

# York Legal Record

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

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Vol. 126

YORK, PA, THURSDAY, January 10, 2013

No. 40

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**Dated Material Do Not Delay**

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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 LESTER E. BAKER a/k/a LESTER EDWIN BAKER, DECEASED  
Late of Penn Twp., York County, PA.  
Co-Executrices: Patsy Ann Myers, 645 Hanover St., New Oxford, PA 17350 and Doris J. Hoff, 7527 Woodland Dr., Spring Grove, PA 17362  
Attorney: James T. Yingst, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 01.10-3t

ESTATE OF BRANCH P. BLAIR a/k/a BRANCH PRICE BLAIR a/k/a B.P. BLAIR, DECEASED  
Late of West Manchester Twp., York County, PA.  
Co-Executors: Douglas A. Blair and Daniel B. Blair, c/o Morris & Vedder LLP, 32 N Duke St., P.O. Box 544, York, PA 17405  
Attorney: Rand A. Feder, Esquire, Morris & Vedder LLP, 32 N Duke St., P.O. Box 544, York, PA 17405 01.10-3t

ESTATE OF JAMES M. DOYLE, III a/k/a JAMES M. DOYLE, DECEASED  
Late of Dallastown Borough, York County, PA.  
Executrix: Anne Carbaugh c/o 120 Pine Grove Commons, York, PA 17403  
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403 01.10-3t

ESTATE OF DAVID R. EITEL, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executrix: Lynne L. Eitel, c/o 135 North George Street, York, PA 17401  
Attorney: Jon C. Countess, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 01.10-3t

ESTATE OF JUNE A. FLINCHBAUGH a/k/a JUNE ARLENE FLINCHBAUGH, DECEASED  
Late of Windsor Twp., York County, PA.  
Executor: Norma Jean Flinchbaugh, c/o 135 North George Street, York, PA 17401

Attorney: Timothy Bupp, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 01.10-3t

ESTATE OF ESTHER M. KILBURN, DECEASED  
Late of Dover Twp., York County, PA.  
Executor: Dorothy M. Mann, c/o 2025 E. Market Street, York, PA 17402  
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 01.10-3t

ESTATE OF ROY E. KING, DECEASED  
Late of Dover Twp., York County, PA.  
Co-Executrix: Sandra R. Anderson and Lori A. Strickler c/o 129 E. Market St., York, PA 17401  
Attorney: John C. Herrold, Esquire, Griest, Himes, Herrold, Schaumann, Reynosa LLP, 129 E. Market St., York, PA 17401 01.10-3t

ESTATE OF EVELYN R. LAUER, DECEASED  
Late of Manchester Twp., York County, PA.  
Administrator-Executor: Fred L. Lauer and Michael L. Lauer, c/o Bellomo & Associates, LLC, 10 Wyntre Brooke Drive, York, PA 17403  
Attorney: Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 10 Wyntre Brooke Drive, York, PA 17403 01.10-3t

ESTATE OF CHARLES E. LINEBAUGH, JR., DECEASED  
Late of Hanover Borough, York County, PA.  
Executor: Gary A. Linebaugh, 1979 Oxford Road, New Oxford, PA 17350  
Attorney: Timothy J. Shultis, Esquire, SHULTIS LAW, LLC, 1147 Eichelberger Street, Suite F, Hanover, PA 17331 01.10-3t

ESTATE OF ROBERTA J. McCOY, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Co-Executors: Suzanne L. Fay, Marcia J. Painter, Linda K. Daugherty and Paul H. McCoy, c/o Eveler & Eveler LLC, 2997 Cape Horn Rd., Suite A 6, Red Lion, PA 17356  
Attorney: Eveler & Eveler LLC, 2997 Cape Horn Rd., Suite A 6, Red Lion, PA 17356 01.10-3t

ESTATE OF J. MICHAEL MURRAY a/k/a JOHN MICHAEL MURRAY, DECEASED  
Late of Hellam Twp., York County, PA.  
Executor: Seth A. Murray c/o the Law Offices of VanOrmer & Associates, 344 South Market Street, Suite 101, Elizabethtown, PA, 17022  
Attorney: Darrell N. VanOrmer, Jr., Esquire, Law Offices of VanOrmer & Associates, 344 South Market Street, Suite 101, Elizabethtown, PA, 17022 01.10-3t

ESTATE OF JANE M. NADE, DECEASED  
Late of West Manchester Twp., York County, PA.

- Co-Executrices: Lou Ann Beard and Nancy J. McCully, c/o Stock and Leader, 221 W. Philadelphia Street, Ste. 600, York, PA 17401-2994  
 Attorney: Byron H. LeCates, Esquire, STOCK AND LEADER, 221 W. Philadelphia Street, Ste. 600, York, PA 17401-2994 01.10-3t
- ESTATE OF KATHRYN L. ROHRBAUGH, DECEASED  
 Late of New Freedom Borough, York County, PA.  
 Executor: David L. Rohrbaugh, 46 Lisburn Avenue, Shrewsbury, PA 17361  
 Attorney: Harry L. McNeal, Jr., Esquire, 34 E. Princess Street, York, PA 17401 01.10-3t
- ESTATE OF HELEN L RUDY, DECEASED  
 Late of Fairview Twp., York County, PA.  
 Executor: Larry D. Rudy c/o Law Offices of Wm. D. Schrack, III, 124 West Harrisburg Street, Dillsburg, PA 17019-1268  
 Attorney: Law Offices of Wm. D. Schrack, III, 124 West Harrisburg Street, Dillsburg, PA 17019-1268 01.10-3t
- ESTATE OF ANNA L. SAYLOR, DECEASED  
 Late of Windsor Twp., York County, PA.  
 Executrix: Betty Knokey c/o Eveler & Eveler LLC, 2997 Cape Horn Rd., Suite A 6, Red Lion, PA 17356  
 Attorney: Eveler & Eveler LLC, 2997 Cape Horn Rd., Suite A 6, Red Lion, PA 17356 01.10-3t
- ESTATE OF HELEN E. SHULTZ, DECEASED  
 Late of Dover Twp., York County, PA.  
 Executor: Anna Oerman, 2650 N. Susquehanna Trail, York, PA 17406  
 Attorney: Rob A. Krug, Esquire, 53 East Canal Street, P.O. Box 155, Dover, PA 17315 01.10-3t
- ESTATE OF JAMES S. SLADEK a/k/a JAMES STEPHEN SLADEK, DECEASED  
 Late of Codorus Twp., York County, PA.  
 Executor: James Lark, 9029 Scotts Haven Dr. Baltimore, MD 21234  
 Attorney: James T. Yingst, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 01.10-3t
- ESTATE OF MARY K. SPREEN, DECEASED  
 Late of Jackson Twp., York County, PA.  
 Executor: Jeffrey T. Spreen c/o Craig A Diehl Esquire, CPA, 119A West Hanover Street, Spring Grove, PA 17362  
 Attorney: Craig A Diehl Esquire, CPA, 119A West Hanover Street, Spring Grove, PA 17362 01.10-3t
- ESTATE OF CHARLOTTE M. STRICKLER, DECEASED  
 Late of Springettsbury Twp., York County, PA.  
 Executrix: Heather A. Bitner c/o 120 Pine Grove Commons, York, PA 17403  
 Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 120 Pine Grove Commons, York, PA 17403 01.10-3t
- ESTATE OF BETTIE J. WINTER, DECEASED  
 Late of West Manchester Twp., York County, PA.  
 Executor: Darlene M. Senft, 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 01.10-3t
- ESTATE OF ARLA L. ZIEGLER, a/k/a ARLA MAE ZIEGLER, DECEASED  
 Late of York City, York County, PA.  
 Executor: John K. Ziegler, c/o 2025 E. Market Street, York, PA 17402  
 Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 01.10-3t
- ESTATE OF GARY L. ZIMMERMAN, a/k/a GARY LEE ZIMMERMAN, a/k/a GARY ZIMMERMAN, DECEASED  
 Late of Springettsbury Twp., York County, PA.  
 Executor: Eric D. Zimmerman, c/o GARBER & GARBER, 40 South Duke Street, York, PA 17401-1402  
 Attorney: John M. Garber, Esquire, GARBER & GARBER, 40 South Duke Street, York, PA 17401-1402 01.10-3t

## SECOND PUBLICATION

- ESTATE OF THOMAS E. BARTLETT, SR. a/k/a THOMAS E. BARTLETT, DECEASED  
 Late of York County, PA.  
 Administrator-Executor: Donna Shick a/k/a Donna Schick, 1204 Olean Trail, New Bethlehem, PA 16242 and Julie Christine, 125 Weire Road, York, PA 17404  
 Attorney: Sara J. Seidle, Esquire 01.03-3t
- ESTATE OF RUTH N. BARTON, DECEASED  
 Late of Dallastown Borough, York County, PA.  
 Executrix: Corinne Hockensmith 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 01.03-3t
- ESTATE OF EFFIE P. BAUM, DECEASED  
 Late of Paradise Twp., York County, PA.  
 Executrix: Sharon F. Mummert c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331  
 Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 01.03-3t
- ESTATE OF RUSSELL C. GROMEST, DECEASED  
 Late of Penn Twp., York County, PA.  
 Executors: Dawn L. Swann and Alan R. Gromest c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA



- 17331  
Attorney: Elinor Albright Rebert, Esquire, 515  
Carlisle Street, Hanover, PA 17331 01.03-3t
- ESTATE OF JOHN C. HOLLINGER,  
DECEASED  
Late of York City, York County, PA.  
Executor: Richard A. Hollinger, 3104 Markle  
Rd, York, PA 17408  
Attorney: John W. Stitt, Esquire, 1434 W.  
Market St., York, PA 17404 01.03-3t
- ESTATE OF JOHN B. SCOTT, DECEASED  
Late of York City, York County, PA.  
Executor: Kent E. Bailey, 431 Roosevelt  
Avenue, York, PA 17401  
Attorney: John C. Zepp, III, Esquire, P.O. Box  
204, York Springs, PA 17372 01.03-3t
- ESTATE OF GLENN S. WINE, DECEASED  
Late of Dover Twp., York County, PA.  
Administrator: Faye M. Wine, c/o Gregory H.  
Gettle, Esquire, 13 E. Market St., York, PA  
17401  
Attorney: Gregory H. Gettle, Esquire,  
GETTLE & VELTRI, 13 E. Market St.,  
York, PA 17401 01.03-3t
- ESTATE OF SHIRLEY ZELL, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executor: Fred Zell, c/o 100 East Market  
Street, P.O. Box 15012, York, PA 17405  
Attorney: Harry J. Rubin, Esquire, Barley  
Snyder, LLP, 100 East Market Street, P.O.  
Box 15012, York, PA 17405 01.03-3t
- THIRD PUBLICATION**
- ESTATE OF FLORENCE A. BROWN,  
DECEASED  
Late of York City, York County, PA.  
Executor: Douglas K. Brown, 215 South  
Queen Street York, Pennsylvania 17403  
Attorney: Edward R. LeCates, Esquire, 39 E  
King St Fl 2, York, PA 17401 12.27-3t
- ESTATE OF GLADYS B. COOVER, a/k/a  
SMOKEY COOVER, DECEASED  
Late of Dillsburg, Monaghan Twp., York  
County, PA.  
Co-Executors: Mary May and Pamela M.  
Kline, c/o 124 West Harrisburg Street, Dills-  
burg, PA 17019-1268  
Attorney: WM. D. Schrack III, Esquire, Law  
Office of WM. D. SCHRACK III, 124 West  
Harrisburg Street, Dillsburg, PA 17019-1268  
12.27-3t
- ESTATE OF MANUEL FEDER, DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Merle L. Feder, c/o Thomas M.  
Shultz, Esquire, 215 Baltimore Street,  
Hanover, Pennsylvania 17331  
Attorney: Thomas M. Shultz, Esquire, Shultz  
Law Firm, LLC, 215 Baltimore Street,  
Hanover, PA 17331 12.27-3t
- ESTATE OF JESSIE L. FILLMORE, DECEASED  
Late of York Twp., York County, PA.  
Executrix: Nancy J. Kurtz, 7 Memory Lane,  
Stewartstown, PA 17363  
Attorney: Jody Anderson Leighty, Esquire,  
STOCK AND LEADER Susquehanna Com-  
merce Center East 221 West Philadelphia  
Street, Suite E600 York, PA 17401-2994  
12.27-3t
- ESTATE OF DONNA LEE FORRY, DECEASED  
Late of North Codorus Twp., York County, PA.  
Executor: Douglas A. Kaltreider 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 12.27-3t
- ESTATE OF RUTH L. LANDIS, DECEASED  
Late of Dallastown Borough, York County, PA.  
Executor: Karl E. Landis, c/o Paul G. Lutz,  
Esquire, 110 South Northern Way, York,  
Pennsylvania 17402  
Attorney: Paul G. Lutz, Esquire, 110 South  
Northern Way, York, Pennsylvania 17402  
12.27-3t
- ESTATE OF JENENE A. MILLER, DECEASED  
Late of Shrewsbury Twp., York County, PA.  
Executor: Loralie S. Harpster c/o Michael R.  
Caum, Esquire, PO Box 272, Shrewsbury,  
PA 17361  
Attorney: Michael R. Caum, Esquire, PO Box  
272, Shrewsbury, PA 17361 12.27-3t
- ESTATE OF DORIS A. SMELTZER, DECEASED  
Late of Dallastown Borough, York County, PA.  
Executrix: Phyllis L. Eberly, 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 12.27-3t
- ESTATE OF ROSINA V. STUART, a/k/a ROSINA  
VIRGINIA STUART, DECEASED  
Late of Manheim Twp., York County, PA.  
Executor: Joanne L. Franta, 2473 Kitzmiller  
Road Glenville, PA 17329  
Attorney: Timothy J. Shultis, Esquire,  
SHULTIS LAW, LLC 1147 Eichelberger  
Street, Suite F, Hanover, PA 17331  
12.27-3t
- ESTATE OF RUSSEL M. URICH, JR, DECEASED  
Late of Fairview Twp., York County, PA.  
Executor: Allen E. Urich, 596 Nauvoo Road  
Lewisberry, PA 17339  
Attorney: Francis A. Zulli, Esquire, Wion,  
Zulli & Seibert 109 Locust Street  
Harrisburg, PA 17101 12.27-3t
- ESTATE OF VIRGINIA B. WEAVER,  
DECEASED  
Late of Penn Twp., York County, PA.

Executors: Bruce Plunkert and Jan Sweigart  
315 N. Queen St., Littlestown, PA 17340  
12.27-3t

**Revocable Trust Notice**

All persons having claims or demands against the Revocable Trust of Leon E. Paxton dated August 19, 1994, as amended by Amendment and Restatement in its Entirety of Revocable Inter Vivos Trust Agreement dated November 4, 1998, shall present the same without delay to Jennifer A. Leib, Vice President, M & T Bank, 13 Baltimore Street, Hanover, Pennsylvania, 17331, Trustee. The said Leon E. Paxton, deceased, late of West Manchester Township, York County, Pennsylvania, died on November 15, 2012.

Jon C. Countess, Esquire  
CGA Law Firm  
135 North George Street  
York, PA 17401

12.27-3t

Solicitor

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**CIVIL NOTICES**

**ACTION IN MORTGAGE FORECLOSURE**

YORK COUNTY COURT  
OF COMMON PLEAS

NUMBER 2012SU002794-06

WELLS FARGO BANK, N.A. SUCCESSOR  
BY MERGER TO WACHOVIA BANK,  
NATIONAL ASSOCIATION, PLAINTIFF

V.

HEATHER WAGNER, ONLY KNOWN  
SURVIVING HEIR OF ROBERT WAGNER,  
DECEASED MORTGAGOR AND REAL  
OWNER AND ALL UNKNOWN SURVIVING  
HEIRS OF ROBERT WAGNER, DECEASED  
MORTGAGOR AND REAL OWNER,  
DEFENDANTS

**TO: ALL UNKNOWN SURVIVING HEIRS  
OF ROBERT WAGNER, DECEASED  
MORTGAGOR AND REAL OWNER**

**TYPE OF ACTION: CIVIL ACTION/COM-  
PLAINT IN MORTGAGE FORECLOSURE**

**PREMISES SUBJECT TO FORECLOSURE:  
1495 WEST PHILADELPHIA STREET,  
YORK, PENNSYLVANIA 17404**

NOTICE

If you wish to defend, you must enter a writ-  
ten 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 NOTICE TO  
YOUR LAWYER AT ONCE. IF YOU DO NOT  
HAVE A LAWYER, GO TO OR TELEPHONE  
THE OFFICE SET FORTH BELOW. THIS OF-  
FICE CAN PROVIDE YOU WITH INFORMA-  
TION 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 LE-  
GAL SERVICES TO ELIGIBLE PERSONS AT  
A REDUCED FEE OR NO FEE.

**Lawyer Referral Service  
137 East Market Street  
York, Pennsylvania 17401  
(717) 854-8755**

McCABE, WEISBERG AND CONWAY, P.C.  
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MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
ANDREW L. MARKOWITZ, ESQUIRE  
HEIDI R. SPIVAK, ESQUIRE  
MARISA J. COHEN, ESQUIRE  
KEVIN T. MCQUAIL, ESQUIRE  
CHRISTINE L. GRAHAM, ESQUIRE  
BRIAN T. LAMANNA, ESQUIRE  
ANN E. SWARTZ, ESQUIRE  
JOSEPH F. RIGA, ESQUIRE  
JOSEPH I. FOLEY, ESQUIRE  
123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109

01.10-1t

Solicitor

YORK COUNTY COURT  
OF COMMON PLEAS

NUMBER 2012SU003771-06

SUN WEST MORTGAGE COMPANY, INC.  
PLAINTIFF

V.

PAUL SCOTT SCHLITTE, KNOWN  
SURVIVING HEIR OF HELEN W. SCHLITTE,  
DECEASED MORTGAGOR AND REAL  
OWNER AND CAROL JOY SCHLITTE,  
KNOWN SURVIVING HEIR OF HELEN  
W. SCHLITTE, DECEASED MORTGAGOR  
AND REAL OWNER AND LISA WATKINS,  
KNOWN SURVIVING HEIR OF HELEN  
W. SCHLITTE, DECEASED MORTGAGOR  
AND REAL OWNER AND DOUGLAS DALE  
SCHLITTE, KNOWN SURVIVING HEIR  
OF HELEN W. SCHLITTE, DECEASED  
MORTGAGOR AND REAL OWNER AND  
TIMOTHY WALTER SCHLITTE, KNOWN  
SURVIVING HEIR OF HELEN W. SCHLITTE,  
DECEASED MORTGAGOR AND REAL  
OWNER AND ALL UNKNOWN SURVIVING  
HEIRS OF HELEN W. SCHLITTE,  
DECEASED MORTGAGOR AND REAL  
OWNER, DEFENDANTS

**TO ALL UNKNOWN SURVIVING HEIRS  
OF HELEN W. SCHLITTE, DECEASED  
MORTGAGOR AND REAL OWNER**

**TYPE OF ACTION: CIVIL ACTION/COM-  
PLAINT IN MORTGAGE FORECLOSURE**

**PREMISES SUBJECT TO FORECLO-  
SURE: 966 SOUTH SHARON AVENUE,**

**RED LION, PENNSYLVANIA 17356**NOTICE

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

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

**Lawyer Referral Service**  
**137 East Market Street**  
**York, Pennsylvania 17401**  
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 BRIAN T. LAMANNA, ESQUIRE  
 ANN E. SWARTZ, ESQUIRE  
 JOSEPH F. RIGA, ESQUIRE  
 JOSEPH I. FOLEY, ESQUIRE  
 123 South Broad Street, Suite 1400  
 Philadelphia, Pennsylvania 19109

01.10-1t

Solicitor

YORK COUNTY COURT  
 OF COMMON PLEAS

NUMBER 2012-SU-003081-06

BANK OF AMERICA, N.A., S/B/M/T BAC  
 HOME LOANS SERVICING,  
 LP F/K/A COUNTRYWIDE HOME LOANS  
 SERVICING, LP, PLAINTIFF  
 V.

GARRY B. GANNETT, II AND SHELLI  
 GANNETT, DEFENDANTS

**TO: SHELLI GANNETT****TYPE OF ACTION: CIVIL ACTION/COM-  
 PLAINT IN MORTGAGE FORECLOSURE****PREMISES SUBJECT TO FORECLO-  
 SURE:1996 CHURCH ROAD, YORK,  
 PENNSYLVANIA 17404**NOTICE

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.

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**York, Pennsylvania 17401**  
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 CHRISTINE L. GRAHAM, ESQUIRE  
 BRIAN T. LAMANNA, ESQUIRE  
 ANN E. SWARTZ, ESQUIRE  
 JOSEPH F. RIGA, ESQUIRE  
 JOSEPH I. FOLEY, ESQUIRE  
 123 South Broad Street, Suite 1400  
 Philadelphia, Pennsylvania 19109

01.10-1t

Solicitor

YORK COUNTY COURT  
OF COMMON PLEAS

NUMBER 2011-SU-003022-06

M&T BANK, PLAINTIFF  
V.

DANIEL P McCLOSKEY AND  
GINA M SANTAMARIA, DEFENDANTS

**TO: DANIEL P MCCLOSKEY**

**TYPE OF ACTION: CIVIL ACTION/COM-  
PLAINT IN MORTGAGE FORECLOSURE**

**PREMISES SUBJECT TO FORECLO-  
SURE: 168 EAST COTTAGE STREET,  
YORK, PENNSYLVANIA 17401**

NOTICE

If you wish to defend, you must enter a writ-  
ten 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  
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ment 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.

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FICE CAN PROVIDE YOU WITH INFORMA-  
TION 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 LE-  
GAL SERVICES TO ELIGIBLE PERSONS AT  
A REDUCED FEE OR NO FEE.

**Lawyer Referral Service**  
137 East Market Street  
York, Pennsylvania 17401  
(717) 854-8755

McCABE, WEISBERG AND CONWAY, P.C.  
TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
ANDREW L. MARKOWITZ, ESQUIRE  
HEIDI R. SPIVAK, ESQUIRE  
MARISA J. COHEN, ESQUIRE  
KEVIN T. MCQUAIL, ESQUIRE  
CHRISTINE L. GRAHAM, ESQUIRE  
BRIAN T. LAMANNA, ESQUIRE  
ANN E. SWARTZ, ESQUIRE  
JOSEPH F. RIGA, ESQUIRE

JOSEPH I. FOLEY, ESQUIRE  
123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109

01.10-1t

Solicitor

YORK COUNTY COURT  
OF COMMON PLEAS

NUMBER 2012-SU-002061-06

ONEWEST BANK, FSB, PLAINTIFF  
V.

SCOTT PANGBURN, KNOWN SURVIVING  
HEIR OF ILETA M. PANGBURN,  
DECEASED MORTGAGOR AND REAL  
OWNER, LISA HELFRICH, KNOWN  
SURVIVING HEIR OF ILETA M.  
PANGBURN, DECEASED MORTGAGOR  
AND REAL OWNER, GEORGE E.  
PANGBURN III, KNOWN SURVIVING  
HEIR OF ILETA M. PANGBURN,  
DECEASED MORTGAGOR AND REAL  
OWNER, MICHAEL PANGBURN,  
KNOWN SURVIVING HEIR OF ILETA M.  
PANGBURN, DECEASED MORTGAGOR  
AND REAL OWNER, ALTHEDA  
CHAMPMAN, KNOWN SURVIVING HEIR  
OF ILETA M. PANGBURN, DECEASED  
MORTGAGOR AND REAL OWNER AND  
ALL UNKNOWN SURVIVING HEIRS  
OF ILETA M. PANGBURN, DECEASED  
MORTGAGOR AND REAL OWNER,  
DEFENDANTS

**TO: MICHAEL PANGBURN, KNOWN  
SURVIVING HEIR OF ILETA M. PANG-  
BURN, DECEASED MORTGAGOR  
AND REAL OWNER**

**TYPE OF ACTION: CIVIL ACTION/COM-  
PLAINT IN MORTGAGE FORECLOSURE**

**PREMISES SUBJECT TO FORECLO-  
SURE: 211 SOUTH MAIN STREET, YOE,  
PENNSYLVANIA 17313**

NOTICE

If you wish to defend, you must enter a writ-  
ten 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 judg-  
ment may be entered against you without further  
notice for the relief requested by the Plaintiff.  
You may lose money or property or other rights  
important to you.

YOU SHOULD TAKE THIS NOTICE TO  
YOUR LAWYER AT ONCE. IF YOU DO NOT  
HAVE A LAWYER, GO TO OR TELEPHONE

THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

**Lawyer Referral Service**  
137 East Market Street  
York, Pennsylvania 17401  
(717) 854-8755

McCABE, WEISBERG AND CONWAY, P.C.  
TERRENCE J. McCABE, ESQUIRE  
MARC S. WEISBERG, ESQUIRE  
EDWARD D. CONWAY, ESQUIRE  
MARGARET GAIRO, ESQUIRE  
123 South Broad Street, Suite 1400  
Philadelphia, Pennsylvania 19109

01.10-1t

Solicitor

YORK COUNTY COURT  
OF COMMON PLEAS

NUMBER 2012- SU-2224-06

DLJ MORTGAGE CAPITAL, INC.  
9900 RICHMOND AVENUE, SUITE 400  
SOUTH HOUSTON, TX 77042, PLAINTIFF  
V.  
WENDE STAINS A/K/A WENDE S. STAINS  
25 N. STRAWBERRY HILL DRIVE,  
FAYETTEVILLE, PA 17222

CHARLES STAINS  
A/K/A CHARLES R. STAINS  
212 W. WALNUT STREET, FLOOR 2  
HANOVER, PA 17331, DEFENDANTS

**TO: CHARLES R. STAINS****TYPE OF ACTION: CIVIL ACTION/COMPLAINT IN MORTGAGE FORECLOSURE****PREMISES SUBJECT TO FORECLOSURE: 216 ½ WEST CHESNTNUT STREET, HANOVER, PA 17331.**NOTICE

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

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

**Lawyer Reference Service**  
**York Legal Referral**  
**York County Bar Association**  
**Courthouse**  
**York, PA 17401**  
**(717) 854-8755**

FEDERMAN & ASSOCIATES, LLC  
THOMAS M. FEDERMAN, ESQUIRE  
305 York Road, Suite 300  
Jenkintown, PA 19046

01.10-1t

Solicitor

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

Civil Action Number: 2012-SU-4320-06  
Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-6 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-6, by its attorney in fact Ocwen Loan Servicing, LLC, Plaintiff vs. Lakeysa M. Murphy, Mary Murphy and James Murphy, Defendants  
TO: Mary Murphy and James Murphy, Defendants, whose last known address is 85 Thomas Drive, York, PA 17404.  
You have been sued in mortgage foreclosure on premises: 85 Thomas Drive, York, PA 17404, based on defaults since January 1, 2012. You owe \$227,082.11 plus interest.

## NOTICE

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



claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE 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 AND INFORMATION SERVICE  
York County Bar Association  
137 E. Market St., York, PA 17401  
717.854.8755

Steven K. Eisenberg  
Kevin P. Diskin  
Christina C. Viola, Attys. for Plaintiff  
STERN & EISENBERG, PC  
261 Old York Road, Suite 410  
Jenkintown, PA 19046  
(215) 572-8111

01.10.1t

Solicitor

fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. York County Lawyer Referral Service, 137 E. Market St., York, PA 17401, 717.854.8755. Mark J. Udren, Stuart Winneg, Lorraine Gazzara Doyle, Sherri J. Braunstein, Salvatore Carollo, Paige M. Bellino, Harry B. Reese, Kassia Fialkoff, Elizabeth L. Wassall, Agnes Mombrun, Elana B. Flehinger & Katherine E. Knowlton, Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

01.10.1t

Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 2012-SU-004016-06  
NOTICE OF ACTION IN MORTGAGE FORECLOSURE

PNC Bank, N.A., Plaintiff vs. Brian Litvak and Kelly L. Schimp, Defendants  
TO: Kelly L. Schimp, Defendant, whose last known addresses are 116 Oak Ridge Lane, Daltastown, PA 17313 and 415 Allegheny Drive, York, PA 17402.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, PNC, N.A., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to NO. 2012-SU-004016-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 415 Allegheny Drive, York, PA 17402, whereupon your property would be sold by the Sheriff of York County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 2012-SU-004035-06  
NOTICE OF ACTION IN MORTGAGE FORECLOSURE

PNC Bank, National Association, c/o PNC Bank, N.A., Plaintiff vs. Danny R. Witmer and Donna K. Witmer, Defendants  
TO: Danny R. Witmer, Defendant, whose last known addresses are 2707 Oakland Road, Dover, PA 17315 and 900 Germany Road, East Berlin, PA 17316.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, PNC Bank, National Association, c/o PNC Bank, N.A., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to NO. 2012-SU-004035-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 2707 Oakland Road, Dover, PA 17315, whereupon your property would be sold by the Sheriff of York County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the



Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. York County Lawyer Referral Service, 137 E. Market St., York, PA 17401, 717.854.8755. Mark J. Udren, Stuart Winneg, Lorraine Gazzara Doyle, Sherri J. Braunstein, Salvatore Carollo, Paige M. Bellino, Harry B. Reese, Kassia Fialkoff, Elizabeth L. Wassall, Agnes Mombrun, Elana B. Flehinger & Katherine E. Knowlton, Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

01.10.1t

Solicitor

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

No. 2011-SU-004953-06

**US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC. 2006-NC1, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-NC1, Plaintiff**  
vs.  
**JAMES E. FLEAGLE, Defendant**

**NOTICE**

To JAMES E. FLEAGLE

You are hereby notified that on December 20, 2011, Plaintiff, US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC. 2006-NC1, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-NC1, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of YORK County Pennsylvania, docketed to No. 2011-SU-004953-06. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 4585 BRIDGEVIEW

ROAD, STEWARTSTOWN, PA 17363-8280 whereupon your property would be sold by the Sheriff of YORK County.

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

**NOTICE**

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

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

Notice to Defend:  
Lawyer Referral Service  
York Legal Referral  
137 East Market Street  
York, PA 17401  
(717) 854-8755 x201

01.10.1t

Solicitor

**ADMINISTRATIVE ORDER**

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

IN THE MATTER OF: 2013 MAGISTERIAL DISTRICT JUDGES DUTY SCHEDULE No. CP-67-AD- 1-2013

**ADMINISTRATIVE ORDER ESTABLISHING DUTY SCHEDULE FOR MAGISTERIAL JUDGES OF THE 19TH JUDICIAL DISTRICT OF PENNSYLVANIA FOR 2013 PURSUANT TO YCJA800C**

AND Now, this 31st day of December, 2012, pursuant to YCJA 800C, the Rules of Civil and Criminal Procedure of this Commonwealth, and

legislative enactments that require the availability of a Magisterial District Judge on a 24-hour-a-day, 365-day-a-year basis, the Court hereby establishes a Duty Schedule for Magisterial District Judges of the 19th Judicial District of Pennsylvania for 2013 as set forth on the Duty Schedule attached hereto and made a part hereof and consisting of 9 pages.

This Order shall be effective January 1, 2013 and shall remain in effect until further Order of Court.

It is further ordered that the District Court Administrator of York County, Pennsylvania shall:

1. Cause a copy of this Administrative Order to be published one (1) time in the York Legal Record at the expense of the County of York;
2. Distribute a certified copy to each the Clerk of Courts of York County and the Prothonotary of York County to be kept constantly available for public instruction and copying. Upon request and payment of reasonable fees for production and mailing, the Clerk of Courts or Prothonotary shall furnish a copy to any person; and
3. Distribute copies to all Common Pleas Judges, Magisterial District Judges, Adult Probation Department, Juvenile Probation Department, District Attorney, Public Defender, Chief Clerk of York County, York City Police Department, and Pennsylvania State Police.

BY THE COURT,

/S/ Stephen P. Linebaugh, PJ

Stephen P. Linebaugh, President Judge  
19th Judicial District of York County,  
COC: 2013 Jan 2 Pennsylvania

01.10.1t Solicitor

IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA

IN THE MATTER OF ESTABLISHING  
FEES TO BE PAID BY DEFENDANTS  
SUBJECT TO ELECTRONIC MONI-  
TORING No. CP-67-AD- 2 -2013

**ADMINISTRATIVE ORDER ESTAB-  
LISHING FEES EFFECTIVE JANU-  
ARY 1, 2013 TO BE PAID BY DEFEN-  
DANTS SUBJECT TO ELECTRONIC  
MONITORING**

AND NOW, this 31st day of December 2012, the following fees shall be paid by any defendant who is subject to electronic monitoring by York County:

- 1) Any Defendant who is a participant in DUI Treatment Court shall pay a fee for electronic monitoring by York County of \$9.00 per day.
- 2) All other Defendants subject to electronic monitoring by York County shall pay a fee of \$12.00 per day for electronic monitoring.
- 3) All Defendants shall pay an initial fee of \$75.00.
- 4) The fees established by this Order shall be effective beginning January 1, 2013 and remain in effect until further Order of Court.
- 5) The York County District Court Administrator shall:
  - (a) Provide one (1) certified copy to the Clerk of Courts of York County to be kept constantly available for public inspection and copying. Upon request and payment of reasonable fees for production and mailing, the Clerk of Courts shall furnish a copy to any person requesting a copy;
  - (b) Cause a copy of this Administrative Order to be published one time in the York Legal Record at the expense of the County of York;
  - (c) Distribute a certified copy of this Order, electronically, if possible, to all Common Pleas Judges, Magisterial District Judges, and all members of the Bar of this Court;
  - (d) Provide copies of this Administrative Order, electronically, if possible, to the Adult and Juvenile Probation Departments of York County, District Attorney of York County, and Public Defender of York County.

BY THE COURT,

/S/ Stephen P. Linebaugh, PJ

Stephen P. Linebaugh, President Judge  
19th Judicial District of Pennsylvania  
COC : 1-2-2013 4:02PM

01.10.1t Solicitor

**ARTICLES OF INCORPORATION  
NON-PROFIT CORPORATION**

NOTICE IS HEREBY GIVEN that Nonprofit Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on December 19, 2012, for the purpose of obtaining a Certificate of Incorporation under the provisions of the Nonprofit Corporation Law of 1988. The name of the proposed nonprofit corporation is PHI Stadium Place Senior Care, Inc.

It will be organized for the purpose of development and ownership of a mixed income affordable senior living facility.

McNEES WALLACE & NURICK LLC  
100 Pine Street  
Harrisburg, PA 17101

01.10-1t Solicitor

NOTICE is hereby given that Articles of Incorporation for a Domestic Nonprofit Corporation were filed with the Corporation Bureau of the Department of State of the Commonwealth of Pennsylvania for the purpose of incorporating a domestic nonprofit corporation.

1. The name of the corporation is FOLLOW THE DREAM BEAUTY PAGEANT SCHOLARSHIP, INC.

2. The Articles of Incorporation were filed pursuant to the applicable provisions of the Pennsylvania Nonprofit Corporation law of 1988 contained in the Act of December 21, 1988, P.L. 1444, as amended.

3. The purpose of the corporation is to provide scholarships through operation of beauty pageants.

4. The Articles of Incorporation were filed with the Corporation Bureau of the Pennsylvania Department of State with a specified effective of January 1, 2013.

GEORGE E. MacDONALD, ESQUIRE  
KAGEN, MacDONALD & FRANCE, PC

01.10-1t Solicitor

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Jason Anthony Fegely to Jason Anthony Langheine.

The Court has fixed the 30th day of January, 2013 at 9:00 am in courtroom #6, York County Judicial Center, 45 North George Street, York, Pennsylvania, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

01.10-1t Solicitor

NOTICE is hereby given that a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Grayce Anne Gillette-Drummond to Grayce Gillette-Drummond Langheine.

The Court has fixed the 30th day of January, 2013 at 9:00 am in courtroom #6, York County Judicial Center, 45 North George Street, York, Pennsylvania, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

01.10-1t Solicitor

NOTICE is hereby given that a petition for change of name was filed in the Court of Common Pleas of York County, requesting a decree to change the name of **Aiden Michael Yohe**, a minor, to **Aiden Michael Bupp**.

The Court has fixed the 13th day of February, 2013 at 10:30 a.m. in Courtroom #6, York County Judicial Center, 45 North George Street, York, Pennsylvania, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

Andrew W. Norfleet, Esquire  
Norfleet and Lafferty, LLC  
1300 Market Street, Suite 202B  
Lemoyne, PA 17043

01.10-1t Solicitor

IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA

NO. 2012-SU-004793-13

Notice is hereby given that on the 29th day of November, 2012, the Petition of DENISE BELL WOOD, also known as LINDA DENISE WOOD, formerly known as LINDA DENISE BELL, an adult individual, by and through her attorney, Jody A. Leighty, was filed in the Court of Common Pleas of York County, Pennsylvania, praying for a decree to change her name to DENISE BELL MILLER. The Court has fixed the 13th day of February, 2013 at 11:00 a.m. in Courtroom #6, Sixth Floor of the York County Judicial Center, 45 North George Street, York, Pennsylvania, before the Honorable Judge Penny L. Blackwell, as the time and date the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

STOCK AND LEADER, LLP  
By: Jody A. Leighty, Esquire

01.10-1t Solicitor

**FICTITIOUS NAME**

NOTICE is hereby given that an Application for Registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, on November 20, 2012, setting forth that Genevieve H. Ray and Sharon A. Foust are the only individuals interested in a business that will be conducted under the name **GARFIELD PARTNERSHIP**. The principal office of said business is 436 East Market Street, York, Pennsylvania 17403.

Peter T. Ruth, Esquire  
STOCK AND LEADER

01.10-1t Solicitor

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on December 7, 2012 for **Nevermore Toys** located at 1090 Harvest View Ct., New Freedom, PA 17349. The name and address of each individual interested in the business is Richard T. Broadwater 1090 Harvest View Ct., New Freedom, PA 17349. This was filed in accordance with 54 PaC.S. 311

01.10-1t Solicitor

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on November 30, 2012 for **Getta Grip** located at 44 E Main St., Railroad, PA 17355. The name and address of each individual interested in the business is Sara Yingling and James Ryan Slovak, 44 E Main St., Railroad, PA 17355. This was filed in accordance with 54 PaC.S. 311.

01.10-1t Solicitor

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania on November 26, 2012 for **Internet Business Solutions** located at 3762 Fox Chase Dr., Dover, PA 17315. The name and address of each individual interested in the business is John C. McNett, 3762 Fox Chase Dr., Dover, PA 17315. This was filed in accordance with 54 PaC.S. 311.

01.10-1t Solicitor

**NOTICE**

**SERVICE BY PUBLICATION**

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

**DOCKET NO.: 2012-SU-3659-85**

**CAPITAL ONE BANK, PLAINTIFF  
V.  
JOSEPH H GREENSTEIN, DEFENDANT**

TARGET NATIONAL BANK HAS FILED AN ACTION AGAINST YOU FOR DEFAULT OF AN ACCOUNT STATED. THERE IS AN OUTSTANDING BALANCE DUE IN THE AMOUNT OF \$14,343.20 PLUS INTEREST AND COSTS.

TO: JOSEPH H GREENSTEIN  
54 N DUKE STREET  
YORK, PA 17401

**NOTICE**

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so

within twenty(20) days from the date of publication of this Notice, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff(s). You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**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 E. MARKET STREET  
YORK, PA 17401  
(717) 854-8755**

GREGG L. MORRIS, ESQ.  
213 EAST MAIN STREET  
CARNEGIE, PA 15106  
412-429-7675

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT ON A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

01.10-1t Solicitor

TO: Miller & Norford, Inc.,  
c/o Ryan Silvagio, President  
470 Old York Road  
New Cumberland, PA 17070

FROM: Barry A. Kronthal, Esquire  
Margolis Edelstein  
3510 Trindle Road  
Camp Hill, PA 17011

RE: Miller & Norford, Inc. v.  
Bilt-Best Windows, et al.  
York County Docket No. 2003-SU-4406.01

Dear Mr. Silvagio,

On or about November 28, 2012, a legal ad directed to you and containing an Order of Court was published in the York Daily Record and York Legal Record. This Order indicates that you had twenty (20) days from the date of the ad to respond to Defendant, Bilt-Best Windows,

outstanding discovery requests in this matter. As you have failed to file appropriate answers in the time mandated by the Court, I have filed a Motion for Sanctions against you. A copy of this Motion has been mailed to you via USPS regular mail. I have scheduled oral argument on this Motion for **Thursday, January 24, 2013 at 9:00am before the Honorable Judge Stephen P. Linebaugh**. Please be advised that per Order of Court dated June 14, 2012, I am permitted to serve you with all documents pertaining to this case via publication in both The York Legal Record and The York Daily Record.

Very truly yours,  
Barry A. Kronthal

01.10-1t Solicitor

## SHERIFF'S SALES

IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA  
CIVIL DIVISION

NO.: 2010-SU-001644-06

HSBC BANK USA, NATIONAL  
ASSOCIATION AS INDENTURE TRUSTEE  
FOR PEOPLE'S CHOICE HOME LOAN  
SECURITIES TRUST SERIES 2005-1,  
MORTGAGE-BACKED NOTES, SERIES  
2005-1, PLAINTIFF

VS.

DARYL E. KINARD AND  
LINDA B. KINARD, DEFENDANTS.

Notice of Sheriff's Sale of Real Estate on **February 11, 2013** at 2:00 P.M. in the York County Judicial Center, 45 North George Street, York, PA 1740.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF DARYL E. KINARD AND LINDA B. KINARD OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF YORK, 8th WARD, YORK COUNTY, PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 155 W. MAPLE ST., YORK, PA 17403. DBV 1688, PG 8030, UPI #081520300390000000.

HSBC Bank USA, National Association, et al.

vs. Daryl E. Kinard and Linda B. Kinard, at Execution No. 2010-SU-001644-06 in the amount of \$104,550.45.

Schedule of Distribution will be filed by the Sheriff on the date specified by the Sheriff no later than thirty (30) days from sale date. Distributions will be made in accordance with the schedule unless exceptions are filed within ten (10) days of the filing of the Schedule.

