

York Legal Record

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

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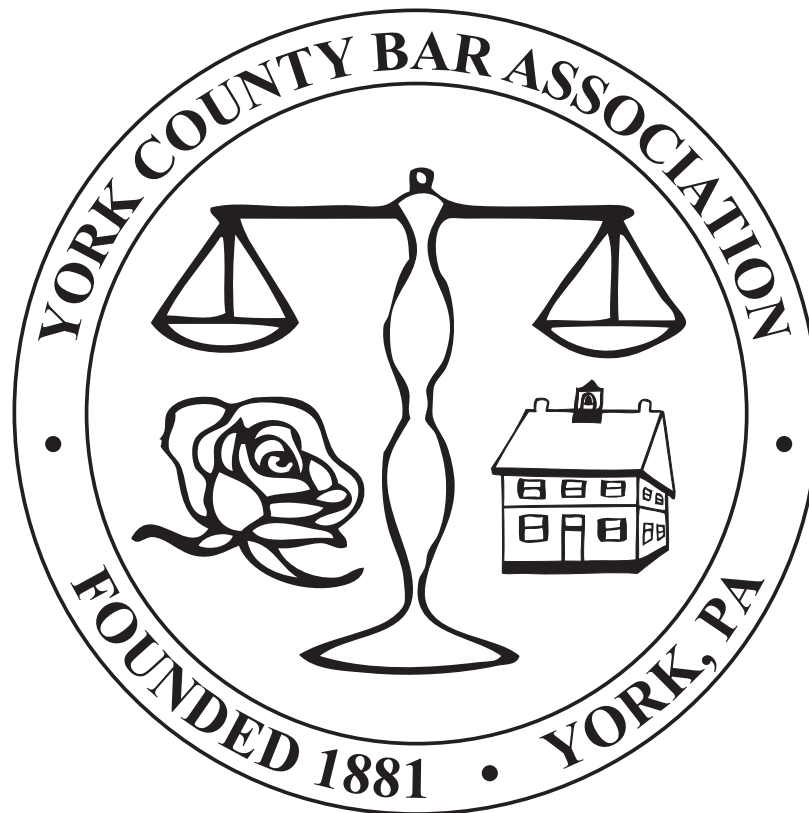
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ARTICLE OF LEGAL INTEREST

Employers Can Make Plan Premium Discounts or Surcharges Dependent on Vaccination Status

By: Caleb P. Setlock and Michael J. Crocenzi, Barley Snyder Employment Practice Group

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Dated Material Do Not Delay

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3rd Wednesday of each
month

November 17, 2021
next meeting

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All information confidential

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

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

Questions or appointment please call 717-854-8755 or email info@yorkbar.com

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

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

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

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Employers Can Make Plan Premium Discounts or Surcharges Dependent on Vaccination Status

By: Caleb P. Setlock and Michael J. Crocenzi Barley Snyder Employment Practice Group.

On October 4, 2021, the Department of Labor, Health and Human Services, and the Treasury released a jointly prepared FAQ to confirm employers may incentivize employee vaccination by means of benefit plan amendments. It can currently be located: <https://www.hhs.gov/guidance/sites/default/files/hhs-guidance-documents/FAQs-Part-50.pdf>

The FAQ confirmed that employers may do so by either offering discounts on monthly insurance premiums for vaccinated employees or imposing insurance surcharges for those not vaccinated.

Generally, employers may not charge different premiums under their health plans based on employee health factors. One exception is for activity-only wellness programs. The FAQ has said that mandatory vaccinations can be considered an activity-only wellness program, provided five factors are met:

1. Employees must be offered the opportunity to qualify for the program at least once per year;
2. The award or penalty cannot exceed 30% of the total cost of employee-only coverage when combined with all other wellness programs;
3. The program must be reasonably designed to promote health or prevent disease;
4. The program must provide a reasonable alternative to qualify (such as an employee who cannot be vaccinated due to a medical contraindication); and
5. The employer must provide notice of the program or the reasonable alternative and information on how to qualify for either.

Employers may not exclude employees altogether from a group health plan based on vaccination status. This exclusion would violate HIPAA's nondiscrimination mandates and is not allowed.

