVILLE, PA 17364

UPI# 33-000-IE-0003.C0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR EMC MORTGAGE LOAN vs. LYNNE E. WORKINGER and RONALD K. WORKINGER Docket Number: 2008-SU-1147-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LYNNE E. WORKINGER
RONALD K. WORKINGER

ALL that certain tract of land, lying, being and situate in SPRINGETTSBURY TOWNSHIP, York County, Pennsylvania, being more fully described in accordance with a Final Subdivision Plan of Springetts Oaks, Section V, dated June 9, 1989, prepared by Stallman & Stahlman, Inc. and designated as Drawing No. A-88-046, which Plan is recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book JJ, Page 923, being more fully bounded and described as follows, to wit:

BEGINNING at a point in the cul-de-sac of Coventry Court at a corner of Lot No. 56; thence continuing along Lot No. 56, North twenty-four (24) degrees thirty-six (36) minutes twenty-four (24) seconds East, one hundred ninety-three and sixty-three one-hundredths (193.63) feet to a point at a common corner of Lots Nos. 33 & 32 of Springetts Oaks, Section II; thence continuing along Lot No. 32, South sixty-two (62) degrees twenty-one (21) minutes twenty-nine (29) seconds, East, seventy-one and one one-hundredth (71.01) feet to a point at a corner of Lot No. 31 of Springetts Oaks, Section II; thence continuing along Lot No. 31, South fourteen (14) degrees forty-six (46) minutes forty-two (42) seconds East, one hundred fifty-one and no one-hundredths (151.00) feet to a point at a corner of Lot No. 58; thence continuing along Lot No. 58, South seventy-four (74) degrees fourteen (14) minutes thirty-three (33) seconds West, one hundred thirty and eighty-eight one-hundredths (130.88) feet to a point in the cul-de-sac of Coventry Court; thence continuing along said cul-de-sac by a curve to the left having a radius of fifty and no one-hundredths (50.00) feet, an arc distance of seventy-four and seventy-eight one-hundredths (74.78) feet, with a chord bearing North fifty-five (55) degrees thirty-four (34) -minutes twenty-six (26) seconds West, sixty-eight and no one-hundredths (68.00) feet to the point and place of BEGINNING.

IT BEING the same premises which D & D Scarborough, Inc. by its deed dated May 29, 1992 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Record Book 396 Page 0048 granted and conveyed unto Ronald K. Workinger and Lynne E. Workinger, husband and wife, Mortgages herein.

UNDER AND SUBJECT, NEVERTHELESS, to restrictions and conditions as now appear of record.

TAX PARCEL #: 46-000-33-0057.00-00000

PROPERTY ADDRESS: LOT 57 Coventry Court, York, Pa 17402

PROPERTY ADDRESS: LOT 57 COVENTRY COURT, YORK, PA 17402

UPI# 46-000-33-0057.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-14 vs. TAMIKA C. WRIGHT Docket Number: 2015-SU-3093-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TAMIKA C. WRIGHT

ALL THAT CERTAIN lot or piece of ground known as Unit No. 64 on Plan Book SS-283 of Peacefields situate in Manchester Township, County of York, Commonwealth of Pennsylvania.

PARCEL No. 36-000-44-0064-0000000

PROPERTY ADDRESS: 324 Bruaw Drive, York, PA 17402

IMPROVEMENTS: RESIDENTIAL DWELLING.

ATTORNEY FOR PLAINTIFF: Law Office of Gregory Javardian, LLC

PROPERTY ADDRESS: 324 BRUAW DRIVE, YORK, PA 17402

UPI# 36-000-44-0064.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, 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, FORMERLY KNOWN AS BANKERS TRUST COMPA-

NY, N.A., AS TRUSTEE FOR SACO 1, INC., SERIES 1999-5 vs. ROBERT D. YOHE, JOLYN A. BRICKNER and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRIAN J. YOHE, DECEASED Docket Number: 2015-SU-1507-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT D. YOHE
JOLYN A. BRICKNER
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER
BRIAN J. YOHE, DECEASED

All that certain, lot of ground, together with the improvements thereon erected, known and numbered as 1750 Monroe Street, situated in West York Borough, York County, Pennsylvania, being more particularly bounded and described as follows, to wit:

Property Address: 1750 Monroe Street York, PA 17404

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2015-SU-001507-06

Judgment: \$55,439.32

Attorney: Sarah K. McCaffery, Esquire

To be sold as the Property Of: Robert D. Yohe, Jolyn A. Brickner and Unknown Heirs. Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Brian J. Yohe, deceased

PROPERTY ADDRESS: 1750 MONROE STREET, YORK, PA 17404

UPI#

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 13, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION vs. JENNIFER L. YOST and SETH J. YOST Docket Number: 2013-SU-3468-06. And to me directed, I will ex-

pose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JENNIFER L. YOST
SETH J. YOST

All that certain piece or parcel or Tract of land situate Township of Dover, York County, Pennsylvania, and being known as 3117 Sundial Road, Dover, Pennsylvania 17315.

TAX MAP AND PARCEL NUMBER: 240001905710000000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$116,317.70

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Jennifer L. Yost and Seth J. Yost

PROPERTY ADDRESS: 3117 SUNDIAL ROAD, DOVER, PA 17315

UPI# 24-000-19-0571.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.12-3t York County, Pennsylvania

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Barley Snyder is a well-established, full service law firm with a commitment to and partnership with our clients. Our Practice Excellence® initiative is an ongoing effort by everyone in our firm to constantly increase our capacity to provide excellent service, professional quality and outstanding value to our clients and this initiative has been recognized in several recent legal publications. We offer a collegial working environment and competitive salary and benefits package. Send resume and salary requirements to hr@barley.com EOE