KRISTINE M. ANTHOU, ESQUIRE  
Grenen & Birsic, P.C.  
One Gateway Center, 9th Fl  
Pittsburgh, PA 15222  
(412) 281-7650

01.10-1t

Solicitor

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**SHERIFF SALES**

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. NAJET ABID A/K/A NAJET HUHRA Docket Number: 2012-SU-2297-06. 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:

NAJET ABID  
A/K/A NAJET HUHRA

owner(s) of property situate in the TOWNSHIP OF PEACH BOTTOM, York County, Pennsylvania, being 92 SPLIT ROCK DRIVE, DELTA, PA 17314-7909

Parcel No. 43-000-09-0044.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$434,255.55

PROPERTY ADDRESS: 92 SPLIT ROCK DRIVE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. JAMES M. ABRAMCZYK Docket Number: 2012-SU-1057-06. 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 M. ABRAMCZYK

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

BEGINNING for a corner at a steel pin at or near the Eastern edge of Township Road No. T-390 at lands now or formerly of The United Telephone Company of Pennsylvania; thence along with and across said Township Road No. T-390 South forty-four (44) degrees fifty-five (55) minutes West, one hundred thirty-eight and ninety-five hundredths (138.95) feet to a steel pin at an iron pin set near the Western edge of said Township Road No. T-390; thence along with and across said Township Road No. T-390 South nineteen (19) degrees eighteen (18) minutes twenty-five (25) seconds West, five hundred twenty-five and eighty-one hundredths (525.81) feet to an iron pipe at stones near the Eastern edge of said Township Road T-390; thence across said Township Road and along lands now or formerly of St. Matthew's Lutheran Church North thirty-nine (39) degrees forty-six (46) minutes West, five hundred twenty-three and forty hundredths (523.40) feet to an iron pipe; thence along other lands of another North forty-three (43) degrees twenty-four (24) minutes twenty-six (26) seconds East, three hundred ninety (390) feet to a steel pin at the aforesaid lands of The United Telephone Company of Pennsylvania; thence along said lands of The United Telephone Company of Pennsylvania South seventy-four (74) degrees fifty-eight (58) minutes thirty-nine (39) seconds East, three hundred fifty and eighty-four hundredths (350.84) feet to a steel pin at or near the Eastern edge of Township Road No. T-390, the point and place of BEGINNING.

CONTAINING 4.5607 acres. The foregoing description was taken from a survey prepared by J.H. Rife, Registered Engineer, for Kenneth B. Keyton and Geraleen P. Keyton, his wife, dated July 19, 1968 and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book page\_

Parcel# 30-000-FD-0014-B0-00000

Property address: 702 N. High Rock Road, Hanover, PA 17331

PROPERTY ADDRESS: 702 NORTH HIGH ROCK ROAD, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of MEMBERS 1ST FEDERAL CREDIT UNION vs. ACTION INVESTMENT GROUP, LLC, AMANDA B. SUMMERS and ADAM J. SUMMERS Docket Number: 2012-NO-4804-30. 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:

ACTION INVESTMENT GROUP, LLC  
 AMANDA B. SUMMERS  
 ADAM J. SUMMERS

ALL THAT CERTAIN lot of land, with improvements thereon erected, situated in the City of York, York County, Pennsylvania, bounded, and described and being more fully bounded and limited by courses and distance as follows, to wit: BEGINNING at a point at the Southeast corner of East Market Street and Local Alley; extending thence Eastwardly along said East Market Street, a distance of twenty (20) feet, more or less, to property now or formerly of Milton J. Pyle and wife; extending thence along said property South twenty-one and one-half (2P/2) degrees East, a distance of two hundred twenty-two (222) feet six (06) inches to Mason Alley; extending thence Westwardly along said Mason Alley, a distance of twenty-one (21) feet, more or less, to Local Alley; extending thence along said Local Alley North twenty-one and one-half (21 Y2) degrees West, a distance of two hundred twenty-two (222) feet six (06) inches to said East Market Street and the point and place of BEGINNING. TAX MAP NUMBER 12-381-10-12.

The Real Property or its address is commonly known as 612 East Market Street, York, PA 17403. The Real Property parcel identification number is 12-381-10-12.

PROPERTY ADDRESS: 612 EAST MARKET STREET, YORK, PA 17403

UPI#

ALL THAT CERTAIN tract of land, with improvements thereon erected, situate on the south side of West King Street in the 9th Ward of York City, County of York, York City School District, Commonwealth of Pennsylvania, bounded and described as follows, to wit: Adjoining lot now or formerly of Robert L. Doyle on the east, a public alley on the south; lot of estate of Blanche E. Wallace on the west; and West King Street on the north. Fronting on said West King Street twenty (20) feet extending southwardly by an equal width two hundred twenty-three (223) feet, more or less, to said public alley. The improvements thereon being known as 574 West King Street, York, PA 17401.

The Real Property or its address is commonly known as 574 West King Street, York, PA 17401.

The Real Property parcel identification number is 092040200100000000

PROPERTY ADDRESS: 574 WEST KING 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of INDUS AMERICAN BANK vs. JANE L. ADAMS Docket Number: 2012-SU-342-06. 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:

JANE L. ADAMS

owner(s) of property situate in the TOWNSHIP OF FAIRVIEW, York County, Pennsylvania, being 445 SHULER ROAD, ETTERS, PA 17319-9545

Parcel No. 27-000-23-0211.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$97,089.60

PROPERTY ADDRESS: 445 SHULER ROAD, ETTERS, PA 17319

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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, F/K/A COMMERCE BANK/HARRISBURG, N.A. vs. KIM J. ALTLAND and LYNNE ALTLAND A/K/A LYNETTE ALTLAND Docket Number: 2012-SU-3623-06. 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:

KIM J. ALTLAND  
LYNNE ALTLAND  
A/K/A LYNETTE ALTLAND

Tax Parcel Number 48-000-17-0028

ALL THAT CERTAIN two (2) pieces, parcels or tracts of ground, with improvements thereon erected, known and numbered as 805 South Albenarle Street, situate, lying and being in Spring Garden Township, York County, Pennsylvania.

PROPERTY ADDRESS: 805 SOUTH ALBEMARLE 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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, S/B/M TO CHASE HOME FINANCE LLC vs. STEPHANIE M. ALLEMAN Docket Number: 2010-SU-5763-06. 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 M. ALLEMAN

owner(s) of property situate in the BOROUGH OF WINDSOR, York County, Pennsylvania, being 105 WEST MAIN STREET, WINDSOR, PA 17366-9692

Parcel No. 89-000-02-0022.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$120,601.74

PROPERTY ADDRESS: 105 WEST MAIN STREET, 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

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execu-

tion issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO BANK OF HANOVER AND TRUST COMPANY vs. AMERITOWN DEVELOPMENT COMPANY, LLC, Docket Number: 2012-SU-1118-06. 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:

AMERITOWN DEVELOPMENT  
COMPANY, LLC,

ALL that certain tract of land, together with the improvements thereon erected, situate on the East side of North Queen Street, in the City of York, and Commonwealth of Pennsylvania, known as 45 North Queen Street, and being more fully bounded, limited and described as follows, to-wit:

BOUNDED on the East by a private alley, on the West by North Queen Street, on the North by other property formerly of Wilson H. Oldhouser and Gladys V. Oldhouser, and currently owned by Thomas P. McElwee, Jr., known as 47 North Queen Street, and on the South by property formerly of Fred A. Hesperheide, and currently owned by the Sentinel Agency, LLC, a Pennsylvania limited liability company, known as 37 North Queen Street, a width of thirty-one (31) feet and one (1) inch and extending Eastwardly from the East side of North Queen Street of said width of thirty-one (31) feet and one (1) inch, a distance of one hundred thirty-four (134) feet; and thence extending Eastwardly of the width of twenty-seven (27) feet and seven (7) inches, a distance of seventy-six (76) feet six (6) inches to said private alley.

BEING the same premises granted and conveyed unto Ameritown Development Company, LLC, a Pennsylvania limited liability company, by Deed of Thomas P. McElwee, Jr. and Ann Marie McElwee, husband and wife, dated December 15, 2005, and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania on December 20, 2005 at Instrument Number 2005099455.

YORK COUNTY TAX PARCEL NO. 02-023-01-0025

PROPERTY ADDRESS: 45 NORTH QUEEN 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. STEPHEN K. ATKINSON, JR. and ANGELA R. ATKINSON Docket Number: 2012-SU-3257-06. 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 K. ATKINSON, JR.  
ANGELA R. ATKINSON

ALL THAT CERTAIN tract of land, situate in East Hopewell Township, York County, Pennsylvania, known as Lot No. 1 on a plan of lots recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book BB, Page 791, being more particularly described as follows, to wit:

BEGINNING on the East side of Glessick School Road (T-664) at the lands now or formerly of Paul Y. Stitely; thence along last mentioned lands North 60 degrees 15 minutes East 80.99 feet to an iron pin; extending thence along said last mentioned lands North 55 degrees 15 minutes East for a distance of 234.00 feet to a point at the lands now or formerly of Robert L. Fridy, Jr.; extending thence along said last mentioned lands South 44 degrees 6 minutes East for a distance of 126.44 feet to a point at Lot No 2; extending thence along said last mentioned lot South 36 degrees 18 minutes West for a distance of 260.45 feet to a point on the east side of Glessick School Road, extending thence east side of said road North 57 degrees 5 minutes West for a distance of 233.94 feet to a point and place of beginning.

UNDER and SUBJECT to restrictions and conditions as now appear of record.

PARCEL No. 25-000-EL-00027.BO-00000

BEING the same premises which Stephen K. Atkinson, Jr. and Angela R. Atkinson formerly known as Angela R. Reidt, by Deed dated August 21, 2009 and recorded in the York County Recorder of Deeds Office on September 8, 2009 in Deed Book 2041, page 3891, granted and conveyed unto Stephen K. Atkinson, Jr. and Angela R. Atkinson, his wife.

PROPERTY ADDRESS: 13523 GLESSICK  
SCHOOL ROAD, FELTON, PA 17322

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING LP vs. MARCIAL BAEZ Docket Number: 2012-SU-955-06. 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:

MARCIAL BAEZ

owner(s) of property situate in the TOWNSHIP OF WEST MANCHESTER, York County, Pennsylvania, being 2301 DERRY ROAD, YORK, PA 17408-4151

Parcel No. 51000120047A000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$158,548.52

PROPERTY ADDRESS: 2301 DERRY 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. DOMINICK A. AVENA and MARGARET H. AVENA Docket Number: 2011-SU-1412-06. 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:

DOMINICK A. AVENA  
MARGARET H. AVENA

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

BEING KNOWN AS 155 WOODSVIEW DRIVE, RED LION, PA 17356

PARCEL NUMBER: 53-31-24

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 155 WOODSVIEW DRIVE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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, SUCCESSOR BY MERGER TO VNB MORTGAGE SERVICES, INC. vs. CYNTHIA E. BAIR Docket Number: 2011-SU-821-06. And to me directed, I will expose at pub-

lic 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:

CYNTHIA E. BAIR

ALL THAT CERTAIN LOT OF LAND SITUATE IN YORK CITY, WARD 3, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 41 West Philadelphia Street, York, PA 17401

IMPROVEMENTS THEREON: Residential Property

PROPERTY ADDRESS: 41 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 BACH HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP vs. KENNETH A. BAKER and PATRICIA A. BAKER Docket Number: 2012-SU-1413-06. 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. BAKER  
PATRICIA A. BAKER

ALL that certain tract of land, situate, lying and being in NORTH CODORUS TOWNSHIP, York County, Pennsylvania, described in accordance with a plan prepared by Gordon L. Brown & Associates, Inc., Drawing No. 0-1252, dated July 12,2000, bounded and limited as follows, to wit:

BEGINNING at a point in the center of a public road known as Bentz Road, said point being a corner of property belonging to, now or formerly of Donald E. Ruth; thence in and through said Bentz Road, North 73 degrees 26 minutes 20 seconds East, 475.11 feet to a point; thence along property now or formerly of Robert L. Pauls.et ux. South 18 degrees 34 minutes 02 seconds East, 143.84 feet to a point; thence along property now or formerly of Luther E. Ruth, et ux. South 73 degrees 06 minutes 34 seconds West, 219.27 feet to a point; thence by the same South 18 degrees 34 minutes 02 seconds East, 124.42 feet to a point in another public road known as Zeiglers Church Road (S.R. No. 3076); thence in and through said Zeiglers Church Road, South 73 degrees 44 minutes 26 seconds West, 261.99 feet to a property now or formerly of Donald E. Ruth, et ux., thence North 17 degrees 15 minutes 20 seconds West, 268.00 feet to a point and the place of BEGINNING.

CONTAINING 2.324 acres.

40-000-FG-0079-00-00000

Property address: 4549 Zeiglers Church Road, Spring Grove, PA 17362

PROPERTY ADDRESS: 4549 ZEIGLERS CHURCH ROAD, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6 vs. BARBARA BALDWIN Docket Number: 2010-SU-1770-06. 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 BALDWIN

ALL THAT CERTAIN LOT NO. 45 (THE 'LOT'), IN ROSEBROOK II, A PLANNED COMMUNITY ("THE COMMUNITY"), SAID COMMUNITY BEING LOCATED IN WINDSOR TOWNSHIP, YORK COUNTY, PENNSYLVANIA, AS SHOWN ON THE PLATS ENTITLED "FINAL SUBDIVISION PLAN AD LAND DEVELOPMENT PLANS ROSEBROOK 11, WHICH PLATS WE RECORDED AMONG THE PLAT RECORDS OF YORK COUNTY, PENNSYLVANIA IN PLAN BOOK 173 1 PA G5-6 64 SHEET 1 AND 2, AND PLAN BOOK 1748 AND 1905 TO 1911, SAID LOTS HAVING BEEN DESIGNATED IN ACCORDANCE WITH AND PURSUANT TO THAT 6 PUBIC OFFERING STATEMENT RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA IN RECORD BOOK 1777 PAGE 587 MD DECLARATION OF COVENANTS AND RESTRICTION FOR ROSEBROOK II, A PLANNED COMMUNITY, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA IN RECORD BOOK 1777 PAGE 598 AND IN ACCORDANCE WITH AND PURSUANT TO HAT DEED OF PROTECTIVE COVENANTS FOR ROSEBROOK 11, A PLANNED COMMUNITY RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA IN RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA IN RECORD BOOK 1777 PAGE 631. THE IMPROVEMENTS THEREON BEING KNOWN AS NO. 1635 ROSEBROOK DRIVE.

BEING THE SAME PREMISES BY DEED FROM ROSE BROOK II. LLC. DATED 09/08/06 AND RECORDED 06/12/07 IN BOOK 1900 PAGE 245 IN INSTRUMENT NUMBER 2007043248 GRANTED AND CONVEYED UNTO BARBARA BALDWIN.

BEING KNOWN AS 1635 ROSEBROOK DRIVE, YORK PA 17402

TAX PARCEL # 53-000-32-145

PROPERTY ADDRESS: 1635 ROSEBROOK 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 COUNTRYWIDE HOME LOANS SERVICING, LP vs. DAVID BARNHOUSE and SHELLY BARNHOUSE Docket Number: 2012-SU-2643-06. 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 BARNHOUSE  
SHELLY BARNHOUSE

owner(s) of property situate in the PENN TOWNSHIP, York County, Pennsylvania, being 564 BLOOMING GROVE ROAD, HANOVER, PA 17331-9565

Parcel No. 44000CE00890000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$199,465.86

PROPERTY ADDRESS: 564 BLOOMING GROVE ROAD, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 DEUTSCHE ALT-B SECURI-

TIES MORTGAGE LOAN TRUST, SERIES 2006-AB3 MORTGAGE PASS-THROUGH CERTIFICATES vs. DAVID J. BARRY Docket Number: 2012-SU-169-06. 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 J. BARRY

ALL that certain tract of land with the improvements thereon erected on the Northwest side of Linden Avenue in the Eleventh Ward of the City of York, County of York and Commonwealth of Pennsylvania, and now known and numbered as 843 Linden Avenue, bounded and described as follows, to wit:

Property Address: 843 Linden Avenue, York, PA 17404  
 Parcel No. 11333010021  
 Improvements: Residential Dwelling Subject to Mortgage: No  
 Subject to Rent: No  
 C.P. NO. 2012-SU-000169-06  
 Judgment: \$59,311.80  
 Attorney: Christopher A. DeNardo, Esquire To be Sold as the Property of: David J. Barry

PROPERTY ADDRESS: 843 LINDEN 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 2011-2T vs. MARTINE T. BARTON Docket Number: 2012-SU-2318-06. 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:

MARTINE T. BARTON

All that certain Unit #20, with a street address of 2600 Grandview Park Drive in Grandview Park Condominium, a condominium situate in West Manchester Township, York County, Pennsylvania, more specifically described in the Declaration Creating and Establishing Grandview Park Condominium and Declaration Site Plan relating to Grandview Park Condominium, recorded on the 30th day of December, 1993, in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Land Record Book 801, Page 377, and Plan Book MM, Page 695, respectively, which unit includes an undivided 4.17% 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, and amended by Amendment to Declaration date September 22, 1994, and recorded September 28, 1994, in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Land Record Book 981, Page 585. Second Amendment to Declaration Creating and Establishing Grandview Park Condominium dated November 17, 1994, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Land Record Book 1015, Page 1004, on November 28, 1994. Third Amendment to Declaration Creating and Establishing Grandview Park Condominium dated March 29, 1995, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Land Record Book 1076, Page 696, on March 30, 1995.

BEING the same premises that Wilma W. Franklin., by Deed dated 7/9/2008 and recorded 7/10/2008 in the County of York (in Book 1974 Page 5044) / (as Document No. 2008043091) granted and conveyed unto Frederick L. Barton and Martine T. Barton, sole owner, his/her heirs and assigns, in fee.

Being known as Tax Parcel # 51-000-0013-0099-C0020

LOCATION OF PROPERTY: 2600 Grandview Park Drive, York, PA 17408

THE IMPROVEMENTS THEREON ARE: Residential dwelling

SEIZED AND TAKEN IN execution as the property of Martine T. Barton

REAL DEBT: \$200,657.01

PROPERTY ADDRESS: 2600 GRANDVIEW PARK 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FIFTH THIRD MORTGAGE COMPANY vs. JOHN T. BATZER and JESSICA S. BATZER Docket Number: 2012-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:

JOHN T. BATZER  
JESSICA S. BATZER

owner(s) of property situate in the BOROUGH OF STEWARTSTOWN, York County, Pennsylvania, being 53B HIGH STREET, STEWARTSTOWN, PA 17363-4157

Parcel No. 8600001002800C053B

Improvements thereon: CONDOMINIUM UNIT

Judgment Amount: \$135,238.20

PROPERTY ADDRESS: 53B HIGH STREET, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., pre-

vailing 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. AS ACQUIRER OF CERTAIN ASSETS AND LIABILITIES OF WASHINGTON MUTUAL BANK FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION ACTING AS RECEIVER F/K/A WASHINGTON MUTUAL BANK F. A. vs. KEITH C. BEATTY, SR., THE UNITED STATES OF AMERICA and SYLVIA M. BEATTY Docket Number: 2010-SU-914-06. 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 C. BEATTY, SR.  
THE UNITED STATES OF AMERICA  
SYLVIA M. BEATTY

ALL THAT CERTAIN tract of land situate in West Manchester Township, York County, Pennsylvania, bounded and described in accordance with a Final Plan of Phase Three of Quail Heights, prepared by Worley Surveying, dated February 11, 1988, revised March 4, 1988, last revised March 9, 1988, File No. E-2310, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book II, page 516, as follows, to wit:

BEGINNING for a corner at a steel pin on the northeastern side of Quail Lane, a fifty (50) foot street, being a corner in common with Lot No. 70; thence leaving said street and by said lot, North fifty-five (55) degrees forty-nine (49) minutes forty-seven (47) seconds East, one hundred thirty-five and zero one-hundredths (135.00) feet to a steel pin at other lands now or formerly of Quail Heights; thence by said lands, South twenty-six (26) degrees thirty-seven (37) minutes nine (09) seconds East, eighty and seventy one-hundredths (80.70) feet to a steel pin at Lot No. 68; thence by said Lot, South fifty-five (55) degrees forty-nine (49) minutes forty-seven (47) seconds West, one hundred twenty-four and forty one-hundredths (124.40) feet to a steel pin on the northeastern side of Quail Lane, aforementioned; thence by said street, North thirty-four (34) degrees ten (10) minutes thirteen (13) seconds West; eighty and zero one-hundredths (80.00) feet to a steel pin, the place of BEGINNING.

CONTAINING 10,376 square feet (neat measure) and being known as Lot No. 69, as shown on said Plan.

Parcel#: 51-000-32-0069.00-00000

Property address: 3076 Quail Lane, York, PA 17404

PROPERTY ADDRESS: 3076 QUAIL LANE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. DAMIAN S. BERRIOS Docket Number: 2012-SU-3077-06. 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:

DAMIAN S. BERRIOS

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate in West York Borough, York County, Pennsylvania, and having thereon erected thereon a dwelling house known as: 1341 WEST POPLAR STREET, YORK, PA 17404

ACCOUNT NO. 88-000-05-0041

Reference York County Record Book 2052, Page 2195.

TO BE SOLD AS THE PROPERTY OF DAMIAN S. BERRIOS ON JUDGMENT NO. 2012-SU-003077-06

PROPERTY ADDRESS: 1341 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

Seized, levied upon and taken into execu-

tion as the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of MANUFACTURERS AND TRADERS TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY LOAN PASS-THROUGH CERTIFICATES, SERIES 1999-1 vs. GERALD A. BLACK, THE UNITED STATES OF AMERICA and PAMELA J. FERGUSON-BLACK Docket Number: 2011-SU-3166-06. 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:

GERALD A. BLACK  
THE UNITED STATES OF AMERICA  
PAMELA J. FERGUSON-BLACK

Property of: Gerald A, Black and Pamela L. Ferguson-Black, husband and wife

Execution No. 2011-SU-003166-06

Judgment Amount : \$183,486.94

ALL right, title, interest and claim of Gerald A, Black and Pamela L. Ferguson-Black, husband and wife, of, in and to:

Property located at 3601 Rock Creek Drive, within the Dover Township, York County PA. Having erected thereon a 2 Story, Single Family, Residential Dwelling. Being more fully described in York County Deed Book Volume 1349, at Page 1968.

Parcel Identification No. 24-000-14-0130.00-00000

PROPERTY ADDRESS: 3601 ROCK CREEK 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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

AS THE REAL ESTATE OF:

ROBIN L. BOBULA

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JP MORGAN CHASE BANK N.A. S/B/M TO CHASE HOME FINANCE, LLC vs. BARRY L. BLOUSE and APRIL I. BLOUSE Docket Number: 2012-SU-2396-06. 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:

ALL THAT CERTAIN Unit, being Unit No. 38 (the "Unit"), of Ivy Greens, A Condominium (the "Condominium"), located in York Township, York County, Pennsylvania, which Unit is designated in the Declaration of Condominium of Ivy Greens, A Condominium (the "Declaration of Condominium") recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Record Book 1934, page 3650, and Declaration Plats and Plans recorded in the Office of the York County Recorder of Deeds in Plan Book GG, page 2664, together with any and all amendments thereto.

AS THE REAL ESTATE OF:

BARRY L. BLOUSE  
 APRIL I. BLOUSE

TOGETHER with the undivided percentage interest in the Common Elements appurtenant to the Unit as more particularly set forth in the aforesaid Declaration of Condominium, as last amended.

owner(s) of property situate in the TOWNSHIP OF SPRINGETTSBURY, York County, Pennsylvania, being 3901 STUART DRIVE, YORK, PA 17402-2757

TOGETHER with the right to use the Limited Common Elements applicable to the Unit being conveyed herein, pursuant to the Declaration of Condominium on and Declaration Plots and Plans, as last amended.

Parcel No. 460001301000000000

Improvements thereon: RESIDENTIAL DWELLING

UNDER AND SUBJECT to the Declaration of Condominium, to any and all other covenants, conditions, restrictions, rights-of-way, easements and agreements of record in the aforesaid Office, and matters which a physical inspection or survey of the Unit and Common Elements would disclose, said Declaration being recorded in the Office of the Recorder of Deeds in and for York County, PA, in Record Book 1934, page 8650, the First Amendment to Declaration as set forth in Record Book 1959, page 3696, and the Second Amendment to Declaration as set forth in Record Book 2004, page 1986.

Judgment Amount: \$201,202.97

PROPERTY ADDRESS: 3901 STUART 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

Parcel#: 54-000-02-0030.00-0038

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

Property address: 2413 Shultz Way, York, PA 17402

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

PROPERTY ADDRESS: 2413 SHULTZ WAY, YORK, PA 17402

UPI#

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. ROBIN L. BOBULA Docket Number: 2012-SU-3561-06. And to me directed, I will expose at public sale in the York County Judicial

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

Parcel ID 51-000-09-0076

PROPERTY ADDRESS: 2299 WILT DRIVE,  
 YORK, PA 17404

UPI#

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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, S/B/M/T CHASE HOME FINANCE LLC, S/B/M/T CHASE MANHATTAN MORTGAGE CORPORATION vs. JASON A. BOWERS and MELISSA J. BOWERS Docket Number: 2012-SU-2893-06. 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:

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

AS THE REAL ESTATE OF:

JASON A. BOWERS  
 MELISSA J. BOWERS

ALL THAT CERTAIN lot of ground, situate on the Western side of Wilt Drive; thence along the Western line of Wilt Drive, in West Manchester Township, York County, Pennsylvania, being Lot No. 21 as found on a survey made by William A. Bentzel for Luther Wilt on May 8, 1950, more fully bounded and described as follows, to wit:

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. ROBERT K. BOWERS and EDWARD F. SIBLE, SR. Docket Number: 2012-SU-2779-06. 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 K. BOWERS  
 EDWARD F. SIBLE, SR.

BEGINNING at a point where the Northern line of North Drive intersects the Western Line of Wilt Drive; thence along the Western line of Wilt Drive, North thirty one (31) degrees fifteen (15) minutes East one hundred (100) feet to a point at property now or formerly of Richard E. Wilhelm and Carole Wilhelm, husband and wife, North sixty seven (67) degrees thirty (30) minutes West, two hundred twenty nine and five tenths (229.5) feet to a point at property known and numbered as 2390 Warwick Road, now or formerly of Fred EW. Robertson and Patricia R. Robertson, thence along said property of Fred E. Robertson and Patricia R. Robertson, husband and wife, South twenty three (23) degrees sixteen (16) minutes West, one hundred (100) feet to a point on the Northern line of North Drive; thence along the Northern line of North Drive, South sixty eight (68) degrees thirty five (35) minute East, two hundred sixteen and seven tenths (216.7) feet to a point, the place of BEGINNIG.

ALL THAT CERTAIN LOT OF LAND SITUATE IN NINTH WARD, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 655 West Princess Street,  
 York, PA 17404

PARCEL NUMBER: 09-205-02-0076.00-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 655 WEST PRINCESS STREET, YORK, PA 17404

UPI#

UNDER AND SUBJECT, NEVERTHELESS, to conditions, restrictions, easements and rights-of-way of record.

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

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

BEING the same premises which Paul J. Jess and Kathleen L. Jess, husband and wife by Deed dated May 12, 2003 and recorded in the office of the Recorder of Deeds of York County on June 3, 2003 in Deed Book Volume 1572, Page 7702, granted and conveyed unto Jason A. Bowers and Melissa J. Bowers.

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

PROPERTY ADDRESS: 466 BULL RUN  
 ROAD, WRIGHTSVILLE, PA 17368

UPI#

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of GMAC MORTGAGE, LLC vs. DANIEL P. BOYD and KIMBERLY J. BOYD Docket Number: 2011-SU-4355-06. 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:

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

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

AS THE REAL ESTATE OF:

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

DANIEL P. BOYD  
 KIMBERLY J. BOYD

All that certain lot of ground situate in Lower Windsor Township, York County, PA and known as Lot #3 on a plan of lots of Elwood S. & Betty V. Detwiler dated March 3, 1977 and recorded in the Office of the Recorder of Deeds for York County, PA in Plot Plan Book Z, Page 289, bounded, limited and described as follows:

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. ERIK V. BROCKOWSKI and MICHELLE R. BROCKOWSKI Docket Number: 2010-SU-4111-06. 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:

Beginning at the southwest corner of other land now or formerly of the grantors herein; thence along the north side of Lot #5 on above mentioned plan, South sixty-six (66) degrees eleven (11) minutes twenty (20) seconds West, one hundred seventy-five and seventy-one one hundredths (175.71) feet to a point at Lot #2; thence along the east side of Lot #2, North nineteen (19) degrees twenty-eight (28) minutes fifteen (15) seconds West, one hundred ninety-six and three one-hundredths (196.03) feet to a point in the center of the line of Route #714; thence along and through the center line of Route #714, North sixty-seven (67) degrees forty-three minutes twenty-four (24) seconds East, one hundred seventy-one and seven one-hundredths (171.07) feet to a point at lands now or formerly of the grantors herein; thence along said last mentioned lands, South twenty (20) degrees forty-six (46) minutes twenty-one (21) seconds East, one hundred ninety-one and sixteen one-hundredths (191.16) feet to a point and place of beginning.

AS THE REAL ESTATE OF:

ERIK V. BROCKOWSKI  
 MICHELLE R. BROCKOWSKI

Parcel No. 35-000-IM-0090-A0-00000

Title to said premises vested in Daniel P. Boyd and Kimberly J. Boyd, husband and wife by Deed from Charlotte M. Wallace, titled owner and Edward M. Juris and Gregg S. Juri dated 11/26/01 and recorded 11/28/01 in the York County Recorder of Deeds in book 1466, page 7686. Being known as 466 Bull Run Road, Wrightsville, PA 17368

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

BEING KNOWN AS 45 Devonshire Court, Mount Wolf, PA 17347

PARCEL NUMBER: 26-13-132

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 45 DEVONSHIRE 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

Tax Parcel Number: 35-000-IM-0090-A0-0000



RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

N. BROWN. 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 11, 2013 at 2:00 O'Clock, P.M., 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 COUNTRYWIDE HOME LOANS SERVICING LP vs. CHRISTOPHER J. BROWN Docket Number: 2012-SU-2774-06. 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 D. BROWN  
AKA JAMES E. BROWN  
JILL N. BROWN

All that certain described lot of ground, with improvements thereon erected, situate in York City, York County, Pennsylvania, bounded and described as follows:

AS THE REAL ESTATE OF:

CHRISTOPHER J. BROWN

Property Address: 934 Madison Avenue, York, PA 17404  
Parcel No. 113320400470000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2006-SU-3284-Y06  
Judgment: \$104,318.01  
Attorney: Christopher A. DeNardo, Esquire  
To be sold as the Property Of: James D. Brown aka James E. Brown (real owner and mortgage) and James D. Brown aka James E. Brown (real owner and mortgage) and Jill N. Brown (mortgagor)

owner(s) of property situate in the WINDSOR BOROUGH, York County, Pennsylvania, being 125 WEST MAIN STREET, WINDSOR, PA 17366-9692

PROPERTY ADDRESS: 934 MADISON AVENUE, YORK, PA 17404

Parcel No. 89000020017B000000

UPI#

Improvements thereon: RESIDENTIAL DWELLING

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

Judgment Amount: \$156,808.11

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

PROPERTY ADDRESS: 125 WEST MAIN STREET, WINDSOR, PA 17366

UPI#

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

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

01.10-3t York County, Pennsylvania

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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, CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-5 vs. LEAH BRUBACHER and ROBERT BRUBACHER Docket Number: 2009-SU-5484-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Penn-

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of Docket Number: 2006-SU-3284-Y06 GOLDMAN SACHS MORTGAGE COMPANY vs. JAMES D. BROWN AKA JAMES E. BROWN and JILL

sylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LEAH BRUBACHER  
ROBERT BRUBACHER

ALL THE FOLLOWING DESCRIBED TRACT OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN THE BOROUGH OF RED LION, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA, KNOWN AND NUMBERED AS 439 SOUTH MAIN STREET, BOUNDED AND LIMITED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE CURB LINE ON THE EASTERN SIDE OF SOUTH MAIN STREET, A CORNER OF LOT NOW OR FORMERLY OF PAUL L. HESS AND MARGARET L. HESS; THENCE ALONG SAID CURB LINE, SOUTH EIGHTEEN AND ONE-FORTH (18 1/4) DEGREES EAST, TWENTY (20) FEET TO A POINT, A CORNER OF LOT NOW OR FORMERLY OF WILLIAM H. WISE; THENCE ALONG SAME, NORTH SEVENTY-ONE AND THREE-FOURTHS (71 3/4) DEGREES EAST, ONE HUNDRED FIFTY (150) FEET TO AN IRON PIN ON THE WESTERN EDGE OF AN ALLEY SIXTEEN (16) FEET WIDE; THENCE ALONG SAID EDGE OF SAID ALLEY, NORTH EIGHTEEN AND ONE-FORTH (18 1/4) DEGREES WEST, TWENTY (20) FEET TO AN IRON PIN, A CORNER OF LOT NOW OR FORMERLY OF THE AFORESAID PAUL L. HESS AND MARGARET L. HESS; THENCE ALONG LINE OF LOT OF SAME AND THROUGH THE CENTER OF A DOUBLE DWELLING HOUSE, SOUTH SEVENTY-ONE AND THREE-FOURTHS (71 3/4) DEGREES WEST, ONE HUNDRED FIFTY (150) FEET TO A POINT IN THE CURB LINE ON THE EASTERN SIDE OF SOUTH MAIN STREET AND THE PLACE OF BEGINNING.

FOR IDENTIFICATION PURPOSES ONLY, BEING KNOWN AS PARCEL NO. 82-000-010178 IN OFFICE OF THE YORK COUNTY TAX ASSESSOR.

BEING KNOWN AS: 439 South Main Street, Red Lion, PA 17356

PROPERTY ADDRESS: 439 SOUTH MAIN 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

Seized, levied upon and taken into execu-

tion as the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JP MORGAN CHASE BANK, N.A., S/B/M TO CHASE HOME FINANCE, LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION vs. PAULETTE L. BUTLER and SEANTEL C. BUTLER Docket Number: 2012-SU-1880-06. 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:

PAULETTE L. BUTLER  
SEANTEL C. BUTLER

owner(s) of property situate in the MANCHESTER TOWNSHIP, York County, Pennsylvania, being 214 BRUAW DRIVE, YORK, PA 17406-6540

Parcel No. 360004401010000000

Improvements thereon: CONDOMINIUM UNIT

Judgment Amount: \$206,542.28

PROPERTY ADDRESS: 214 BRUAW DRIVE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of CITIMORTGAGE, INC. S/B/M TO ABN AMRO



MORTGAGE GROUP, INC. vs. WILLIAM J. CAMPBELL and MICHELE CAMPBELL Docket Number: 2010-SU-4130-06. 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 J. CAMPBELL  
MICHELE CAMPBELL

owner(s) of property situate in the TOWNSHIP OF YORK, York County, Pennsylvania, being 2863 CANDLELIGHT DRIVE, YORK, PA 17402-8802

Parcel No. 54-000-44-0075.00-00000

Improvements thereon; RESIDENTIAL DWELLING

Judgment Amount: \$224,070.26

PROPERTY ADDRESS: 2863 CANDLELIGHT 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK N.A., AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1 vs. STACIE CARMINES and NANCY BUCHER A/K/A NANCY A. BUCHER Docket Number: 2010-SU-1995-06. 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:

STACIE CARMINES  
NANCY BUCHER  
A/K/A NANCY A. BUCHER

owner(s) of property situate in the TOWNSHIP OF FAIRVIEW, York County, Pennsylvania, being 111 FAIRVIEW DRIVE, CAMP HILL, PA 17011-8312

Parcel No. 27-000-08-0140.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$224,062.82

PROPERTY ADDRESS: 111 FAIRVIEW DRIVE, CAMP HILL, PA 17011

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of NORTH CODORUS TOWNSHIP SEWER AUTHORITY vs. JOHN CHRISSOMALLIS and KIMBERLY L. CHRISSOMALLIS Docket Number: 2012-SU-3003-21. 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:

JOHN CHRISSOMALLIS  
KIMBERLY L. CHRISSOMALLIS

Owners of property situate in North Codorus Township, York County, Pennsylvania, being 5785 Glatfelters Station Road, Seven Valleys, PA 17360.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 5785 GLATFELTERS STATION ROAD, SEVEN VALLEYS, PA 17360

UPI #40-000-GH-0025.A0-00000

PROPERTY ADDRESS: 5785 GLATFELTERS STATION ROAD, SEVEN VALLEYS, PA 17360

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 SUCCESSOR BY MERGER TO LASALLE BANK, NA AS TRUSTEE FOR WASHINGTON MUTUAL MORTGAGE PASS-THROUGH CERTIFICATES WMALT SERIES 2006-AR9 vs. MARY COMSTOCK and OTIS K. COMSTOCK Docket Number: 2009-SU-4044-06. 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 COMSTOCK  
OTIS K. COMSTOCK

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

BEGINNING at a point in the center of a public road at Lot No.2, lands now Or formerly of John C. Trone and Bertha M. Trone, his wife; thence along said Lot No. 2 South forty-one and one-half (41-1/2) degrees East, two hundred (200) feet to an iron pin at other lands now or formerly of John C. Trone and Bertha M. Trone, his wife; thence along said other lands now or formerly of John C. Trone and Bertha M. Trone. his wife, south forty eight and one-half (48-1/2) degrees West, eighty-six and seven tenths (86.7) feet to an Iron pin at lands now or formerly of Harry Wagner, thence along said land now or formerly of Harry Wagner and other lands now or formerly of John C. Trone and Bertha M. Trone, his wife, North twenty-sev-

en (27) degrees West, two hundred six and two tenths (206.2) feet to a point in the center of the aforesaid public road; thence in and along the centerline of said public road North forty-eight and one-half (48-1/2) degrees East, thirty-five (35) feet to the point of beginning.

Being known as Lot No.1 and containing 44.71 square perches. This description is taken from a survey made by Curvin A. Wentz, Registered Surveyor, dated April 30, 1963.

Property address: 1247/129 Hoff Road, Hanover, PA 17331

PROPERTY ADDRESS: 1247/1249 HOFF ROAD, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. MARVIN A. COOLEY, JR. and CHERL L. COOLEY Docket Number: 2012-SU-3607-06. 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:

MARVIN A. COOLEY, JR.  
CHERL L. COOLEY

ALL the following described tract of land situate in Lower Windsor Township, York County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at a point in the center line of Legislative Route No. 66017, leading from Yorkanna Borough to Hellam Borough at land now or formerly of George W. Fultz and wife; thence through State Highway Route No. 66017, South eighty-eight (88) degrees thirty (30) minutes East, one hundred (100) feet to a point in the center of said road at lands now or formerly of Laverne Hinkle; thence by lands of same, South one (01) degree

thirty (30) minutes West, two hundred thirty-eight (238) feet to a point at other lands of now or formerly of Millard L. Winter and Elsie M. Winter; thence along said lands, South eighty-nine (89) degrees thirty (30) minutes West, one hundred and four-tenths (100.4) feet to a point at lands now or formerly of Earl Willis Drennen; thence by lands now or formerly of Earl Willis Drennen and Gerald W. Fultz, North one (01) degree thirty (30) minutes East, two hundred forty-six (246) feet to a point in the center of said Legislative Route No. 66017 and place of BEGINNING.

Having erected thereon a dwelling known as 4950 Yorkanna Road, York, PA 17402.

Parcel No. 35-000-JK-0129-A

Being the same premises which Mary Elizabeth Neborak and Michael Neborak, husband and wife and Michael Neborak, Executor of this Last Will and Testament of D. Elwood Sprenkle aka Donald Elwood Sprinkle-late by deed dated 05/28/99 and recorded 07/01/99 in the Recorder of Deeds office in York County, Pennsylvania in Instrument No. 48385, granted and conveyed unto Marvin A. Cooley, Jr. and Cheri L. Cooley.

PROPERTY ADDRESS: 4950 YORKANNA 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 MANUFACTURERS & TRADERS TRUST COMPANY vs. DAWN M. COPP and JOEL M. COPP Docket Number: 2009-SU-1728-06. 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 M. COPP  
 JOEL M. COPP

ALL THAT CERTAIN TRACT OF LAND situated, lying, and being in EAST MANCHESTER TOWNSHIP, York County, Pennsylvania, more fully bounded and described as follows:

BEGINNING at the southern edge of Coventry Cross Road and the northeast corner of Lot number 108; thence South 64 degrees 00 minutes 00 seconds East, a distance of 110.00 feet to a point; thence South 26 degrees 00 minutes 00 seconds West, a distance of 100.00 feet to a point; thence North 64 degrees 00 minutes 00 seconds West, a distance of 110.00 feet to a point; thence North 26degrees 00 minutes 00 seconds East, a distance of 100.00 feet to the point and place of BEGINNING.

THE ABOVE DESCRIPTION was taken from a plot plan dated October 18, 1986, by Stallman, Inc., recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, on July 19, 1994 in Plan Book MM, Page 993, and being designated as Lot number 109, of the Final Subdivision for Asbury Pointe.

BEING PART OF THE premises which Norman Berman and David R. Schad by their deed dated May 14, 1993, recorded in the Office of the Recorder of Deed in and for York County, Pennsylvania, in Record Book 637, Page 492, did grant and convey unto Asbury Pointe Limited Partnership, a Pennsylvania Limited Partnership Grantor herein.

TOGETHER WITH AND SUBJECT to the rights, restrictions, conditions, and covenants as set forth in Record Book 1258 Page 3883.

PARCEL ID# 26-000-13-0109.00-00000

Property being known as 75 Coventry Cross Road, Mount Wolf, Pennsylvania 17347.

Title to said premises is vested in DAWN M. COPP and JOEL M. COPP, husband and wife, by deed from ASBURY POINTE LIMITED PARTNERSHIP, a Pennsylvania Limited Partnership, dated November 30, 1999 and recorded December 7, 1999 in Deed Book 1385, Page 0455, as Instrument No. 1999085122.

PROPERTY ADDRESS: 75 COVENTRY CROSS ROAD, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPM-ORGAN CHASE BANK, NATIONAL ASSOCIATION vs. BUCKLEY D. CORK, JR. Docket Number: 2012-SU-2967-06. 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:

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

AS THE REAL ESTATE OF:

BUCKLEY D. CORK, JR.

ALL that certain lot or piece of ground, with the improvements thereon erected, situate, lying, and being on the northern side of Franklin Street in Dallastown Borough, York County, Pennsylvania, bounded and limited as follows, to wit:

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of CITIMORTGAGE, INC. vs. RICHARD A. CREAGER Docket Number: 2012-SU-2320-06. 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 A. CREAGER

BEGINNING at a point on the northern side of Franklin Street at lands now or formerly of Morris Barshinger; extending thence Northwardly along same, one hundred sixty-seven (167) feet, more or less, to a point on the southern side of a Sixteen (16) feet wide alley; thence Eastwardly along the southern side of said alley, forty-two and seven tenths (42.7) feet to a point at the corner of property now or formerly of Edward D. Withers and Alma C. Withers; thence Southwardly along the property now or formerly of Edward D. Withers and Alma C. Withers and through the middle of a brick division wall existing between the within conveyed premises and the property of the said Edward D. Withers and Alma C. Withers, contiguous on the East, one hundred fifty-two (152) feet, more or less, to a point on the northern side of Franklin Street, thence Westwardly along the northern side of Franklin Street, one hundred eighteen and one-tenth (118.1) feet to a point and the place of BEGINNING.

ALL the following described tract of land lying, being and situate in Delta Borough, York County, Pennsylvania, being known as 810 Chestnut Street, Delta, Pennsylvania, the same being bounded, limited and described as follows to wit:

BEING the same premises which Hillside Financial, LLC by Deed dated August 26, 2009 and recorded in the office of the Recorder of Deeds of York County on August 28, 2009 in Deed Book Volume 2039 Page 7997, granted and conveyed unto Buckley D. Cork, Jr.