Employers must provide coverage, without cost-sharing requirements, for all COVID-preventive measures, including vaccinations, under the CARES Act. It includes the cost of any future booster doses authorized or approved by the FDA.

The FAQ notes that premium surcharges are calculated into the meaning of "affordable" under the Affordable Care Act, but premium discounts are to be disregarded. Meaning, employers should still ensure the premium differential does not make their coverage unaffordable under the ACA. A plan is affordable if the lowest-cost, self-only coverage option does not exceed 9.83 percent of an employee's household income.

DISCLAIMER: The information in this alert should not be construed as legal advice to be relied upon nor to create an attorney/client relationship. Please note that the reader's or an industry's specific situation or circumstances will vary and, thus, for example, an approach that is advisable in one industry may not be appropriate in another industry. If you have questions about your situation or about how to apply information contained in this alert to your situation or industry, you should reach out to an attorney.

The views expressed in this alert are those of the individual author and do not necessarily reflect the views of the firm or the firm's clients. The response to the COVID-19 pandemic is particularly challenging, evolving and, in many cases, can be controversial. Any views expressed in this alert are not intended to advocate for or endorse a particular governmental response to the pandemic.

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FIRST PUBLICATION

ESTATE OF MICHAEL A.

ADDLESBERGER, a/k/a MICHAEL ANTHONY ADDLESBERGER, MIKE ADDLESBERGER, MICHAEL ADDLESBERGER, DECEASED

Late of Manchester Twp., York County, PA.
Executrix: Marijo L. Addlesberger, c/o Kurt A. Blake, Esquire, Blake & Schanbacher Law, LLC, 29 East Philadelphia Street, York, PA 17401

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

11.04-3t

ESTATE OF JOSEPH DANIEL BARRY, DECEASED

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

Executor: Peter D. Barry, c/o Michael R. Caum, Esquire, P.O. Box 272, Shrewsbury, PA 17361

Attorney: Michael R. Caum, Esquire, P.O. Box 272, Shrewsbury, PA 17361 11.04-3t

ESTATE OF JAMES J. BEDDOWS JR., DECEASED

Late of Shrewsbury Twp., York County, PA.
Administrator-Executor: Stephanie Garrison, 5714 Glamis Drive, Alexandria, VA 22315

11.04-3t

ESTATE OF ROBERT LEWIS BIXBY, DECEASED

Late of Borough of Hanover, York County, PA.

Executor: Charles Andrew Bixby, 5748 Wild Berry Court, Parker, CO 80134

Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 11.04-3t

ESTATE OF JOAN M. FADELY, DECEASED

Late of Hellam Twp., York County, PA.
Administrator-Executor: Tracey L. Andrews, c/o 50 East Market Street, Hellam, PA 17406

Attorney: Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406 11.04-3t

ESTATE OF FRANCES R. HILBERT, DECEASED

Late of Springettsbury Twp., York County, PA.

Executor: Gary L. Landis, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 11.04-3t

ESTATE OF JAMES R. HILL, DECEASED

Late of Fairview Twp., York County, PA.

Executor: Phillip S. Hill, c/o Michael L. Bangs, Esquire, Bangs Law Office, LLC, 429 South 18th Street, Camp Hill, PA 17011

Attorney: Michael L. Bangs, Esquire, Bangs Law Office, LLC, 429 South 18th Street, Camp Hill, PA 17011 11.04-3t

ESTATE OF MARK HUDSON, DECEASED

Late of Fairview Twp., York County, PA.

Administrator-Executor: Mary Papadolos, c/o Law Office of James Clark, 277 Millwood Rd., Lancaster, PA 17603

Attorney: Law Office of James Clark, 277 Millwood Rd., Lancaster, PA 17603 11.04-3t

ESTATE OF AMANDA L. IRVIN, DECEASED

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

Administrator: Danielle N. Wende, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401

Attorney: Gregory E. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401 11.04-3t

ESTATE OF MANFRED LEDEBOHM a/k/a MANFRED WALDEMAR LEDEBOHM, DECEASED

Late of Fairview Twp., York County, PA.