BEGINNING at a point on the Southern right-of-way line of Chestnut Street, the said point being at the line of lands now or formerly of Victor Grelli; thence proceeding along the line of such lands, South 22 degrees 30 minutes East, 180.80 feet to an iron pin at the line of lands now or formerly of Eugene Schnetzka; thence proceeding along the line of such lands, South 58 degrees 13 minutes 52 seconds West, 25.33 feet to a point; thence proceeding along the line of 808 Chestnut Street, North 22 degrees 30 minutes West, 184.88 feet to a point at the Southern right-of-way line of Chestnut Street; thence proceeding along the Southern right-of-way line of Chestnut Street, North 67 degrees 30 minutes East, 25 feet to the place of BEGINNING.

Parcel ID 56-000-01-0013.00

CONTAINING 0.1049 acres, more or less, as surveyed by Larry Lee Lucabaugh on September, 1996.

PROPERTY ADDRESS: 48 SOUTH FRANKLIN STREET, DALLASTOWN, PA 17313

TOGETHER WITH an easement over other lands of Grantors herein for the use, maintenance, replacement and repair of a water line.

UPI#

SUBJECT TO an easement by Grantors for use of a septic system and drain field located on the above-described premises which system provides for the sewage needs of 808 Chestnut Street, such easement to terminate at such time as the premises

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

at 808 Chestnut Street is connected to a public access system.

PARCEL No. 57-000-01-0004-A0

PROPERTY ADDRESS: 810 Chestnut Street, Delta, PA 17314-8103

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Richard A. Creager

ATTORNEY FOR PLAINTIFF: Gregory Javardian, Esquire

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 810 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. RICKY J. CROUTZ Docket Number: 2012-SU-3618-06. 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:

RICKY J. CROUTZ

ALL THAT CERTAIN lot of land with the improvements thereon erected situate in York Haven Borough, York County, Pennsylvania, bounded and described as follows, to wit:

Property Address: 18 Walton Street, York Haven, PA 17370  
Parcel No. 94-000-01-0110-0  
Improvements: Residential Dwelling  
Subject to Mortgage: No

Subject to Rent: No  
C.P. NO. 2012-SU-3618-06  
Judgment: \$108,437.49

PROPERTY ADDRESS: 18 WALTON STREET, YORK HAVEN, PA 17370

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 BENEFIT OF ALTERNATIVE LOAN TRUST 2007-J1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-J1 vs. KIMBERLY A. CURRY and DEAN M. CURRY Docket Number: 2009-SU-4197-06. 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. CURRY  
DEAN M. CURRY

owner(s) of property situate in the 5TH Ward of the City of York, York County, Pennsylvania, being 340 WEST NORTH STREET, YORK, PA 17401-2909

Parcel No. 05-084-02-0068.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$107,896.56

PROPERTY ADDRESS: 340 WEST NORTH 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of WILLIAM ULRICH, JR vs. AMY DAUGHERTY Docket Number: 2011-NO-3193-31. 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:

AMY DAUGHERTY

ALL that certain tract of land with the improvements thereon erected, known as Lot #46 in Donmar Heights, situate, lying and being in Jackson Township, York County, Pennsylvania, being more particularly described as follows, to wit:

BEGINNING at a point on the South side of a sixty (60) foot wide street known as Hanover Street (Pennsylvania Department of Highways Legislative Route #66008), said point being North 61 degrees 30 minutes East, 140.00 feet from the southeast corner of said Hanover Street and a 50 foot wide street known as Timlin Drive; thence along the South side of said Hanover Street, North 61 degrees 30 minutes East, 140.00 feet to a point, thence along Lot #47, South 28 degrees 30 minutes East, 145.00 feet to a point; thence along Lot #43, South 61 degrees 30 minutes West, 140.00 feet to a point; thence along Lot No. 45, North 28 degrees 30 minutes West, 145.00 feet to a point and place of BEGINNING.

Parcel No. 33000FF0089J000000 (450 Old Hanover Road, Spring Grove, PA 17362)

PROPERTY ADDRESS: 450 OLD HANOVER ROAD, SPRING GROVE, PA 17362

UPI# 33-000-FF-0089.J0-00000  
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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST, SERIES 2006-3, BY ITS ATTORNEY IN FACT OCWEN LOAN SERVICING, LLC vs. PHILIP DEERE, IV and ROBIN DEERE Docket Number: 2012-SU-2788-06. 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:

PHILIP DEERE, IV.  
ROBIN DEERE

ALL that certain lot lying and being situate in the Borough of Delta, York County, Pennsylvania, with a property address of 720 Main Street, Delta, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of a public road leading from Peach Bottom to Pylesville, now Main Street of said Borough of Delta, at intersection of line of lands now or formerly of John W. Groff, with said Main Street and running with said line of lands now or formerly of said John W. Groff South 20 degrees East 191 feet to an alley and lands now or formerly of Robert Ramsay; thence by said alley and lands now or formerly of Robert Ramsay South 65 1/2 degrees West 53 feet to a private alley and lands now or formerly of R. Warren Ramsay; thence by said private alley and lands now or formerly of R. Warren Ramsay North 20 degrees West 191 feet to the center of said Main Street; thence with said Main Street North 65 1/2 degrees East 53 feet to the place of BEGINNING. Containing in front on said Main Street 53 feet and extending in depth 191 feet more or less. The improvements thereon being known as 720 Main Street.

BEING the same premises in which Robin Deere and Philip Deere, IV, her husband, by deed dated May 21, 2009 and recorded in the office of the recorder of deeds for York County on June 10, 2009 in book 2026 and page 326, granted and conveyed unto Robin Deere.

PARCEL #57-000-01-0062.0

PROPERTY ADDRESS: 720 MAIN 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A. vs. WILLIAM E. DENK, JR. and BARBARA E. DENK Docket Number: 2012-SU-2852-06. 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 E. DENK, JR.  
BARBARA E. DENK

owner(s) of property situate in the TOWNSHIP OF PENN, York County, Pennsylvania, being 11 MOUNTAIN ASH DRIVE, HANOVER, PA 17331-9297

Parcel No. 440002400090000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$240,790.32

PROPERTY ADDRESS: 11 MOUNTAIN ASH 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. EUGENIA FAY DICKERSON and HOWARD B. DICKERSON, III. Docket Number: 2012-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:

EUGENIA FAY DICKERSON  
HOWARD B. DICKERSON, III

owner(s) of property situate in the CITY OF YORK, York County, Pennsylvania, being 505 WEST MARKET STREET, YORK, PA 17401-4090

Parcel No. 11-301-05-0002.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$100,214.21

PROPERTY ADDRESS: 505 WEST MARKET 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of ABBOTTSTOWN PARADISE, JOINT SEWER AUTHORITY vs. WAYNE DIEHL and LORRAINE GOLDING Docket Number: 2011-MT-9133-59. 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:

WAYNE DIEHL  
LORRAINE GOLDING

Owners of property situate in the Paradise Township, York County, Pennsylvania, being 154 Meadowbrook Lane, Abbottstown, PA 17301.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 154 MEADOW-BROOK LANE, ABBOTTSTOWN, PA 17301

UPI #42-000-01-0013.00-00000

PROPERTY ADDRESS: 154 MEADOW-BROOK LANE, ABBOTTSTOWN, PA 17301

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of NATION-STAR MORTGAGE, LLC vs. RAY A. DIETRICH, III and LAURIE L. DIETRICH Docket Number: 2012-SU-2246-06. 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:

RAY A. DIETRICH, III  
LAURIE L. DIETRICH

owner(s) of property situate in SEVEN VALLEYS BOROUGH, York County, Pennsylvania, being 36 MAIN STREET, SEVEN VALLEYS, PA 17360-8701

Parcel No. 83000FH0112G000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$242,339.06

PROPERTY ADDRESS: 36 MAIN STREET, SEVEN VALLEYS, PA 17360

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK OF INDIANA vs. MARIAN P. DONLON and ERIC C. MOYER Docket Number: 2010-SU-4235-06. 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:

MARIAN P. DONLON  
ERIC C. MOYER

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

BEGINNING at a point on Hanover Street at a corner of land now or formerly of Myrtle A. Roser and Kathryn A. VanMeter; thence along Hanover Street, South seventy-eight (78) degrees, East, fifty (50) feet to a point; thence along land now or formerly of the Austin L. Grove American Legion Post, South ten and three-fourths (10 3/4) degrees West, one hundred and seventy-seven (177) feet, more or less, to a point; thence along Winter Avenue, North eighty-eight (88) degrees West, fifty and nine-twelfths (50 9/12) feet to a stone; thence along said land now or formerly of Myrtle A. Roser and Kathryn A. VanMeter, North ten and three-fourths (10 3/4) degrees East, one hundred

and ninety-eight (98) feet to the point and place of BEGINNING.

BEING KNOWN AS: 34 Hanover Street, Glen Rock, PA 17327

PROPERTY ADDRESS: 34 HANOVER STREET, GLEN ROCK, PA 17327

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 CWABS INC., ASSET-BACKED CERTIFIACETES, SERIES 2007-BC1 vs. TODD B. ECKARD and JODIE L. ECKARD Docket Number: 2012-SU-51-06. 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 B. ECKARD  
JODIE L. ECKARD

All that certain piece, parcel or tract of land situate in Jefferson Borough, York County, Pennsylvania, being more fully described as follows, to wit:

Beginning for a point in a public road known as Burns Road; thence in and through said Burns Road, North twenty-eight (328) degrees eight (08) minutes thirty-three (33) seconds West, one hundred and zero one-hundredths (100.00) feet to a point at proposed Lot No. 6; North sixty-one (61) degrees forty-one (41) minutes four (04) seconds East, two hundred thirty-four and twenty-four one-hundredths (234.24) feet to a point at lands now or formerly of Codorus Estates; thence along said lands, South twenty-seven (27) degrees seven (07) minutes twenty (20) seconds East, one hundred and two one-hundredths (100.02) feet to a point at Lot No. 4 on the hereinafter referred to subdivision plan; thence along said Lot No. 4, South sixty-one (61) degrees forty-one (41) minutes four (04) seconds West, two hundred thirty-two and forty-six one-hundredths (232.46) feet to the point and place of beginning.

Containing .5357 acres and being known as Lot No. 5 on a final Subdivision Plan entitled "Codorus Estates" prepared by Stallman Stahlman, Inc., dated February 13, 1997 and recorded in the Office of the Recorder of Deed for York County, Pennsylvania, in Plan Book PP, Page 280.

Under and subject to any and all covenants, conditions, restrictions, reservations, agreements, easements, and rights of way of record.

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. JANIE A.C. ECKARD and KENNETH M. ECKARD Docket Number: 2011-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:

JANIE A.C. ECKARD  
KENNETH M. ECKARD

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

BEING KNOWN AS 645 Black Rock Road, Hanover, PA 17331

PARCEL NUMBER: 44-13-10B

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 645 BLACK ROCK ROAD, 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 (30) days after the sale and distribution will be made in accordance with the

Being Tax Parcel Number: 73-DG-19W

Title to said Premises vested in Todd B. Eckard and Jodie L. Eckard, husband and wife, as tenants by the entireties by Deed from Joseph C. Tometcho and Pamela B. Tometcho, husband and wife dated 06/22/06 and recorded 07/05/06 in the York County Recorder of Deeds in Book 1822, Page 5257.

Being known as 22 Burns Road, Spring Grove, PA 17362

Tax Parcel Number: 73-DG-19W

PROPERTY ADDRESS: 22 BURNS ROAD, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. GERALD L. EISNER, III and ELISSA J. EISNER Docket Number: 2012-SU-3269-06. 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:

GERALD L. EISNER, III  
ELISSA J. EISNER

owner(s) of property situate in the BOROUGH OF LEWISBERRY AND PARTIALLY IN FAIRVIEW TOWNSHIP, York County, Pennsylvania, being 310 NEBINGER STREET, LEWISBERRY, PA 17339-9662

Parcel No. 27000PF0026A000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$200,164.03

PROPERTY ADDRESS: 310 NEBINGER STREET, LEWISBERRY, PA 17339

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. DENISE I. ELICKER and STEVEN D. ELICKER Docket Number: 2012-SU-3386-06. 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:

DENISE I. ELICKER  
STEVEN D. ELICKER

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

BEING KNOWN AS 10 Hillcrest Circle, Etters, PA 17319

PARCEL NUMBER: 39-10-103

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 10 HILLCREST CIRCLE, ETTERS, PA 17319

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

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



RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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 E. EVERHART  
AMY D. EVERHART

SHERIFF'S SALE—Notice is hereby given that  
on February 11, 2013 at 2:00 O'Clock, P.M., pre-  
vailing time, by virtue of a Writ of Execution is-  
sued out of the Court of Common Pleas of York  
county, Pennsylvania on Judgment of GMAC  
MORTGAGE, LLC vs. BOBBY D. ELROD and  
MELISSA A. ELROD A/K/A MELISSA ANN  
ELROD Docket Number: 2012-SU-1820-06. And  
to me directed, I will expose at public sale in the  
York County Judicial Center, City of York, Coun-  
ty of York, Commonwealth of Pennsylvania the  
following real estate to wit:

owner(s) of property situate in DOVER TOWN-  
SHIP, York County, Pennsylvania, being 2408  
EMIG MILL ROAD, DOVER, PA 17315-4626

Parcel No. 24-000-11-0002.00-00000

Improvements thereon: RESIDENTIAL DWELL-  
ING

Judgment Amount: \$144,936.44

PROPERTY ADDRESS: 2408 EMIG MILL  
ROAD, DOVER, PA 17315

UPI#

AS THE REAL ESTATE OF:

BOBBY D. ELROD  
MELISSA A. ELROD  
A/K/A MELISSA ANN ELROD

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

owner(s) of property situate in NORTH CODOR-  
US TOWNSHIP, York County, Pennsylvania,  
being 5944 GLATFELTERS STATION ROAD,  
SEVEN VALLEYS, PA 17360-8412

Parcel No. 40-000-FH-0061.A0-00000

Improvements thereon: RESIDENTIAL DWELL-  
ING

Seized, levied upon and taken into execu-  
tion as the Real Estate aforesaid by

Judgment Amount: \$112,201.19

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

PROPERTY ADDRESS: 5944 GLATFELTERS  
STATION ROAD, SEVEN VALLEYS, PA 17360

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

Seized, levied upon and taken into execu-  
tion as the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that  
on February 11, 2013 at 2:00 O'Clock, P.M., pre-  
vailing time, by virtue of a Writ of Execution is-  
sued out of the Court of Common Pleas of York  
county, Pennsylvania on Judgment of CHASE  
HOME FINANCE LLC, S/B/M/T CHASE  
MANHATTAN MORTGAGE CORPORATION  
vs. PHILIP EVERLY and MELISSA EVERLY  
Docket Number: 2009-SU-2111-06. 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 fol-  
lowing real estate to wit:

AS THE REAL ESTATE OF:

PHILIP EVERLY  
MELISSA EVERLY

SHERIFF'S SALE—Notice is hereby given that  
on February 11, 2013 at 2:00 O'Clock, P.M., pre-  
vailing time, by virtue of a Writ of Execution is-  
sued out of the Court of Common Pleas of York  
county, Pennsylvania on Judgment of WELLS  
FARGO BANK, N.A. vs. RYAN E. EVERHART  
and AMY D. EVERHART Docket Number: 2011-  
SU-3883-06. And to me directed, I will expose at

ALL THAT CERTAIN lot of ground with the im-  
provements thereon erected, situate on the north  
side of East Chestnut Street in the City of York,  
York County, Pennsylvania and known as No.  
817 East Chestnut Street, bounded and described  
as follows, to wit:

BEGINNING at a stake on the north side of East Chestnut Street, one hundred twenty (120) feet east of the northeast corner of Sherman and East Chestnut Streets; extending thence at a right angle with East Chestnut Street, Northwardly along lands now or formerly of Ivan C. Frey and Ralph E. Frey, one hundred (100) feet to a stake on the south side of Granite Alley, thence along the south side of Granite Alley, Eastwardly forty (40) feet to a stake at corner of lands now or formerly of Lester S. Conley and Ethel M. Conley; thence along said last mentioned land, Southwardly one hundred (100) feet to a stake on the north line of East Chestnut Street; thence along said north line of East Chestnut Street, Westwardly forty (40) feet to a stake and the place of BEGINNING.

HAVING a frontage of forty (40) feet on said East Chestnut Street and extending northwardly of equal width throughout, one hundred (100) feet to Granite Alley.

BEING the same premises which Mindy J. Myers, by Deed dated April 25, 2008 and recorded in the Office of the Recorder of Deeds of York County on April 29, 2008, in Deed Book 1961, Page 3319, granted and conveyed unto Philip Everly and Melissa Everly.

PROPERTY ADDRESS: 817 EAST CHESTNUT 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF JANUARY 1, 2004 MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LAON ASSET-BACKED CERTIFICATES, SERIES 2004-WMC1 vs. SUSAN C. EYLER Docket Number: 2011-SU-653-06. 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:

SUSAN C. EYLER

All the following described three contiguous tracts of land, situate, lying and being in Manchester Township, York County, Pennsylvania, bounded and limited as follows, to wit:

Tract No. 1:

Beginning at a stake at corner of lands now or formerly of William Frances and the State Highway Travel Route No. 24; thence extending along said Highway Route No. 24 Southwardly fifty (50) feet to a point at a corner of Tract No. 2 herein; thence along Tract No. 2 herein Westwardly two hundred (200) feet to a point; thence along lands now or formerly of Charles Drawbaugh and Ellen Drawbaugh Northwardly forty (40) feet to a point at lands now or formerly of William Frances; thence along lands now or formerly of William Frances Eastwardly two hundred (200) feet to a stake and said State Highway Travel Route No. 24 and the place of beginning.

Tract No.2:

Beginning at a stake at corner of Tract No. 1 herein and the State Highway Travel Route No. 24; thence extending along said State Highway Travel Route No. 24 Southwardly ten (10) feet to Tract No. 3 herein; thence extending along Tract No. 3 herein Westwardly two hundred (200) feet to a point; thence extending Northwardly along land now or formerly of Charles H. Drawbaugh and M. Ellen Drawbaugh nine (9) feet to a point; thence extending along Tract No. 1 herein Eastwardly two hundred (200) feet to a point at said State Highway Route No. 24 and the place of beginning. Having a frontage on said State Highway of ten (10) feet and at the rear end of this lot or piece of ground of nine (9) feet in width and extending in depth of this lot of two hundred (200) feet to lands now or formerly of Charles H. Drawbaugh and M. Ellen Drawbaugh, his wife.

Tract No. 3:

Beginning at a stake at corner of Tract No. 3 herein and the State Highway Travel Route No. 24; thence extending along said State Highway Travel Route No. 24 Southwardly twenty-five (25) feet to a point at lands now or formerly of Donald E. Bosserman and Elizabeth A. Bosserman, his wife; thence along said lands now or formerly of Donald E. Bosserman and wife Westwardly two hundred (200) feet to a stake at corner of lands now or formerly of Charles H. Drawbaugh and M. Ellen Drawbaugh, his wife; thence extending along lands of same Northwardly eighteen (18) feet to a stake at Tract No. 2 herein; thence extending along Tract No. 2 herein Eastwardly two hundred (200) feet, more or less, to a stake and the place of beginning.

Title to said premises vested in Susan C. Eyler by Deed from Ardell Fry, widow dated 07/25/03 and recorded on 08/27/03 in the York County Record-

er of Deeds in Book 1598, Page 3049.

Being known as 2810 North George Street, York, PA 17406 a/k/a York, PA 17402

Tax Parcel Number: 36-000-02-0022.00

PROPERTY ADDRESS: 2810 NORTH GEORGE STREET, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-14 vs. DEANNA C. FALLON and RICHARD W. FALLON Docket Number: 2010-SU-906-06. 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:

DEANNA C. FALLON  
 RICHARD W. FALLON

ALL THAT CERTAIN Lot of ground situate in Borough of Dallastown, York County, State of Pennsylvania, and is bounded and described as follows:

BEGINNING at a point in the centerline of East Maple Street and at lands now or formerly of Lindstrom, said point being located a distance of 267.00 feet East of the eastern curb line of North Park Street; thence by lands now or formerly of Lindstrom, North 14 degrees 30 minutes 00 seconds East, 189.50 feet to a pin in the centerline of an unnamed alley; thence by the same, South 75 degrees 30 minutes 00 seconds East, a distance of 90.00 feet to a pin at lands now or formerly of Fiddler; thence by the same, South 14 degrees 30 minutes 00 seconds West, a distance of 189.50

feet to a pin in the centerline of East Maple Street; thence by the same, North 75 degrees 30 minutes 00 seconds West, a distance of 90.00 feet to a point, the place of BEGINNING.

UNDER AND SUBJECT to covenants, conditions, reservations, easements and right of ways of record.

The improvements thereon being known as No. 425 E Maple Street, Dallastown, PA 17313

TAX PARCEL #: 56-000-03-0175-00-00000

PROPERTY ADDRESS: 425 EAST MAPLE STREET, DALLASTOWN, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JP MORGAN CHASE BANK, NATIONAL ASSOCIATION vs. JOSHUA J.D. FARBER Docket Number: 2012-SU-3590-06. 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:

JOSHUA J.D. FARBER

ALL that certain lot of ground with improvements thereon erected, situate, lying and being in the Township of Jackson, York County, Pennsylvania, as shown on a subdivision plan of Twin Pines dated April 29, 1970 and prepared by Gordon L. Brown, Registered Surveyor, and recorded in the Office of the Recorder of Deeds In and for York County, Pennsylvania on the 23rd day of March, 1972 in Plan Book V, page 108, more fully bounded, limited and described as follows to wit:

BEGINNING at a point on the west wide of a fifty (50) foot wide street known as Perry Avenue, said point being South forty-two (42) degrees forty-six (46) minutes ten (10) seconds West, six hundred

thirty-nine and twenty one-hundredths (639.20) feet from the southwest corner of said Perry Avenue and another fifty (50) foot wide street known as Pauline Avenue; thence along the west side of said Perry Avenue, South forty-two (42) degrees forty-six (46) minutes ten (10) seconds West, seventy-five and no one-hundredths (75.00) feet to appoint; thence along Lot #164, North forty-seven (47) degrees thirteen (13) minutes fifty (50) seconds west, one hundred thirty and no one-hundredths (130.00) feet to a point; thence along Lots #147 and #148, North forty-two (42) degrees forty-six (46) minutes ten (10) seconds East, seventy-five and no one-hundredths (75.00) feet to a point; thence along Lot #162, South forty-seven (47) degrees thirteen (13) minutes fifty (50) seconds East, one hundred thirty and no one-hundredths (130.00) feet to appoint the place of BEGINNING. Being known as Lot #163.

UNDER AND SUBJECT, NEVERTHELESS, to easements, rights-of-way and restrictions contained in declaration of Kenneth R. Stolfus and Gladys M. Stolfus, his wife, for "Twin Pines" dated May 20, 1975, and recorded in the Recorder of Deeds Office In and for York County, Pennsylvania, In Record Book 68-Z, page 1156.

IT BEING the same premises which Robert L. Diffendarfer and Brenda E. Diffendarfer, husband and wife, by their deed dated September 30, 2009 and about to be recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, granted and conveyed unto Joshua JD Farber, Mortgage herein.

BEING the same premises which Robert L. Diffendarfer and Brenda E. Diffendarfer, husband and wife, by deed dated September 30, 2009 and recorded in the Office of the Recorder of Deeds in and for York County on October 2, 2009 in Deed Book Volume 2045, Page 541, granted and conveyed unto Joshua JD Farber.

PROPERTY ADDRESS: 226 PERRY AVENUE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execu-

tion issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of PHH MORTGAGE CORPORATION F/K/A PHH MORTGAGE SERVICES vs. JAMES A. FEO A/K/A JAMES FEO Docket Number: 2012-SU-2999-06. 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 A. FEO  
A/K/A JAMES FEO

owner(s) of property situate in the TOWNSHIP OF SPRINGETTSBURY, York County, Pennsylvania, being 41 JEAN-LO WAY, YORK, PA 17406-6708

Parcel No. 46-000-37-0101.A0-C0001

Improvements thereon: CONDOMINIUM UNIT

Judgment Amount: \$185,170.24

PROPERTY ADDRESS: 41 JEAN-LO WAY, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. WALTER G. FICK, JR. and KRISTINE K. FICK Docket Number: 2009-SU-6588-06. 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:

WALTER G. FICK, JR.  
KRISTINE K. FICK

ALL the following described tract of land situate, lying and being in Penn Township, York County, Pennsylvania, more particularly bounded and de-



scribed as follows, to wit:

BEGINNING at a point on the eastern edge of Legislative Route 66079, also known as Grandview Road, and at Lot No. 3 on the hereinafter referred to Final Plan of Lots; thence along the eastern edge of said Grandview Road by a curve to the right having a radius of two thousand one hundred twenty-eight and no hundredths (2,128.00) feet, for an arc distance of eighty and no hundredths (80.00) feet and having a chord bearing and distance of North four (04) degrees thirty-one (31) minutes fifty-eight (58) seconds West, eighty and no hundredths (80.00) feet to a point at Lot No. 5 on the hereinafter referred to Final Plan of Lots; thence along said Lot No. 5, North eighty-four (84) degrees twenty-six (26) minutes fifty-nine (59) seconds East, one hundred nineteen and ninety-eight hundredths (119.98) feet to a point at Lot No. 21 on the hereinafter referred to Final Plan of Lots; thence along said Lot No. 21 and along Lot No. 22 on the hereinafter referred to Final Plan of Lots, South three (03) degrees-fifty-five (55) minutes-thirty-five-(35) -seconds-East eighty-and-one-one-hundredths(80.01) feet to a point at Lot No. 3 on the hereinafter referred to Final Plan of Lots; thence along Lot No. 3 South eighty-four (84) degrees twenty-six (26) minutes fifty-nine (59) seconds West, one hundred nineteen and thirteen hundredths (119.13) feet to the point and place of BEGINNING.

CONTAINING 9,582 square feet and being known as Lot No. 4 on a Final Plan of Lots known as Northview Acres, prepared by Donald E. Worley, Professional Land Surveyor, dated October 10, 1987, and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book 11, page 121.

BEING THE SAME PREMISES BY DEED FROM DALE A. ERB AND VALERIE ERB, HUSBAND AND WIFE DATED: 01/15/99 AND RECORDED: 01/22/99 IN BOOK 1351 PAGE 3556 GRANTED AND CONVEYD UNTO WALTER G. FICK JR. AND KRISTINE K. FICK, HUSBAND AND WIFE.

BEING KNOWN AS 1378 GRANDVIEW ROAD, HANOVER PA 17331 TAX PARCEL NO: 44-000-22-0004-00-00000

PROPERTY ADDRESS: 1378 GRANDVIEW ROAD, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.  
Seized, levied upon and taken into execution as the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 AS SUCCESSOR BY MERGER TO THE DROVERS & MECHANICS BANK vs. HEZIKIAH FORD Docket Number: 2012-NO-5745-30. 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:

HEZIKIAH FORD

ALL THAT CERTAIN tract of land, with the improvements thereon erected, situate in the Eleventh Ward of the City of York, York County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at a point at the Southeast corner of West Philadelphia and North West Streets, and running thence along said Philadelphia Street, North seventy-six (76) degrees East ninety-three (93) feet six (6) inches to a point, at land now or formerly of Richard Stanley Thomas; thence by land of the same, South fourteen (14) degrees East, fifty-three (53) feet more or less to a point at lands now or formerly of Reuben Drawbaugh; thence by lands of the same, South fourteen (14) degrees East, forty-five (45) feet to a point in the North side of a twelve (12) feet wide alley; thence along the Northern edge of said twelve (12) feet wide alley, South seventy-six degrees West ninety-three (93) feet to a point in the East side of North West Street; thence along the East side of North West Street, North fourteen (14) degrees West ninety-nine (99) feet to a point and the place of BEGINNING. Known as 47 North West Street, York, Pennsylvania.

Tax Parcel No. 11-301-05-0097.

BEING THE SAME PREMISES which Louise M. Burgard, single woman, by Deed dated May 10, 1999 and recorded May 14, 1999 in the Recorder of Deeds Office in and for York County, Pennsylvania in Record Book 1364, page 1510, granted and conveyed unto Hezikiah Ford, his heirs and assigns.

SEIZED IN EXECUTION as the property of Hezikiah Ford on Judgment No. 2012-NO-00574530. 3725248.1

PROPERTY ADDRESS: 47 NORTH WEST 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 COUNTRYWIDE HOME LOANS SERVICING, LP vs. REBECCA L. FREDERICK A/K/A REBECCA L. GURRERI and JEREMY S. FREDERICK Docket Number: 2012-SU-2805-06. 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. FREDERICK  
A/K/A REBECCA L. GURRERI  
JEREMY S. FREDERICK

owner(s) of property situate in the SPRINGETTS-BURY TOWNSHIP, York County, Pennsylvania, being 921 SOUTH HARLAN STREET, YORK, PA 17402-3516

Parcel No. 46000310162A000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$151,305.24

PROPERTY ADDRESS: 921 SOUTH HARLAN 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. HEATHER A. FREED and RAYMOND J. FREED, III Docket Number: 2012-SU-3174-06. 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:

HEATHER A. FREED  
RAYMOND J. FREED, III

ALL THAT CERTAIN described tract of land with the improvements thereon erected situate, lying and being in York Township, York County, Pennsylvania and known as 330 Donna Lane, bounded and described as follows:

BEGINNING at a stake on the South side of a fifty (50) feet wide street known as Donna Lane, or also known as Township Road No. 729, said stake being North seventy-five (75) degrees thirty-eight (38) minutes zero (00) seconds East, eighty (80) feet from the Southeast corner of said Donna Lane and another fifty (50) feet wide street known as Louise Avenue; thence along the South side of said Donna Lane, North seventy-five (75) degrees thirty-eight (38) minutes zero (00) seconds East, eighty (80) feet to a stake on the Northwest corner of Lot #4; thence along the West side of said Lot #4, South fourteen (14) degrees twenty-two (22) minutes zero (00) seconds East, one hundred thirty (130) feet to a stake at a corner of Lots #17 and #18; thence along the North side of said Lot #18, South seventy-five (75) degrees thirty-eight (38) minutes zero (00) seconds West, eighty (80) feet to a stake at a corner of Lots #19 and #2; thence along the East side of said Lot #2, North fourteen (14) degrees twenty-two (22) minutes zero (00) seconds West, one hundred thirty (130) feet to a stake at the place of BEGINNING.

PARCEL# 54-4-103

PROPERTY ADDRESS: 330 Donna Lane, York, PA 17403

PROPERTY ADDRESS: 330 DONNA LANE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 BANK OF AMERICA FUNDING 2006-8T2 TRUST vs. BENJAMIN F. FREELS and ANGELA M. FREELS Docket Number: 2012-SU-2924-06. 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:

BENJAMIN F. FREELS  
ANGELA M. FREELS

owner(s) of property situate in the FRANKLIN TOWNSHIP, York County, Pennsylvania, being 12 CLEARVIEW ROAD, DILLSBURG, PA 17019-9774

Parcel No. 29000NC0020D000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$175,196.60

PROPERTY ADDRESS: 12 CLEARVIEW 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of Docket Number: 2011-SU-5035-06 NATIONSTAR MORTGAGE, LLC, F/K/A CENTEX HOME EQUITY COMPANY, LLC, F/K/A CENTEX HOME EQUITY CORPORATION vs. ELBA I. GARCIA. 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:

ELBA I. GARCIA

owner(s) of property situate in the CITY OF YORK, York County, Pennsylvania, being 817 WEST LOCUST STREET, YORK, PA 17401-3634

Parcel No. 09-215-67-0022-00

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$68,268.47

PROPERTY ADDRESS: 817 WEST LOCUST 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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, S/B/M TO CHASE HOME FINANCE ,LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION vs. JEFFREY L.

GARDNER and EILEEN K. GARDNER Docket Number: 2012-SU-2626-06. 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:

JEFFREY L. GARDNER  
EILEEN K. GARDNER

owner(s) of property situate in FRANKLIN TOWNSHIP, York County, Pennsylvania, being 921 SOUTH MOUNTAIN ROAD, DILLSBURG, PA 17019-9701

Parcel No. 29-000-NB-0039.F0-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$440,560.78

PROPERTY ADDRESS: 921 SOUTH MOUNTAIN 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. GREGORY SCOTT GARLISS A/K/A GREGORY S. GARLISS and ROSINA ANTOINETTE GARLISS A/K/A ROSINA A. GARLISS Docket Number: 2012-SU-2957-06. 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 SCOTT GARLISS  
A/K/A GREGORY S. GARLISS  
ROSINA ANTOINETTE GARLISS  
A/K/A ROSINA A. GARLISS

owner(s) of property situate in the NEW FREEDOM BOROUGH, York County, Pennsylvania, being 40 WASHINGTON ROAD, NEW FREEDOM, PA 17349-9425

Parcel No. 780000400820000000

Improvements thereon; RESIDENTIAL DWELLING

Judgment Amount: \$133,586.27

PROPERTY ADDRESS: 40 WASHINGTON ROAD, NEW FREEOM, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 LONG BEACH MORTGAGE LOAN TRUST 2006-5 vs. TAMMY M. GARZA Docket Number: 2009-SU-2231-06. 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:

TAMMY M. GARZA

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

Property Address: 318 Blooming Grove, Hanover, PA 17331  
Parcel No.: 44-000-CE-0006.00-00000  
Improvements: Residential dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P.NO.: 2009-SU-002231-06  
Judgment: \$169,433.40  
Attorney: Christopher A. DeNardo, Esquire  
To be Sold as the property of: Tammy M. Garza

PROPERTY ADDRESS: 318 BLOOMING GROVE ROAD, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

tion as the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. CHAD A. GEBHART and STEFANI J. GEBHART A/K/A STEPHANIE J. GEBHART Docket Number: 2012-SU-3606-06. 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:

CHAD A. GEBHART  
STEFANI J. GEBHART  
A/K/A STEPHANIE J. GEBHART

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF HANOVER, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 306 Centennial Avenue, Hanover, PA 17331

PARCEL NUMBER: 67-6-119

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 306 CENTENNIAL 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

Seized, levied upon and taken into execu-

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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., S/B/M TO WACHOVIA BANK, N.A. vs. DOUGLAS GEETING A/K/A DOUGLAS E. GEETING and DORIS GEETING A/K/A DORIS R. GEETING Docket Number: 2012-SU-2153-06. 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:

DOUGLAS GEETING  
A/K/A DOUGLAS E. GEETING  
DORIS GEETING  
A/K/A DORIS R. GEETING

owner(s) of property situate in the PENN TOWNSHIP, York County, Pennsylvania, being 241 BLOOMING GROVE ROAD, HANOVER, PA 17331-9569

Parcel No. 44000CD0005D000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$195,489.17

PROPERTY ADDRESS: 241 BLOOMING GROVE ROAD, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution is-

sued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of MIDFIRST BANK vs. PATRICK G. GRACE and CHRISTINA M. GRACE Docket Number: 2012-SU-2629-06. 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:

PATRICK G. GRACE  
CHRISTINA M. GRACE

ALL THAT CERTAIN tract of land, with the improvements thereon erected, situate, lying and being in West Manchester Township, York County, Pennsylvania, being Lot No. 28, plan called Randa Limited Partnership, Final Subdivision Plan for Parkview Estates, Phase II, prepared by Land Survey Consultants, Inc., Plan No. 394-Z dated 07/20/1993, last revised 02/10/1994, recorded in York County Plan Book MM, Page 877, and HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 2761 SPARROW DRIVE, YORK, PA 17408

PARCEL 51-000-35-0028

Reference York County Record Book 1854, Page 8631/

TO BE SOLD AS THE PROPERTY OF PATRICK G. GRACE AND CHRISTINA M. GRACE ON JUDGMENT NO. 2012-SU-002629-06

PROPERTY ADDRESS: 2761 SPARROW 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of EVERBANK vs. DAVID R. GREEN Docket Number: 2012-SU-104-06. 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 R. GREEN

ALL that certain unit, being Unit No. 18 of Northfield, a Planned Community (the Community), located in the Township of West Manheim, County of York and Commonwealth of Pennsylvania, which Unit is designated in the Declaration of Covenants and Restrictions for Northfield, a Planned Community and the Declaration Plans and Plans (collectively, the Declaration) recorded as one document in the York County Recorder's Office as Instrument #2008020171, together with any and all amendments thereto.

Property Address: 83 Forest View Terrace, Hanover, PA 17331  
Parcel No. 52-000-20-0018.00-00000  
Improvements: Residential dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P.NO. 2012-SU-000104-06  
Judgment: \$212,223.84  
Attorney: Christopher A. DeNardo, Esquire

To be sold as the property of David R. Green

PROPERTY ADDRESS: 83 FOREST VIEW TERRACE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. ZACHERY R. GROSS Docket Number: 2012-SU-3475-06. 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:

ZACHERY R. GROSS



All that certain piece or parcel of land with improvements thereon, situate in the Conewago Township, York County, Pennsylvania, known as Lot 1 on a certain financial subdivision plan of Forty Manor, prepared by Jarmolenko Professional Land Surveyor & Associates, being File No. 97102, dated May 21, 1997 and recorded in the office of the Recorder of Deeds, in and for York County, Pennsylvania, in recorded Book 00, page 939, more fully described as follows:

Beginning at a point, marked by an iron pin, on the Eastern right of way line of Bowers Bridge Road (S.R. 1013), at the corner of Lot 2 of said Plan, thence continuing along Lot 2 and Lot 4, South 67° 30' 40" East, 516.48 feet to a point, marked by a set pin, in the line of Lot 5 of said plan; thence extending along Lot 5, South 24° 15' 00" West, 286.15 feet to a point, marked by a set pin, in the line of Lot 7 of said plan; thence continuing along Lot 7 and along lands now or formerly of John Clark, North 67° 36' 53" West, 507.69 feet to a point, marked by a concrete monument, in the Eastern right of way line of Bowers Bridge Road; thence extending along the eastern right of way line of Bowers Bridge Road, North 22° 29' 20" East, 286.95 feet to a point, the place of beginning.

Having erected thereon a dwelling known as 307 Bowers Bridge Road, Manchester, PA 17345.

Parcel#23-NH-57K

Being the same premises of Jeffrey L. Weiser and Shelia N. Weiser, husband and wife, by their deed dated 11/24/03 and recorded on 11/25/03 in the Recorder of Deeds Office of York County, Pennsylvania in Deed Book Volume 1619, page 4088, granted and conveyed unto Zachery R. Gross.

PROPERTY ADDRESS: 307 BOWERS BRIDGE ROAD, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-8, vs. PHILIP J. GROVE Docket Number: 2011-SU-1176-06. 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:

PHILIP J. GROVE

All the following described two (02) tracts of land, situate in Jackson Township, York County, Pennsylvania, bounded and limited as follows, to wit:

TRACT NO. 1

Beginning at an iron pin, on the southern boundary line of a public road leading from Menges Saw Mill to the Lincoln Highway; thence by lot of John V. Fishel, South 41 degrees East, 200 feet to an iron pin; thence by Tract No. 2, South 49 degrees West, 100 feet to an iron pin; thence by lot of the Bible Deliverance Church of God North 41 degrees West, 200 feet to an iron pin on the south side of the aforementioned public road; thence North 49 degrees East, 100 feet to an iron pin, and the place of beginning.

Subject, however, to the following restrictions: That no building, porch or any other object obstruction to view except shrubbery not over four (04) feet high, shall be placed nearer than ten (10) feet southward from the property line on the south side of the within mentioned public road.

TRACT NO. 2

Beginning at an iron pin at the corner of Tract No. 1; thence by land of John V. Fishel, South 41 degrees East, 119 feet to an iron pin; thence by land of Bernard Eck South 49 degrees West, 100 feet to an iron pin; thence by land of the Bible Deliverance Church of God North 41 degrees West, 119 feet to an iron pin; thence by Tract No. 1 North 49 degrees East, 100 feet to an iron pin and the place of beginning. (11,900 square feet more or less.)

Title to said premises vested in Philip J. Grove, married individual, as tenants by the entireties by Deed from Hazel McCoury, also known as Hazel H. McCoury, by her Agents, Margaret E. Hoover and C. Jeannette Myers, pursuant to a duly executed Power of Attorney, dated December 7, 2001 dated 12/31/01 and recorded 01/02/02 in the York County Recorder of Deeds in Book 1472, page 8946.

Being known as 163 Jackson Square Road, Thomsville, PA 17364

Tax Parcel Number: 33-000-HE-0050

PROPERTY ADDRESS: 163 JACKSON SQUARE ROAD, THOMASVILLE, PA 17364

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JP MORGAN CHASE BANK, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC. vs. TINA M. HAGARMAN-NESS Docket Number: 2011-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:

TINA M. HAGARMAN-NESS

ALL THAT CERTAIN tract of land, lying and being situate in Windsor Township, York County, Pennsylvania, being known as Lot No. 19 as shown on Plan of Monarch Ridge-Phase II, said plan being recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book QQ, page 893, and being more fully bounded and described as follows, to wit:

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. MELISSA J. HADLEY Docket Number: 2012-SU-2328-06. 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 J. HADLEY

owner(s) of property situate in the TOWNSHIP OF FAIRVIEW, York County, Pennsylvania, being 877 SCHOOL HOUSE LANE, LEWISBERY, PA 17339-9004

Parcel No. 27-000-QF-0003.L0-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$279,073.42

PROPERTY ADDRESS: 877 SCHOOL HOUSE LANE, LEWISBERRY, PA 17339

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

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

BEGINNING at a point in the centerline of Castle Pond Drive at Lot No. 18; thence along Lot NO. 18 and passing through a steel pin set 26.53 feet from the beginning of the about-to-be described line, North 2 degrees 52 minutes 53 seconds West, 347.45 feet to a steel pin at Lot No. 18 and on line of lands now or formerly of Harry C. Axe, Jr.; thence along said lands, North 62 degrees 58 minutes 58 seconds East, 107.48 feet to a steel pin at said lands and at Lot No. 20; thence along Lot No. 20 and passing through a steel pin set 25.02 feet from the terminal end of the about-to-be-described line, South 2 degrees 52 minutes 52 seconds East, 405.59 feet to a point in the centerline of Castle Pond Drive at Lot No. 20; thence along said centerline by a curve to the right having a radius of 275.00 feet, an arc distance of 99.65 feet and a chord bearing of North 84 degrees 30 minutes 4 seconds West, 99.11 feet to the point of BEGINNING.

UNDER AND SUBJECT, NEVERTHELESS, to conditions, restrictions, easements and rightsof-way of record.

PARCEL No. 53-000-30-0019.00-00000

BEING THE SAME premises which Michael J. Buyarski and Diane M. Smith, now known as Diane M. Buyarski, husband and wife, by deed dated on the 24th day of February, 2006, and recorded on the 1st day of March, 2006, in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Record Book 1794, Page 566,

granted and conveyed unto Tina M. Hagarman-Ness, adult individual.

PROPERTY ADDRESS: 969 CASTLE POND 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

1997 in Record Book 1296, Page 6211, as amended from time to time.

The improvements thereon being known as No. 2202 West Slater Hill Lane.

Parcel ID No.: 36-KI-231J-C0050

Title to said Premises vested in Donald G. Hall, Jr., as Sole Owner by Deed from Altieri Enterprises, Inc. dated 03/31/05 and recorded 04/07/05 in the York County Recorder of Deeds in Book 1716, Page 5396.

Being known as 2202 Slater Hill Lane West, York, PA 17406

Tax Parcel Number: 36-K1-231J-C0050

PROPERTY ADDRESS: 2202 SLATER HILL LANE WEST, YORK, PA 17406

UPI# 36-000-KI-0231.J0-C0050

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP vs . DONALD G. HALL, JR. Docket Number: 2010-SU-1872-06. 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:

DONALD G. HALL, JR.

All that certain piece, parcel or tract of land situate, lying and being in Manchester Township, York County, Pennsylvania, and more fully bounded and limited as follows, to wit:

Being known and designated as Unit No. 50 in Building No. 8 of the Slater Hill Townhouse Development as established pursuant to the Subdivision Plan entitled "Revised Final Land Development Plan for Slater Hill Townhouses" dated November 14, 1995 and recorded in the Office of the Recorder of Deeds in York County, Pennsylvania, in Plan Book 00, at Page 223 and pursuant to the "Slater Hill Townhouses (A Condominium) The Villas at High Pointe, Manchester Township, York County, Pennsylvania, Declaration Plan" dated July 9, 1997 and recorded in the aforesaid Office of the Recorder of Deeds in Plan Book GG, at page 1467, together with the common elements and limited common elements related to the said building, as well as a portion of the Real Estate related thereto, intended to become a part of the condominium regime which is the subject of the Declaration of the Villas at High Pointe Condominium dated July 18, 1997 and recorded July 18,

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of CENLAR FSB vs. JEREMY M. HANEY and LISA ANN HANEY Docket Number: 2012-SU-2671-06. 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:

JEREMY M. HANEY  
 LISA ANN HANEY

ALL THAT CERTAIN tract of land lying and being situate in the Township of East Manchester, York County, Pennsylvania, being identified as lot #21, Burberry Drive as shown on a plan of lots known as Asbury Pointe, Lot Line Amendment to Final Plan, Drawing No. A-00-028 as prepared by Stallman & Stahlman, Inc., York, PA and recorded at the York County Recorder of Deeds Office in Plan Book RR, Page 268 on August 8, 2001 and

being more fully described as follows:

BEGINNING at a concrete monument on the west side of Burberry Drive located approximately 320 feet north-west from the intersection of Burberry Drive and Coventry Cross Road, said point also marking the southeast corner of Lot #20 on plan herein above mentioned: thence along the west right-of-way of Burberry Drive and a curve to the left having a Radius of 410.00 feet, Arc Length of 80.00 feet and Chord bearing of South 14 degrees 09 minutes 38 seconds East for a distance of 79.87 feet to a concrete monument; thence along the north side of Lot 22 South 70 degrees 14 minutes 59 seconds West for a distance of 147.53 feet to a concrete monument on the east side of Codorus Furnace Road; thence along same and a curve to the left having a Radius of 561.61 feet, Arc Length of 110.43 feet and Chord bearing of North 19 degrees 54 minutes 45 seconds West for a distance of 110.25 feet to a concrete monument on the south side of Lot 20; thence along the south side of Lot #20 North 81 degrees 25, minutes 45 seconds East for a distance of 158.64 feet to a concrete monument and the place of BEGINNING.

UNDER AND SUBJECT, NEVERTHELESS, to conditions, restrictions, easements and rights-of-way of record.

PARCEL ID# 26-000-13-0021

Property being known as 78 Burberry Lane, Lot 21, Asbury Pointe, Mount Wolf, Pennsylvania 17347.

Title to said premises is vested in Jeremy M. Haney and Lisa Ann Haney, husband and wife, by deed from Asbury Point Partnership, as record owner and Bottomline Contracting as Equitable owner, dated January 12, 2005 and recorded January 14, 2005 in Deed Book 1700, Page 1368, as Instrument No. 2005003802.

PROPERTY ADDRESS: 78 BURBERRY LANE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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, F/K/A PHH MORTGAGE SERVICES vs. ROBERT T. HANSBERRY A/K/A R. THOMAS HANSBERRY and MELISSA A. HANSBERRY Docket Number: 2012-SU-2433-06. 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 T. HANSBERRY  
A/K/A R. THOMAS HANSBERRY  
MELISSA A. HANSBERRY

owner(s) of property situate in HELLAM TOWNSHIP, York County, Pennsylvania, being 1045 HELLER LANE, HELLAM, PA 17406-8714

Parcel No. 31000LK0005F000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$68,656.53

PROPERTY ADDRESS: 1045 HELLER LANE, HELLAM, PA 17406

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. DANIEL L. HARMON and TYLER L. HARMON Docket Number: 2012-SU-2912-06. 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 L. HARMON  
TYLER L. HARMON

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

BEGINNING at a point on the right-of-way line of North Alpine Drive, a fifty (50) feet wide right-of-way, at corner of Lot No.1-54 on the subdivision plan hereinafter referred to; thence along the right-of-way line of North Alpine Drive, the following two (2) courses and distances:

[1] by a curve to the right having a radius of four hundred seventy-two and seventy-nine hundredths (472.79) feet, an arc distance of fifty-four and thirty-six hundredths (54.36) feet, and a long chord bearing and distance of North forty-two (42) degrees twelve (12) minutes forty (40) seconds West, fifty-four and thirty-three hundredths (54.33) feet to a point; and

[2] North thirty-eight (38) degrees fifty-five (55) minutes two (02) seconds West, forty-three and six hundredths (43.06) feet to a point at corner of Lot No.1-52 on the subdivision plan hereinafter referred to; thence along Lot No.1-52, North fifty-one (51) degrees four (04) minutes fifty-eight (58) seconds East, one hundred eighty and forty-five hundredths (180.45) feet to a point at lands now or formerly of Salvatore and Angelina Cilluffo; thence along said last mentioned lands, South fifty-seven (57) degrees three (03) minutes thirty-eight (38) seconds East, seventy-seven and ninety hundredths (77.90) feet to a point at corner of Lot No.1-54, aforesaid; thence along Lot No.1-54, South forty-four (44) degrees twenty-nine (29) minutes forty-three (43) seconds West, two hundred two and ninety-two hundredths (202.92) feet to point on the right-of-way line of North Alpine Drive, the point and place of BEGINNING.

CONTAINING 16,618 square feet and designated as Lot No.1-53 on Final Plan of Jackson Heights, Section 1, Phase 2, prepared by Group Hanover, Inc., dated March 20, 2006, Submittal Date June 14, 2006, Revision Date August 4,2006, Project No. 024720, which said plan is recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Record Book 1840, page 5747.

Parcel# 33-000-12-0053-00-00000

Property address: 31 North Alpine Drive, York, PA 17408

PROPERTY ADDRESS: 31 NORTH ALPINE 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. VICTOR D. HARPER Docket Number: 2012-SU-3713-06. 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 D. HARPER

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

BEING KNOWN AS 180 Bryn Way, Mount Wolf, PA 17347

PARCEL NUMBER: 26-000-16-0003-00-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 180 BRYN WAY, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution is-



sued 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 FKA COUNTRYWIDE HOME LOANS SERVICING, LP vs. CHRISTOPHER HARRIGAN Docket Number: 2012-SU-887-06. 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 HARRIGAN

owner(s) of property situate in the BOROUGH OF GLEN ROCK, York County, Pennsylvania, being 36 HIGH STREET, GLEN ROCK, PA 17327-1221

Parcel No. 640000300740000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$201,115.40

PROPERTY ADDRESS: 36 HIGH STREET, GLEN ROCK, PA 17327

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. NATHAN A. HARRIS and AMANDA L. HARRIS Docket Number: 2012-SU-2642-06. 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:

NATHAN A. HARRIS  
AMANDA L. HARRIS

owner(s) of property situate in the EAST HOPEWELL TOWNSHIP, York County, Pennsylvania, being 5944 WOODS ROAD, STEWARTSTOWN, PA 17363-9467

Parcel No. 25000DL0004Z000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$189,168.91

PROPERTY ADDRESS: 5944 WOODS 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. KIRT E. HECKMAN and PATRICIA M. HECKMAN Docket Number: 2012-SU-3445-06. 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:

PATRICIA M. HECKMAN

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

BEING KNOWN AS 2600 Windsor Road, Windsor, PA 17366

PARCEL NUMBER: 53-HK-0225B

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 2600 WINDSOR 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 vs. STEVEN M. HEIDLER and CHARLES W. LAMBERT Docket Number: 2012-SU-343-06. 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:

STEVEN M. HEIDLER  
 CHARLES W. LAMBERT

owner(s) of property situate in the WEST MANCHESTER TOWNSHIP, York County, Pennsylvania, being 2317 WALNUT BOTTOM ROAD, YORK, PA 17408-9404

Parcel No. 51000320138C0C0043

Improvements thereon: CONDOMINIUM UNIT  
 Judgment Amount: \$133,067.80

PROPERTY ADDRESS: 2317 WALNUT BOTTOM 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execu-

tion issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE COMPANY vs. JOHN F. HOLDER and EILEEN LOWRY Docket Number: 2008-SU-3707-06. 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 F. HOLDER  
 EILEEN LOWRY

owner(s) of property situate in the FAIRVIEW TOWNSHIP, York County, Pennsylvania, being 214 WILLIS ROAD, ETTERS, PA 17319

Parcel No. 27000RG00050000000

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 214 WILLIS ROAD, ETTERS, PA 17319

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. MICK E. HOLTZINGER Docket Number: 2012-SU-3014-06. 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:

MICK E. HOLTZINGER

ALL that certain tract of land situate in the Borough of Dallastown, York County, Pennsylvania, improved with premises No. 512 East Main

Street, bounded and described as follows, to wit:

BEGINNING at a point on the Southern curb line of East Main Street, said point being South eighty-one (81) degrees forty-five (45) minutes thirty (30) seconds East, one hundred eighty-one and thirty-six one-hundredths (181.36) feet from the intersection of the Eastern curb line of South Duke Street, with Southern curb line of East Main Street; thence along the Southern curb line of East Main Street, South eighty-one (81) degrees forty-five (45) minutes thirty (30) seconds East, forty-four and zero one-hundredths (44.00) feet to a point; thence along property now or formerly of Hicy L. Grove, and through the center of the partition wall between the residences of S12 and S14 East Main Street, South eight (08) degrees fourteen (14) minutes thirty (30) seconds West, one hundred sixty-five and twenty-seven one-hundredths (165.27) feet to a stake; thence along a proposed alley, North eighty-one (81) degrees forty-five (45) minutes thirty (30) seconds West, seventeen and fifty-three one, hundredths (17.53) feet to a stake; thence crossing said proposed alley. South eight (08) degrees fourteen (14) minutes thirty (30) seconds West, sixteen and zero one-hundredths (16.00) feet to a stake at the property now or formerly of William C. Wagman; thence along the property now or formerly of William C. Wagman, North eighty-three (83) degrees forty-five (45) minutes thirty (30) seconds West, one hundred thirty and fifty-seven one-hundredths (130.57) feet to a stake on the Eastern curb line of South Duke Street; thence along the Eastern curb line of South Duke Street, North thirty-five (35) degrees forty-four (44) minutes thirty (30) seconds West, twenty-one and one one-hundredths (21.01) feet to a stake; thence along the property now or formerly of Alice E. Lentz, South eighty-three (83) degrees forty-five (45) minutes thirty (30) seconds East, one hundred fifteen and seven one-hundredths (115.07) feet to a stake; thence along the same, North two (02.) degrees two (02) minutes thirty (30) seconds East, sixty-nine and seventy-nine one-hundredths (69.79) feet to a stake; thence along other property now or formerly of William Henry Henschke, of which this was a part, South sixty-four (64) degrees thirty (30) minutes thirty (30) seconds East, eleven and sixty-eight one-hundredths (11.68) feet to a stake; thence along the same, North eight (08 ) degrees fourteen (14) minutes thirty (30) seconds East, one hundred and seventy-eight one-hundredths (100.78) feet to a point, the place of BEGINNING.

Property address: 512 East Main Street, DALLASTOWN, PA 17313

PROPERTY ADDRESS: 512 EAST MAIN STREET, DALLASTOWN, 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 (30) days after the sale and

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. MICHAEL D. HOOVER and BRENDA S. HOOVER Docket Number: 2012-SU-2993-06. 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. HOOVER  
BRENDA S. HOOVER

ALL those certain two tracts or parcels of land situate on the east side of Franklin Street, Windsor Park, in Spring Garden Township, York County, Pennsylvania, known and numbered as 705 North Franklin Street. being more fully bounded, limited and described as follows, to wit:

TRACT NO. 1. Beginning at a point on the Northeast side of Franklin Street and Olive Street and extending thence Eastwardly along said Olive Street one hundred (100) feet to a twenty (20) feet wide alley, extending thence Northwardly along the said alley, forty (40) feet to lands now or formerly of Woltman and Spangler of Chauncey K. Spangler, Trustees; extending thence Westwardly along said last mentioned lands, one hundred (100) feet to Franklin Street, extending thence Southwardly along said Franklin Street forty (40) feet to the place of beginning. Known on the Plan of Windsor Park as Lots Nos. 187 and 188 on Block No. 22.

TRACT NO 2. Bounded on the west by Franklin Street bounded on the South by property now or formerly of Jacob Oswald bounded on the East by a twenty (20) feet wide alley and bounded on the North by property now or formerly of William Small. Containing in front on said Franklin Street twenty (20) feet, and extending in length or depth Eastwardly same width one hundred (100) feet to said alley.

SUBJECT to the following stipulations and conditions which are a part of the considerations of this conveyance. That no house or dwelling shall be erected on the lot or lots hereby conveyed the

front building of which is less than two and one-half stories and not less than twenty-five (25) feet in height and only one house shall be built on said lot of twenty (20) feet each. Said conditions or stipulations to be binding upon the parties of the second part their heirs and assigns.

Having erected thereon a dwelling known as 705 North Franklin Street, York, PA 17403.

Being the premises which Regina M. Rhodes by deed dated 04/28/00 and recorded 04/28/00 in the Recorder of Deeds Office of York County, Pennsylvania, in Deed Book Volume 1397, Page 1918, granted and conveyed unto Michael D. Hoover and Brenda S. Hoover.

PROPERTY ADDRESS: 705 NORTH FRANKLIN 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of GREEN TREE SERVICING, LLC vs. JUSTIN E. HORNICK and MELISA G. HORNICK Docket Number: 2012-SU-1521-06. 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 E. HORNICK  
 MELISA G. HORNICK

All that certain tract of land situate in Windsor Township, York County, Pennsylvania being known as Lot No. 178 as shown on a Subdivision Plan for Whisper Run, Phase I as recorded in Plan Book RR, Page 1159 and RR, Page 1242, bounded and described as follows, to wit:

BEGINNING at a point on the east side of a fifty (50) foot wide street known as Angela Lane, said point being the southwest corner of Lot No. 179;

thence along said Lot No. 179, North sixty-seven (67) degrees, forty-four (44) minutes, twenty (20) seconds East, one hundred twenty and zero one-hundredths (120.00) feet to a point; thence along Lot Nos. 192 and 193, said line being the center of a twenty (20) foot wide drainage right-of-way, South twenty-two (22) degrees, fifteen (15) minutes, forty (40) seconds East, ninety-five and zero one-hundredths (95.00) feet to a point; thence along Lot No. 177, South sixty-seven (67) degrees, forty-four (44) minutes, twenty (20) seconds West, one hundred twenty and zero one-hundredths (120.00) feet to a point on the east side of above mentioned Angela Lane; thence along the east side of said Angela Lane, North twenty-two (22) degrees, fifteen (15) minutes, forty (40) seconds West, ninety-five and zero one-hundredths (95.00) feet to a point the place of BEGINNING.

Containing 11,400 square feet

Parcel#: 53-000-35-0178-00-00000

Property address: 75 Angela Lane, York, PA 17402

PROPERTY ADDRESS: 75 ANGELA LANE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. TONYA M. HOWARTH, ADMINISTRATRIX AND HEIR OF THE ESTATE OF JASON M. HOWARTH, EMILY MARIE HOWARTH, HEIR OF THE ESTATE OF JASON M. HOWARTH, JOSEPH DAVID HOWARTH, HEIR OF THE, ESTATE OF JASON M. HOWARTH, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JASON M. HOWARTH, DECEASED Docket Number: 2011-SU-3996-06. 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:

TONYA M. HOWARTH, ADMINISTRATIX  
AND HEIR OF THE ESTATE OF  
JASON M. HOWARTH,  
EMILY MARIE HOWARTH,  
HEIR OF THE ESTATE OF  
JASON M. HOWARTH,  
JOSEPH DAVID HOWARTH,  
HEIR OF THE ESTATE OF  
JASON M. HOWARTH,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER  
JASON M. HOWARTH, DECEASED

owner(s) of property situate in FAWN TOWNSHIP, York County, Pennsylvania, being 8 WEST WALNUT GROVE ROAD, NEW PARK, PA 17352-9457

Parcel No. 28-000BN-0037.00-00000

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 8 WEST WALNUT GROVE ROAD, NEW PARK, PA 17352

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of AURORA LOAN SERVICES, LLC vs. DENNIS JAMES HOYLE and KIMBERLY M. REYNOLDS-HOYLE Docket Number: 2010-SU-4018-06. 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:

DENNIS JAMES HOYLE  
KIMBERLY M. REYNOLDS-HOYLE

owner(s) of property situate in the TOWNSHIP OF YORK, York County, Pennsylvania, being 700 CONNOLLY DRIVE, RED LION, PA 17356-9419

Parcel No. 54-000-62-0117-00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$416,870.92

PROPERTY ADDRESS: 700 CONNOLLY DRIVE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. WILLIAM C. HUDSON and MARSHA J. HUDSON Docket Number: 2012-SU-2670-06. 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 C. HUDSON  
MARSHA J. HUDSON

ALL the following described tract of land, being Lot No, 28 on a Plan of Lots known as Susquehanna Heights, which plan is recorded in Plan Book T, Page 141, York County Records, improved with premises No. 2609 Wren Terrace, situate in York Township, York County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at a point on the northeast side of Wren Terrace at a corner of property of John P. Matthew, said point of beginning is three hundred forty-four and thirty-seven hundredths (344.37) feet measured along the east line of Wren Terrace



from the intersection of the south line of Leaders Heights Road with the east line of Wren Terrace; thence along said property of John P. Matthew, North sixty (60) degrees East, two hundred seven (207) feet to a point; thence along Lots Nos. 24 and 23 on said Plan of Lots, South sixty-six (66) degrees twelve (12) minutes East, one hundred eight and seventy-one hundredths (108.71) feet to a point at a corner of property of Clair E. Desenberg, thence along said property of Clair E. Desenberg, South sixty (60) degrees West, two hundred seventy-one and twenty hundredths (271.20) feet to a point on the northeast side of Wren Terrace; thence along said public street, North thirty (30) degrees West, eighty-seven and seventy-two hundredths (87.72) feet to a point, the place of BEGINNING.

PARCEL ID# 54-000-19-0028-00-00000

Property being known as 2609 Wren Terrace, York, Pennsylvania 17403.

Title to said premises is vested in William C. Hudson and Marsha J. Hudson, husband and wife by deed from Edmund A. Dick and Josephine S. Dick, husband and wife, dated September 25, 2009 and recorded October 5, 2009 in Deed Book 2045, Page 1887, as Instrument No. 2009058156.

PROPERTY ADDRESS: 2609 WREN TERRACE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 F/K/A COMMERCE BANK/HARRISBURG, N.A. vs. HUTCH HOMES, INC. Docket Number: 2012-NO-5996-32. 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:

HUTCH HOMES, INC.

BEING Lot No. 16, Resubdivision Plan of a Portion of Block A & C, Cherry Hill Addition, for Gayland Corporation, known as 127 Pleasant View Terrace, New Cumberland, Fairview Township, York County, Pennsylvania 17070 and Recorded in the Office of the Recorder of Deeds of York County, Pennsylvania in Plan Book "KK," Page 916.

PROPERTY ADDRESS: 127 PLEASANT VIEW TERRACE, NEW CUMBERLAND, PA 17070

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of CHASE HOME FINANCE LLC S/B/M/T CHASE MANHATTAN MORTGAGE CORPORATION vs. MOHAMMAD IZADI A//A MOHAMMED IZADI Docket Number: 2010-SU-2053-06. 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:

MOHAMMAD IZADI  
 A//A MOHAMMED IZADI

ALL the following described tract or land situate, lying and being in Manchester Township, York County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the easterly right-of-way of Rosepointe Drive, Township road No. 853, (a 50 feet wide public street), said point being located North Forty-Four(44) degrees Nineteen (19) minutes fifteen (15) seconds West a distance of One Hundred Seventy Three and Ninety-Five Hundredths (173.95) feet from the northeasterly corner of the intersection of said Rosepointe Drive, Township Road No. 853, and Stonehenge Drive (a 50feet wide public street),

as measured along the easterly right-of-way line of said Rosepointe Drive, Township Road 853, North Forty-Four (44) degrees Nineteen (19) minutes fifteen (15) seconds West a distance of One hundred Sixty-Two and fifty hundredths (162.50) feet to a point at Lot No. 87, "Brittany" —Phase IV; extending thence along said Lot No. 87, North Forty-five (45) degrees Forty (40) minutes forty-five (45) seconds East a distance of One Hundred and Sixty and No Hundredths (160.00) feet to a point at Lot No. 82- "Brittany" — Phase III; extending thence along said Lot No. 82, and along Lot No.83 — "Brittany" — Phase III, South Forty-four (44) degrees Nineteen (19) minutes Fifteen (15) seconds East a distance of One Hundred Sixty-Two and Fifty Hundredths (162.50) feet to a point at Lot No. 85 — "Brittany" — Phase IV; extending thence along said Lot No. 85; South Forty-Five (45) degrees Forty (40) minutes Forty-five (45) seconds West a distance of One Hundred and Sixty and No Hundredths (160.00) feet to a point on the easterly right-of-way line of Rosepointe Drive, Township Road No. 853, and the point of BEGINNING. CONTAINING 26,000 Square Feet.

BEING Lot No. 86 as shown on a plant entitled "SWAN Associates — Final Subdivision Plat for Phase IV — "Brittany" prepared by Land Survey Consultants, Inc., Plan No. 528-6, dated 4/18/94, and recorded in the York County Office of the Recorder of Deeds in Plat Book NN, Page 435.

UPI 36-000-22-0086-00-00000

UNDER AND SUBJECT to that certain Declaration of Covenants for Brittany recorded in the Office of the Recorder of Deeds, in and for York County, Pennsylvania, in Deed Book 106-C, at page 402, and further subject to any further restrictions, easements and covenants appearing of record.

BEING the same premises which Tim L. Rutter and Vicki L. Rutter, husband and wife by Deed dated March 27, 2008 and recorded in the office of the Recorder of Deeds of York County on June 19, 2008 in Deed Book Volume 1971, Page 1820, granted and conveyed unto Mohammed Izadi.

PROPERTY ADDRESS: 1322 ROSEPOINTE DRIVE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. ALLEN J. JACKSON and KAREN A. JACKSON Docket Number: 2012-SU-1609-06. 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:

ALLEN J. JACKSON  
KAREN A. JACKSON

owners) of property situate in the BOROUGH OF LOGANVILLE, York County, Pennsylvania, being 20 ROCKDALE DRIVE, SEVEN VALLEYS, PA 17360-9658

Parcel No. 750000402660000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$369,445.28

PROPERTY ADDRESS: 20 ROCKDALE DRIVE, SEVEN VALLEYS, PA 17360

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of GREEN TREE SERVICING, LLC vs. JOHNASHA C. JACKSON Docket Number: 2012-SU-3612-06. 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:

JOHNASHA C. JACKSON

ALL that certain piece, parcel and tract of real estate situate in the BOROUGH OF NORTH YORK, York County, Pennsylvania, upon which is erected a two and one-half story frame dwelling house, being more fully bounded, limited and described as follows, to wit:

BEGINNING at a point on the South side of West Sixth Avenue at property now or formerly of Augustus H. Lichtenberger, and extending thence Westwardly along said West Sixth Avenue twenty-three (23) feet six (6) inches, more or less, to lot now or formerly of Dan Hoffman; extending thence along lot now or formerly of said Dan Hoffman, South one hundred fourteen (114) feet to a fifteen (15) feet wide alley; extending thence along said fifteen (15) feet wide alley, Eastwardly, twenty-three (23) feet six (6) inches, more or less to lot now or formerly of Augustus H. Lichtenberger; extending thence Northwardly along lot now or formerly of said Augustus H. Lichtenberger, one hundred fourteen (114) feet to a point on West Sixth Avenue, the place of BEGINNING.

Parcel#: 80-000-02-0194-00-00000

Property address: 114 West Sixth Avenue, York, PA 17404

PROPERTY ADDRESS: 114 WEST SIXTH 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of CITIMORTGAGE INC. vs. WALTER RUSSELL JANOWIAK Docket Number: 2012-SU-2542-06. 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:

WALTER RUSSELL JANOWIAK

owner(s) of property situate in the WINDSOR TOWNSHIP, York County, Pennsylvania, being 121 CHANDLER DRIVE, RED LION, PA 17356-8756

Parcel No. 53000HK0076E0C0022

Improvements thereon: CONDOMINIUM

Judgment Amount: \$91,755.30

PROPERTY ADDRESS: 121 CHANDLER DRIVE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. KAREN L. JOHNSON Docket Number: 2012-SU-2831-06. 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 L. JOHNSON

ALL THAT CERTAIN lot or piece of ground situate on the southern side of East Chestnut Street, in the 12th Ward of the City of York, York County, Pennsylvania, and being the ninth house on the southern side of East Chestnut Street, east of Ridge Avenue and the east end house in a block of five houses, and the dwelling erected thereon and known as : 666 EAST CHESTNUT STREET, YORK, PA 17403

ACCOUNT NO. 12-354-02-0054

Reference York County Record Book 1917, Page 8881.

PROPERTY ADDRESS: 666 EAST CHESTNUT 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of LOAN-CARE, A DIVISION OF FNF SERVICING, INC vs. DANNY O. JONES, JR. A/K/A DANNY JONES Docket Number: 2010-SU-901-06. 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:

DANNY O. JONES, JR.  
A/K/A DANNY JONES

ALL THAT CERTAIN tract of land with improvements thereon erected, being, lying and situate on the North side of East Princess Street, formerly Rouse Avenue, in the Twelfth Ward of the City of York, York County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at a point on the North side of East Princess Street, which point is thirty-three (33) feet East of the Northeast corner of East Princess Street and Spruce Street, at lot of lands now or formerly of William L. Stine; thence east along the North side of East Princess Street, fifteen (15) feet to a line of lands now or formerly of Granville Hartman; thence by last mentioned lands on a line drawn at right angle with East Princess Street, one hundred nine (109) feet to a twenty (20) feet wide alley; thence at right angle, West along the South side of said alley, fifteen (15) feet to a point at lands now or formerly of William L. Stine; thence along last mentioned premises on a line drawn at right angle with East Princess Street, one hundred

nine (109) feet to a point on the North side of East Princess Street and the place of BEGINNING.

TOGETHER with the right of ingress, agress an regress is and through an alley tow (2) feet wide along the West side of the property herein conveyed, running from the North side of East Princess Street, North a distance of thirty (30) feet, more or less; said alley having been taken in equal proportions from the property herein conveyed and the property on the West, and said alley is for the joint use of the adjoining property owners; said alley to be kept open, clean and in repair at the joint expense of the adjoining property owners.

Title to said premises is vested in Danny O. Jones, a married man, by Deed from Paul H. Bowman and Donna L. Bowman dated March 28, 2007, recorded April 17, 2007 in Book 1886, Page 8738 as Instrument No. 2007027392.

Being known as 905 East Princess Street, York, PA 17403

Tax Parcel Number: 12-398-15-0036

PROPERTY ADDRESS: 905 EAST PRINCESS 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of QNB BANK vs. JVHOUSING LLC Docket Number: 2012-NO-5655-32. 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:

JVHOUSING LLC

Tax No.: 01-005-02-0008.00  
Address: 421 S. George Street, York, PA 17401-

2729

Owner: JVHOUSING, LLC

ALL THAT CERTAIN house and lot situate on the east side of South George Street in the City of York, County of York and State of Pennsylvania, bounded and limited as follows, to wit:

On the West by said South George Street; on the South by property now or formerly of Mary Barshinger; on the East by a ten (10) foot wide alley and on the North by property now or formerly of William Reichart, fronting on said South George Street twenty-one (21) feet three (3) inches and extending back Eastwardly to said alley, one hundred twelve (112) feet.

BEING the same which Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan 2001-D, Asset-Backed Certificates, Series 2001-D, by its Attorney-in-Fact, Option One Mortgage Corporation, by deed dated September 17, 2008 and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania in Record Book 1987 at Page 1813, granted and conveyed unto JVHOUSING, LLC.

PROPERTY ADDRESS: 421 SOUTH GEORGE 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. RICHARD E. KENNEDY and ANGELA M. KENNEDY Docket Number: 2011-SU-4420-06. 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 E. KENNEDY  
ANGELA M. KENNEDY

ALL THAT CERTAIN LOT OR TRACT OF LAND WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN YORK TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING known and numbered as 205 Country Ridge Drive, Red Lion, PA, 17356-8866

UPIN Number 540003803010000000

IMPROVEMENTS CONSIST OF SINGLE FAMILY DWELLING

PROPERTY ADDRESS: 205 COUNTRY RIDGE DRIVE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. S/B/M BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. DUANE KERR Docket Number: 2012-SU-3589-06. 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:

DUANE KERR

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Windsor, County of York and Commonwealth of Pennsylvania, bounded and described according to a Revised Final Subdivision Plan of Rosebrook II LLC, made by Site Design Concepts, Inc., dated December 28, 2004 and last revised July 18, 2005 and recorded in York County in Plan Book 1748 page 905) as follows to wit:

BEING Lot-#53, as shown on said plan



BEING Parcel# 53-000-32-0153.00-00000

BEING THE SAME PREMSIES WHICH Rosebrook: II, LLC, a Maryland limited liability company, also known as Rose Brook II, LLC, by Indenture bearing dated January 8, 2009 and recorded January 26, 2009 in the Office of the Recorder of Deeds in and for the County of York in Record Book 2002 page 578, granted and conveyed unto NVR, Inc., a Virginia corporation trading as Ryan Homes, in fee.

Property address: 1715 Rosebrook Drive, York, PA 17402

PROPERTY ADDRESS: 1715 ROSEBROOK 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-13 vs. DANIEL KIBBLER and TINA KIBBLER A/K/A TINA KIBBLE Docket Number: 2012-SU-2278-06. 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 KIBBLER  
TINA KIBBLER  
A/K/A TINA KIBBLE

All that certain following two (2) tracts of land situate, lying and being in Newberry Township, York County, Pennsylvania, to wit:

Tract No. 1: Beginning at an iron pin on the southern line of Township Road T-959, on line of property now or formerly of Mae E. Anderson; thence

along the southern line of Township Road T-959 South eighty-one (81) degrees five (05) minutes forty (40) seconds East one hundred fifty-three and thirty-three one-hundredths (153.33) feet to a point in Legislative Route No. 66184; thence in and through Legislative Route No. 66184 South thirteen (13) degrees zero (00) minutes West seventy and no one-hundredths (70.00) feet to a point in Legislative Route No. 66184; thence along property now or formerly of Walter Cassel, North seventy-nine (79) degrees thirty-one (31) minutes West one hundred sixty-one and twenty-five one-hundredths (161.25) feet to an iron pin; thence North twenty (20) degrees zero (00) minutes East sixty-six and sixty-one hundredths (66.60) feet to the place of beginning.

Tract No. 2: Beginning at a spike in Legislative Route 66184 at a corner of other property of the Grantors herein, known as the Cassel School Property, extending thence along the center line of Legislative Route 66184 South Thirteen (13) degrees West eighty-five (85) feet to a point in said road at property now or formerly of Harry L. Duke; thence extending along property now or formerly of Harry L. Duke North seventy-nine and one-eighth (79 1/8) degrees West one hundred seventy-one and six tenths (171.6) feet to an iron pin at property now or formerly of Mae E. Anderson; extending thence along property now or formerly of Mae E. Anderson North twenty (20) degrees East eighty-five (85) feet to an iron pin at other property of the Grantors, known as the Cassel School Property; extending thence along said property South seventy-nine and one-half (79 1/2) degrees East one hundred sixty-one and twenty-five one-hundredths (161.25) feet to a spike in Legislative Route 66184, the point and place of beginning.

It being the same two (2) tracts of land which Louis R. Poe and Patricia Poe, husband and wife, and Tammy Sue Poe, single woman by deed dated the 31st of January, 1995 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Record Book 1050 Page 0506, granted and conveyed unto Constance J. Amspacher, Grantor herein.

Title to said Premises vested in Daniel Kibbler and Tina Kibbler, husband and wife, as tenants by the entirety by Deed from Constance J. Amspacher, single person dated 05/22/07 and recorded 06/01/07 in the York County Recorder of Deeds in Book 1050, Page 050.

Being known as 535 Cassel Road, Manchester, PA 17345

Tax Parcel Number: 39000OI0029000000

PROPERTY ADDRESS: 535 CASSEL ROAD, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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., S/B/M TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRY-WIDE HOME LOANS SERVICING, LP vs. SONYA A. KIFER and CHRISTOPHER L. KIFER Docket Number: 2012-SU-884-06. 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 A. KIFER  
CHRISTOPHER L. KIFER

ALL the following described lot or parcel of land, with the improvements thereon erected, situate, lying and being in York Haven Borough. York County, Pennsylvania, hounded and limited as follows, to wit

BEGINNING at a point on the eastside of Main Street at a line post adjoining property now or formerly of Henry Arnold in the said Borough; thence South on Main Street, twenty-six and one half (26 1/2) feet, more or less, to a point at lands and premises now or formerly of Albert T. Willis ; thence along lands now or formerly of Albert T. Willis, East one hundred eighty-four (184) feet to an alley; thence North along said alley, twenty-six and one-half (26 1/2) feet, more or less, to a point at lands now or formerly of Henry Arnold; thence West along lands now or formerly of Henry Arnold, a distance of one hundred eighty-four (184) feet to a point of BEGINNING on said Main Street.

Parcel#: 94-000-02-0064

Property address: 69 S. Front Street, York Haven, PA 17370

PROPERTY ADDRESS: 69 SOUTH FRONT STREET, YORK HAVEN, PA 17370

UPI#

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 C/O LENDER BUSINESS PROCESS SERVICES, INC. vs. WILLIAM H. KITTS and KAREN M. KITTS Docket Number: 2012-SU-1940-06. 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. KITTS  
KAREN M. KITTS

ALL that certain tract of land Situate the Township of Dover, County of York and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe on the southeastern side of Oakland Road (40 feet wide), said point being located a distance of 150 feet southwesterly from the south-eastern corner of the intersection of Oakland Road and Brooklawn Road; THENCE along lands now or formerly of Clarence Snellbaker and George W. Gerber, respectively South 54 degrees 00 minutes East, 405.48 feet to an iron pipe on the northwestern side of Glenwood Road (40 feet wide); THENCE along the same south 46 degrees 38 minutes West, 60.66 feet to an Iron pipe at land now or formerly of C. J. Runk; THENCE along same North 54 degrees 00 minutes West, 395.30 feet to a point on the south-eastern side of Oakland Road; THENCE along the same North 36 degrees 00 minutes East, 60.00" feet to an iron pipe at place of BEGINNING.

HAVING ERECTED THEREON a dwelling house known as Hershey Heights Road, located at 2713 Oakland Drive, Dover Township, York County, Pennsylvania.

PARCEL ID# 24-000-02-0020.00-00000

Property being known as 2713 Oakland Road,

Dover, Pennsylvania 17315

Title to said premises is vested in William H. Kitts and Karen M. Kitts, his wife by deed from Charles F. Downs and Mary Jane Downs, his wife, dated July 14, 1976 and recorded July 14, 1976 in Deed Book 700, Page 109.

PROPERTY ADDRESS: 2713 OAKLAND 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 J. KITZMILLER Docket Number: 2012-SU-2562-06. 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 J. KITZMILLER

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

BEGINNING at a point on the right-of-way line of North Alpine Drive, a fifty (50) feet wide right-of-way, at corner of Lot No. 1-107 on the subdivision plan hereinafter referred to; thence along the right-of-way line of North Alpine Drive, by a curve to the right having a radius of six hundred and zero hundredths (600.00) feet, an arc distance of ninety-two and five hundredths (92.05) feet, and a long chord bearing and distance of South sixty-one (61) degrees fifty-five (45) minutes thirty-eight (38) seconds East, ninety-one and ninety-six hundredths (91.96) feet to a point at corner of Lot No. 1-75 on the subdivision plan hereinafter referred to; thence along Lot No. 1-75

and along Lot No. 1-76, Phase 2 of the Jackson Heights Development, South twenty-six (26) degrees twenty-eight (28) minutes eleven (11) seconds West, one hundred sixty and seventy-seven hundredths (160.77) feet to a point at corner of Lot No 1-104 on the subdivision plan hereinafter referred to; thence along Lot No. 1-104, North sixty-three (63) degrees thirty-one (31) minutes forty-nine (49) seconds West, eighty-three and ninety-five hundredths (83.95) feet to a point at corner of Lot No. 1-107, aforesaid; thence along Lot No, 1-107, North twenty-three (23) degrees forty (40) minutes forty (40) seconds East, one hundred sixty-three and fifty-three hundredths (163.53) feet to a point on the right-of-way line of North Alpine Drive, the point and place of BEGINNING. CONTAINING 14,354 square feet and designated as Lot No. 1-108 on Final Plan of Jackson Heights, Section 1, Phase 4. prepared

UNDER AND SUBJECT, NEVERTHELESS, to any restrictions, easements, building setback lines, notes, covenants and conditions as may be shown on subdivision plan recorded in York County Record Book 1888, page 3732.

UNDER AND SUBJECT, ALSO, to the covenants and conditions of the Declaration of Planned Community of Jackson Heights and Jackson Heights. Homeowners' Association, Inc., a Pennsylvania non-profit corporation, said Declaration dated April 5, 2006, and recorded April 20, 2006, in the Office of the Recorder of Deeds of York County, Pennsylvania, in Record Book 1805, Starting Page 3040, as amended in Record Book 1832, page 7314, Record Book 1845, page 8302, and Record Book 1917, page 360, and as may be further amended from time to time, together with the Declaration Plan recorded therewith in Plan Book GG, page 2514, as may be amended from time to time, and any unrecorded By-Laws and Rules and Regulations of said Jackson Heights Homeowners' Association, Inc.

PARCEL ID# 33-000-12-0108.00-00000

Property being known as 80 North Alpine Drive, York, Pennsylvania 17408.

Title to said premises is vested in William J Kitzmiller by deed from Jackson Heights, LP, a Pennsylvania limited partnership, successor by merger to Jackson Heights, LLC, a Pennsylvania limited liability company, and J.A. Myers Building and Development, Inc., a Pennsylvania corporation, T/A J.A. Myers Homes, dated May 26, 2009 and recorded June 29, 2009 in Deed Book 2029, Page 3701, as Instrument No. 2009037345.

PROPERTY ADDRESS: 80 NORTH ALPINE 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

vailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of NATION-WIDE ADVANTAGE MORTGAGE COMPANY vs. CRISTY S. KNIGHT Docket Number: 2012-SU-3377-06. 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:

CRISTY S. KNIGHT

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of CITIFINANCIAL SERVICES, INC. vs. CHARLES A. KNIGHT and REBEKAH S. STERNER Docket Number: 2012-SU-1188-06. 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 A. KNIGHT  
REBEKAH S. STERNER

owner(s) of property situate in PENN TOWNSHIP, York County, Pennsylvania, being 5 FAIR AVENUE, HANOVER, PA 17331-3342

Parcel No. 44-000-02-0233-00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$97,731.35

PROPERTY ADDRESS: 5 FAIR 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

ALL the following described lot of ground, with improvements thereon erected, situate, lying and being in Dallastown Borough, York County, Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at a point on the north side of West Maple Street at a corner of lands now or formerly of P.H. Grove, thence along the north side of West Maple Street North thirty-nine (39) degrees West forty-seven feet six inches (47'6") to a point at corner of lands now or formerly of John Bryan Snyder, Jr.; thence along said lands North fifty-one (51) degrees East one hundred forty feet (140') to the southern side of a sixteen feet wide alley; thence along said alley South thirty-nine (39) degrees East, forty-seven feet six inches (47'6") to a corner of lands now or formerly of P.H. Grove; thence along said lands South fifty-one (51) degrees West one hundred forty feet (140') to a point on the north side of West Maple Street, the point and place of BEGINNING.

UNDER AND SUBJECT, NEVERTHELESS, to conditions, restrictions, easements and rights-of-way of record.