Co-Executors: Karl M. Ledebom and Oskar Ledebom, c/o Karl M. Ledebom, Esq., P.O. Box 173, New Cumberland, PA 17070-0173

Attorney: Karl M. Ledebom, Esquire, P.O. Box 173, New Cumberland, PA 17070-0173 11.04-3t

ESTATE OF DONALD W. MCCAUSLIN, SR., DECEASED

Late of Jackson Twp., York County, PA.

Co-Executors: Donald W. McCauslin, Jr. and Teri E. Stacey (aka Teri E. Zeigler), c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 11.04-3t

ESTATE OF TAMARA SUE NEUMANN, DECEASED

Late of York County, PA.

Administrator: Zane R. Neumann, c/o William R. Kaufman, Esquire, 940 Century Drive, Mechanicsburg, PA 17055-4376

Attorney: William R. Kaufman, Esquire, 940 Century Drive, Mechanicsburg, PA 17055-4376 11.04-3t

ESTATE OF RANDALL L. REBERT, DECEASED

Late of Washington Twp., York County, PA.

Administrator-Executor: Sylvia J. Rebert, 180 Pine Woods Road, Wellsville, PA 17365 11.04-3t

ESTATE OF JOAN L. RICHARDS, DECEASED

Late of Penn Twp., York County, PA.

Personal Representative: Jane E. Cooper, 271 Thornhill Dr., Hanover, PA 17331

Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331 11.04-3t

ESTATE OF MICHAEL W. STUMP, DECEASED

Late of Hanover Borough, York County, PA.

Administratrix: Anna M. Stump, 355 Centennial Avenue, Hanover, PA 17331

Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 11.04-3t

ESTATE OF ANTHONY D. TASSONE, DECEASED

Late of York Twp., York County, PA.

Executrix: Rebecca Tassone, 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 11.04-3t

ESTATE OF JAMES D. ZIMMERMAN, DECEASED

Late of Newberry Twp., York County, PA.

Executor: Joseph Campbell, c/o Michael L. Bangs, Esquire, Bangs Law Office, LLC, 429 South 18th Street, Camp Hill, PA 17011

Attorney: Michael L. Bangs, Esquire, Bangs Law Office, LLC, 429 South 18th Street, Camp Hill, PA 17011 11.04-3t

SECOND PUBLICATION

ESTATE OF ANNA M. BAMBURG a/k/a ANNA MARIE BAMBURG, DECEASED

Late of Dallastown Twp., York County, PA.

Co-Executors: Dennis E. Copp and Sherry L. Eisensmith, c/o Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1210

Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1210 10.28-3t

ESTATE OF DEBRA A. BESAW-BISCOE,
DECEASED

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

Executor: Jonathan M. Besaw, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 10.28-3t

ESTATE OF SHIRLEY A. BISH, DECEASED

Late of Dover Twp., York County, PA.

Administrator: John P. Bish, c/o P.O. Box 606, East Berlin, PA 17316

Attorney: Sharon E. Myers, Esquire, CGA Law Firm, PC, P.O. Box 606, East Berlin, PA 17316 10.28-3t

ESTATE OF ADAM BOATWRIGHT, SR.,
DECEASED

Late of York City, York County, PA.

Executrix: Linda Gay Lehigh, c/o William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401

Attorney: William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401 10.28-3t

ESTATE OF JOHNNIE L. BROWN, a/k/a
JOHNNIE LEE BROWN a/k/a JOHNNY LEE
BROWN, DECEASED

Late of York City, York County, PA.

Executor: DORA A EDWARDS, c/o 25 North Duke Street, Suite 202, York, PA 17401

Attorney: Charles J. Long, Esquire, 25 North Duke Street, Suite 202, York, PA 17401 10.28-3t

ESTATE OF DALE R. CRONE, DECEASED

Late of Dover Twp., York County, PA.

Executor: Randy Lee Crone, a/k/a Randy Crone, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408

Attorney: Rachel Dodson Hamme, Esquire, The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408 10.28-3t

ESTATE OF DIANA L. DAUGHERTY,
DECEASED

Late of Springfield Twp., York County, PA.