BEING Parcel #56-000-01-0189.00-00000

BEING KNOWN AS: 213 West Maple Street, Dallastown, PA 17313

TITLE TO SAID PREMISES IS VESTED IN Cristy S. Knight

BEING THE SAME PREMISES which Eric Schaeffer and Rebecca Schaeffer, husband and wife, granted and conveyed unto Cristy S. Knight by Deed dated June 23, 2005 and recorded June 27, 2005 in York County Record Book 1734, Page 6632

PROPERTY ADDRESS: 213 WEST MAPLE STREET, DALLASTOWN, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., pre-

(10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of LOAN-CARE, A DIVISION OF FNF SERVICING, INC. vs. CLARENCE KOERNER and DONNA KOERNER Docket Number: 2012-SU-1818-06. 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:

CLARENCE KOERNER  
 DONNA KOERNER

owner(s) of property situate in the NORTH HOPEWELL TOWNSHIP, York County, Pennsylvania, being 10177 PARK VIEW DRIVE, FELTON, PA 17322-8672

Parcel No. 41000EJ0061G000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$174,520.53

PROPERTY ADDRESS: 10177 PARK VIEW DRIVE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of

York county, Pennsylvania on Judgment of CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. vs. SUSAN K. KOSTALAS Docket Number: 2009-SU-1130-06. 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:

SUSAN K. KOSTALAS

owner(s) of property situate in SPRINGETTS-BURY TOWNSHIP, York County, Pennsylvania, being 1849 2ND AVENUE, YORK, PA 17402-3401

Parcel No. 46-000-01-0314.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$98,836.19

PROPERTY ADDRESS: 1849 2ND AVENUE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SEREIS 2006-W1 vs. CHRIS KUBA Docket Number: 2012-SU-3435-06. 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 KUBA



ALL the following described tract of land with the improvements thereon erected, situate in Dover Borough, York County, Pennsylvania, being known as Lot No. 31 on a Plan of Spring Valley Manor, prepared by Gordon L. Brown and Associates, Engineers and Surveyors, Drawing No. P-67 and recorded in York County Plan Book X, Page 457, being more fully described as follows, to wit:

Property Address: 29 Fuller Court, Dover, PA 17315  
 Parcel No. 59-000-01-0231.00-00000  
 Improvements: Residential Dwelling  
 Subject to Mortgage: No  
 Subject to Rent: No  
 C.P. NO. 2012-SU-3435-06  
 Judgment: \$174,426.05  
 Attorney: Christopher A. DeNardo, Esquire  
 To be Sold as the Property of: Chris Kuba

PROPERTY ADDRESS: 29 FULLER COURT, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 COUNTRYWIDE HOME LOANS SERVICING, LP vs. DEBORAH A. LATORRE and MICHAEL J. LATORRE Docket Number: 2010-SU-1055-06. 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:

DEBORAH A. LATORRE  
 MICHAEL J. LATORRE

That parcel of ground situate in Peach Bottom Township, York county, Pennsylvania and described as follows, this is to say:

Beginning at a point in on the Northernmost corner of Lot No. G-3, the said point being the center line of a road laid out and designated as High Ridge Road; thence departing from the center line of the said High Ridge Road and proceeding along the North-Northeastern side of Lot No. G-3, South twenty-five (25) degrees twenty-two (22) minutes East, one hundred eighty-three and sixty-three hundredths (183.63) feet to a point at lands now or formerly of Joseph E. Williams; thence proceeding along the: line of lands now or formerly Joseph E. Williams; North (64) degrees thirty-eight(38) minutes East, eighty-three and no hundredths (83.00) feet to a point at lands now or formerly of Edward G. Ruff; thence proceeding along the line of lands now or -formerly of Edward G. Ruff, North fifteen (115) degrees East, eighty-five and no hundredths (85.00) feet to a point; thence proceeding along the West-Southwestern side of Lot No. G-5; North twenty-six (26) degrees (29) minutes West, one hundred fifty-one and thirty hundredths (1 51.30)feet to a point in the center line of the said High Ridge Road; thence proceeding along and through the center line of the said High Ridge Road, South fifty-one (51) degrees three (3) minutes West, one hundred thirty-nine and no hundredths (139.00) feet to the place of Beginning.

BEING KNOWN AS: 72 High Ridge Road, Delta, PA 17314

PROPERTY ADDRESS: 72 HIGH RIDGE ROAD, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A. vs. MYLINDA JANINE LAWSON and JOHN BENJAMIN MARTIN Docket Number: 2012-SU-1320-06. 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:

MYLINDA JANINE LAWSON  
JOHN BENJAMIN MARTIN

owners of property situate in SPRINGGETTS-BURY TOWNSHIP, York County, Pennsylvania, being 1722 ARGYLE DRIVE, YORK, PA 17406

Parcel No. 46-000-16-0119-00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$145,122.19

PROPERTY ADDRESS: 1722 ARGYLE DRIVE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC vs. PHYLLIS J. LAWSON and DARRYL L. ROOK Docket Number: 2012-SU-1655-06. 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:

PHYLLIS J. LAWSON  
DARRYL L. ROOK

owner(s) of property situate in the BOROUGH OF STEWARTSTOWN, York County, Pennsylvania, being 79 SOUTH KENNARD DALE AVENUE, STEWARTSTOWN, PA 17363-4143

Parcel No. 860000401170000000

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 79 SOUTH KENNARD DALE AVENUE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 CERTIFICATE HOLDERS CWABS, INC. ASSET BACKED CERTIFICATES SERIES 2007-11 vs. WANDA L. LAWYER A/K/A WANDA LEE LAWYER and GENE H. LAWYER Docket Number: 2012-SU-2723-06. 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. LAWYER  
A/K/A WANDA LEE LAWYER  
GENE H. LAWYER

owner(s) of property situate in the NEWBERRY TOWNSHIP, York County, Pennsylvania, being 1127 CLY ROAD, YORK HAVEN, PA 17370-9037

Parcel No. 39-000-03-00465-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$86,394.93

PROPERTY ADDRESS: 1127 CLY ROAD, YORK HAVEN, PA 17370

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

Seized, levied upon and taken into execu-

tion as the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

Tax Parcel Number: 54-58-31

PROPERTY ADDRESS: 416 BELLAIRE  
 DRIVE, YORK, PA 17402

UPI#

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of SABR MORTGAGE LOAN 2008-1 REO SUBSID-IARY-1, LLC vs. CYNTHIA L. LAYTON Docket Number: 2009-SU-5220-06. 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:

CYNTHIA L. LAYTON

All that certain tract of land with the improvements thereon erected, lying and being situate in York Township, York County, Pennsylvania, being known as Lot No. 31 as shown on a Final Subdivision Plan for Phase I, Chestnut Ridge as drawn by Gordon L. Brown & Associates, Inc., said Plan being recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book RR, page 800, being more fully described as follows, to wit:

Beginning at a point on the south side of fifty (50) foot wide street: known as Bellaire Drive, said point being the northwest corner of Lot No. 32; thence along said Lot No. 32, South four (04) degrees three (03) minutes zero (00) seconds West, one hundred twenty-five and seventy-five one-hundredths (125.75) feet to a point; thence along property now or formerly of Robert C. Rineer, North eighty-six (86) degrees thirty (30) minutes forty-three (43) seconds West, one hundred twenty-two and one one-hundredth (122.01) feet to a point; thence along Lot No. 30, North four (04) degrees three (03) minutes zero (00) seconds East, one hundred twenty-six and ninety-five one-hundredths (126.95) feet to a point on the south side of Bellaire Drive; thence along the south side of said Bellaire Drive, South eighty-five (85) degrees fifty-seven (57) minutes zero (00) seconds East, one hundred twenty-two and zero one-hundredths (122.00) feet to a point and the place of beginning.

Title to said Premises vested in Cynthia L. Layton, a married woman by Deed from Elam G. Stoltzfus, Jr., Inc. dated 02/21/03 and recorded 02/24/3 in the York County Recorder of Deeds in Book 1548, Page 2560.

Being known as 416 Bellaire Drive, York, PA 17402

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 CHAE BANK, N.A., S/B/M TO CHASE HOME FINANCE, LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION vs. LANCE J. LAYTON Docket Number: 2012-SU-3051-06. 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:

LANCE J. LAYTON

owner(s) of property situate in the 6TH WARD OF THE CITY OF YORK, York County, Pennsylvania, being 350 EAST LOCUST STREET, A/K/A 350 LOCUST STREET, YORK, PA 17403-2312

Parcel No. 06-108-02-0100.00-00000

Improvements thereon: RESIDENTIAL DWELLING  
 Judgment Amount: \$80,812.92

PROPERTY ADDRESS: 350 EAST LOCUST STREET, A/K/A 350 LOCUST 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 J.P.MORGAN MORTGAGE ACQUISITION TRUST 2007-CH1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH1 vs. DAVID MATTHEW LEAGUE Docket Number: 2009-SU-3901-06. 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 MATTHEW LEAGUE

owner(s) of property situate in the BOROUGH OF GLEN ROCK, York County, Pennsylvania, being 19 BALTIMORE STREET, GLEN ROCK, PA 17327-1309

Parcel No. 64-000-02-0081.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$118,511.76

Attorneys for Plaintiff  
 Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 19 BALTIMORE STREET, GLEN ROCK, PA 17327

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., pre-

vailing 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. TERRY D. LEE and PATRICIA J. LEE Docket Number: 2009-SU-5027-06. 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:

TERRY D. LEE  
 PATRICIA J. LEE

owner(s) of property situate in the TOWNSHIP OF HELLAM, York County, Pennsylvania, being 6028 RIVER DRIVE, YORK, PA 17406-8865

Parcel No. 31-000-MK-0030-F000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$458,271.27

PROPERTY ADDRESS: 6028 RIVER DRIVE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FDIC AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA vs. JOHN R. LEFEVRE Docket Number: 2012-SU-3143-06. 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 R. LEFEVRE

ALL that certain tract of land, with the improvements thereon erected, situated in Springettsbury Township, York County, Pennsylvania, bounded and described as follows, to wit

BEGINNING at a stake on the East side of Township Road No. 980 at corner of lands now or formerly of Charles E. Keezel and Mary Keezel, his wife, said stake being one hundred (100) feet South from the Southeast corner of said Township Road No. 980 and a private lane; extending thence along the East side of said Township Road, South two (02) degrees East, fifty (50) feet to a stake at lands now or formerly of Wilbur F. Beckmyer and wife; thence along lands now or formerly of Wilbur F. Beckmyer and wife, North eighty-four (84) degrees East, three hundred (300) feet to a stake at lands now or formerly of Victor L. Burhans and Margaret M. Burhans, his wife; thence along said lands, North two (02) degrees West fifty (50) feet to a stake at lands now or formerly of the aforesaid Charles E. Keezel and wife; thence along said lands, South eighty-four (84) degrees West, three hundred (300) feet to the place of BEGINNING. CONTAINING fifty-five (55) perches of land.

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

Parcel#: 46-000-KI-0007-00-00000

Property address: 1555 Memory Lane, York, PA 17402

PROPERTY ADDRESS: 1555 MEMORY LANE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC vs. LARRY A. LITTLE

Docket Number: 2012-SU-3144-06. 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:

LARRY A. LITTLE

owner(s) of property situate in the BOROUGH OF HANOVER, York County, Pennsylvania, being 643 EAST MIDDLE STREET, HANOVER, PA 17331-2032

Parcel No. 670000301670000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$193,833.95

PROPERTY ADDRESS: 643 EAST MIDDLE 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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., FORMERLY KNOWN AS FULTON BANK vs. LEROY C. LOBDELL, JR. and JOANN VERZIER A/K/A JOANN LOBDELL Docket Number: 2012-SU-2252-86. 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:

LEROY C. LOBDELL, JR.  
JOANN VERZIER  
A/K/A JOANN LOBDELL

ALL THAT CERTAIN lot of land with the improvements thereon erected, situated in the Borough of Red Lion, York County, Pennsylvania, in



the Edgewood Development, known as Lot Number 8, in Section A, bounded and described as being more fully bounded and limited by courses and distances as follows, to wit:

BEGINNING at a concrete monument located on the North side of Summit Drive, said monument being a distance of two hundred thirty-two and ninety-three one-hundredths (232.93) feet West of a concrete monument marking the intersection of the West side of East Prospect Street with the North side of Summit Drive, both streets being fifty (50) feet wide between side lines; thence by the said North side of Summit Drive and along the arc of a circular curve to the left having a radius of six hundred fifty-seven and forty-two one-hundredths (657.42) feet an arc distance of ninety-three (93) feet the said arc being subtended by a chord whose bearing is North seventy-seven (77) degrees eleven (11) minutes forty (40) seconds West and whose length is ninety-two and ninety-three one-hundredths (92.93) feet to a concrete monument; thence by line of residual lands owned now or formerly by Smeltzer and Anderson, Inc. and Paul J. Binder, Inc., North fifteen (15) degrees fifty-eight (58) minutes twenty (20) seconds East, a distance of one hundred fifty-three and twenty-five one-hundredths (153.25) feet to a concrete monument located on line of lands now or formerly of John Flinchbaugh; thence by a line of lands, North eighty-nine (89) degrees forty-eight (48) minutes twenty (20) seconds East, for a distance of one hundred twenty-three and sixty-eight one-hundredths (123.68) feet to a concrete monument; thence by line of residual lands owned now or formerly of Smeltzer and Anderson, Inc. and Paul J. Binder, Inc., South twenty-four (24) degrees four (04) minutes forty (40) seconds West, a distance of one hundred eighty-four and four tenths (184.4) feet to a concrete monument located on the North side of Summit Drive and the point and place of BEGINNING.

UNDER AND SUBJECT, NEVERTHELESS, to conditions, restrictions, easements and rights-of-record.

BEING THE SAME PREMISES which John D. Norton and Donna J. Norton, husband and wife, and Francis H. Miller, III and Amy L. Miller, husband and wife, by Deed dated April 26, 2006 and recorded May 2, 2006, in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Record Book 1808, Page 884, granted and conveyed unto Leroy C. Lobdell, Jr. and Joann Verzier, adult individuals, their heirs and assigns, as tenants by the entirety.

AND THE SAID Joann Verzier married Leroy C. Lobdell, Jr. and is now by marriage known as Joann Lobdell.

Tax Parcel No. 82-000-06-0310.00-00000.

SEIZED IN EXECUTION as the property of Leroy C. Lobdell, Jr. and Joann Verzier, now by marriage Joann Lobdell, on Judgment No. 2012-

SU-2252-86.

PROPERTY ADDRESS: 415 SUMMIT DRIVE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. GIOVANNI LOCRCICCHIO and JESSICA LOCRCICCHIO Docket Number: 2012-SU-2285-06. 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:

GIOVANNI LOCRCICCHIO  
JESSICA LOCRCICCHIO

ALL THAT CERTAIN tract of land situate and being in the Borough of Jacobus, County of York and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the centerline of Pennsylvania State Highway Route No. 251 leading from Jacobus Borough to Seven Valleys Borough, said pin being on the western line of a twenty-four (24) foot wide private street; extending thence along the western side of said street South two (2) degrees West two hundred forty-three (243) feet to an iron pin at land now or late of Mont Smith and Anna Mary Smith, his wife; thence along said land North eighty-eight (88) degrees West seventy-five (75) feet to an iron pin at land now or late of Benjamin L. Franklin and wife; thence along said land North two (2) degrees East two hundred twenty-one (221) feet to an iron pin in the centerline of the aforesaid State Highway; thence along the centerline of said State Highway North sixty-seven (67) degrees thirty (30) minutes East seventy-five (75) feet to the place of beginning.

CONTAINING three hundred ninety-nine one-thousandths (0.399) of an acre of land.

IT BEING THE SAME PREMISES which Patrick F. Stoltz and Sandra L. Stoltz, his wife, by their Indenture bearing date the twenty-eighth day of March, A.D. 2005, for the consideration therein mentioned, granted and conveyed unto the said Giovanni LoCricchio and Jessica LoCricchio, his wife, and to their heirs and assigns, forever; as in and by the said in part recited Indenture recorded in the Office of the Recorder of Deeds in and for York County, at York, Pennsylvania, in Record Book Volume 1713, Page 4728, etc., relation being thereunto had, more fully and at large appears.

Being known as 2 South Pleasant Avenue, Jacobus, Pennsylvania, 17407, and having York County Uniform Parcel Identifier: 67-72000-02-0127.00-00000; MIN #100124200004124116.

PROPERTY ADDRESS: 2 SOUTH PLEASANT AVENUE, JACOBUS, PA 17407

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. EDDIE C. LOGAN and ROSETTA A. LOGAN Docket Number: 2012-SU-2777-06. 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:

EDDIE C. LOGAN  
ROSETTA A. LOGAN

ALL THAT CERTAIN lot, piece or parcel of land situate in Conewago Township York County, Pennsylvania known as #55 Sienna Drive, being Lot No. 102 as shown on the final Subdivision Plan, Hunter Creek, Phase 3 & 4, as said plan is

of record in the Office of the Recorder of Deed of York County, State of Pennsylvania and recorded in Plan Book Volume #1725, Page #7523 and being more particularly bounded and described in accordance with the said Final Subdivision Plan, Sheet 3 of 6, as prepared by Rettew Associates, Inc., York, Pennsylvania, as follows to wit:

Property Address: 55 Sienna Drive, York, PA 17406  
Parcel No. 23-000-06-0102.00-00000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2012-SU-002777-06  
Judgment: \$280,488.21

PROPERTY ADDRESS: 55 SIENNA DRIVE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of MANUFACTURERS AND TRADERS TRUST CO. vs. JAY LONG, TINA M. LONG and UNITED STATES OF AMERICA Docket Number: 2012-SU-2006-06. 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:

JAY LONG  
TINA M. LONG  
UNITED STATES OF AMERICA

ALL that certain tract of land with any improvements thereon erected, situate, lying and being in RED LION BOROUGH, York County, Pennsylvania, survey prepared by Shaw Surveying, Inc., dated September 2, 1998 and bearing File No. 98122, known as 23 South Main Street, bounded and limited as follows, to wit:

BEGINNING at a point on the northern side of

South Main Street at a nail set at the corner of the northern side of South Main Street and a private alley; thence continuing along the private alley, North forty-one (41) degrees twenty-six (26) minutes zero (00) seconds East, Sixty-four and zero one-hundredths (64.00) feet to a rebar, thence continuing along the same, North eighty-four (84) degrees twenty-nine (29) minutes zero (00) seconds East, thirty-five and thirty one-hundredths (35.30) feet to a rebar set at corner of the party wall between House #27 (Parcel 119); thence along the party wall between this and House #27, South forty-one (41) degrees forty-five (45) minutes zero (00) seconds West Eighty-nine and sixty-two one-hundredths (89.62) feet to a point on the northern side of South Main Street; thence continuing along the northern side of South Main Street, North forty-nine (49) degrees zero (00) minutes zero (00) seconds West, twenty-three and sixty one-hundredths (23.60) feet to a nail and place of BEGINNING.

UNDER AND SUBJECT, NEVERTHELESS to all easements, agreements and other matters of record.

IT BEING the same premises which Richard H. Stenner and Margaret H. Stenner, husband and wife, by their Deed dated June 15, 2007 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania granted and conveyed unto Jay E. Long, Sr. and Tina M. Long, husband and wife.

Tax ID 82-000-02-120

PROPERTY ADDRESS: 23 SOUTH MAIN 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. JAMES A. LUCKENBAUGH and MARYANN E. LUCKENBAUGH

Docket Number: 2012-SU-2596-06. 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 A. LUCKENBAUGH  
MARYANN E. LUCKENBAUGH

owner(s) of property situate in WEST MANCHESTER TOWNSHIP, York County, Pennsylvania, being 4375 BRIARWOOD COURT, YORK, PA 17408-5917

Parcel No. 51000140097A000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$131,047.24

PROPERTY ADDRESS: 4375 BRIARWOOD COURT, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-3, BY ITS ATTORNEY-IN-FACT, OCWEN LOAN SERVICING, LLC vs. GARY W. LUCKY, JR. and KELLY L. LUCKY Docket Number: 2012-SU-3610-06. 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 W. LUCKY, JR.  
KELLY L. LUCKY

ALL that certain piece, parcel or tract of land lying, being and situate in Peach Bottom Township, York County, Pennsylvania, bounded, limitted and described as follows, to wit:

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

BEGINNING at a point at the southeasternmost corner of Lot K-381, the said point being in the center line of a road laid out and designated as White Oak Trail; thence departing from the center line of the said White Oak Trail and proceeding along the northeastern side of Lot K-381, North thirty-six (36) degrees fifty-two (52) minutes West two hundred (200) feet to a point; thence North fifty-three (53) degrees eight (08) minutes East one hundred (100) feet to a point at Lot K-379; thence proceeding along the southwestern side of Lot K-379, South thirty-six (36) degrees fifty-two (52) minutes East two hundred (200) feet to a point in the center line of the said White Oak Trail; thence proceeding along and through the center line of the said White Oak Trail, South fifty-three (53) degrees eight (08) minutes West one hundred (100) feet to the place of BEGINNING.

It being known and numbered as Lot K-380 on a plan of lots surveyed October 31, 1963 by Gordon L. Brown and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book 0 at page 33.

IT BEING the same premises which John J. Doherty and Evelyn C. Doherty by their deed dated November 24, 1992 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Deed Book 569, page 987, granted and conveyed unto Matthews Custom Homes, Inc., Grantor herein.

SUBJECT to all attached restrictions, conditions and covenants.

BEING the same premises in which Matthews Custom Homes, Inc., a Pennsylvania corporation, by deed dated December 3, 1993 and recorded in the office of the recorder of deeds for York County on December 8, 1993 in book 784 and page 341, granted and conveyed unto Gary W. Lucky, Jr., and Kelly L. Lucky, his wife.

PARCEL #43-000-01-0380.00-00000

PROPERTY ADDRESS: 149 BLACK OAK TRAIL, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. JERRY LUCKY and MARIA S. LUCKY Docket Number: 2012-SU-3032-06. 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:

JERRY LUCKY  
MARIA S. LUCKY

owner(s) of property situate in the TOWNSHIP OF DOVER, York County, Pennsylvania, being 3838 KINGS LANE, DOVER, PA 17315-3695

Parcel No. 240003501340000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$282,334.47

PROPERTY ADDRESS: 3838 KINGS 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-14 vs. KEENA C. LYONS A/K/A KEENA

LYONS Docket Number: 2010-SU-420-06. 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:

KEENA C. LYONS  
A/K/A KEENA LYONS

owner(s) of property situate in the TOWNSHIP OF YORK, York County, Pennsylvania, being 210 VALLEY DRIVE, UNIT 210, RED LION, PA 17356-9146

Parcel No. 54-000-GK-0352.A0-C0210

Improvements thereon: CONDOMINIUM UNIT  
Judgment Amount: \$243,179.08

PROPERTY ADDRESS: 210 VALLEY DRIVE,  
UNIT 210, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. STEPHEN E. MAISCH Docket Number: 2012-SU-1540-06. 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 E. MAISCH

owners) of property situate in the BOROUGH OF DALLASTOWN, York County, Pennsylvania, being 18 WEST HOWARD STREET, DALLASTOWN, PA 17313-1613

Parcel No. 560000403930000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$76,852.74

PROPERTY ADDRESS: 18 WEST HOWARD STREET, DALLASTOWN, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-2 MORTGAGE LOAN TRUST ASSET BACKED CERTIFICATES SERIES 2006-2 vs. DAVID S. MARONIC, UNITED STATES OF AMERICA and CORTNEY R. MARONIC Docket Number: 2010-SU-2711-06. 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 S. MARONIC  
UNITED STATES OF AMERICA  
CORTNEY R. MARONIC

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

BEING KNOWN AS 189 Alanthia Lane, Etters, PA 17319

PARCEL NUMBER: 27-QG-86.P

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 189 ALANTHIA LANE, ETTERS, PA 17319

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. F/K/A WASHINGTON MUTUAL BANK, F.A. vs. MONIQUE R. MARTIN Docket Number: 2009-SU-3329-06. 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:

MONIQUE R. MARTIN

owner(s) of property situate in the CITY OF YORK, York County, Pennsylvania, being 626 VANDER AVENUE, YORK, PA 17403-2808

Parcel No. 12-433-19-0012.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$84,668.04

PROPERTY ADDRESS: 626 VANDER AVENUE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of UNIVERSAL AMERICAN MORTGAGE COMPANY vs. DENNY MARTINEZ and ANNETTE MARTINEZ Docket Number: 2012-SU-3015-06. 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:

DENNY MARTINEZ  
ANNETTE MARTINEZ

Being known and designated as Lot No. 90, in subdivision known as "Plan of Salem Run —Phase 4", situate in Dover Township, a per plat thereof recorded in Record Book 1897-604, among the Land Records of York County, Pennsylvania

The improvements thereon being known as No. 4145 Strawbridge Court.

Title to said Premises vested in Denny Martinez and Annette Martinez by Deed from U.S. Home Corporation, a Delaware Corporation, d/b/a Lenar dated 08/28/09 and recorded 09/16/09 in the York County Recorder of Deeds in Book 2042, Page 4938.

Being known as 4145 Strawbridge Court, Dover, PA 17315

Tax Parcel Number: 24-000-26-0090

PROPERTY ADDRESS: 4145 STRAWBRIDGE COURT, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JP MORGAN CHASE BANK, NATIONAL ASSOCIA-

TION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC vs. ROBERT A. MAUK Docket Number: 2012-SU-3277-06. 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 A. MAUK

owner(s) of property situate in JACKSON TOWNSHIP, York County, Pennsylvania, being 136 LESTER AVENUE, YORK, PA 17408-6223

Parcel No. 33-000-02-0041.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$164,569.02

PROPERTY ADDRESS: 136 LESTER AVENUE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of SPRINGFIELD TOWNSHIP, YORK COUNTY, SEWER AUTHORITY vs. JEFFREY MCCABE and JENNIFER MCCABE Docket Number: 2011-MT-8934-59. 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:

JEFFREY MCCABE  
JENNIFER MCCABE

Owners of property situate in Springfield Township, York County, Pennsylvania, being 1118 Silver Maple Circle, Seven Valleys, PA 17360.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 1118 SILVER MAPLE CIRCLE, SEVEN VALLEYS, PA 17360

UPI #47-000-09-0296.00-00000

PROPERTY ADDRESS: 1118 SILVER MAPLE CIRCLE, SEVEN VALLEYS, PA 17360

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. ROBIN S. MCCULLOUGH Docket Number: 2012-SU-1718-06. 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:

ROBIN S. MCCULLOUGH

owner(s) of property situate in the BOROUGH OF HANOVER, York County, Pennsylvania, being 710 GRANT DRIVE, HANOVER, PA 17331-2072

Parcel No. 670002300060000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$229,289.39

PROPERTY ADDRESS: 710 GRANT 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 (30) days after the sale and distribution will be made in accordance with the

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 FREMONT HOME LOAN TRUST 2005-C, MORTGAGE-BACKED CERTIFICATES, SERIES 2005-C, BY ITS ATTORNEY-IN-FACT, OCWEN LOAN SERVICING, LLC vs. DEBORAH A. MCGRANN and JAMES J. MCGRANN, III Docket Number: 2012-SU-3629-06. 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:

DEBORAH A. MCGRANN  
 JAMES J. MCGRANN, III

ALL THAT CERTAIN unit designated as Unit No. 137, having an address of 2722 Equestrian Drive, York, Pennsylvania 17402, of The Hunt Club Condominium, being situate in YORK TOWNSHIP, York County, Pennsylvania, which Unit is designated in the Declaration of Condominium of The Hunt Club Condominium, which Declaration is recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Land Record Book 1440, page 2295, and as described in the Condominium Plats and Plans as recorded in Plan Book QQ, page 968, and amended by First Supplement to the Declaration of Condominium for Hunt Club Condominium in Land Record Book 1481, page 3186 and Plats and Plans in Plan Book GG, page 2117, and as further amended by Second Supplement to the Declaration of Condominium for Hunt Club Condominium in Land Record Book 1483, page 6536 and Plats and Plans in Plan Book GG, page 2121, and as further amended by Third Supplement to the Declaration of Condominium for Hunt Club Condominium in Land Record Book 1509, page 592, and as further amended by Fourth Supplement to the Declaration of Condominium for Hunt Club Condominium in Land Record Book 1522, page 798, and as further amended by Fifth Supplement to the Declaration of Condominium for Hunt Club Condominium in Land Record Book 1527, page 8679, and as further amended by Sixth Supplement to the Declaration of Condominium for Hunt Club Condominium in Land Record Book 1543, page 5652, and as further amended by Sev-

enth Supplement to the Declaration of Condominium for Hunt Club Condominium in Land Record Book 1556, page 1886, and as further amended by Eighth Supplement to the Declaration of Condominium for Hunt Club Condominium in Land Record Book 1584, page 8617, and as further amended by Ninth Supplement to the Declaration of Condominium for Hunt Club Condominium in Land Record Book 1610, page 7806, and as further amended by Tenth Supplement to the Declaration of Condominium for Hunt Club Condominium in Land Record Book 1612, page 5489, and as further amended by Eleventh Supplement to the Declaration of Condominium for Hunt Club Condominium in Land Record Book 1640, page 3438, and as further amended by Twelfth Supplement to the Declaration of Condominium for Hunt Club Condominium in Land Record Book 1651, page 2920, and as further amended by Thirteenth Supplement to the Declaration of Condominium for Hunt Club Condominium in Land Record Book 1674, page 8239, and as further amended by Fourteenth Supplement to the Declaration of Condominium for Hunt Club Condominium in Land Record Book 1708, page 6976, and as further amended by Fifteenth Supplement to the Declaration of Condominium for Hunt Club Condominium in Land Record Book 1720, page 546.

Together with an undivided percentage interest in Common Elements as more particularly set forth in the aforesaid Declaration of Condominium and Declaration Plats and Plans, as amended.

Together with the right to use any Limited Common Elements applicable to the Unit being conveyed herein, pursuant to the Declaration of Condominium and Declaration Plats and Plans, as amended.

BEING the same premises in which MGM Enterprises, Inc., a Pennsylvania Corporation, by deed dated May 26, 2005 and recorded in the office of the recorder of deeds for York County on June 1, 2005 in book 1728 and page 4120, granted and conveyed unto James J. McGrann III and Deborah A. McGrann, husband and wife.

PARCEL #54000I0253B0CE722

PROPERTY ADDRESS: 2722 EQUESTRIAN 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

tion as the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of GREEN TREE SERVICING LLC vs. CARIE J. MCGUIRE Docket Number: 2012-SU-3375-06. 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:

CARIE J. MCGUIRE

ALL THE FOLLOWING described parcel of ground located in Yorkshire, Springettsbury Township, York County, Pennsylvania, being the southern thirty-five feet of Lot No. 3.:7 and northern twenty-five feet of Lot No. 358 as shown on Plan No. 3 of Yorkshire entered for record in the Recorder's Office of York County, Pennsylvania, on January 21, 1955, where it appears of record in Record Book Volume 40-C, page 562, and which lot of ground is more particularly described as follows:

BEGINNING at a point on the eastern side of Pinehurst Road four hundred fifteen (415) feet south of the southeast corner of Pinehurst Road and Fifth Avenue and extending thence Southwardly along the eastern side of Pinehurst Road sixty (60) feet to a point at Lot N. 358; thence through the middle of same Eastwardly one hundred twenty-Eve (125) feet to a point at Lot No. 477; thence along the same and Lot 478 Northwardly sixty (60) feet to a point at Lot No. 357; thence through the same Westwardly one hundred twenty-five (125) feet to the point and place of BEGINNING.

PROPERTY ADDRESS: 317 Pinehurst Road, York, PA 17402

PARCEL# 46-000-14-0068.00-00000

PROPERTY ADDRESS: 317 PINEHURST 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

Seized, levied upon and taken into execu-

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 HORIZON HOME LOANS A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION vs. DONALD B. MCHENRY Docket Number: 2012-SU-1052-06. 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:

DONALD B. MCHENRY

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

BEGINNING at a point in Rosstown Road (S.R. 0177) at a corner of lands now or formerly of Kenneth Knaub; thence continuing along and through said road South 47 degrees 26 minutes 25 seconds West Two hundred sixty-four and thirty-four one hundredths (264.34) feet to a point at a corner of Lot No. 1 on the hereinafter mentioned Subdivision Plan; thence continuing along Lot No. 1 North 42 degrees 44 minutes 20 seconds West Four hundred eighteen and fifty-eight one hundredths (418.58) feet to a point in line of Lot No. 3 on the hereinafter mentioned Subdivision Plan; thence continuing along Lot 3 and also along Lot No. 4 on the hereinafter mentioned Subdivision Plan North 47 degrees 13 minutes 45 seconds East Two hundred twenty-eight and ninety-six one hundredths (228.96) feet to a point in line of lands now or formerly of Kenneth Knout; thence continuing along lands now or formerly of Kenneth Knaub South 47 degrees 33 minutes 35 seconds East Four hundred twenty-one and two one hundredths (421.02) feet to a point, the place of BEGINNING.

BEING Lot No. 2 on the Final Plan of Resubdivision for Bettie R. Baughman and Howard M. Baughman, said Plan being prepared by Rodney Lee Decker, R.P.L.S. dated April 4, 2001, being revised May 17, 2001, and bearing Drawing No. E-765. Said Subdivision Plan is recorded in the Office for the Recording of Deeds of York County, Pennsylvania in Plan Book RR, page 391.

SUBJECT TO easements, conditions and restrictions of record.

PARCEL ID# 49-000--03-0035

Property being known as 1780 Rosstown Road, Lewisberry, Pennsylvania 17339.

Title to said premises is vested in Donald B. McHenry by deed from M. Baughman and Betty Ruth Baughman, also known as Bettie Baughman, husband and wife, dated January 2, 2004 and recorded February 22, 2005 in Deed Book 1707, Page 348, as Instrument No. 2005013247.

PROPERTY ADDRESS: 1780 ROSSTOWN ROAD, LEWISBERRY, PA 17339

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPM-ORGAN CHASE BANK, NATIONAL ASSOCIATION S/B/M TO CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION vs. ROCHELINE MEDINA Docket Number: 2012-SU-1967-06. 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:

ROCHELINE MEDINA

owner(s) of property situate in the CITY OF YORK, York County, Pennsylvania, being 627 COURTLAND STREET, YORK, PA 17403-2820

Parcel No. 124272100340000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$69,371.78

Attorneys for Plaintiff  
Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 627 COURTLAND 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 R. ELICKER, EXECUTOR UNDER THE LAST WILL AND TESTAMENT OF RICHARD E. ELICKER, LATE OF YORK COUNTY, PENNSYLVANIA vs. DANIEL S. MELHORN Docket Number: 2012-SU-1972-06. 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 S. MELHORN

The portion of the below described parcel known as 5981 Davidsburg Road:

ALL that certain piece or parcel of land situate in DOVER TOWNSHIP, York County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Shippensburg Road at the dividing line of lands now or formerly of Kenneth Boyer; thence along said road South 60 1/2 degrees East, 16.12 perches to a point on said road; thence along lands now or formerly of George Leib North 54 1/4 degrees East, 40.6 perches to a stone; thence along lands now or formerly of John Wire Estate North 49 1/4 degrees West 13.4 perches to a hickory; thence along lands now or formerly of Kenneth Boyer South 56 1/2 degrees West 44.36 perches to the place of BEGINNING. Containing 3 acres and 104 perches.

IT BEING the same premises which Charles H. Anderson and Annie S. Anderson, his wife, by Deed dated July 30, 1952 and recorded the same date in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Deed Book 37-E, at Page 573, granted and conveyed unto



Richard E. Elicker and Margaret A. Elicker, his wife; Richard E. Elicker and Margaret Elicker, his wife, by unrecorded Articles of Agreement dated August 14, 1996, agreed to sell and convey the same premises to Kathy Jean Melhorn and Daniel S. Melhorn, husband and wife; the said Margaret A. Elicker predeceased her husband, Richard E. Elicker, on October 9, 1996, whereby all of Margaret A. Elicker's right, title and interest in and to the above described premises vested by operation of law in Richard E. Elicker; and the said Richard E. Elicker died on October 5, 2011, and by his Last Will and Testament dated July 22, 2002, duly proved and of record in the Office of the Register of Wills of York County, Pennsylvania, appointed James R. Elicker Executor of said Will, and on October 11, 2011 said Register of Wills of York County, Pennsylvania, issued Letters Testamentary thereon to the said James R. Elicker, all of which is found of record at File No. 67-11-1655 in the Office of the Register of Wills of York County, Pennsylvania.

IT ALSO BEING the same premises which Kathy Jean Melhorn, now known as Kathy Jean Crider, by Quitclaim Deed dated March 13, 2012, and recorded March 26, 2012, in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Land Record Book 2166, at Page 6065, released, quitclaimed and discharged to James R. Elicker, Executor under the Last Will and Testament of Richard E. Elicker, any and all interest she has in the above-described real estate by virtue and operation of the above-mentioned unrecorded Articles of Agreement dated August 14, 1996.

24-0004E-0044.00-00000  
5981 Davidsburg Road  
Dover Township

PROPERTY ADDRESS: 5981 DAVIDSBURG 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

York county, Pennsylvania on Judgment of PNL NEWCO II, LLC vs. MERCURY PRESS, INC., GORDON A. FISHER and JEFFREY S. FISHER Docket Number: 2011-NO-7904-30. 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:

MERCURY PRESS, INC.  
GORDON A. FISHER  
JEFFREY S. FISHER

PNL Newco, II, LLC, Plaintiff, v. Mercury Press, Inc., Defendant, owner of the property situated in YORK COUNTY, PENNSYLVANIA: 311 Factory Street, Hanover Street, PA 17331

ALL the following described tract of land with improvements erected thereon, situate, lying and being in Hanover Borough, York County, Pennsylvania, bounded and limited as follows, to-wit:

BEGINNING for a point on the Southwest corner of East Hanover Street and Factory Street; thence along the Westerly side of East Hanover Street South twenty-eight (28) degrees fifty (50) minutes West eighty-three and fifty hundredths (83.50) feet to a point on the Westerly side of East Hanover Street and at lands now or formerly of John Seidenstricker, thence along lands now or formerly John Seidenstricker South sixty-one (61) degrees thirty-nine (39) minutes ten (10) seconds East, one hundred seventeen (117.00) feet to a point at lands of the same; thence along said lands South twenty-eight (28) degrees fifty (50) minutes West, three (3.00) feet to a point at lands of the same; thence along said lands North sixty-one (61) degrees ten (10) minutes West, thirtythree (33.00) feet to the Easterly side of twenty (20.00) foot wide alley; thence along the Easterly side of said twenty (20.00) foot wide alley North twenty-eight (28) degrees fifty (50) minutes East; eighty-seven and fifty hundredths (87.50) feet to a point on the Southerly side of the aforementioned Factory Street; thence along the Southerly side of Factory Street South sixty-one (61) degrees ten (10) minutes East, one hundred fifty (150.00) feet to a point at the Southwest intersection of Factory Street with East Hanover Street; the place of BEGINNING.

The above description has been prepared in keeping with a survey and plan rendered by J. H. Rife, Registered Engineer.

PROPERTY ADDRESS: 311 FACTORY STREET, HANOVER, PA 17331

UPI#

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of

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

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 CWALT, INC., ALTERNATIVE LOAN TRUST 2005-70CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-70CB vs. JAMES B. MICHAEL, JR. and LAURA M. MICHAEL Docket Number: 2012-SU-3079-06. 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. MICHAEL, JR.  
LAURA M. MICHAEL

ALL that certain tract of land situate, lying and being in Penn Township, York County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING for a point on the Southern edge of a cul-de-sac on Rosewood Circle at Lot No. 95 of the hereinafter referenced subdivision plan; thence along said Southern edge of the Rosewood Circle cul-de-sac by a curve to the left whose radius is 50 feet and whose long cord bearing is North 82 degrees 29 minutes 14 seconds East, 40.61 feet for an arc distance of 41.82 feet to a point at Lot 97 of said plan; thence along same South 31 degrees 28 minutes 31 seconds East, 204.58 feet to a point at lands now or formerly of the Southwestern School District; thence along stuns North 72 degrees 40 minutes 15 seconds West, 188.99 feet to a point at Lot 95 of said plan; thence along same North 16 degrees 26 minutes 59 seconds East, 117.69 feet to a coin t on the Southern edge of the Rosewood Circle cul-de-sac, the point and place of BEGINNING. CONTAINING 14,799 square and identified as Lot No. 96 on a plan of lots entitled Timberland Phase Pour, prepared by Donald E. Worley, Registered Surveyor, on July 27, 1993, as revised on October 7, 1993, November 16, 1993 and December 20, 1993. Said plan is recorded in the Recorder of Deeds' Office in and for York County, Pennsylvania, in Plan Book

MM, page 736

SUBJECT, NEVERTHELESS, to certain covenants and restrictions dated February 3, 1994 and recorded in the York County Recorder of Deeds' Office in Record Book 826, at page 961. Said restrictions were amended by restrictions dated the 29th day of April, 1994, which amended restrictions are recorded in the York County Recorder of Deeds' Office in Record Book 885, page 852.

PARCEL ID# 44-000-24-0096-00-00000

Property being known as 25 Rosewood Circle, Hanover, Pennsylvania 17331.

Title to said premises is vested in James B. Michael, Jr. and Laura M. Michael, husband and wife, as Tenants by the Entireties, by deed from LBS Development Company, a Pennsylvania Corporation, dated July 23, 2004 and recorded July 29, 2004 in Deed Book 1668, Page 0404, as Instrument No. 2004066068.

PROPERTY ADDRESS: 25 ROSEWOOD CIRCLE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A. AS TRUSTEE FOR THE MLMI TRUST SERIES 2006-HE4 vs. CLARENCE E. MILLER, JR. and MARK OWEN MILLER Docket Number: 2009-SU-4721-06. 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:

CLARENCE E. MILLER, JR.  
MARK OWEN MILLER

ALL that piece, parcel and tract of land located and situated in Lower Windsor Township, York County, Pennsylvania, being Lot # 60, 61 & 62 of a subdivision of lots as shown on the subdivision plan known as "Gilbert Heights" duly approved by the Supervisors of Lower Windsor Township, York County, Pennsylvania and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book X, at Page 734, bounded, limited and described as follows:

BEGINNING at a point in Pennsylvania Highway # 425 at which point Lots # 63 and # 62 intersect; thence DUE NORTH along the division line of Lots # 63 and # 62, three hundred three and forty one-hundredths (303.40) feet to a point where Lots # 13, # 14, # 63 and # 62 intersect; thence along the division line of Lots # 14 and # 62, South eighty-four (83) degrees forty-four (44) minutes thirty-seven (37) seconds East, one hundred and forty-two one-hundredths (100.42) feet to a point where Lots #14, # 15, # 62 and # 61 intersect; thence along the division line of Lots # 15 and # 61, South eighty-four (84) degrees forty-four (44) minutes thirty-seven (37) seconds East, one hundred and forty-two one-hundredths (100.42) feet to a point in the division line of Lots # 15, # 61 and # 60; thence along the division line of Lots # 15 and # 60, DUE NORTH fifty-six (56) feet to a point where Lots # 15, # 16 and # 60 intersect; thence along the division line of Lots # 16 and # 60, North seventy-nine (79) degrees fifty-five (55) minutes nine (09) seconds East, two hundred twenty-eight and fifty-two one-hundredths (228.52) feet to the center of a cul-de-sac where Lots # 16, # 17, # 18, # 58, # 59 and # 60 intersect; thence along the division line of Lots # 60 and # 59, South fifty-one (51) degrees thirty (30) minutes one (01) second West, one hundred sixty and sixty-four one-hundredths (160.64) feet; thence along the division line of Lots # 60 and # 59, DUE SOUTH one hundred seventeen and seventy one-hundredths (117.70) feet at a point where Lots # 60 and # 59 intersect with the lands of third parties; thence along the division line of Lot # 60 and lands of others, South twenty (20) degrees fifteen (15) minutes five (05) seconds West, two hundred thirty and forty-five one-hundredths (230.45) feet to a point in Pennsylvania Highway # 425; thence along and through Pennsylvania Highway # 425 and the southern boundaries of Lots # 60, # 61 and # 62, North seventy-six (76) degrees twenty-six (26) minutes fifty-nine (59) seconds West, two hundred twenty-five and seventy-nine one-hundredths (225.79) feet to the point and place of BEGINNING. The said three (3) lots of land containing, according to survey, the following number of square feet: Lot # 60 - 35,900 square feet Lot # 61 - 33,109 square feet Lot # 62 - 31,595 square feet.

For informational purposes only: The APN is shown by the County Assessor as 35000020060000000; source of title is Book 1386, Page 1881 (Recorded 12/21/99)

Parcel#: 35-000-02-0060;35-000-02-0061;35-000-02-0062

Property address: 90 Gilbert Court, Wrightsville, Pa 17368

BEING the same premises which Clarence Miller and Dorothy Miller, husband and wife, by deed dated 12/09/99 and recorded 12/21/99, in the Office of the Recorder of Deeds in and for York County, in Deed Book 1386 Page 1881, granted and conveyed unto Clarence Miller and Mark Owen Miller.

PROPERTY ADDRESS: 90 GILBERT COURT, WRIGHTSVILLE, PA 17368

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. JAMES MILLER and LORI MILLER Docket Number: 2012-SU-1377-06. 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 MILLER  
LORI MILLER

owner(s) of property situate in the WEST MANCHESTER TOWNSHIP, York County, Pennsylvania, being 1700 CHURCH ROAD, YORK, PA 17408-1506

Parcel No. 510001600220000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$158,249.13

PROPERTY ADDRESS: 1700 CHURCH 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,

01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. JUSTIN J. MILLER Docket Number: 2012-SU-2305-06. 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 J. MILLER

ALL the following described tract of land with the improvements thereon erected, situate in the Borough of Windsor, County of York and Commonwealth of Pennsylvania, bounded and limited as follows, to wit:

Beginning at a point on the southern side of West Main Street opposite the center of the frame partition or partition wall separating the dwelling house of Arthur Street adjoining on the westward; thence by a straight line through the center of said partition between said adjoining houses southward to the northern edge of a sixteen (16) foot wide public alley, a distance of one hundred and thirty-five (135) feet; thence along said northern edge of said sixteen (16) foot wide public alley, in an eastwardly direction twenty-nine (29) feet and three (3) inches to a point at corner of lands now or formerly of Palmer Smith; thence along lands now or formerly of said Palmer Smith, in a northwardly direction, one hundred and thirty (130) feet to a point on the southern side of West Main Street; thence along the said southern side of said West Main Street, in a westwardly direction, thirty (30) feet and two (2) inches to a point on the Southern side of West Main Street, the place of beginning.

Subject, Nevertheless, to an easement over and

across the property herein conveyed to be used solely by owners of the property situate at West First Avenue, Windsor, Pennsylvania, currently owned by Barry L. Smith and Janice E. Smith, his wife, for purposes of placement of a water line, subject to the condition that any expense for repair or replacement of said line shall be that of the property owners of West First Avenue, Windsor, Pennsylvania. Further conditioned that upon completion of any required repair or replacement the property herein described shall be returned to its original condition. In the event the water line requires repairs or replacement it shall be replaced in its present location and shall not be relocated without consent of the property owners of the property herein described.

BEING the same premises which Steve M. Arnold and Cathy L. Smith by Deed dated December 11, 2008 and recorded I the office of the Recorder of Deeds of York County on December 19, 2008 in Deed Book Volume 1997, Page 7627, granted and conveyed unto Justin J. Miller.

PROPERTY ADDRESS: 73 WEST MAIN STREET, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,

01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-6 vs. DEBRA L. MOATS and ANTHONY P. MOATS Docket Number: 2012-SU-2767-06. 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:

DEBRA L. MOATS  
 ANTHONY P. MOATS



owner(s) of property situate in the TOWNSHIP OF SPRINGETTSBURY, York County, Pennsylvania, being 540 QUAKER ROAD, A/K/A 540 QUAKER DRIVE, YORK, PA 17402-4140

Parcel No. 46-000-29-0073.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$216,973.29

PROPERTY ADDRESS: 540 QUAKER ROAD, A/K/A 540 QUAKER 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 HOLDERS OF THE SASCO 2006-BC4 TRUST FUND vs. BENJAMIN A. MONTGOMERY and MICHELLE D. MONTGOMERY Docket Number: 2012-SU-1652-06. 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:

BENJAMIN A. MONTGOMERY  
MICHELLE D. MONTGOMERY

All the following described tract of land, with the improvements thereon erected, situate in Windsor Township, York County, Pennsylvania, bounded and limited as follows, to wit:

Bounded on the Southwest by lands now or formerly of Marie J. Smith; bounded on the Southeast by lands now or formerly of Edna A. Tyson; bounded on the Northeast by lands now or formerly of Carol S. Stradling; bounded on the Northwest by lands now or formerly of George Cunningham.

Parcel# 53-HL-0028-A

Property address: 603 S. Blacksmith Avenue, Windsor, PA 17366

PROPERTY ADDRESS: 603 SOUTH BLACKSMITH AVENUE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 FREEDOM BOROUGH vs. THOMAS M. NACE Docket Number: 2012-SU-290-21. 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:

THOMAS M. NACE

ALL THAT lot, parcel or piece of ground and premises, with the improvements thereon erected, lying and being situate in New Freedom Borough, York County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on Main Street in a line of lands of Juanita N. Amspacher and Linford L. Amspacher, thence along Main Street North seventy and three-fourth degrees West, seventy-four feet and four inches to a point; thence along lands formerly of William S. Grove and Mary H. Grove, his wife, now of Warner and Wirtz, Inc., South twenty and one-fourth degrees West, two hundred feet to a point at an alley; thence along said alley South seventy and three-fourths degrees East, fifty-five feet to a point; thence along lands of the above named Juanita N. Amspacher and Linford L. Amspacher, North twenty-seven degrees East, two hundred feet to a point on Main Street, the place of BEGINNING.

IT BEING the same premises which the York County Tax Claim Bureau by its deed dated November 12, 2008, and recorded November 24, 2008, in the Office of the Recorder of Deeds in



and for York County, Pennsylvania, in Book 1994, Page 7328, granted and conveyed unto Smokehouse Bay, LP, the Grantor herein.

IT BEING the same premises which Smokehouse Bay, LP, by Quit Claim Deed dated May 19, 2009 and recorded June 15, 2009, in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Book 2026, Page 8748, granted and conveyed unto Thomas M. Nace, the Grantor herein.

Property ID: 78-000-01-0264.0000000

Address: 30 East Main Street, New Freedom, PA 17349

PROPERTY ADDRESS: 30 EAST MAIN STREET, NEW FREEOM, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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., FORMERLY KNOWN AS FULTON BANK vs. DWAYNE D. NEFF and SUSANNE A. HARGET A/K/A SUSANNE A. NEFF Docket Number: 2012-SU-2761-86. 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:

DWAYNE D. NEFF  
SUSANNE A. HARGET  
A/K/A SUSANNE A. NEFF

All that certain lot or piece of ground situate in the Village Rossville, in Warrington Township, County of York, Commonwealth of Pennsylvania, bounded and limited as follows, to wit:

Beginning at a point in the State road leading from York to Bowmansdale; thence along said road and lands now or formerly of Carl Yeager and

J.W. Glatfelter, North thirty (30) degrees West, five and sixty five hundredths (5.65) perches to a point; thence by land now or formerly of Rush Zeigler, South sixty (60) degrees West eight and eight tenths (8.8) perches to a post; thence by land now or formerly of J.C. Urich, South thirty (30) degrees East, five and sixty-five hundredths (5.65) perches to a post; thence by land now or formerly of M.B. Firestone, North sixty (60) degrees East, eight and eight tenths (8.8) perches to the place of beginning

Parcel# 49-ME-101

Having erected thereon a dwelling known as 50 old York Road, Wellsville, PA 17365

Being the same premises of Jason J. Maturo and Rachel S. Maturo by their deed dated 12/11/07 and being recorded on 3/4/08 in the Recorder of Deeds Office of York, Pennsylvania in Instrument # 2008013510 granting and conveying unto Jacob W. Shensky and Crystal L. Shensky.

PROPERTY ADDRESS: 648 GREEN VALLEY 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of GREEN TREE CONSUMER DISCOUNT COMPANY vs. BENNETT NELSON, JR. Docket Number: 2012-SU-2944-06. 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:

BENNETT NELSON, JR.

BEING KNOWN AND DESIGNATED as Unit No. 2., in Building No. 1 of Woodhaven at Manchester, a condominium, situate in MANCHES-

TER BOROUGH, York county, Pennsylvania, as established pursuant to the Declaration made by Stewartstown Cornerstone, L.P., a Pennsylvania Limited partnership dated March. 31, 2003 and recorded among the Office of the Recorder of Deeds in and for York county, Pennsylvania in Deed Book No. 1567, page 8374., and any amendments 'thereto; By-Laws of the Woodhaven at Manchester Condominium Association, Inc. dated March 31, 2003 and recorded among the Office of the Recorder of Deeds in and for York County, Pennsylvania in Deed Book No. 1567, page 8466, and any amendments thereto; arid condominium Plan entitled "Condominium Declaration Plan for Woodhaven at Manchester 11 recorded among the Office of the Recorder. of Deeds in and for York Count:.", Pennsylvania in plan Book GG, page 2225, and any amendments thereto.

The improvements thereon being known as No. 315 Royal. Drive.

Together with an undivided fee simple interest in the common elements of said Condominium in accordance with the percentage established in said Declaration for the above described Condominium unit; with the benefit of, and subject to all rights, privileges, duties, restrictions, covenants, easements, conditions and annual and special assessments and charges contained in or referred to in said Declaration, By-Laws and any amendments thereto.

Together with all improvements thereon and the rights, alleys, ways, water, privileges, appurtenances, and advantages, including, but not limited to, the aforesaid percentage interest in the common elements of the said Woodhaven at Manchester Condominiums, to the same belonging or appertaining.

Arid subject to the covenants, restrictions, easements, expenses, charges and other burdens as set forth in the Declaration and By-Laws aforesaid, and any amendments thereto, as if said covenants, restrictions, easements, expenses, charges and other burdens were recited at length herein.

Parcel#: 76-000-02-0138-00-0002

PROPERTY ADDRESS: 315 ROYAL 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPM-ORGAN CHASE BANK, NATIONAL ASSOCIATION vs. WILLIAM L. NEUHAUS Docket Number: 2012-SU-2307-06. 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 L. NEUHAUS

ALL THAT CERTAIN piece, parcel or tract of ground, situate, lying and being in the Township of Dover, York County, Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act 69PA, C.S., Section 3101, et seq. By the recording in York County Record of Declaration dated September 21, 1990, and recorded on September 27, 1990 in Deed Book 107-Q, Page 176 being designated in such Declaration as Unit 82A, and more fully described in such Declaration, together with proportionate undivided interest in the Common Elements (as defined in such Declaration of 50%).

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 Lancaster County, Pennsylvania, contained in the aforesaid Declaration, the Certificate of Substantial Completion of Structural Components and Mechanical Systems recorded in Deed Book 107-Q, Page 176, and the Certificate of Substantial Completion of the aforesaid Unit, recorded contemporaneously herewith.

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 Boar of the Glen Hollow II 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.

BEING the same premises which Jason Howe and Danielle Howe, husband and wife by Deed dated July 24, 2009 and recorded in the office of the Recorder of Deeds of York County on July 29, 2009 in Deed Book Volume 2034, Page 6905, granted and conveyed unto William L. Neuhaus.

UPI #24-000-21-0001.K0-C0099

PROPERTY ADDRESS: 3175 FALCON 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 COUNTRYWIDE HOME LOANS SERVICING, LP vs. STEPHANIE A. NEWMAN Docket Number: 2012-SU-2802-06. 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 A. NEWMAN

owner(s) of property situate in the WEST MANCHESTER TOWNSHIP, York County, Pennsylvania, being 2156 GOLDEN EAGLE DRIVE #128, YORK, PA 17408-9409

Parcel No. 5100032013800C0128

Improvements thereon: CONDOMINIUM UNIT  
Judgment Amount: \$168,250.44

PROPERTY ADDRESS: 2156 GOLDEN EAGLE DRIVE # 128, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. TROY O. NEWMAN and LAUREN MICHELLE HART-NEWMAN Docket Number: 2011-SU-1621-06. 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:

TROY O. NEWMAN  
LAUREN MICHELLE HART-NEWMAN

ALL THAT CERTAIN TRACT OF LAND WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN SPRINGETTSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA, BEING ALL OF LOT NO. 25 AND PORTIONS OF LOT NOS. 26, 27, 29 AND 30, IN SECTION F OF A PLAN OF LOTS KNOWN AS FAYFIELD.

BEING KNOWN AND NUMBERED AS 954 SOUTH KERSHAW STREET AKA 954 KERSHAW STREET, YORK, PA, 17402

UPIN NUMBER 46-000-31-0155.00  
IMPROVEMENTS CONSIST OF SINGLE FAMILY DWELLING

PROPERTY ADDRESS: 954 SOUTH KERSHAW STREET A/K/A, 954 KERSHAW 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 COUNTRYWIDE HOME LOANS SERVICING LP vs. EVELYN NIXON Docket Number: 2012-SU-1707-06. 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:

EVELYN NIXON

owner(s) of property situate in the TOWNSHIP OF EAST MANCHESTER, York County, Pennsylvania, being 115 PEBBLE BEACH DRIVE, MOUNT WOLF, PA 17347-9581

Parcel No. 260001400940000000

Improvements thereon: RESIDENTIAL DWELLING  
 Judgment Amount: \$2443,549.05

PROPERTY ADDRESS: 115 PEBBLE BEACH DRIVE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. MICHAEL C. O'BRIEN AKA MICHAEL C. O'BRIEN, JR. Docket Number: 2012-SU-3154-06. 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 C. O'BRIEN  
 AKA MICHAEL C. O'BRIEN, JR.

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

BEING KNOWN AS 50 ACOMO DRIVE, DILLSBURG, PA 17019

PARCEL NUMBER: 29-3-20

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 50 ACOMO DRIVE, DILLSBURG, PA 17019

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. DAVID OLSEN, JR. and MAURICE YINGLING Docket Number: 2012-SU-2440-06. 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 OLSEN, JR.  
 MAURICE YINGLING

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



BEGINNING at a point on the right-of-way line of Quartz Ridge Drive, a fifty (50) feet wide right-of-way, at corner of Lot No. 1-16 on the subdivision plan hereinafter referred to; thence along the right-of-way line of Quartz Ridge Drive, the following two (2) courses and distances: [1] by a curve to the left having a radius of five hundred fifty and zero hundredths (550.00) feet, an arc distance of seventeen and thirty-four hundredths (17.34) feet, and a long chord bearing and distance of South sixty-two (62) degrees thirty-one (31) minutes fifty-one (51) seconds East, seventeen and thirty-four hundredths (17.34) feet to a point; and [2] South sixty-three (63) degrees twenty-six (26) minutes two (02) seconds East, sixty-two and sixty-six hundredths (62.66) feet to a point at corner of Lot No. 1-14 on the subdivision plan hereinafter referred to; thence along Lot No. 1-14, South twenty-six (26) degrees thirty-three (33) minutes fifty-eight (58) seconds West, one hundred forty-four and fifty-five hundredths (144.55) feet to a point at Lot No. 1-13 on the subdivision plan hereinafter referred to; thence along Lot No. J ¶ 13, North fifty-nine (59) degrees forty (40) minutes thirty-three (33) seconds West, eighty-four and fifty-seven hundredths (84.57) feet to a point at Lot No. 1-16, aforesaid; thence along Lot No. J —16, North twenty-eight (28) degrees twenty-two (22) minutes twenty-one (21) seconds East, one hundred thirty-nine and thirty-five hundredths (139.35) feet to a point on the right-of-way line of Quartz Ridge Drive, the point and place of BEGINNING.

CONTAINING 11,662 square feet and designated as Lot No. 1-15 on Final Plan of Jackson Heights, Section 1, Phase 2, prepared by Group Hanover, Inc., dated March 20, 2006, Submittal Date June 14, 2006, Revision Date August 4, 2006, Project No. 024720, which said plan is recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Record Book 1840, page 5747.

PARCEL#: 33-12-15

PROPERTY ADDRESS: 32 Quartz Ridge Drive, York, PA 17408

PROPERTY ADDRESS: 32 QUARTZ RIDGE 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of ACNB BANK, FORMERLY KNOWN AS ADAMS COUNTY NATIONAL BANK vs. UPEN A. PANDYA and MADHURI U. PANDYA Docket Number: 2012-SU-3683-06. 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:

UPEN A. PANDYA  
 MADHURI U. PANDYA

ALL the following described tract of land, with the improvements thereon erected, situate in Jackson Township, York County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at an iron pin located on the south side of the Lincoln Highway five hundred eighty (580) feet east of the southeast corner of the intersection of the Pennsylvania State Highway Route No. 116 and the Lincoln Highway U.S. 30; thence along the Lincoln Highway, North seventy-seven (77) degrees, fifty-one (51) minutes east, two hundred (200) feet to an iron pin at the land now or formerly of Thomas Wiring Service, Inc.; thence along said land, South twelve (12) degrees, nine hundredths (.09) minutes East, one hundred eighty (180) feet to an iron pin at a public alley; thence along said alley, South seventy-seven (77) degrees, fifty-one (51) minutes west, two hundred (200) feet to an iron pin on the North side of the alley; thence North twelve (12) degrees, nine hundredths (.09) minutes West, one hundred eighty (180) feet to an iron pin and the place of BEGINNING.

IT BEING the same tract of land which Robert B. Flickinger, unmarried, by his Deed dated July 30, 2002, and recorded on August 5, 2002 in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Record Book 1509, at Page 3698, granted and conveyed unto Upen A. Pandya and Madhuri U. Pandya, husband and wife.

PROPERTY ADDRESS: 6408 LINCOLN HIGHWAY WEST, THOMASVILLE, PA 17364

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. vs. JOHN A. PETERS, JR. and LINDA L. PETERS Docket Number: 2012-SU-2720-06. 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 A. PETERS, JR.  
LINDA L. PETERS

owner(s) of property situate in the BOROUGH OF STEWARTSTOWN, York County, Pennsylvania, being 17 KATIE COURT, STEWARTSTOWN, PA 17363-4112

Parcel No. 86000020007U000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$267,300.83

Attorneys for Plaintiff  
Phelan Hallinan & Schmiegel, LLP

PROPERTY ADDRESS: 17 KATIE 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JP MORGAN CHASE BANK vs. STEVEN M. PHILLIPS and HEATHER J. PHILLIPS Docket Number: 2012-SU-3068-06. 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:

STEVEN M. PHILLIPS  
HEATHER J. PHILLIPS

owner(s) of property situate in the TOWNSHIP OF HEIDELBERG, York County, Pennsylvania, being 844 LAUREL WOODS LANE, HANOVER, PA 17331-6867

Parcel No. 30-000-04-0008.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$302,635.27

PROPERTY ADDRESS: 844 LAUREL WOODS  
LANE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. HENRY GERALD POOLE, III Docket Number: 2012-SU-3029-06.

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 GERALD POOLE, III

ALL that certain lot of ground, together with the improvements thereon erected, situate, lying and being in the Township of Springettsbury, County of York and Commonwealth of Pennsylvania, and being known and numbered as 2000 N. Sherman Street, bounded and described according to a Plan of Survey made by Gordon L. Brown, Registered Surveyor, dated September 11, 1949, as follows, to wit:

BEGINNING at a spike on the Northeastern corner of the intersection of Riale Oak Road (30 feet wide) with North Sherman Street (State Highway Route 66021, commonly called the Pleasureville Road — 40 feet wide) ; extending thence along the Northern side of said Riale Oak Road, North eight-six (86) degrees ten (10) minutes fifty (50) seconds West, one hundred thirty (130) feet to a spike at a corner of land now or formerly of Philip L. Carroll; thence along the same North three (3) degrees forty-nine (49) minutes ten (10) seconds East, fifty (50) feet to a point at corner of land now or formerly of M.G. Hahn; thence along the same, South eight-six (86) degrees ten (10) minutes fifty (50) seconds East, one hundred thirty (130) feet to a point on the Western side of North Sherman Street; thence along the same, South three (3) degrees forty-nine (49) minutes ten (10) seconds West, fifty (50) feet to a spike, the place of BEGINNING.

UNDER AND SUBJECT to any restrictions, easements and covenants of records.

PARCEL ID# 46-000-07-0129

Property being known as 2000 North Sherman Street, York, Pennsylvania 17406.

Title to said premises is vested in Henry Gerald Poole, III, single individual by deed from Kenneth E. Myers and Karen M. Myers, husband and wife, dated March 30, 2007 and recorded April 10, 2007 in Deed Book 1885, Page 5299, as Instrument No. 2007025606.

PROPERTY ADDRESS: 2000 NORTH SHERMAN STREET, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 F/K/A PHH MORTGAGE SERVICES vs. NATHAN R. POWERS Docket Number: 2012-SU-2269-06. 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:

NATHAN R. POWERS

owner(s) of property situate in the TOWNSHIP OF DOVER, York County, Pennsylvania, being 2028 WYATT CIRCLE, DOVER, PA 17315-3676

Parcel No. 24000250050A000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$99,152.89

PROPERTY ADDRESS: 2028 WYATT CIRCLE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of GMAC MORTGAGE, LLC SUCCESSOR BY MERGER TO GMAC MORTGAGE CORPORATION

vs. SARA J. QUICKEL Docket Number: 2012-SU-946-06. 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:

SARA J. QUICKEL

owner(s) of property situate in CHANCEFORD TOWNSHIP, York County, Pennsylvania, being 1671 BURKHOLDER ROAD, A/K/A 442 BURKHOLDER ROAD, RED LION, PA 17356-7710

Parcel No. 21-000-HM-0144.F0-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$63,921.14

PROPERTY ADDRESS: 1671 BURKHOLDER ROAD, A/K/A BURKHOLDER ROAD, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. STACY KAY RAY Docket Number: 2012-SU-3611-06. 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 KAY RAY

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Hanover, County of

York and Commonwealth of Pennsylvania, being described AS Phase 1 and Phase 2 of Cherry Tree subdivision as taken from a Plat, entitled, "Cherry tree, Phase 1 and 2 Final, Sheets 1 thru 35", which Plat is recorded in the County of York in Book 1846 page 4231. revised Plan recorded December 3, 2009 and recorded in County of York in Book 2053 page 6346 also known as Instrument #2009069401, as follows to wit:

BEING Lot #84, as shown on said Plan BEING Parcel #67-000-23-0084.00-00000

Property address: 842 Blossom Drive, Hanover, PA 17331

PROPERTY ADDRESS: 842 BLOSSOM 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BAC HOME LOANS SERVICING LP, F/K/A COUNTRYWIDE HOME LOANS SERVICING LP vs. JOHN R. REED, JR. and LINDSAY J. GLADHILL Docket Number: 2011-SU-179-06. 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 R. REED, JR.  
LINDSAY J. GLADHILL

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN PENN TOWNSHIP, YORK COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING FOR A POINT ON THE WESTERN EDGE OF RUEL AVENUE AND LOT NO. 8-A OF THE HEREINAFTER REFERENCED SUBDIVISION PLAN; THENCE ALONG

SAID WESTERN EDGE OF RUEL AVENUE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 15 DEGREES 06 MINUTES 10 SECONDS EAST, 7.62 FEET TO A POINT; THENCE 2) BY A CURVE TO THE LEFT WHOSE RADIUS IS 172.00 FEET AND WHOSE LONG CHORD BEARING IS SOUTH 21 DEGREES 02 MINUTES 17 SECONDS EAST, 35.57 FEET FOR AN ARC DISTANCE OF 35.63 FEET TO A POINT AT LOT NO. 9 OF SAID PLAN; THENCE ALONG SAME AND THROUGH THE CENTER OF A PARTITION WALL, SOUTH 74 DEGREES 53 MINUTES 50 SECONDS WEST, 178.68 FEET TO A POINT AT LOT NO. 1 OF SAID PLAN; THENCE ALONG SAME, NORTH 15 DEGREES 06 MINUTES 10 SECONDS WEST, 43.00 FEET TO A POINT AT LOT NO. 8-A OF SAID PLAN; THENCE ALONG SAME, NORTH 74 DEGREES 53 MINUTES 50 SECONDS EAST, 175.00 FEET TO A POINT ON THE WESTERN EDGE OF RUEL AVENUE, THE POINT AND PLACE OF BEGINNING. CONTAINING 7,568 SQUARE FEET.

THE TRACT HEREIN DESCRIBED IS IDENTIFIED AS LOT NO. 9 ON A PLAN OF LOTS PREPARED BY DONALD W. WORLEY, REGISTERED SURVEYOR, ON SEPTEMBER 26, 1991, AND REVISED ON NOVEMBER 18, 1991 AND DECEMBER 12, 1991. SAID PLAN KNOWN AS MEADOWOOD IS RECORDED IN THE RECORDER OF DEEDS OFFICE IN AND FOR YORK COUNTY, PENNSYLVANIA, IN MAP BOOK LL AT PAGE 323.

AS DESCRIBED IN DEED BOOK 1853, PAGE 4654.

BEING KNOWN AS: 104 Ruel Avenue Hanover, PA 17331

PROPERTY ID NO.: 44-000-18-0002.S0-00000

UPI#: 44000180002S000000

TITLE TO SAID PREMISES IS VESTED IN JOHN R. REED, JR., SINGLE, AND LINDSAY J. GLADHILL, SINGLE, AS JOINT TENANT'S WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANT IN COMMON BY DEED FROM DEBORAH G. SHAFFER, SINGLE DATED 11/03/2006 RECORDED 11/08/2006 IN DEED BOOK 1853 PAGE 4654.

PROPERTY ADDRESS: 104 RUEL AVENUE, HANOVER, PA 17331

UPI# 44-000-18-0002.S0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of FRANKLIN E. KING A/K/A FRANK E. KING and SHERRY L. KING vs. RODNEY A. REED and DONNA K. REED Docket Number: 2012-NO-5838-30. 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:

RODNEY A. REED  
DONNA K. REED

Rodney A. Reed and Donna K. Reed, owners of property situate in DOVER TOWNSHIP, York County, Pennsylvania, being 4103 CARLISLE ROAD, DOVER, PA 17315

Parcel No. 24-000-KF-0158.A0-00000

Improvements thereon: Commercial building

Judgment Amount: \$476,947.98

PROPERTY ADDRESS: 4103 CARLISLE 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of FRANKLIN E. KING A/K/A FRANK E. KING and SHERRY L. KING vs. RODNEY A. REED

and DONNA K. REED Docket Number: 2012-NO-5837-30. 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:

RODNEY A. REED  
DONNA K. REED

Rodney A. Reed and Donna K. Reed, owners of property situate in DOVER BOROUGH, York County, Pennsylvania, being

121 S. MAIN ST., DOVER, PA 17315

Parcel No. 59-000-02-0045.A0-00000

Improvements thereon: Commercial building, attached breezeway and six-bay garage

Judgment Amount: \$236,763.56

PROPERTY ADDRESS: 121 SOUTH MAIN STREET, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-5 vs. HEATHER REYES Docket Number: 2012-SU-2669-06. 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:

HEATHER REYES

All that certain tract situate in the Borough of Red

Lion, County of York and State of Pennsylvania, bounded and limited as follows, to-wit: Beginning at a stake on the curb line on the Western side of South Franklin Street, a corner of lot now or formerly of Walter Cohn; thence along said curb line south eighteen and one-half degrees west, seventeen and one-half (17 1/2) feet to a stake and corner of lot now or formerly of Edward T. Galin; thence along line of lot of same North seventy and one-half degrees west; one hundred and forty-five (145) feet to a stake on the edge of an alley sixteen feet wide; thence along said alley north eighteen and one-half degrees East, seventeen and one-half (17 1/2)feet to a stake at corner of lot of the aforesaid Walter Cohn; thence along line of lot of same south seventy and one-half degrees East, one hundred fifty-five (145) feet to a stake on the curb line and the place of Beginning.

HAVING erected thereon a dwelling known and numbered as 158 S Franklin St., Red Lion, PA 17356.

Parcel No: 82-000-04-0124

UNDER AND SUBJECT to all conditions, covenants, restrictions, easements, and right-of-ways as of record, including, but not limited to, those listed on the recorded plan (if any), and the following (if any):

PARCEL ID# 82-000-04-0124

Property being known as 158 South Franklin Street, Red Lion, Pennsylvania 17356.

Title to said premises is vested in Heather Reyes, an unmarried women by deed from Jason C. White and Amy C. White, husband and wife, dated March 17, 2004 and recorded February 24, 2005 in Deed Book 1707, Page 4658.

PROPERTY ADDRESS: 158 SOUTH FRANKLIN STREET, RED LION, PA 17356

UPI# 82-000-04-0124.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution is-



sued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. S/B/M/T WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE FOR THE FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-FF3 vs. FLOYD E. RIDENOUR, JR. A/K/A FLOYD E. RIDENOUR and LISA K. RIDENOUR Docket Number: 2010-SU-1540-06. 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:

FLOYD E. RIDENOUR, JR.  
A/K/A FLOYD E. RIDENOUR  
LISA K. RIDENOUR

ALL THAT CERTAIN piece, parcel, or tract of land lying and being situate in the Township of Shrewsbury, County of York and Commonwealth of Pennsylvania, being known and numbered as Lot Number 19 as shown on a FINAL SUBDIVISION PLAN for The Pointe (Phase 2) at Presidential Heights as prepared by Northfield Engineering and Design, Inc., said plan being recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in PLAN BOOK RR on PAGE 349, and said lot being further described as follows, to wit:

BEGINNING at a point in centerline of Madison Drive, a public street having a dedicated right-of-way measuring fifty (50) feet between side lines, at a corner of Lot 18 as shown on the subdivision plan referenced herein; thence by a line of division, and along said Lot 18, on a course of North 12° 15' 03" East for a distance of 117.00 feet to a point at Lot 53 as shown on the subdivision plan referenced herein; thence by a line of division and along the said Lot 53 on a course of South 77° 44' 57" East for a distance of 24.00 feet to a point at Lot 20 as shown on the subdivision plan referenced herein; thence by a line of division and along the said Lot 20 on a course of South 12° 15' 03" West for a distance of 117.00 feet to a point in the centerline of the said Madison Drive; thence in, along and through the centerline of the said Madison Drive on a course of South 77° 44' 57" East for a distance of 24.00 feet, to a point, the place of BEGINNING.

Containing 2,808 square feet of land, more or less SUBJECT TO all rights-of-way, easements, and applicable building setback requirements of the municipality as shown on the above-referenced plan of subdivision.

BEING THE SAME premises which Cornerstone Development at Presidential Heights, L.P., a Pennsylvania limited partnership, by Deed dated August 5, 2002, and recorded in the Office of the Recorder of York County on September 12, 2002 at Deed Book Volume 1515, Page 7802, granted and conveyed unto Floyd E. Ridenour and Lisa K. Ridenour.

PROPERTY ADDRESS: 452 MADISON 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF JUNE 1, 2003, MORGAN STANLEY ABS CAPITAL I INC. TRUST 2003-HE1 vs. MICHELLE RIGGS and ROBERT S. RIGGS Docket Number: 2011-SU-4854-06. 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:

MICHELLE RIGGS  
ROBERT S. RIGGS

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

BEING KNOWN AS 13 Highfield Road, Airville, PA 17302

PARCEL NUMBER: 43-3-225

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 13 HIGHFIELD ROAD, AIRVILLE, PA 17302

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPM-ORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER CHASE HOME FINANCE, LLC vs. BRIAN A. RILEY and ANNA M. HOUSER-RILEY Docket Number: 2012-SU-2594-06. 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 A. RILEY  
 ANNA M. HOUSER-RILEY

owner(s) of property situate in the TOWNSHIP OF JACKSON, York County, Pennsylvania, being 1230 KNOLL DRIVE, YORK, PA 17408-6365

Parcel No. 330001200730000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$355,656.37

PROPERTY ADDRESS: 1230 KNOLL DRIVE, YORK, PA 17406

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of PNMAC

MORTGAGE CO., LLC vs. ROBERT E. ROBINSON and ANNA MARIE ROBINSON Docket Number: 2012-SU-2499-06. 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 E. ROBINSON  
 ANNA MARIE ROBINSON

owner(s) of property situate in the TOWNSHIP OF WINDSOR, York County, Pennsylvania, being 1455 FELTON ROAD, FELTON, PA 17322-8806

Parcel No. 53000FK01310000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$133,468.13

PROPERTY ADDRESS: 1455 FELTON 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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, CWABS, INC. ASSET BACKED CERTIFICATES, SERIES 2007-BC3 vs. CRISTINA ROMANO and DAVID REITMEYER Docket Number: 2010-SU-5611-06. 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:

CRISTINA ROMANO  
 DAVID REITMEYER

owner(s) of property situate in the JACOBUS BOROUGH, York County, Pennsylvania, being 1 VALLEY ROAD, JACOBUS, PA 17407-1220

Parcel No. 72-000-02-0066-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$188,211.03

PROPERTY ADDRESS: 1 VALLEY ROAD, JACOBUS, PA 17407

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LALSALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2006-13ARX vs. KEVIN T. ROWE Docket Number: 2012-SU-2249-06. 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 T. ROWE

owner(s) of property situate in the EAST MANCHESTER TOWNSHIP, York County, Pennsylvania, being 450 SILVER MAPLE COURT, MOUNT WOLF, PA 17347-9695

Parcel No. 260001501430000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$187,943.26

PROPERTY ADDRESS: 450 SILVER MAPLE COURT, MOUNT WOLF, PA 17347

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. S/B/M TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRY-WIDE HOME LOANS SERVICING, LP vs. BROOKE RUDISILL and SCOTT SHOFFNER Docket Number: 2012-SU-1897-06. 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:

BROOKE RUDISILL  
SCOTT SHOFFNER

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon situate lying and being in the Township of Springettsbury, York County, Pennsylvania, shown as Lot C-61 on Subdivision Map entitled "Plan of Yorklyn", recorded in Deed Book 40-R, Page 316 (previously incorrectly cited as Deed Book 50-R, Page 316).

Parcel#: 46-13-34

Property address: 157 Sylvan Drive, York, PA 17402

PROPERTY ADDRESS: 157 SYLVAN DRIVE, YORK, PA 17402

UPI#

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

tion as the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 F/K/A CENTEX HOME EQUITY COMPANY, LLC vs. ROBERT C. RUFO, DEBORAH A. RUFO and THE UNITED STATES OF AMERICA Docket Number: 2010-SU-377-06. 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 C. RUFO  
 DEBORAH A. RUFO  
 THE UNITED STATES OF AMERICA

All that certain piece, parcel or tract of land situated on the North side of Sterling Drive, located in Manchester Township, York County, Pennsylvania, being known as Lot 13, as shown on a Final Plan of Manchester Meadows, prepared by RGS Associates, Project No. 99598-001, recorded in Subdivision Plan Book QQ, Page 802, said tract being more fully bounded and described as follows:

Beginning at a point on the North right-of-way line of Sterling Drive, said point being a corner of Lot 12; thence extending along Sterling Drive, South forty-two (42) degrees thirty-four (34) minutes eight (08) seconds West, a distance of one hundred five and zero hundredths (105.00) feet to a point, a corner of Lot 14; thence extending along the same, North forty-seven (47) degrees twenty-five (25) minutes fifty-two (52) seconds West, a distance of one hundred twenty-five and zero hundredths (125.00) feet to a point in line of Open Space Lot 65; thence extending along the same, North forty-two (42) degrees thirty-four (34) minutes eight (08) seconds East, a distance of one hundred five and zero hundredths (105.00) feet to a point, a corner of Lot 12; thence extending along the same, South forty-seven (47) degrees twenty-five (25) minutes fifty-two (52) seconds East, a distance of one hundred twenty-five and zero hundredths (125.00) feet to the place of beginning.

Containing 13,125 Square Feet.

Title to said Premises vested in Robert C. Rufo and Deborah A. Rufo, husband and wife by Deed from Greystone II, LLC, a Limited Liability Company recorded 06/26/03 in the York County Recorder of Deeds in Book 1579, Page 7069.

Being known as 1341 Sterling Drive, York, PA 17404

Tax Parcel Number: 36-000-41-0013

PROPERTY ADDRESS: 1341 STERLING DRIVE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC vs. MAGDY SALAMA and NADIA ELMASRY Docket Number: 2010-SU-1902-06. 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:

MAGDY SALAMA  
 NADIA ELMASRY

BEING KNOWN AND DESIGNATED as Lot No. 159, in a subdivision known as "Plan of Salem Run - Phase 4," situate in Dover Township, as per plat thereof recorded in Record Book 1897, Page 604, among the Land Records of York County, Pennsylvania.

Property address: 4093 Majestic Court, Dover, PA 17315

Parcel No. 24-26-159

Improvements: Residential Dwelling

Judgment: \$165,096.38

PROPERTY ADDRESS: 4093 MAJESTIC COURT, 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 (30) days after the sale and

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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, NATIONALASSOCIATION vs. DOREEN L. SAMUELS Docket Number: 2012-SU-2512-06. 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:

DOREEN L. SAMUELS

ALL the following described tract of real estate with improvements thereon erected, situate in Manchester Township, York County, Pennsylvania, being Lot No. 85, described on a plan of lots of a development known as Gwendale and being known and numbered as 2080 Susquehanna Trail North, bounded and limited as follows, to wit: BEGINNING at a point on the West side of Pennsylvania State Highway, Route #111, said point being located southwardly 103.63 feet from the southwest corner of the intersection of said highway and Gwen Drive; and running thence along the west side of said Pennsylvania State Highway Route #111, South 30 degrees 22 minutes 35 seconds East, 65 feet to a point at lands now or formerly of Ray S. Noonan, Jr. and running thence along said lands now or formerly of Ray S. Noonan, Jr., South 59 degrees 37 minutes 25 seconds West, 120 feet to a point; and running hence still along land now or formerly of Ray S. Noonan, Jr., North 30 degrees 22 minutes 35 second West, 65 feet to a point at Lot No. 84; and running thence along Lot No. 84, North 59 degrees 37 minutes 25 seconds East, 120 feet to a point on the West side of Pennsylvania State Highway Route #111, and place of beginning.

Commonly known as: 2080 N. Susquehanna Trail, York, PA 17404

BEING the same premises which Terry D. Green by Deed dated December 21, 2006 and recorded in the office of the Recorder of Deeds of York County on December 22, 2006 in Deed Book Volume 1965, Page 653, granted and conveyed unto Doreen L. Samuels.

PROPERTY ADDRESS: 2080 NORTH SUSQUEHANNA TRAIL, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. ERIC SCHADE and LISA R. SCHADE Docket Number: 2008-SU-4-Y06. 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:

ERIC SCHADE  
LISA R. SCHADE

owner(s) of property situate in the DOVER TOWNSHIP, York County, Pennsylvania, being 3320 NICOLE COURT, DOVER, PA 17315

Parcel No. 240003001930000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$255,760.90

PROPERTY ADDRESS: 3320 NICOLE COURT, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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



RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION F/K/A JPMORGAN CHASE BANK, AS TRUSTEE-SPECIALTY UNDERWRITING AND RESIDENTIALFINANCE TRUST MORTGAGE LOAN vs. JANA A. SCHAEFFER, THOMAS L. SCHAEFFER, II and UNITED STATES OF AMERICA Docket Number: . 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:

JANA A. SCHAEFFER  
THOMAS L. SCHAEFFER, II.  
UNITED STATES OF AMERICA

ALL THAT CERTAIN LOT OF LAND SITUATE IN DOVER BOROUGH, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 39 North Main Street, Dover, PA 17315

PARCEL NUMBER: 59-1-102

IMPROVEMENTS THEREON: Residential Property

PROPERTY ADDRESS: 39 NORTH MAIN STREET, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. DANIEL W. SCHAFER and JULIE A. ROBINETTE A/K/A JULIE ROBINETTE Docket Number: 2012-SU-2321-06. 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 W. SCHAFER  
JULIE A. ROBINETTE  
A/K/A JULIE ROBINETTE

owner(s) of property situate in SPRINGGETTS-BURY TOWNSHIP, York County, Pennsylvania, being 1206 HILLSIDE COURT, YORK, PA 17406-1737

Parcel No. 460000700960000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$157,224.45

Attorneys for Plaintiff  
Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 1206 HILLSIDE COURT, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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, N.A. vs. ROBERT J. SCHMIDT and SUSAN E. SCHMIDT Docket Number: 2012-SU-2726-06. 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 J. SCHMIDT  
SUSAN E. SCHMIDT

ALL THAT CERTAIN LOT OF LAND SITU-  
ATE IN EAST HOPEWELL TOWNSHIP, YORK  
COUNTY, PENNSYLVANIA:

BEING KNOWN AS 5518 Nancy Lou Lane,  
Stewartstown, PA 17363

PARCEL NUMBER: 25-2-22

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 5518 NANCY LOU  
LANE, 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 (30) days after the sale and  
distribution will be made in accordance with the  
schedule unless exceptions are filed thereto within  
(10) days after posting.

Seized, levied upon and taken into execu-  
tion as the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that  
on February 11, 2013 at 2:00 O'Clock, P.M., pre-  
vailing time, by virtue of a Writ of Execution is-  
sued out of the Court of Common Pleas of York  
county, Pennsylvania on Judgment of THE BANK  
OF NEW YORK MELLON TRUST COMPANY,  
NATIONAL ASSOCIATION F/K/A THE BANK  
OF NEW YORK TRUST COMPANY, N.A. AS  
SUCCESSOR TO JPMORGAN CHASE BANK,  
N.A. AS TRUSTEE FOR RAMP 2003RS11  
vs. WAYNE B. SCHMITZ and CAROL A.  
SCHMITZ Docket Number: 2012-SU-1398-06.  
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:

WAYNE B. SCHMITZ  
CAROL A. SCHMITZ

ALL THAT CERTAIN tract of land, situate, lying  
and being in New Freedom Borough, York Coun-  
ty, Pennsylvania, being Lot No. 16 in Section  
III, Phase III-A, on Final Plan of Slyder Estates,  
prepared by James R. Holley & Associates, Inc.,  
dated September 30, 1985, and last revised on De-

ember 14, 1987 and recorded in Plan Book II,  
Page 974, bounded and limited as follows, to wit:

BEGINNING at a point on the Easterly right-of-  
way line of Liberty Avenue (fifty (50) feet wide)  
at a corner of Lot No. 15; thence along Lot No.  
15 North forty-one (41) degrees, twenty-nine (29)  
minutes, thirteen (13) seconds East, one hundred  
sixty-five and ninety-three hundredths (165.93)  
feet to a point on line of lands now or formerly  
of John Parrish; thence along said lands now or  
formerly of John Parrish, South forty-eight (48)  
degrees, forty-three (43) minutes, nineteen (19)  
seconds East, one hundred four and fifteen hun-  
dredths (104.15) feet to a point at a corner of Lot  
No. 17; thence along Lot No. 17, South forty-  
eight (48) degrees, forty-three (43) minutes, nine-  
teen (19) seconds East, eighteen and thirty-four  
hundredths (18.34) feet to a corner of Lot No. 17;  
thence continuing along Lot No. 17, South twenty-  
nine (29) degrees, zero (0) minutes, thirteen  
(13) seconds West, one hundred twenty-eight and  
forty-seven hundredths (128.47) feet to a point on  
the Northerly right-of-way line of Franklin Court  
(fifty (50) feet wide); thence along the Northerly  
right-of-way line of said Franklin Court, North  
eighty-eight (88) degrees, fifty-five (55) minutes,  
zero (0) seconds West, ninety-nine and twenty-  
four hundredths (99.24) feet to a point; thence  
continuing along same, and along a curve to the  
right having a radius of twenty and no hundredths  
(20.00) feet, an arc distance of twenty-eight and  
fifty-three hundredths (28.53) feet to a point on  
the Easterly right-of-way line of the aforemen-  
tioned Liberty Avenue; thence along the Easterly  
right-of-way line of said Liberty Avenue, and  
along a curve to the left, having a radius of two  
hundred ninety-three and no hundredths (293.00)  
feet, an arc distance of thirty-eight and eleven  
hundredths (38.11) feet to a point at a corner of  
Lot No. 15, the place of BEGINNING.