Executrix: Dorothy C. Fields, c/o John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404

Attorney: John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404 10.28-3t

ESTATE OF CHARLES V. DENNEY, III,
DECEASED

Late of Jackson Twp., York County, PA.

Administrator: Patricia A. Denney, c/o P.O. Box 606, East Berlin, PA 17316

Attorney: Sharon E. Myers, Esquire, CGA Law Firm, PC, P.O. Box 606, East Berlin, PA 17316 10.28-3t

ESTATE OF PATRICIA R. FEESER,
DECEASED

Late of Hanover Borough, York County, PA.

Co-Executors: Katherine M. McMaster, 224 Sunset Avenue, Hanover, PA 17331 and Daniel R. Feeser, 110 Berlin Road, New Oxford, PA 17350

Attorney: Thomas E. Miller, Esquire, Law Office of Thomas E. Miller, Esquire LLC, 249 York Street, Hanover, PA 17331 10.28-3t

ESTATE OF DAVID J. FERNER, DECEASED

Late of Goldsboro Borough, York County, PA.

Administrator-Executor: Judith A. Walsh, c/o Matthew E. Hamlin, Esquire, 1215 Summit Way, Mechanicsburg, PA 17050

Attorney: Matthew E. Hamlin, Esquire, 1215 Summit Way, Mechanicsburg, PA 17050 10.28-3t

ESTATE OF ARTHUR ALLAN FLOYD,
DECEASED

Late of Dover Twp., York County, PA.

Administrator-Executors: David A. Floyd and Arthur A. Floyd III, 3 Hancock Court, New Freedom, PA 17349

Attorney: Gilbert G. Malone, Esquire, 42 South Duke Street, York, PA 17401 10.28-3t

ESTATE OF JEANNE MARIE GAZZOLA,
a/k/a JEANNE M. GAZZOLA, DECEASED

Late of Wrightsville Borough, York County, PA.

Executor: Michael Jackson, c/o Timothy M. Finnerty, Esq., McNees Wallace & Nurick LLC, 100 Pine Street, P.O. Box 1166, Harrisburg, PA 17108-1166

Attorney: Timothy M. Finnerty, Esquire, McNees Wallace & Nurick LLC, 100 Pine Street, P.O. Box 1166, Harrisburg, PA 17108-1166 10.28-3t

ESTATE OF FRED G. GERSON, DECEASED

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

Executor: Marlo Fielding, c/o Sommer & O'Donnell, LLC, 36 South Hanover Street, Carlisle, PA 17013

Attorney: Brandon S. O'Donnell, Esquire, Sommer & O'Donnell, LLC, 36 South Hanover Street, Carlisle, PA 17013 10.28-3t

ESTATE OF DIANNE M. GIAMPIETRO,
DECEASED

Late of Jackson Twp., York County, PA.

Executrix: Claire L. Wentz, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331

Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 10.28-3t

ESTATE OF BRENDA L. GOTWALT,
DECEASED

Late of York City, York County, PA.

Executor: Rodney C. Feeser, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408

Attorney: Rachel Dodson Hamme, Esquire, The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408 10.28-3t

ESTATE OF NANCY J. HALL, DECEASED

Late of Springettsbury Twp., York County, PA.

Administrator: Richard Hall, c/o Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1210

Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1210 10.28-3t

ESTATE OF ROBERT S. HANER,
DECEASED

Late of Dover Twp., York County, PA.

Co-Executors: Amy M. Austin, and Jason R. Haner, c/o 129 E. Market St., York, PA 17401

Attorney: Andrew C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York, PA 17401 10.28-3t

ESTATE OF DONALD E. HARTMAN,
DECEASED

Late of Manchester Twp., York County, PA.

Co-Executors: Eric Hartman and Kevin Hartman, c/o William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401

Attorney: William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401 10.28-3t

ESTATE OF LEONA M. HAUGH,
DECEASED

Late of Chanceford Twp., York County, PA.

Executor: Kelso Haugh, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356

Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, PC, 105 West Broadway, Red Lion, PA 17356 10.28-3t

ESTATE OF LOLA I. JACOBS, DECEASED

Late of York Twp., York County, PA.