TITLE TO SAID PREMISES VESTED IN  
WAYNE B. SCHMITZ AND CAROL A.  
SCHMITZ, HUSBAND AND WIFE, AS TEN-  
ANTS BY THE ENTIRETY, BY DEED FROM  
KATHRYN S. GRAY, DATED 10/01/2004, RE-  
CORDED 10/27/2004 IN BOOK 1685, PAGE  
1708.

TAX PARCEL NO.: 7800005001600000

PREMISES BEING: 1 FRANKLIN COURT,  
NEW FREEDOM, PA 17349-9332

PROPERTY ADDRESS: 1 FRANKLIN COURT,  
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 (30) days after the sale and  
distribution will be made in accordance with the

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. GREGORY M. SCHNEIDER and MEGAN E. SCHNEIDER Docket Number: 2012-SU-2641-06. 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 M. SCHNEIDER  
MEGAN E. SCHNEIDER

owner(s) of property situate in SPRINGETTS-BURY TOWNSHIP, York County, Pennsylvania, being 50 JAYME DRIVE, YORK, PA 17402-8833

Parcel No. 460001J000100C0006

Improvements thereon: CONDOMINIUM UNIT  
Judgment Amount: \$148,166.71

PROPERTY ADDRESS: 50 JAYME 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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, SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC vs. WILLIAM J. SCHNEIDER and DAWN R. SCHNEIDER A/K/A DAWN R. ORANGE Docket Number: 2012-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:

WILLIAM J. SCHNEIDER  
DAWN R. SCHNEIDER  
A/K/A DAWN R. ORANGE

owner(s) of property situate in the PEACH BOTTOM TOWNSHIP, York County, Pennsylvania, being 67 BLACK OAK TRAIL, DELTA, PA 17314-8759

Parcel No. 430000103870000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$120,336.58

PROPERTY ADDRESS: 67 BLACK OAK TRAIL, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of CITIBANK, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 205-CL1, ASSET-BACKED CERTIFICATES, SERIES 2005-CL1 vs. BRIAN L. SCHULTZ and RENEE SCHULTZ Docket Number: 2011-SU-2428-06. 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 L. SCHULTZ  
RENEE SCHULTZ

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

BEING KNOWN AS 1814 Baltimore Pike, East  
Berlin, PA 17316-0000

PARCEL NUMBER: 500000LC00410000000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 1814 BALTIMORE  
PIKE, EAST BERLIN, PA 17316

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

Seized, levied upon and taken into execu-  
tion as the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that  
on February 11, 2013 at 2:00 O'Clock, P.M., pre-  
vailing time, by virtue of a Writ of Execution is-  
sued out of the Court of Common Pleas of York  
county, Pennsylvania on Judgment of GMAC  
MORTGAGE, LLC vs. MILTON F. SCOTT and  
HOLLY M. SCOTT Docket Number: . 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 fol-  
lowing real estate to wit:

AS THE REAL ESTATE OF:

MILTON F. SCOTT  
HOLLY M. SCOTT

All that certain tract of land lying and being situ-  
ate in the Township of East Manchester, York  
County, Pennsylvania, being identified as Lot  
#3, Westminster Court as shown on a plan of lots  
known as Asbury Pointe, Revised Final Subdivi-  
sion Plan, Drawing No. A-03-003 as prepared by  
Stahlman & Stahlman, Inc., York, PA, and record-  
ed at the York County Recorder of Deeds Office  
in Plan Book 1768 Page 964 and being more fully  
described as follows:

Beginning at a concrete monument on the west  
side of Westminster Court located south-east from  
the intersection of Abbey Drive and Westminster  
Court, said point also marking the northeast corner  
of Lot #3 on plan herein-above mentioned; thence  
along the west right-of-way of Westminster Court  
South 19 degrees 00 minutes 00 seconds East for  
a distance of 44.13 feet to a concrete monument;  
thence along same and curve to the left having a  
radius of 62.00 feet, arc length of 89.20 feet and  
chord bearing of South 40 degrees 56 minutes  
35 seconds West for a distance of 81.70 feet to a  
concrete monument; thence along the north side  
of Lot 4 South 47 degrees 49 minutes 01 seconds  
West for a distance of 170.95 feet to a concrete  
monument; thence along the east side of Codrus  
Furnace Road, North 34 degrees 05 minutes 50  
seconds West for a distance of 157.80 feet to a  
concrete monument; thence along the south side  
of Lots 1 & 2 North 71 degrees 00 minutes 00  
seconds East for a distance of 268.96 feet to a  
concrete monument and the place of beginning.

Under and subject, nevertheless, to conditions, re-  
strictions, easements and rights-of-way of record.

It being the same premises that Asbury Pointe  
Limited Partnership, A Pennsylvania Limited  
Partnership by Deed dated September 29, 2005  
and recorded November 10, 2005 in the Office  
of the Recorder of Deeds in and for York County,  
Pennsylvania, in Book 1769 Page 6945, granted  
and conveyed unto Bottom Line Contracting, Inc.,  
A Pennsylvania Corporation, its heirs and assigns.

Title to said premises vested in Milton F. Scott  
and Holly M. Scott, husband and wife by Deed  
from Bottom Line Contracting, Inc., a Pennsyl-  
vania Corporation dated 12/20/05 and recorded  
12/23/05 in the York County Recorder of Deeds  
in Book 1779, Page 8895.

Being known as 17 Westminster Court, a/k/a 17  
Westminster Court, Lot #3 Asbury Pointe, Mount  
Wolf, PA 17347

Tax Parcel Number: 26-000-13-0003

PROPERTY ADDRESS: 17 WESTMINSTER  
COURT, A/K/A 17 WESTMINSTER COURT  
LOT #3 ASBURY POINTE, 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 (30) days after the sale and  
distribution will be made in accordance with the  
schedule unless exceptions are filed thereto within  
(10) days after posting.

Seized, levied upon and taken into execu-  
tion as the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of GMAC MORTGAGE, LLC vs. SUZANNE M. SCOTT Docket Number: 2012-SU-2578-06. 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:

SUZANNE M. SCOTT

All that certain piece, parcel or tract of land, situate, lying and being in Jackson Township, York County, Pennsylvania, more particularly bonded, limited and described as follows, to wit:

Beginning at a point on the right-of-way line of Knob Run, a fifty (50) feet wide right-of-way, at corner of Lot No. 3-37F on the subdivision plan hereinafter referred to; thence along the right-of-way line of Knob Run, South fifty-three (53) degrees thirty-two (32) minutes twenty-nine (29) seconds West, twenty and zero hundredths (20.00) feet to a point at corner of Lot No. 3-37D on the subdivision plan hereinafter referred to; thence along Lot No. 3-37D, North thirty-six (36) degrees twenty-seven (27) minutes thirty-one (31) seconds West, one hundred fifty and zero hundredths (150.00) feet to a point at Lot No. 3-36D on the subdivision plan hereinafter referred to; thence along Lot No. 3-36D, North fifty-three (53) degrees thirty-two (32) minutes twenty-nine (29) seconds East, twenty and zero hundredths (20.00) feet to a point at corner of Lot No. 337F, aforesaid; thence along Lot No. 3-37F, South thirty-six (36) degrees twenty-seven (27) minutes thirty-one (31) seconds East, one hundred fifty and zero hundredths (150.00) feet to a point on the right-of-way line of Knob Run, the point and place of beginning. Designated as Lot No. 3-37E on Final Plan of Jackson Heights, Section 3, Phase 3A, prepared by Group Hanover, Inc., dated June 5, 2007, Project No. 024720, which said plan is recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Record Book 1913, Page 8720.

Parcel No. 33-000-12-0037-E0-00000

Being the same premises which Jackson Heights LP, a Pennsylvania limited partnership, successor by merger Jackson Heights, LLC, a Pennsylvania limited liability company, and J.A. Myers Building and Development, Inc., a Pennsylvania corporation, T/A J.A. Myers Homes, by Deed dated 11/10/09 and recorded 12/01/09 in the Office of

the Recorder of Deeds in and for the County of York in Record Book 2053, Page 2073, granted and conveyed unto Suzanne M. Scott

Being known as Parcel 33-000-12-0037-E0-00000, Jackson Township, York County, PA.

Commonly known as 1203 Knob Run, York, PA 17408.

Title to said Premises vested in Suzanne M. Scott by Deed from Jackson Heights, LP, a Pennsylvania limited liability company, and J.A. Myers Building and Development, Inc., a Pennsylvania corporation, T/A J.A. Myers Homes dated 11/10/09 and recorded 12/01/09 in the York County Recorder of Deeds Book 2053, Page 2073. Being known as 1203 Knob Run, York, PA 17408 Tax Parcel Number: 33-000-12-0037.E0-00000

PROPERTY ADDRESS: 1203 KNOB RUN, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. MICHAEL L. SERGOTICK A/K/A MICHAEL SERGOTICK and THRESA M. SERGOTICK Docket Number: 2012-SU-2251-06. 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 L. SERGOTICK  
 A/K/A MICHAEL SERGOTICK  
 THRESA M. SERGOTICK

owner(s) of property situate in HOPEWELL TOWNSHIP, York County, Pennsylvania, being 17564 KURTZ SCHOOL ROAD, STEWARTSTOWN, PA 17363-7579



Parcel No. 32000CK0009D000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$132,405.44

PROPERTY ADDRESS: 17564 KURTZ SCHOOL 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCESSOR BY MERGER TO LASALLE BANK, N.A. AS TRUSTEE FOR THE MLMI TRUST SERIES 2006-HE2 vs. ROCKY G. SHAFFER Docket Number: . 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:

ROCKY G. SHAFFER

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate on the South side of West Market Street, being known and numbered as 1230 West Market Street, in West York Borough, York County, Pennsylvania, bounded limited and described as follows, to wit

BEGINNING at a point on the South side of West Market Street, at a corner of land now or formerly of A. E. Zellers; thence along land now or formerly of A. E. Zellers, Southwardly one hundred twenty-five (125) feet to a point in the line of a ten (10) feet wide private alley; thence along said private alley, Eastwardly twenty (20) feet, more or less, to a point; thence along land now or formerly of Robert H. Mundis, Northwardly one hundred twenty-five (125) feet to the Southern side of said

West Market Street; thence along said Southern side of West Market Street, Westwardly twenty (20) feet to the place of beginning.

ALSO, all of the undivided right, title and interest in and to the following lot of ground situate in West York Borough, York County, Pennsylvania, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the South side of West Market Street at a corner of lands now or formerly of John O. Keesey; thence along said lands now or formerly of the said John O. Keesey, South thirty (30) minutes West one hundred twenty (120) feet, more or less, to land now or formerly of the Baltimore and Harrisburg Railway Company; thence along said lands now or formerly of the said Railway Company, Easterly twenty-nine and three-tenths (29.3) feet, more or less, to lands now or formerly of George H. and Frank B. Moul; North thirty (30) minutes East, one hundred sixteen (116) feet, more or less, to the South side of said West Market Street; thence along the South side of said West Market Street, South seventy-three (73) degrees forty-five (45) minutes West twenty-seven (27) feet, more or less, to the point and place of beginning.

TAX PARCEL #88-000-04-0006.00-00000 IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN Rocky G. Shaffer, married man by Deed from John J. Doviak and Judith A. Doviak, husband and wife, record owners and Rocky G. Shaffer and Valerie Shaffer, husband and wife, equitable owners dated 10/28/2005 and recorded 1/4/2006 in Record Book 1782, Page 2468.

Being known as 1230 W Market Street, York, PA 17404

Tax Parcel Number: 88-000-04-0006.00-00000

PROPERTY ADDRESS: 1230 WEST MARKET 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of MEMBERS 1ST FEDERAL CREDIT UNION vs. DONALD G. SHATZER and SHERRI L. SHATZER Docket Number: 2012-SU-2662-06. 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:

DONALD G. SHATZER  
SHERRI L. SHATZER

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

BEGINNING at a point on the northern line of King Avenue at the line of adjoiner between Lots Nos. 8 and 9 on Plan 2 of Cedar Point as recorded in York County Recorder's Office in Plan Book 44-C, Page 565; thence North 9 degrees 53 minutes East by said line of adjoiner and beyond, 291.76 feet to a point on the center line of Old Stage Road being Legislative Route 66196; thence by said center line South 74 degrees 12 minutes East 69.79 feet to a point; thence South 5 degrees 44 minutes West 283.52 partly by the western line of Lot No. 10 on said Plan of Lots to a point on the northern line of King Avenue; thence in a westerly direction by the northern line of King Avenue with a radius of 678.98 feet for a distance of 49.18 feet to a point; thence by same North 80 degrees 7 minutes West 40.81 feet to the point and place of BEGINNING.

BEING Lot No. 9 on said Plan No. 2, Cedar Point and land to the north thereof, as recorded in Deed Book 44-C, Page 565.

Known and numbered as 875 King Street, Lewisberry, PA 17339

BEING the same premises which Richard K. Husler and Cindy L. Husler, his wife, by their deed dated 6/27/03 and recorded on 7/1/03 in York County Record Book 1580, Page 8039 granted and conveyed unto Donald G. Shatzer and Sherri L. Shatzer, his wife.

TAX PARCEL NO. 27-000-17-0028.00-00000

PROPERTY ADDRESS: 875 KING STREET,  
LEWISBERRY, PA 17339

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 (30) days after the sale and

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. ROBERT L. SHEIBLEY and SHIRLEY I. SHEIBLEY Docket Number: 2012-SU-2123-06. 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 L. SHEIBLEY  
SHIRLEY I. SHEIBLEY

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF DILLSBURG, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 123 South Baltimore St, Dillsburg, PA 17019

PARCEL NUMBER: 58-1-132

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 123 SOUTH BALTIMORE STREET, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execu-

tion issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of PNC BANK, NATIONAL ASSOCIATION vs. JACOB W. SHENSKY and CRYSTAL L. SHENSKY Docket Number: 2012-SU-3058-06. 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 W. SHENSKY  
CRYSTAL L. SHENSKY

All that certain lot or piece of ground situate in the Village Rossville, in Warrington Township, County of York, Commonwealth of Pennsylvania, bounded and limited as follows, to wit:

Beginning at a point in the State road leading from York to Bowmansdale; thence along said road and lands now or formerly of Carl Yeager and J.W. Glatfelter, North thirty (30) degrees West, five and sixty five hundredths (5.65) perches to a point; thence by land now or formerly of Rush Zeigler, South sixty (60) degrees West eight and eight tenths (8.8) perches to a post; thence by land now or formerly of J.C. Urich, South thirty (30) degrees East, five and sixty-five hundredths (5.65) perches to a post; thence by land now or formerly of M.B. Firestone, North sixty (60) degrees East, eight and eight tenths (8.8) perches to the place of beginning.

Parcel# 49-ME-101

Having erected thereon a dwelling known as 50 old York Road, Wellsville, PA 17365

Being the same premises of Jason J. Maturo and Rachel S. Maturo by their deed dated 12/11/07 and being recorded on 3/4/08 in the Recorder of Deeds Office of York, Pennsylvania in Instrument #2008013510 granting and conveying unto Jacob W. Shensky and Crystal L. Shensky

PROPERTY ADDRESS: 50 OLD YORK ROAD, WELLSVILLE, PA 17365

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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, SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC vs. JOHN SHEPPARD and SUSAN SHEPPARD Docket Number: 2012-SU-3214-06. 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 SHEPPARD  
SUSAN SHEPPARD

owner(s) of property situate in the SPRING GARDEN TOWNSHIP, York County, Pennsylvania, being 1629 RANDOW ROAD, YORK, PA 17403-3025

Parcel No. 48000160187J000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$232,008.77

PROPERTY ADDRESS: 1629 RANDOW 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. JAMES M. SHIPP Docket Number:

2012-SU-3274-06. 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 M. SHIPP

owner(s) of property situate in the NEW FREEDOM BOROUGH, York County, Pennsylvania, being 6 BARELYN DRIVE, NEW FREEDOM, PA 17349-9201

Parcel No. 780000600250000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$214,603.25

PROPERTY ADDRESS: 6 BARELYN DRIVE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of GMAC MORTGAGE, LLC vs. ROBERT G. SHIVELY Docket Number: 2011-SU-4249-06. 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 G. SHIVELY

All that certain piece or parcel of land situate in the Township of Franklin, County of York, Commonwealth of Pennsylvania, being more fully described as follows:

Beginning at a point on the centerline of a public right of way known as Chainsaw Road (Township

Road 994, 50 foot right of way), thence by Lot Two as shown on the hereinafter mentioned subdivision plan the following 3 courses and distances: 1.) South 26 degrees 05 minutes 21 seconds East, through a concrete monument set 27.90 feet from the beginning of this course a total distance of 123.96 feet to an iron pin; 2) thence South 13 degrees 42 minutes 55 seconds East, a distance of 65.00 feet to an iron pin; 3) thence South 87 degrees 19 minutes 38 seconds West, a distance of 325.08 feet to an iron pin; thence by lands now or formerly of Daniel K. Geyer and Deborah I. Geyer, North 13 degrees 42 minutes 55 seconds West, a total distance of 183.18 feet through an iron pin set 25.47 feet from the end of this course to a point on the centerline of said Chainsaw Road; thence along the centerline of said Chainsaw Road and by said Lot Two North 87 degrees 19 minutes 38 seconds East, a distance of 194.43 feet to a point; thence along the same, by a curve to the right having a radius of 1,963.50 feet an arc length of 104.06 feet chord bearing of North 88 degrees 33 minutes 52 seconds East a chord distance of 104.05 feet to the point of beginning.

Containing 1.3035 acres.

Title to said premises vested in Robert G. Shively by Deed from Richard S. Eshelman, Jr. and Evelyn A. Eshelman dated 05/18/09 and recorded 05/21/09 in the York County Recorder of Deeds in Book 2022, Page 2761.

Being known as 83 Chainsaw Road, Dillsburg, PA 17019

Tax Parcel Number: 29-000-OB-0061A

PROPERTY ADDRESS: 83 CHAINSAW 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of WHITE ROSE CREDIT UNION vs. JOSHUA T. SIAR and NADINE V. SIAR Docket Number: 2012-

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:

JOSHUA T. SIAR  
NADINE V. SIAR

ALL that certain piece or parcel of land situate in the Borough of Dover, County of York, State of Pennsylvania bounded and described as follows, to wit:

Beginning at a stone in the public road, (or Canal Street) leading from York Haven to Abbottstown thence extending with the same South fifty (50) degrees West thirty (30) feet to a stone thence by land now or formerly of Anne Meisenhelter now Mrs. Sarah J. Boring south thirty-eight and a half ( 38 1/2) degrees East two hundred (200) feet to a public alley thence extending with said alley North fifty (50) degrees East thirty (30) feet to a stone, thence extending with land now or formerly of Ira M. Reiber, now Philip Quickel North thirty-eight and a half (38 1/2) feet to the place of beginning.

Under and subject nevertheless to restrictions and conditions which appear on record.

It being the same premises which George L. Wehler and Katie E. Wehler, his wife, by deed dated December 29, 1927 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Record Book 24-A, page 205, granted and conveyed unto Russel E. Little and Florence Little, his wife. The said Russel E. Little having died November 14, 1986, title to said land vested, by operation of law, in Florence Little, widow, grantor herein.

PROPERTY ADDRESS: 40 WEST CANAL STREET, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2003, MORGAN STANLEY DEAN WITTER CAPITAL I INC. TRUST 2003-NC3 vs. MARC T. SINGLETON and RUBY L. SMITH Docket Number: 2010-SU-5183-06. 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:

MARC T. SINGLETON  
RUBY L. SMITH

ALL THAT CERTAIN LOT OF LAND SITUATE IN WRIGHTSVILLE BOROUGH, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 121 A B C North Fourth Street, Wrightsville, PA 17368

PARCEL NUMBER: 91-2-110

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 121 A B C NORTH FOURTH STREET, WRIGHTSVILLE, PA 17368

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-5 ASSET-BACKED CERTIFICATES, SERIES 2005-5 vs. EDWARD W. SLAVINSKY A/K/A EDWARD W. SLAVINSKY, JR. and DIANE M. SLAVINSKY A/K/A DIANE M. STERNER Docket Number: 2008-SU-144-Y06. 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 fol-



lowing real estate to wit:

ING

AS THE REAL ESTATE OF:

Judgment Amount: \$115,215.77

EDWARD W. SLAVINSKY  
A/K/A EDWARD W. SLAVINSKY, JR.  
DIANE M. SLAVINSKY  
A/K/A DIANE M. STERNER

PROPERTY ADDRESS: 323 ATLANTIC AVENUE, RED LION, PA 17356

UPI#

owner(s) of property situate in WINDSOR TOWNSHIP, York County, Pennsylvania, being 804 FIELDING DRIVE, RED LION, PA 17356

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

Parcel No. 53-000-05-0154.00-00000

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

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$198,272.60

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

PROPERTY ADDRESS: 804 FIELDING DRIVE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 RASC 2006-EMX5 vs. HARRISON W. SMITH and LATRICE A. SMITH Docket Number: 2012-SU-1920-06. 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:

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

AS THE REAL ESTATE OF:

HARRISON W. SMITH  
LATRICE A. SMITH

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of SOVEREIGN BANK, N. A. FORMERLY KNOWN AS SOVEREIGN BANK vs. MATTHEW D. SMELTZER Docket Number: 2012-SU-2771-06. 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 BOROUGH OF JACOBUS, York County, Pennsylvania, being 27 EAGLETON DRIVE, YORK, PA 17407-1262

Parcel No. 72-000-04-0002.00-00000

Improvements thereon: RESIDENTIAL DWELLING

AS THE REAL ESTATE OF:

PROPERTY ADDRESS: 27 EAGLETON DRIVE, YORK, PA 17407

MATTHEW D. SMELTZER

UPI#

owner(s) of property situate in the BOROUGH OF RED LION, York County, Pennsylvania, being 323 ATLANTIC AVENUE, RED LION, PA 17356-1509

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

Parcel No. 820000501830000000

Improvements thereon: RESIDENTIAL DWELL-

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. JEREMY D. SMITH and TERESA F. SMITH Docket Number: 2012-SU-662-06. 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:

JEREMY D. SMITH  
 TERESA F. SMITH

owner(s) of property situate in the TOWNSHIP OF PENN, York County, Pennsylvania, being 47 SHERMAN STREET, HANOVER, PA 17331-4033

Parcel No. 44-000-05-0006.W0-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$192,091.84

PROPERTY ADDRESS: 47 SHERMAN 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON TRUST

COMPANY, NATIONAL ASSOCIATION AS GRANTOR TRUSTEE OF THE PROTIUM MASTER GRANTOR TRUST vs. LAWRENCE E. SMITH and TROY ALAN SMITH Docket Number: 2010-SU-4282-06. 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:

LAWRENCE E. SMITH  
 TROY ALAN SMITH

All that certain tract of land, with the improvements thereon erected, situate in Hallam Borough, York County, Pennsylvania, being more fully bounded and described according to a plan of survey prepared by Associated Land Measurers, Inc., of Dover, Pennsylvania, dated December 9, 1977, as follows, to wit:

Beginning at a PK nail on the Northern side of the Lincoln Highway, Pennsylvania Route #462, at lands now or formerly of Bethany United Methodist; thence along the Northern side of the Lincoln Highway, South seventy-five (75) degrees fifty-seven (57) minutes fifteen (15) seconds West, 50.42 feet to an iron pin at lands now or formerly of Thomas A. Adinolf; thence along same lands now or formerly of Thomas a. Adinolf and also along lands of Elwood F. Reitz and along a twenty (20) foot wide alley, North eighteen (18) degrees thirty-nine (39) minutes zero (00) seconds West, 193.55 feet, and passing through an existing pin setback 19.33 feet from the end of said courses, to a point situate at lands now or formerly of Millard Staniford, thence along lands now or formerly of Millard Staniford, North sixty-nine (69) degrees thirteen (13) minutes fifteen (15) seconds East, 95.50 feet to an iron pin at lands now or formerly of Arvilla Druck, thence along lands now or formerly of Arvilla Druck, South twenty (20) degrees zero (00) minutes zero (00) seconds East, 55.00 feet to an iron pin situate at lands now or formerly of Bethany United Methodist, thence along lands now or formerly of Bethany United Methodist, the following two (2) courses and distances: (1) South seventy-three (73) degrees thirty (30) minutes zero (00) seconds West, 50.00 feet to an iron pin; (2) thence continuing along said lands and passing through a twelve (12) foot wide MacAdam Driveway, South twenty (20) degrees zero (00) minutes zero (00) seconds, East 148.08 feet to a pk nail, the point and place of beginning.

Title to said Premises vested in Donald G. Hall, Jr., as Sole Owner by Deed from Altieri Enterprises, Inc. dated 03/31/05 and recorded 04/07/05 in the York County Recorder of Deeds in Book 1716, Page 5396.

Being known as 277 West Market Street, Hallam, PA 17406

Tax Parcel Number: 67-66-000-01-0023.00-0000

PROPERTY ADDRESS: 277 WEST MARKET STREET, HALLAM, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

ING IN DEPTH 39 FEET 09 INCHES, MORE OR LESS, TO SAID PROPERTY NOW OR FORMERLY OF DOROTHY L. RICE. TITLE TO SAID PREMISES VESTED IN HARRY H. SNELL, IV AND CARLA M. SNELL, HUSBAND AND WIFE, T/D/B/A FIRST CITY INVESTMENTS BY DEED FROM HARRY H. SNELL, IV AND CARLA M. SNELL, HUSBAND AND WIFE RECORDED 09/17/03 IN THE YORK COUNTY RECORDER OF DEEDS IN BOOK 1603, PAGE 7278.

Being known as 152 West King Street, York, PA 17401

Tax Parcel Number: 04-064-01-0010.00-00000

PROPERTY ADDRESS: 152 WEST KING 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 TRUST COMPANY AMERICAS AS TRUSTEE FOR RALI 2007QS3 vs. CARLA M. SNELL and HARRY M. SNELL, IV A/K/A HARRY H. SNELL IV Docket Number: 2011-SU-4248-06. 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 M. SNELL  
HARRY M. SNELL, IV.  
A/K/A HARRY H. SNELL IV

ALL THAT CERTAIN TRACT OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE ON THE SOUTH SIDE OF WEST KING STREET IN THE 4TH WARD OF THE CITY OF YORK, YORK COUNTY, PENNSYLVANIA, KNOWN AS NO. 152 WEST KING STREET, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE NORTH BY WEST KING STREET; ON THE EAST BY OTHER PROPERTY NOW OR FORMERLY OF BRIAN C. GOTTSCHALK AND CHRISTINE A. GOTTSCHALK, HUSBAND AND WIFE, KNOWN AS NO. 150 WEST KING STREET; ON THE SOUTH BY PROPERTY NOW OR FORMERLY OF DOROTHY RICE; ON THE WEST BY PROPERTY NOW OR FORMERLY OF SAMUEL K. BAROWSKY AND PROPERTY NOW OR FORMERLY OF MARY L. BRABHAM. HAVING A FRONTAGE OF 25 FEET 08 INCHES, MORE OR LESS, ON SAID WEST KING STREET TO THE CENTER OF A WALL DIVIDING THE PROPERTY AND THE AFORESAID PROPERTY ON THE EAST (150 WEST KING STREET), AND CONTAIN-

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK vs. JOHN W. SNYDER Docket Number: 2012-SU-3405-06. 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 W. SNYDER

ALL THAT CERTAIN lot or tract of land, being and situate in Felton Borough, York County, Pennsylvania, more particularly described, to wit:

BEGINNING at a concrete marker at lands now or formerly of Homer S. Grove and now or formerly of Carl Gable; thence along lands of the said Carl Gable north (6) degrees (25) minutes (0) seconds east (233.97) feet; thence by other lands now or formerly of Lynn A. Snyder and Donna L. Snyder, his wife, north (83) degrees (35) min-

utes (0) seconds west (121.16) feet; thence south (2) degrees (44) minutes east (200) feet along a private access right-of-way; thence south (82) degrees (3) minutes (0) seconds west (134.24) feet to the point and place of BEGINNING.

IT BEING the same premises which Donna L. Snyder and John W. Snyder by Deed dated February 24, 2003 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Record Book 1150, Page 7997, granted and conveyed unto John W. Snyder.

BEING KNOWN AS 340 Main Street, a/k/a 340 E Main Street, Felton, York, PA

PARCEL NUMBER 62-000-FL-0050.L0-00000

PROPERTY ADDRESS: 340 MAIN STREET, A/K/A 340 EAST MAIN STREET, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. GIOVANNI SPATARO Docket Number: 2010-SU-4074-06. 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:

GIOVANNI SPATARO

ALL that Main lot of ground, with the improvements thereon erected, situate, lying and being in the Twelfth Ward of the City of York, York County, Pennsylvania, bounded and described as follows:

BEGINNING at a point at the southeast corner of Wallace and Franklin Street, thence extending along said Franklin Street southwardly one hun-

dred twenty-eight (128) feet nine (9) inches to a point in the twenty feet wide alley; thence along said twenty feet wide alley eastwardly eleven (11) feet to a point at land now or formerly of Abe Trattner; thence along the same northwardly one hundred twenty-seven (127) feet seven (7) inches, more or less, to a point in said Wallace Street; thence along said Wallace Street eastward twenty-two (22) feet three (3) inches, more or less, to a point and the place of Beginning Being Known as No. 700 Wallace Street.

BEING THE SAME PREMISES WHICH, The York Bank and Trust Company, by their deed dated December 15, 1970 and recorded December 15, 1970 in the Office of the Recorder of Deeds in and for York County in Record Book 63-T Page 847, granted and conveyed unto Guisepppe Spataro and Mafia Antonia Spataro, his wife.

AND the said grantors will specially WARRANT AND FOREVER DEFEND the property hereby conveyed.

PARCEL ID# 12-375-07-0026A.00000

Property being known as 700 Wallace Street, York, Pennsylvania 17403.

Title to said premises is vested in Giovanni Spataro, single man by deed from Guisepppe Spataro, deceased and Marial Antonia Spataro, his wife, dated June 5, 2000 and recorded June 26, 2000 in Deed Book 1402, Page 7029, as Instrument No. 2000036035

PROPERTY ADDRESS: 700 WALLACE 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of MEMBERS 1ST FEDERAL CREDIT UNION vs. SPIRIT OF THE RIDE, INC. and MECHELLE WEAVER Docket Number: 2012-NO-6063-30. 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:

SPIRIT OF THE RIDE, INC.  
MECHELLE WEAVER

ALL THAT CERTAIN lot or piece of ground situate in Springettsbury Township, County of York, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southeastern side of York and Wrightsville Turnpike, now known as Lincoln Highway, at lands of Kreutz Creek Valley Farmers Co-operative Association; thence extending along said Lincoln Highway north forty-eight (48) degrees (15) minutes east two hundred forty-four (244) feet to a point in said Lincoln Highway; thence extending along lands of Anna Garber south thirty-nine (39) degrees thirty (30) minutes east two hundred eighty (280) feet to a point in the center of the right-of-way of the Frederick Division of the Northern Central Railway Company; thence along the center of same south seventy-six (76) degrees fifteen (15) minutes west two hundred and ninety (290) feet to a point in the said right-of-way lands of Kreutz Creek valley Farmers Co-operative Association; thence across the same and along last mentioned lands north thirty-three (33) degrees thirty (30) minutes west through the middle of a public road one hundred forty-seven (147) feet to the Lincoln Highway and place of BEGINNING.

The Real Property or its address is commonly known as 3790 East Market Street, York, PA 17402. The Real Property parcel identification number is 46-000-KJ-0080-00-00000.

PROPERTY ADDRESS: 3790 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of FLAG-

STAR BANK, FSB vs. CHARLES KENNETH STEELE Docket Number: 2012-SU-2665-06. 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 KENNETH STEELE

owner(s) of property situate in the TOWNSHIP OF NEWBERRY, York County, Pennsylvania, being 25 MOHAWK COURT, YORK HAVEN, PA 17370-9728

Parcel No. 390002600100000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$137,957.22

PROPERTY ADDRESS: 25 MOHAWK COURT, YORK HAVEN, PA 17370

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 vs. THOMAS E. STEINER and ELIZABETH A. STEINER A/K/A ELIZABETH STEINER Docket Number: 2012-SU-2338-06. 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 E. STEINER  
ELIZABETH A. STEINER  
A/K/A ELIZABETH STEINER

ALL THAT CERTAIN TRACT OF LAND, with



any improvements thereon erected, situate, lying and being in Washington Township, York County, Pennsylvania, more particularly described as follows, to Wit:

BEGINNING at a point in Township Route T-823 also known as Pickett Road, at a corner of Lot No.2 on the hereinafter mentioned Subdivision Plan; thence continuing along and through said road, South fifty (50) degrees fifty-seven (57) minutes twenty (20) seconds West, two hundred sixty-eight and fifty-nine one-hundredths (268.59) feet to a point at a corner of lands now or formerly of John J. Julius; thence crossing said road and continuing along lands now or formerly of Dover International Corporation, North forty-two (42) degrees fifty-one (51) minutes thirty (30) seconds West, four hundred seventy-nine and twenty-five one-hundredths (479.25) feet to a point at a corner of lands now or formerly of George L. Deardorff; thence continuing along lands of same. North forty-seven (47) degrees twenty-two (22) minutes fifty (50) seconds East, two hundred sixty-seven and ninety-nine one-hundredths (267.99) feet to a point at a corner of Lot No. 2 on the hereinafter mentioned Subdivision Plan; thence continuing along lands of Lot No.2, South forty-two (42) degrees fifty-one (51) minutes thirty (30) seconds East, four hundred ninety-six and no one-hundredths (496.00) feet to a point in Township Route T-823, the place of BEGINNING. BEING Lot No. 1 on the Final Plan of Minor Subdivision for Mary N. Weaver, said plan prepared by Rodney Lee Decker, R.P.L.S., said plan dated February 11, 1987, and recorded in the York County Recorder of Deeds Office in Plan Book HH, Page 624.

Parcel# 50-000-KE-0004-D0-00000

Property address: 67 Pickett Road, Dover, PA 17315

PROPERTY ADDRESS: 67 PICKETT 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., pre-

vailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of FIRST BANK RICHMOND vs. TERESA J. STERNER A/K/A TERESA J. MILLER Docket Number: 2012-SU-3213-06. 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 J. STERNER  
A/K/A TERESA J. MILLER

ALL THAT CERTAIN LOT OF LAND SITUATE IN BOROUGH OF HANOVER, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 750 Broadway Street, Hanover, PA 17331

PARCEL NUMBER: 67-15-245

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 750 BROADWAY 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 SG MORTGAGE SECURITIES TRUST 2005-OPT1, ASSET-BACKED CERTIFICATES, SERIES 2005-OPT1 vs. DAVID STEVENS and CHERYL STEVENS Docket Number: 2011-SU-3774-06. 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 STEVENS  
CHERYL STEVENS

owners of property situate in CITY OF YORK, York County, Pennsylvania, being 504 East Philadelphia Street, York, PA 17403

Parcel No. 12-379-08-0029-00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$80,269.21

PROPERTY ADDRESS: 504 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of NORTHWEST SAVINGS BANK vs. STACY L. STRAUSBAUGH F/K/A STACY L. WENRICH, F/K/A STACY L. ZEPP Docket Number: 2010-SU-6305-06. 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. STRAUSBAUGH  
F/K/A STACY L. WENRICH,  
F/K/A STACY L. ZEPP

ALL the following described tract of land, with the improvements thereon erected, situate in Red Lion Borough (formerly Windsor Township), York County, Pennsylvania, known and numbered as 604 Wise Avenue, bounded and limited as follows, to wit:

Beginning at an iron pin on the west side of Wise Avenue, a corner of lot of land now or formerly of Donald M. Warner and Ruth B. Warner, his wife; thence along same and through the centerline of a double dwelling house in a westerly direction one

hundred fifty (150) feet to an iron pin on the east side of a sixteen (16) feet wide alley; thence along the east side of said alley in a northerly direction nineteen (19) feet, three (03) inches to an iron pin at corner of other lands now or formerly of E. Fordyce Thompson; thence along land now or formerly of said E. Fordyce Thompson in an easterly direction one hundred fifty (150) feet to an iron pin on the west side of Wise Avenue; thence along the west side of Wise Avenue in a southeasterly direction nineteen (19) feet, three (03) inches to an iron pin at the place of beginning.

Tax ID: 82-000-01-0203.00-00000

Commonly Known As: 604 Wise Avenue, Red Lion, PA 17356

Under and subject to and together with the same rights, privileges, agreements, leases, rights of way, easements, conditions, exceptions, restrictions and reservations that exist by virtue of prior recorded instruments, deeds or conveyances.

Being the same premises which Stacy L. Wenrich, married, who took title as Stacy L. Strausbaugh by Deed dated November 23, 2005 and recorded December 15, 2005 in the Office of the Recorder of Deeds of York County, Pennsylvania, in Record Book 1778, Page 1690, granted and conveyed unto Stacy Wenrich, married, her heirs and assigns, Mortgagor herein.

PROPERTY ADDRESS: 604 WISE 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JP MORGAN CHASE BANK, N.A. S/B/M TOCHASE HOME FINANCE, LLC JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC vs. MATTHEW J. STRAYER Docket Number: 2012-SU-2559-06. 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:

MATTHEW J. STRAYER

owner(s) of property situate in PENN TOWN-SHIP, York County, Pennsylvania, being 16 O'NEILL AVENUE, HANOVER, PA 17331-4117

Parcel No. 44000030015J000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$121,710.17

PROPERTY ADDRESS: 16 O'NEILL 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. MATTHEW J. STREVIG and JAMIE L. STREVIG Docket Number: 2012-SU-3412-06. 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:

MATTHEW J. STREVIG  
JAMIE L. STREVIG

ALL that certain lot of ground with the improvements thereon erected, situate, lying and being in the Borough of Jefferson, County of York, Commonwealth of Pennsylvania, being more particularly bounded and limited as follows, to wit:

BOUNDED on the South by Hanover Street (66 feet wide), on the East by land now or formerly of Glenn M. Snyder; on the North by West Cedar

Alley (20 feet wide); and on the West by land now of formerly of Arthur C. Albright; having a width or frontage on said Hanover Street of 40 feet, and extending Northwardly a distance of 231.00 feet to said West Cedar Alley.

BEING the same premises which Kevin L. Chevillar by Deed dated October 26, 2007 and recorded in the office of the Recorder of Deeds of York County on November 14, 2007 in Deed Book Volume 1933, Page 356, granted and conveyed unto Matthew J. Strevig and Jamie L. Strevig, husband and wife, as tenants by the entirety.

PROPERTY ADDRESS: 15 HANOVER STREET, CODORUS, PA 17311

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. JANE SZUMOWSKI Docket Number: 2012-SU-3313-06. 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:

JANE SZUMOWSKI

ALL that certain lot, piece or parcel of land situate in Jackson Township, York County, Pennsylvania, known as 92 Farm Lane Circle, being Lot No. 183 as shown on the Final Subdivision Plan, "Farm Lane Estates", as said Plan is of record in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book 1763, Page 7688, and being more particularly bounded and described in accordance with the said Final Subdivision Plan, Sheet 4 of 5, as prepared by Stahlman & Stahlman, Inc., York, Pennsylvania, as follows to wit:

BEGINNING for the same at a point on the west side of Farm Lane Circle, a 50- foot wide right of way, said point being the front common corner of Lots 182 and 183 as shown on the Final Subdivision Plan, "Farm Lane Estates", recorded in Plan Book 1763, Page 7688, Sheet 4 of 5, thence leaving the said Farm Lane Circle and binding on the division line between the said Lots 182 and 183.

1. South 69° 31' 54" West 100.00 feet to the rear common corner of the said Lot 182 and 183 and to intersect the northerly outline of Lot 194 as shown on the said Plan, thence leaving the said Lot 182 and binding on the division line between the aforesaid Lots 183 and 194,

2. North 23° 27' 51" West 110.18 feet to the rear common corner of the aforesaid Lot 183 and Lot 184 as shown on the aforesaid Plan, thence leaving the said Lot 194 and binding on the division line between the said Lots 183 and 184,

3. North 82° 34' 33" East 122.38 feet to the front common corner of the said Lot 183 and 184 and to intersect the aforesaid west side of Farm Lane Circle, thence binding thereon,

4. By a non-tangent curve to the left with a radius of 259.00 feet and an arc length of 83.87 feet, said curve being subtended by a chord bearing South 11° 11' 31" East 83.50 feet, to the said place of beginning.

CONTAINING 10411 square feet or 0.24 acres of land, more or less.

SUBJECT to any and all easements, restrictions, covenants, etc. of record and as mentioned and/or shown on the plat entitled "Farm Lane Estates" recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book 1763, Page 7688.

BEING the same premises which Gemcraft Homes Forest Hill, LLC, formerly known of Record as Gemcraft Homes of Forest Hill, LLC by Deed dated March 1, 2010 and recorded in the office of the Recorder of Deeds of York County on March 23, 2010 in Deed Book Volume 2068, Page 387, granted and conveyed unto Jane Szumowski. PROPERTY ADDRESS: 92 FARM LANE CIRCLE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 2006-14 vs. JENNIFER I. TARDIF and ROBERT C. TARDIF A/K/A ROBERT C. TARDIF, JR. Docket Number: 2012-SU-2279-06. 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 I. TARDIF  
ROBERT C. TARDIF  
A/K/A ROBERT C. TARDIF, JR.

All that certain tract of land situate in Newberry Township, York County, Pennsylvania, more fully described as follows:

Beginning at a point along the north side of Reeser Drive and at Lot No. 49; thence along Lot No. 49, North forty-eight (48) degrees six (06) minutes ten (10) seconds East one hundred twenty-five and seventy-two one-hundredths (125.72) feet to a point at the intersection of Lots 60 and 59; thence along Lot No. 59. South forty-six (46) degrees twenty-three (23) minutes twenty-two (22) seconds East ninety (90) feet to a point at Lot No. 51; thence along Lot No. 51, South forty-eight (48) degrees six (06) minutes ten (10) seconds West one hundred twenty-five (125) feet to a point along Reeser Drive; thence along Reeser Drive, North forty-one (41) degrees fifty-three (53) minutes fifty (50) seconds West fifty-three and forty-nine one-hundredths (53.49) feet to a point; thence by a curve to the right, the radius of which is nine hundred twenty-five (925) feet, the arc of which is thirty-six and fifty-two one-hundredths (36.52) feet, North forty-three (43) degrees one (01) minute forty-one and five-tenths (41.5) seconds West thirty-six and fifty-two one-hundredths (36.52) feet to a point, the place of beginning.

Under and subject to utility easement along the boundary line between Lot 50 and 51, as more fully set forth in a Plan dated April 29, 1994 and recorded in Plan Book MM, Page 868. Being Lot No. 50 on a certain Plan of Lots known as Reeser Estates, Inc., Phase III, recorded April 29, 1994 in the Office of the Recorder of Deeds, York County, Pennsylvania in Plan Book MM, Page 868.



Under and subject nonetheless, to the restrictions and covenants recorded in Deed Book 105-P, Page 535, and amendments thereto found in Deed Book 106-R, Page 8, and Deed Book 107-X, Page 114.

Being the same premises which Reeser Estates, Inc., a Pennsylvania Corporation, by Deed dated October 16, 2003 and recorded November 7, 2003 in the Office of the Recorder of Deeds in and for York County in Deed Book 1616, Page 251, granted and conveyed unto Park Custom Homes, Inc., a Pennsylvania Corporation, the Grantor herein.

Title to said Premises vested in Robert C. Tardif, Jr. and Jennifer I. Tardif, his wife by Deed from Park Custom Homes, Inc. dated 04/28/04 and recorded 05/03/04 in the York County Recorder of Deeds in Book 1649, Page 7167.

Being known as 205 Reeser Drive, York Haven, PA 17370

Tax Parcel Number: 39-000-13-0050-00000

PROPERTY ADDRESS: 205 REESER DRIVE, YORK HAVEN, PA 17370

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 SOLUTIONS, INC. vs. THE UNKNOWN HEIRS OF ALICE M.L. ROBINSON, DECEASED Docket Number: 2012-SU-2858-06. 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  
 ALICE M.L. ROBINSON, DECEASED

ALL that certain tract of land with the improvements thereon erected situate, lying and being in Shrewsbury Township, York County, Pennsylva-

nia, being more particularly described as follows, to wit:

BEGINNING at a spike in Township Road No. T-420 at a corner of land of Joseph L. Stypula; thence in and through said Township Road the following five (5) courses and distances: (1) North 1 degree, 42 minutes, 20 seconds West, 45.96 feet to an iron pipe; (2) North 3 degrees, 11 minutes, 40 seconds West, 150 feet to an iron pipe; (3) North 11 degrees, 39 minutes West, 108.07 feet to an iron pipe; (4) North 22 degrees, 38 minutes West, 67.27 feet to an iron pipe; (5) North 29 degrees, 00 minutes, 20 seconds West, 31.49 feet to a point; thence along land of Agnes McCann, North 56 degrees, 28 minutes East, 150 feet to an iron pipe; thence along land now or formerly of Carroll E. Hoffman and wife, South 19 degrees, 53 Minutes, 40 seconds East, 230 feet to a point; thence along same, South 2 degrees, 6 minutes, 40 seconds West, 230.3 feet to an iron pipe; thence along land now or formerly of Joseph L. Stypula, South 66 degrees, 4 minutes, 40 seconds West, 134.69 feet to the spike and place of BEGINNING;

CONTAINING an area of 1.317 acres. Being Parcel A on a Plan of Lots recorded in the Office of the Recorder of Deeds of York County, Pennsylvania in Plan Book X, page 472.

PARCEL#: 45-DI-28

PROPERTY ADDRESS: 1778 Hametown Road, Glen Rock, PA 17327

PROPERTY ADDRESS: 1778 HAMETOWN ROAD, GLEN ROCK, PA 17327

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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, N.A. vs. THOMAS EDWARD WEBB, PERSONAL REPRESENTATIVE OF THE ESTATE OF REBECCA ANN WEBB, ESTATE OF REBECCA ANN WEBB, C/O THOMAS EDWARD WEBB, PERSONAL REPRESENTATIVE



TATIVE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER REBECCA ANN WEBB, DECEASED Docket Number: 2012-SU-1710-06. 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 EDWARD WEBB, PERSONAL REPRESENTATIVE OF THE ESTATE OF REBECCA ANN WEBB ESTATE OF REBECCA ANN WEBB, C/O THOMAS EDWARD WEBB, PERSONAL REPRESENTATIVE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER REBECCA ANN WEBB, DECEASED

ALL THAT CERTAIN LOT OF LAND SITUATE IN GLEN ROCK BOROUGH, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 106 Church Street, Glen Rock, PA 17327

PARCEL NUMBER: 64-3-153B

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 106 CHURCH STREET, GLEN ROCK, PA 17327

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE-Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., pre-vailling 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. REBECCA TOMPKINS Docket Number: 2012-SU-3299-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Common-

wealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

REBECCA TOMPKINS

ALL that certain described lot of ground, with improvements thereon erected, situate on the East side of Tioga Avenue, in the Fourteenth Ward of the City of York, York County, Pennsylvania, known as 711 Tioga Avenue, bounded and described as follows:

BEGINNING at a point forty-six (46) feet south of the Southeast corner of Tioga Avenue and Conewago Street, at line of property now or formerly of James F. McPaul; thence extending eastwardly along said property now or formerly of James F. McPaul, one hundred (100) feet to a twenty (20) feet wide alley on the East; thence extending southwardly along the west side of said twenty (20) feet wide alley, forty-four (44) feet to property now or formerly of Ethel V. Hoke; thence extending westwardly along said property now or formerly of Ethel V. Hoke; one hundred (100) feet to the east side of said Tioga Avenue; thence extending northwardly along the east side of Tioga Avenue, forty-four (44) feet to a point first mentioned and the place of beginning. Containing a frontage of forty-four (44) feet on said Tioga Avenue and extending in depth of uniform width throughout, Eastwardly, one hundred (100) feet to said twenty (20) feet wide alley on the east. Being part of Lot No. 236, all of Lot No. 237, and part of Lot No. 238 on a Plan of Lots of Lincoln Park.

BEING the same premises which Patricia A. Hake, widow and Lisa Doweary and Matthew Doweary, wife and husband by Deed dated October 16, 2009 and recorded in the office of the Recorder of Deeds of York County on October 29, 2009 in Deed Book Volume 2048, Page 7401, granted and conveyed unto Rebecka L. Tompkins.

PROPERTY ADDRESS: 711 TIOGA 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF’S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O’Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JPM-ORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M/T CHASE HOME FINANCE LLC, S/B/M/T CHASE MANHATTAN MORTGAGE CORPORATION, vs. CHRISTOPHER J. TORBERT Docket Number: 2012-SU-2818-06. 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 J. TORBERT

ALL that certain tract of land, with the improvements thereon erected, situate in Fawn Township, York County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone by a public road, now known as Blue Ball Road, said stone being a corner marker of the tract bought from J. W. Grove; thence along land now or formerly of J. W. Grove South 61 degrees East 264 feet to a stone; thence along land now or formerly of B. P. Anderson South 16 and 1/2 degrees West 824.25 feet to a stone; thence along land now or formerly of Carl Todd North 64 and 1/4 degrees West 471 feet to the center of a public road marked by a pin 15 feet from the center of a public road; thence along the center line of said public road North 30 degrees East 707 feet to a point; thence North 59 degrees West 15 feet to a stone on the northwestern side of the road; thence diagonally across the road North 44 degrees East 117.15 feet to the place of BEGINNING. Containing 7 acres of land.

LESS, HOWEVER, that certain tract of land which James A. Brown and Elsie M. Brown, his wife, conveyed to Perry D. Thompson and Gloria J. Thompson, his wife, said Deed dated December 31, 1975 and recorded January 20, 1976 in the Office of the Recorder of Deeds of York County in Record Book 69-W, Page 514, said tract containing 3.013 acres.

BEING the same premises which Christopher J. Torbert, a married man and Joyce T. Winter and Gary Winter, wife and husband by Deed dated November 18, 2009 and recorded in the office of the Recorder of Deeds of York County on December 1, 2009 in Deed Book Volume 2053, Page 3028, granted and conveyed unto Christopher J. Torbert.

PROPERTY ADDRESS: 897 BLUE BALL ROAD, NEW PARK, PA 17352  
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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff’s Office,  
01.10-3t York County, Pennsylvania

SHERIFF’S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O’Clock, P.M., 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. TIFFANY N. TOWNSEND and JASON TOWNSEND Docket Number: 2011-SU-5064-06. 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:

TIFFANY N. TOWNSEND  
JASON TOWNSEND

ALL THAT CERTAIN TRACT OF LAND SITUATE IN PENN TOWNSHIP, COUNTY OF YORK, AND COMMONWEALTH OF PENNSYLVANIA:

UPIN NUMBER 44-000-26-0037  
BEING KNOWN AND NUMBERED AS 54 LION DRIVE, HANOVER, PA, 17331

IMPROVEMENTS CONSIST OF SINGLE FAMILY DWELLING.

PROPERTY ADDRESS: 54 LION 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff’s Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 BANK OF HANOVER AND TRUST COMPANY vs. JESSE M. TOWNSLEY and DORCAS L. TOWNSLEY Docket Number: 2012-SU-1119-06. 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:

JESSE M. TOWNSLEY  
DORCAS L. TOWNSLEY

ALL that certain lot of ground with improvements thereon erected situate on the east side of North Queen Street in Ward 2 of the City and County of York in the Commonwealth of Pennsylvania, known and numbered as 29 North Queen Street, and bounded and described as follows, to-wit:

On the west by said North Queen Street, on the north by the north building line and property now or formerly of Thomas J. McNelis, on the east by a private alley, and on the south by the south building line and East Clark Avenue, containing in front on said North Queen Street twenty-nine feet and seven inches (29' 7"), more or less (heretofore incorrectly recited as twenty-eight feet and nine inches (28' 9"), more or less and extending in length or depth the same width two hundred ten feet (210'), more or less, to said private alley, all as more fully appears on a survey of same by C. S. Davidson, Inc., of York, Pennsylvania, Civil Engineers, and about to be recorded.

BEING the same premises which George Hay Kain, III., by Deed dated November 18, 2005 and recorded in the Recorder of Deeds Office of York County, Pennsylvania on December 2, 2005 at Instrument Number 2005094690, granted and conveyed unto Jesse M. Townsley, Jr.

UNDER AND SUBJECT to any restrictions, easements and covenants of record.

YORK COUNTY PARCEL I.D. NO. 02-023-01-0021

PROPERTY ADDRESS: 29 NORTH QUEEN 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 2006-22 vs. DEBORAH A. TRACY Docket Number: 2012-SU-3112-06. 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:

DEBORAH A. TRACY

All that certain piece, parcel or tract of land lying, being and situate in Peach Bottom Township, York County, Pennsylvania, the same being bounded, limited and described as follows, to wit:

Beginning at a point in the center line of Township Road T-5954, known as Ridge Road, the said point being South twenty-two (22) degrees thirty-five (35) minutes twenty (20) seconds West, one hundred fifty-one and seven hundredths (151.07) feet and South nineteen (19) degrees twenty-four (24) minutes West, seventy-three and eighty-eight hundredths (73.66) feet from the Northeasternmost corner of the whole tract and the line of lands now or formerly of Peach Bottom Associates, Inc.; thence proceeding along new lines of division of the whole tract, the following three courses and distances: (1) South sixty-six (66) degrees thirty-one (31) minutes twenty-eight (28) seconds West, six hundred four and ninety hundredths (604.90) feet; (2) South twenty-three (23) degrees twenty-eight (28) minutes thirty-two (32) seconds East, one hundred sixty-four and eighty-eight hundredths (164.88) feet; and (3) North sixty-six (66) degrees, thirty-one (31) minutes twenty-eight (28) seconds East, four hundred fifty-one and eighty-one hundredths (451.81) feet to a point in the center line of Township Road T-596, known as Ridge Road; thence proceeding along and through the center line of said Ridge Road two hundred twenty-five (225) feet to the place of beginning It being known and numbered as Lot No.2 on a plan of lots of Richard E. Kohler as surveyed by Joseph W. Shaw on December 4, 1985 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book FF, at page 997.

The improvements thereon being commonly known as 110 Ridge Road, Delta, Pennsylvania 17314

Parcel#: 43-AQ-12-BO

PROPERTY ADDRESS: 110 RIDGE ROAD, DELTA, PA 17314

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of CITIMORTGAGE, INC. vs. JOSHUA P. TRIMMER and DAWN M. TRIMMER Docket Number: 2010-SU-2982-06. 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:

JOSHUA P. TRIMMER  
DAWN M. TRIMMER

owner(s) of property situate in the TOWNSHIP OF SPRINGETTSBURY, York County, Pennsylvania, being 541 SOUTH VERNON STREET, YORK, PA 17402-3537

Parcel No. 46-000-03-0061-0000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$169,766.80

PROPERTY ADDRESS: 541 SOUTH VERNON 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 (30) days after the sale and

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 CWALT, INC., ALTERNATIVE LOAN TRUST 2005-13CB, MORTGAGFE PASS-THROUGH CERTIFICATES, SERIES 2005-13CB vs. KEVIN MICHAEL TRUPIA and KIMBERLY LYNN TRUPIA Docket Number: 2012-SU-2739-06. 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 MICHAEL TRUPIA  
KIMBERLY LYNN TRUPIA

All that certain piece, parcel or tract of land situate in Peach Bottom Township, York County, Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the center line of a 50 feet wide subdivision road right of way known as Dogwood Road, said point being South thirty (30) degrees eleven (11) minutes West, one hundred fifteen and sixty-nine hundredths (115.69) feet from the intersection of said center line with the center line of another 50 feet wide subdivision road right of way known as Hillview Road; thence leaving Dogwood Road and continuing along Lot No. H-42 of this development, North fifty-nine (59) degrees forty-nine (49) minutes West, two hundred twenty-five (225) feet to a point; thence continuing along Lot H-44 of this development, South thirty (30) degrees eleven (11) minutes West, one hundred (100) feet to a point; thence continuing along Lot H-44 of this development, South fifty-nine (59) degrees forty-nine (49) minutes West, two hundred twenty-five (225) feet to a point in the center line of the aforesaid Dogwood Road; thence continuing in and through said center line of opposite Lots H-40 and H-41, of this development, North thirty (30) degrees eleven (11) minutes East, one hundred (100) feet to a point and place of beginning It being known and numbered as Lot No. H-43 on a plan of lots recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book



0, at Page 17.

Title to said premises vested in Kevin Michael Trupia and Kimberly Lynn Trupia, husband and wife, as tenants by the entireties by Deed from Elizabeth D. Rippie, a single individual, now known as Elizabeth D. Gluth, a single individual dated 05/28/02 and recorded 06/07/02 in the York County Recorder of Deeds in Book 1499, Page 4494.

Being known as 59 Dogwood Road, Airville, PA 17302

Tax Parcel Number: 43-000-02-0043.00

PROPERTY ADDRESS: 59 DOGWOOD ROAD, AIRVILLE, PA 17302

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 TURNER Docket Number: 2012-SU-2859-06. 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 mad known as Pleasant View Road at land now or formerly of Mildred Zinuner; 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 and 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.

Parcel# 46-000-08-0150.00-00000

Property address: 2462 Pleasant View Drive, York, PA 17402

PROPERTY ADDRESS: 2462 PLEASANT VIEW DRIVE, YORK, PA 17402

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. CHRISTOPHER T. UECKER and BRIANNA K. UECKER Docket Number: 2012-SU-2343-06. 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 T. UECKER  
BRIANNA K. UECKER

owner(s) of property situate in the BOROUGH OF WRIGHTSVILLE, York County, Pennsylvania, being 304 NORTH FOURTH STREET, WRIGHTSVILLE, PA 17368-1216

Parcel No. 91-000-02-0209.00-00000



Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$98,737.10

PROPERTY ADDRESS: 304 NORTH FOURTH STREET, WRIGHTSVILLE, PA 17368

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. SCOTT R. VOLZ Docket Number: 2011-SU-727-06. 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 R. VOLZ

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

BEING KNOWN AS 17 Umberto Street, New Cumberland, PA 17070

PARCEL NUMBER: 27-1-58

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 17 UMBERTO STREET, NEW CUMBERLAND, PA 17070

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 COUNTRYWIDE HOME LOANS SERVICING LP vs. OMER VILIC and SUVADA VILIC Docket Number: 2012-SU-2560-06. 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:

OMER VILIC  
SUVADA VILIC

owner(s) of property situate in the 13TH WARD OF THE CITY OF YORK, York County, Pennsylvania, being 424 PERSHING AVENUE, YORK, PA 17404

Parcel No. 134470300060000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$49,494.40

PROPERTY ADDRESS: 424 PERSHING 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

SHERIFF'S SALE--Notice is hereby given that

on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P. F/K/A COUNTRYWIDE HOME LOANS SERVICING, L.P. vs. WENDY WAINIO A/K/A WENDY A. WAINIO and GARY WAINIO A/K/A GARY M. WAINIO, JR. Docket Number: 2012-SU-1921-06. 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:

WENDY WAINIO  
A/K/A WENDY A. WAINIO  
GARY WAINIO  
A/K/A GARY M. WAINIO, JR.

owner(s) of property situate in the TOWNSHIP OF CONEWAGO, York County, Pennsylvania, being 75 JOSHUA DRIVE, YORK, PA 17404-8636

Parcel No. 23-000-05-0327-00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$305,781.29

PROPERTY ADDRESS: 75 JOSHUA DRIVE, YORK, PA 17404

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JP MORGAN CHASE BANK, NATIONAL ASSOCIATION vs. DANIEL G. WALCZYK and SHAWN L. YOUNG Docket Number: 2012-SU-3098-06.

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 G. WALCZYK  
SHAWN L. YOUNG

ALL THAT CERTAIN half lot of ground with the improvements thereon erected, known and numbered as: 300 Hellam Street, situate, lying and being at the Northwest corner of Hellam and Third Street in WRIGHTSVILLE BOROUGH, YORK COUNTY, PENNSYLVANIA., bounded and limited as follows:

Property Address: 300 Hellam Street, Wrightsville, PA 17368  
Parcel No. 91-000-02-0041.00-00000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 12-SU3098-06  
Judgment: \$283,406.18

PROPERTY ADDRESS: 300 HELLAM STREET, WRIGHTSVILLE, PA 17368

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of EVERBANK vs. BRIAN E. WEAVER and TRISHA A. WEAVER Docket Number: 2010-SU-642-06. 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 E. WEAVER  
TRISHA A. WEAVER

All that certain described lot of ground, with improvements thereon erected, situate in Hanover

Borough, York County, Pennsylvania, bounded and described as follows:

Property Address: 20 West Hanover Street, Hanover, PA 17331  
 Parcel No. 67-06-130  
 Improvements: Residential Dwelling  
 Subject to Mortgage: No  
 Subject to Rent: No  
 C.P. NO. 2010-SU-000642-06  
 Judgment: \$168,004.42

PROPERTY ADDRESS: 20 WEST HANOVER 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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, S/B/M/T CHASE HOME FINANCE LLC, S/B/M/T CHASE MANHATTAN MORTGAGE CORPORATION, vs. JOHN W. WEBSTER and KAREN M. WEBSTER Docket Number: 2012-SU-2608-06. 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 W. WEBSTER  
 KAREN M. WEBSTER

ALL that certain parcel of land with the improvements thereon erected, situate in East Hopewell Township, York County, Pennsylvania, bounded and described as follows:

BEGINNING at a corner between land now or formerly of Allen Runkle and land now of formerly of William Smith, where formerly stood a Chestnut tree; thence along land now or formerly of William Smith, South thirty-five and one-fourth (35 1/4) degrees East, a distance of twenty-four and eight-tenths (24.8) perches to a stone a White Oak tree; thence along land now

or formerly of Richard Hersey, North fifty-five (55) degrees East, a distance of thirty-nine (39) perches to a point in the center of Glessick School Road (Township Road No. T-664); thence running along the said road and land now or formerly of Walter Wagner; five (05) courses and distances as follows: 1) North twelve (12) degrees West, a distance of six and six one-hundredths (6.06) perches, 2) North eight (08) degrees West, a distance of six and six one-hundredths (6.06) perches, 3) North one (01) degrees West, a distance of twelve and twelve one-hundredths (12.12) perches, 4) North five (05) degrees West, a distance of six and six one-hundredths (6.06) perches, and 5) North seventeen (17) degrees West, a distance of two and five-tenths (2.5) perches to a point in the center of the said road at land now or formerly of Allen Runkle; thence along the said land, South forty-nine and one-fourth (49 1/4) degrees West, a distance of fifty-two and five-tenths (52.5) perches to the place of BEGINNING.

BEING the same premises which Keith M. George and Karen M. George by Deed dated June 9, 1995 and recorded in the office of the Recorder of Deeds of York County on June 9, 1995 in Deed Book Volume 1117, Page 0213, granted and conveyed unto Karen M. Webster and John W. Webster.

PROPERTY ADDRESS: 12890 GLESSICK SCHOOL 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of SOVEREIGN BANK N.A. vs. BRIAN J. WEIMER Docket Number: 2012-SU-2397-06. 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 J. WEIMER

owner(s) of property situate in the TOWNSHIP OF CARROLL, York County, Pennsylvania, being 606 HARRISBURG PIKE, DILLSBURG, PA 17019-1339

Parcel No. 200000400100000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$151,897.31

Attorneys for Plaintiff  
Phelan Hallinan & Schmieg, LLP

PROPERTY ADDRESS: 606 HARRISBURG PIKE, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. DAVID S. WELLER Docket Number: 2012-SU-2540-06. 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 S. WELLER

owner(s) of property situate in the TOWNSHIP OF WARRINGTON, York County, Pennsylvania, being 1055 LISBURN ROAD, WELLSVILLE, PA 17365-9228

Parcel No. 49-000-ME-0066.C0-00000  
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$464,288.16

PROPERTY ADDRESS: 1055 LISBURN ROAD, WELLSVILLE, PA 17365

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 COUNTRYWIDE HOME LOANS SERVICING, LP vs. CHRISTOPHER L. WERTZ Docket Number: 2012-SU-2803-06. 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. WERTZ

owner(s) of property situate in the DOVER TOWNSHIP, York County, Pennsylvania, being 1240 EAST CANAL ROAD, DOVER, PA 17315-2724

Parcel No. 24000KG009000000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$108,348.77

PROPERTY ADDRESS: 1240 EAST CANAL ROAD, DOVER, PA 17315

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

COUNTRYWIDE HOME LOANS SERVICING LP vs. GAIL D. WHITE Docket Number: 2012-SU-2220-06. 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:

GAIL D. WHITE

owner(s) of property situate in YORK CITY, York County, Pennsylvania, being 539 COURTLAND STREET, YORK, PA 17403-2818

Parcel No. 124272100200000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$84,798.71

PROPERTY ADDRESS: 539 COURTLAND 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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, S/B/M TO CHASE HOME FINANCE, LLC vs. MARK C. WHELTLE and SHARON A. WHELTLE Docket Number: 2008-SU-6056-06. 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:

MARK C. WHELTLE  
SHARON A. WHELTLE

owner(s) of property situate in the LOWER CHANCEFORD TOWNSHIP, York County, Pennsylvania, being 684 NORRIS ROAD, AIRVILLE, PA 17302-9148

Parcel No. 34-000-CO-0051.C0-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$288,708.28

PROPERTY ADDRESS: 684 NORRIS ROAD, AIRVILLE, PA 17302

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York county, Pennsylvania on Judgment of JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, S/B/M TO CHASE HOME FINANCE, LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION vs. SHERRIE LYNN WHITE Docket Number: 2009-SU-5255-06. 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:

SHERRIE LYNN WHITE

owner(s) of property situate in the BOROUGH

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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



OF GLEN ROCK, York County, Pennsylvania, being 73 GLENVUE ROAD, GLEN ROCK, PA 17327-8909

Parcel No. 64000010061D000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$86,354.05

PROPERTY ADDRESS: 73 GLENVUE ROAD, GLEN ROCK, PA 17327

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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, SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC vs. HAROLD E. WHITEHEAD and ASHLEY J. BAIR Docket Number: 2012-SU-2572-06. 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 E. WHITEHEAD  
ASHLEY J. BAIR

owner(s) of property situate in the BOROUGH OF SEVEN VALLEYS, York County, Pennsylvania, being 22 CHURCH STREET, SEVEN VALLEYS, PA 17360-8712

Parcel No. 83-000-01-0034.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$114,050.82

PROPERTY ADDRESS: 22 CHURCH STREET,

SEVEN VALLEYS, PA 17360

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE--Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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. DAVID E. WICKENHEISER Docket Number: 2012-SU-999-06. 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 E. WICKENHEISER

owner(s) of property situate in the BOROUGH OF WRIGHTSVILLE, York County, Pennsylvania, being 309 CHERRY STREET, WRIGHTSVILLE, PA 17368-1228

Parcel No. 910000202400000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$56,727.18

PROPERTY ADDRESS: 309 CHERRY STREET, WRIGHTSVILLE, PA 17368

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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, SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC vs. RICHARD A. WIEGARD and CINDY A. WIEGARD Docket Number: 2012-SU-2468-06. 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 A. WIEGARD  
CINDY A. WIEGARD

owner(s) of property situate in the BOROUGH OF SEVEN VALLEYS, York County, Pennsylvania, being 49 CHURCH STREET, SEVEN VALLEYS, PA 17360-8713

Parcel No. 830000200490000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$154,866.94

PROPERTY ADDRESS: 49 CHURCH STREET, SEVEN VALLEYS, PA 17360

UPI#

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-3 vs. MICHAEL WINGARD and GLORIA ANNE WINGARD Docket Number: 2012-SU-53-06. 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 WINGARD  
GLORIA ANNE WINGARD

All the following described piece, parcel or lot of ground, with the improvements thereon erected, situate in Red Lion Borough, York County, Pennsylvania, bounded and limited as follows, to wit:

Beginning at a point in West Broadway; thence along lot now or formerly of Miles Lloyd, South one hundred fifty (150) feet to an alley; thence along said alley, West thirty-four (34) feet to a point; thence along lot now or formerly of John Oscar Heindel and Gertrude Irene Heindel, his wife, North one hundred fifty (150) feet to a point in the aforesaid West Broadway; thence along said West Broadway, East thirty-four (34) feet to the place of beginning.

Known and numbered as 548 West Broadway, Red Lion, Pennsylvania 17356.

Under and subject to any and all covenants, conditions, restrictions, rights-of-way, easements and agreements of record.

Title to said Premises vested in Michael Wingard and Gloria Anne Wingard by Deed from Mary M. Ahrens and Robert Ahrens, wife and husband dated 01/30/07 and recorded 02/01/07 in the York County Recorder of Deeds in Book 1872, Page 3993.

Being known as 548 West Broadway, Red Lion, PA 17356

Tax Parcel Number: 82-000-05-0380.00-00000

PROPERTY ADDRESS: 548 WEST BROADWAY, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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

AS THE REAL ESTATE OF:

KRISTINA J. WRIGHT  
 A/K/A KRISTINA J. KOLLER

ALL, right, title and claim of Kristina J. Wright,  
 of, in and to:

Property located at 1732 Condor Lane, within the  
 Dover Township, York Count PA. Having erected  
 thereon a Semi-Detached, Two Story, Single Fam-  
 ily, Residential Dwelling. Being more fully de-  
 scribed in York County Deed Book Volume 1524,  
 at Page 5732.

Parcel Identification No. 24-000-21-0001.K0-  
 C0066

PROPERTY ADDRESS: 1732 CONDOR 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 (30) days after the sale and  
 distribution will be made in accordance with the  
 schedule unless exceptions are filed thereto within  
 (10) days after posting.

Seized, levied upon and taken into execu-  
 tion as the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that  
 on February 11, 2013 at 2:00 O'Clock, P.M., pre-  
 vailing 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 FI-  
 NANCE AGENCY vs. MARY A. WITTHOFT  
 Docket Number: 2012-SU-1756-06. 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 fol-  
 lowing real estate to wit:

AS THE REAL ESTATE OF:

MARY A. WITTHOFT

ALL THAT CERTAIN tract of land situated, lying  
 and being in the City of York, York County, Penn-  
 sylvania, and having thereon erected a dwelling  
 house known as: 738 VILLAGE ROAD, YORK,  
 PA 17404

ACCOUNT NO. 14-552-10-0025

Reference York County Record Book 1901 Page  
 4253.

PROPERTY ADDRESS: 738 VILLAGE 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 (30) days after the sale and  
 distribution will be made in accordance with the  
 schedule unless exceptions are filed thereto within  
 (10) days after posting.

Seized, levied upon and taken into execu-  
 tion as the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.10-3t York County, Pennsylvania

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SHERIFF'S SALE—Notice is hereby given that  
 on February 11, 2013 at 2:00 O'Clock, P.M.,  
 prevailing time, by virtue of a Writ of Execu-  
 tion issued out of the Court of Common Pleas  
 of York county, Pennsylvania on Judgment of  
 PNC BANK, NATIONAL ASSOCIATION vs.  
 KRISTINA J. WRIGHT A/K/A KRISTINA J.  
 KOLLER Docket Number: 2012-SU-2221-06.  
 And to me directed, I will expose at public sale  
 in the York County Judicial Center, City of York,

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SHERIFF'S SALE—Notice is hereby given that  
 on February 11, 2013 at 2:00 O'Clock, P.M.,  
 prevailing time, by virtue of a Writ of Execu-  
 tion 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 CWALT,  
 INC., ALTERNATIVE LOAN TRUST 2006-  
 20CB MORTGAGE PASS-THROUGH CER-  
 TIFICATES, SERIES 2006-20CB vs. MICHAEL  
 A. WYNEGAR and RITA WYNEGAR Docket  
 Number: 2012-SU-2668-06. 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. WYNEGAR  
 RITA WYNEGAR

All that certain tract of land with the improve-

ments thereon erected, situate in York Township, York County, Pennsylvania, being known as Lot No. 34, on a plan of lots of South Ridge Estates, Section No. 3, prepared by Gordon L. Brown and Associates, Inc., Engineers and Surveyors, Drawing No. L-951, dated December 17, 1977 and recorded in York County Plan Book BB, Page 818, and being more fully described as follows, to wit:

Beginning at a point on the Northwest side of Dartha Drive, a fifty (50) foot wide public street between side lines, at corner of Lot No. 35; thence along Lot No. 35 North thirty-one (31) degrees fifty-one (51) minutes thirty (30) seconds West, one hundred fifty and no one-hundredths (150.00) feet to a point at Lot No. 43; thence along Lot No. 43 and Lot 44, North fifty-eight (58) degrees eight (08) minutes thirty (30) seconds East, ninety-eight and no one-hundredths (98.00) feet to a point at Lot No. 33; thence along Lot No. 33 South thirty-one (31) degrees fifty-one (51) minutes thirty (30) seconds East one hundred fifty and no one-hundredths (150.00) feet to a point on the Northwest side of Dartha Road; thence along the northwest side of Dartha Road South fifty-eight (58) degrees eight (08) minutes thirty (30) seconds West ninety-eight and no one-hundredths (98.00) feet to the point and place of beginning.

Under and subject, nevertheless, to conditions, restrictions, easements and rights-of-way of record.

Title to said premises vested in Michael A. Wynegar and Rita Wynegar, husband and wife by Deed from Emmert T. Snyder and Suzanne K. Snyder, husband and wife dated 03/22/06 and recorded 03/31/06 in the York County Recorder of Deeds in Book 1800, Page 7332.

Being known as 431 Dartha Drive, Dallastown, PA 17313

Tax Parcel Number: 54-000-31-0034

PROPERTY ADDRESS: 431 DARTHA DRIVE, DALLASTOWN, 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., pre-

vailing 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. JACOB YOHE, EXECUTOR OF THE ESTATE OF STEVEN P. YOHE, DECEASED MORTGAGOR AND REAL OWNER Docket Number: 2009-SU-2670-06. 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 YOHE,  
EXECUTOR OF THE ESTATE OF  
STEVEN P. YOHE, DECEASED  
MORTGAGOR AND REAL OWNER

ALL the following described tract of land, with any improvements erected thereon, situate in the Township of North Codorus, County of York, Commonwealth of Pennsylvania, and more fully bounded as per survey made by Gordon L. Brown on March 23, 1970 being Drawing No. H-521, to wit:

BEGINNING at an iron pipe in the center of a private road at the corner of lands now or formerly of Clarence S. Failor; thence along said property of Clarence S. Failor; North thirty-eight (38) degrees, twenty-one (21) minutes east, a distance of two hundred sixty-three and fifth hundredths (263.50) feet to an iron pipe; thence along other lands now or formerly of Paul A. Yohe and Mary J. Yohe, his wife, of which this was formerly a part, South forty-six (46) degrees three (03) minutes East, a distance of one-hundred seventy-five and eighty-four hundredths (175.84) feet to a point; thence along lands now or formerly of Paul A. Yohe and Mary J. Yohe, his wife, of which this was formerly a part, South thirty-eight (38) degrees, twenty-one (21) minutes West, a distance of two hundred forty-six and thirty-four hundredths (264.34) feet to an iron pipe in the center line of a aforesaid private road; thence along the center line of aforesaid private road North fifth-one (51) degrees thirty -nine (39) minutes West a distance of one hundred seventy-five and no hundredths (175.00) feet to an iron pipe, the point of BEGINNING.

PARCEL ID# 40-000-06-0069

Property being known as 1041 Forest Road, York, Pennsylvania 17404.

Title to said premises is vested in Steven Paul Yohe, husband, by deed from Steven Paul Yohe and Lorna M. Yohe, his wife, dated February 27, 1991 and recorded March 19, 1996 in Deed Book 1256, Page 6152, as Instrument No. 19966013585.

PROPERTY ADDRESS: 1041 FOREST 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.10-3t York County, Pennsylvania

SHERIFF'S SALE—Notice is hereby given that on February 11, 2013 at 2:00 O'Clock, P.M., 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 F/K/A PHH MORTGAGE SERVICES vs. BRIAN C. ZENGEL Docket Number: 2012-SU-1527-06. 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 C. ZENGEL

owner(s) of property situate in the BOROUGH OF RED LION, York County, Pennsylvania, being 215 NORTH CHARLES STREET, RED LION, PA 17356-1615

Parcel No. 82-000-03-0038-A0

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$112,987.40

PROPERTY ADDRESS: 215 NORTH CHARLES 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 (30) days after the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within (10) days after posting.

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

## Office Space For Rent

**1500 sq. ft. divided  
into 5 offices and  
open area w/2 baths  
and ample parking  
near courthouse.**

**Owner will rent single  
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I treat my clients as I would  
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education, care and service  
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my own parents and  
grandparents."*



**Susan Feltenberger**  
Reverse Mortgage Consultant  
NMLS # 716028

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**Call today to receive my FREE educational packet!**



# Congratulations

York County Community Foundation  
Professional Advisor Recognition Society



Back row (L-R): Thomas M. Shorb, Stock & Leader; Steven M. Merrick, Reinsel Kuntz Leshner LLP; John J. Shorb, Stock & Leader; William B. Anstine, Anstine & Sparler. Middle (L-R): Jon C. Countess, CGA Law Firm; Andrew Kagen, Kagen, MacDonald & France, P.C.; John D. Miller, Jr., MPL Law Firm, LLP. Front (L-R): Cynthia A. Dotzel, SF & Company; Nancy Klahold, National Penn Investors Trust Company. Not pictured: J. Ross McGinnis, Stock & Leader; G. Steven McKonly, G. Steven McKonly, PC; Harry J. Rubin, Barley Snyder LLC; W. Bruce Wallace, Stock & Leader.

To find out how your colleagues are  
**Creating a Vibrant York County**

call Bryan Tate at 848-3733 or email: [btate@yccf.org](mailto:btate@yccf.org)



*We create a vibrant York County by engaging donors,  
providing community leadership and investing in high-impact  
initiatives while building endowment for future generations.*



# YORK COUNTY BAR ASSOCIATION

137 East Market Street, York, PA 17401

Telephone: (717) 854-8755

Fax: (717) 843-8766 email: [membersupport@yorkbar.com](mailto:membersupport@yorkbar.com)

December 2012

TO: Members of the York County Bar Association and Foundation

FROM : The Honorable John C. Uhler, President

SUBJECT: 2013 Annual Dinner

Date: Tuesday, January 15, 2013

Place: Heritage Hills, 2700 Mount Rose Avenue, York

Time: 6:00 PM Cocktails and hors d'oeuvres, 7:00 PM Dinner

The Annual Dinner for the York County Bar Association will be held on Tuesday, January 15<sup>th</sup> in the ballroom at Heritage Hills Golf Resort.

As is our custom, we will honor those members of the Bar who have served us so competently during the past twelve months and recognize those members who are stepping forward to carry on the work of the Association. The dinner will also feature recognition of participation in our Pro Bono program as well as recognition of donors to the Foundation Endowment Fund.

I hope that you will plan to attend our annual gathering. There will be NO CHARGE to attend the Annual Dinner again this year. However, please note that any member who signs up and is unable to attend and does not notify the Bar Center before Jan. 9 will be billed for the event. If you wish to attend, please complete and return the registration form below.

I look forward to seeing you at the Annual Dinner on January 15, 2013.

---

## ANNUAL DINNER REGISTRATION FORM

**Please return this form by Wednesday, January 9, 2013. Members who sign up but do not attend and who do not cancel before Jan. 9 will be billed \$50.00.**

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Beef \_\_\_\_\_ Chicken \_\_\_\_\_ Vegetarian \_\_\_\_\_

**Please RSVP by e-mailing [membersupport@yorkbar.com](mailto:membersupport@yorkbar.com) or faxing form to 843-8766 or mail to YCBA, Annual Dinner, 137 East Market Street, York, PA, 17401**



Your most  
important  
meeting of the  
day.

**Become a Junior Achievement volunteer...**

**Teach York County Youth about the Legal System and the Legal Profession**

**What's involved?**

- Six, 30 minute classroom lessons with **2<sup>nd</sup> graders in the School District of the City of York.**
- Hands-on tools, scripted material and training is provided.
- You schedule the session dates and times with the teacher through the Bar Association.
- Ongoing support from Junior Achievement and the classroom teacher.

**MANDATORY TRAINING 12-1:30PM ON JANUARY 17, 2013 AT THE BAR CENTER, IN THE CLE ROOM.**

If you are interested in being trained in order to volunteer, or have any questions, please contact [membersupport@yorkbar.com](mailto:membersupport@yorkbar.com)

Your gift or time. Their future.



**Subject: 2013 YCBF CNP Diversity Internship Application Deadline 1/21/13**

The York County Bar Foundation is currently accepting applications for the 2013 Clarence "Chuck" N. Patterson Diversity Internship Scholarship Program for individuals interested in working in the York County legal community. This 10-week-long paid summer internship is open to first or second year, full-time law students. Eligibility requirements are as follows: 1) minority law student attending an accredited law school full-time during the 2012-2013 academic year; 2) completion of the Clarence "Chuck" N. Patterson Diversity Pipeline Internship Scholarship Program Application; 3) current resume; 4) a 10-15 page writing sample; and 5) an official law school transcript or a photocopy of an official transcript. For a copy of the application, please contact Shaleeta Washington at [shaleeta.washington@highmark.com](mailto:shaleeta.washington@highmark.com) or the Bar Association at 717-854-8755 or email [info@yorkbar.com](mailto:info@yorkbar.com). The application deadline is January 21, 2013.

Shaleeta R. Washington  
Associate Counsel  
Highmark Inc.  
1800 Center Street  
Camp Hill, PA 17011  
717-302-4211  
717-302-4203(fax)



# ATTENTION!

## *The York Legal Record is going electronic!*

Beginning **January 24, 2013**, the York Legal Record's **default method of delivery** to York County Bar Association members will be **electronic**. If you prefer to continue to receive your copy of the York Legal Record in paper format, please fill out the form below and return to Deana Keifer at the Bar Center (or email to [yorklegalrecord@yorkbar.com](mailto:yorklegalrecord@yorkbar.com)). *If you have not been receiving the electronic version of the York Legal Record for the past several months, please update your email address using the form below or by calling or emailing Deana at [yorklegalrecord@yorkbar.com](mailto:yorklegalrecord@yorkbar.com).*

**\*\*\*\*\*If you do not submit this form, as of January 24, 2013, you will no longer receive the paper version of the York Legal Record.\*\*\*\*\***

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\_\_\_\_ **I have not been receiving the electronic version of the YLR and wish to begin receiving the YLR electronically.** My correct email address is as follows:

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Email Address: \_\_\_\_\_

\_\_\_\_ **I wish to continue receiving the paper version of the York Legal Record**

***\*Note – you will still receive the electronic version***

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

***Please return this form to the Bar Center or [yorklegalrecord@yorkbar.com](mailto:yorklegalrecord@yorkbar.com)***

***No later than Friday, January 11, 2013***

# JANUARY 25, 2013 CLE

**DATE** : FRIDAY, JANUARY 25, 2013  
**CREDIT** : 2.0 HOURS SUBSTANTIVE CREDIT  
**SPEAKER** : STEVE WARREN, YORK COUNTY MHMR  
**TOPIC** : REVIEW OF THE MENTAL HEALTH  
**PROCEDURES ACT**  
**TIME** : 1:30 – 3:30PM  
**LOCATION** : YORK COUNTY JUDICIAL CENTER  
45 NORTH GEORGE STREET –  
3<sup>RD</sup> FLOOR CONFERENCE ROOM

This training will include a comprehensive review of the Mental Health Procedures Act. It will also include a discussion of the various MH services available through this agency and the role of the MHMR case workers. There will be a question and answer portion at the end of the training.

**The PACLE Board approved this program for 2.0 hours substantive credit. To receive credit, all attendees must be registered and in their seats by 1:30 p.m. Late arrivals will receive no credit.**

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## **REVIEW OF THE MENTAL HEALTH PROCEDURES ACT** **Friday, January 25, 2013**

- \$25.00 – Credit - Member YCBA       \$20.00 -Credit-Member/5 years or less practice  
 \$60.00 - Credit-Non Member of any Bar Association       No Charge - Member of the Bench  
 \$10.00 - No Credit  
(Covers member authorized paralegals)

**RESERVATION DEADLINE: Tuesday, January 22, 2013**

NAME: \_\_\_\_\_

ATTORNEY ID#: \_\_\_\_\_

Please make check payable to YORK COUNTY BAR ASSOCIATION & mail to:  
CLE, York County Bar Center, 137 E. Market Street, York, PA 17401

December 27, 2012

TO: Members of the York County Bar Association

FROM: The Honorable John C. Uhler, President

BY REASON OF THE DEATH OF  
**SAMUEL S. LAUCKS, JR.**  
AND TO SHOW OUR RESPECT BY ADOPTING  
A MINUTE IN HONOR OF HIS MEMORY  
A SPECIAL MEETING OF THE  
YORK COUNTY BAR ASSOCIATION  
HAS BEEN CALLED  
FOR FRIDAY, JANUARY 25, 2013  
AT 11:00 A.M. IN COURTROOM 10, 7<sup>th</sup> FLOOR  
YORK COUNTY JUDICIAL CENTER