Administrators-Executors: Larry L. Jacobs and Karen L. Miller, c/o MPL Law Firm, LLP, 137 East Philadelphia Street, York, PA 17401

Attorney: John D. Miller, Jr., Esquire, MPL Law Firm, LLP, 137 East Philadelphia Street, York, PA 17401 10.28-3t

ESTATE OF MARY A. LAMBERT,
DECEASED

Late of Dover Twp., York County, PA.

Executor: Bethann Flohr, c/o Aevitas Law, PLLC, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601

Attorney: Santo G. Spataro, Esquire, Aevitas Law, PLLC, 1755 Oregon Pike, Suite 201, Lancaster, PA 17601 10.28-3t

ESTATE OF GEORGE S. MCCALLUM a/k/a
GEORGE SEILER MCCALLUM, DECEASED

Late of Dallastown Borough, York County, PA.

Executors: Bruce C. McCallum and Neal F. McCallum, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356

Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, PC, 105 West Broadway, Red Lion, PA 17356 10.28-3t

ESTATE OF ATHALENA M. NEIDHAMMER, a/k/a ATHALENA NEIDHAMMER, DECEASED

Late of Springettsbury Twp., York County, PA.
Co-Executors: Sandra Darlene Frey-Sellers and William L. Neidhammer, Jr., c/o GARBER & GARBER LAW, 208 Hellam Street, Wrightsville, PA 17368
Attorney: John M. Garber, Esquire, GARBER & GARBER LAW, 208 Hellam Street, Wrightsville, PA 17368 10.28-3t

ESTATE OF DAVID JAMES PELLEGRINO, JR., DECEASED

Late of Windsor Twp., York County, PA.
Administratrix: Paula E. Pellegrino, c/o 221 W. Philadelphia St., Suite 45, York, PA 17401
Attorney: Daniel Carn, Esquire, Carn Law Office, 221 W. Philadelphia St., Suite 45, York, PA 17401 10.28-3t

ESTATE OF BEVERLY MARIE PLOURDE a/k/a BEVERLY M. PLOURDE a/k/a BEVERLY PLOURDE, DECEASED

Late of Shrewsbury Twp., York County, PA.
Executrix: Denise M. Rhodes, c/o Kristina A. Bange, Esquire, 32 South Beaver Street, York, PA 17401
Attorney: Kristina A. Bange, Esquire, 32 South Beaver Street, York, PA 17401 10.28-3t

ESTATE OF MICHAEL STEVE RORAPAUGH, DECEASED

Late of Fairview Twp., York County, PA.
Administrator-Executor: Peggy Lee Matangos, c/o Karl M. Ledebom, Esq., P.O. Box 173, New Cumberland, PA 17070-0173
Attorney: Karl M. Ledebom, Esquire, P.O. Box 173, New Cumberland, PA 17070-0173 10.28-3t

ESTATE OF ROBERT M. SHEALER, DECEASED

Late of Springettsbury Twp., York County, PA.
Administrator-Executor: Joann C. Shealer, c/o 50 East Market Street, Hellam, PA 17406
Attorney: Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406 10.28-3t

ESTATE OF ROBERT L SPAHR, DECEASED

Late of Spring Garden Twp., York County, PA.
Executrix: Carol E. Spahr, c/o Erik Spurlin, Esq, MPL Law Firm, 137 E Philadelphia St, York, PA 17401
Attorney: Erik D. Spurlin, Esquire, MPL Law Firm LLP, 137 E Philadelphia St, York, PA 17401 10.28-3t

ESTATE OF JOHN L. SWEMLEY a/k/a JOHN L. SWEMLEY, SR., DECEASED

Late of West Manchester Twp., York County, PA.
Executor: Linda J. Markey, c/o Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 North Duke Street, P.O. Box 149, York, PA 17405-0149
Attorney: Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 North Duke Street, P.O. Box 149, York, PA 17405-0149 10.28-3t

ESTATE OF EVELYN V. SZALA, DECEASED

Late of West Manchester Twp., York County, PA.
Administrator-Executor: Martin C. Szala, c/o MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401
Attorney: John D. Miller, Jr., Esquire, MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401 10.28-3t

ESTATE OF MILDRED E. THOMPSON a/k/a MILDRED THOMPSON, AUNT MILLIE, DECEASED

Late of Windsor Twp., York County, PA.
Executrix: Joan C. Thompson a/k/a Joan Thompson, c/o Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1210 10.28-3t

ESTATE OF NANCY D. WARNER, DECEASED

Late of Heidelberg Twp., York County, PA.
Co-Executors: Jay G. Warner and Ada D. Stermer, a/k/a Ada D. Anderson, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408
Attorney: Rachel Dodson Hamme, Esquire, The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408 10.28-3t

ESTATE OF SAMUEL JEFFREY WHITE a/k/a SAMUEL J. WHITE, DECEASED

Late of Fairview Twp., York County, PA.
Administrator-Executor: Julia P. Wagner, 13 Homestead Lane, Camp Hill, PA 17011
Attorney: Vicky Ann Trimmer, Esquire, 645 N. 12th Street, Suite 200, Lemoyne, PA 17043 10.28-3t

ESTATE OF DALE K. WOLFE, DECEASED

Late of Paradise Twp., York County, PA.
Co-Executors: Starlette L. Watson, Dennis E. Wolfe, and Sherry K. Wolfe, c/o LAW OFFICE OF WM. D. SCHRACK III, BENN LAW FIRM, 124 West Harrisburg Street, Dillsburg, PA 17019-1268
Attorney: Wm. D. Schrack, III, Esquire, LAW OFFICE OF WM. D. SCHRACK III, BENN LAW FIRM, 124 West Harrisburg Street, Dillsburg, PA 17019-1268 10.28-3t

THIRD PUBLICATION

ESTATE OF JAMES F. ACKERMAN, DECEASED

Late of York Twp., York County, PA.
Executrix: Nancy J. Ackerman, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 10.21-3t

ESTATE OF LESTER R. ALDINGER, DECEASED

Late of York County, PA.
Administrator-Executor: Charles J. Hobbs, Esquire and P.O.A. for Executors of Estate, 256 E. Market Street, York, PA 17403
Attorney: Charles J. Hobbs, Esquire, 256 E. Market Street, York, PA 17403 10.21-3t

ESTATE OF KEMARI ANTHONY LEE CROSS, DECEASED

Late of York City, York County, PA.
Administratrix: Keisha E. Cross, c/o Barley Snyder, 100 East Market Street, York, PA 17401
Attorney: Jayne R. Katherman, Esquire, Barley Snyder, 100 East Market Street, York, PA 17401 10.21-3t

ESTATE OF BENJAMIN WILSON CUMMING a/k/a BENJAMIN W. CUMMING III, a/k/a BENJAMIN W. CUMMING V, DECEASED

Late of Glen Rock, York County, PA.
Administrator: Megan Beardsley, 109 Clark Court, Youngsville, NC 27596
Attorney: James E. Sher, Esquire, Sher & Associates, P.C., 15019 Kutztown Road, Kutztown, PA 19530 10.21-3t

ESTATE OF MARLENE G. FIELD, DECEASED

Late of Hanover Borough, York County, PA.
Executor: Charles H. Field, 312 Barberry Drive, Hanover, PA 17331
Attorney: Amy E.W. Ehrhart, Esquire, 118 Carlisle St., Suite 202, Hanover, PA 17331 10.21-3t

ESTATE OF LAWRENCE C. FREED, DECEASED

Late of West Manchester Twp., York County, PA.
Executrix: Jennifer E. Shorts, c/o 129 E. Market St., York, PA 17401
Attorney: Andrew C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York, PA 17401 10.21-3t

ESTATE OF AUSTIN CHARLES HERMAN, DECEASED

Late of Hopewell Twp., York County, PA.
Administrator-Executor: Amanda Herman, c/o 413 Autumn Harvest Ct., Abingdon, MD 21009 10.21-3t

ESTATE OF NORMAN A. HINRICHS, DECEASED

Late of Franklin Twp., York County, PA.
Executrix: Phyllis B. Hinrichs, 250 Glenwood Road, Dillsburg, PA 17019
Attorney: David J. Lenox, Esquire, 8 Tristan Drive, Suite 3, Dillsburg, PA 17019 10.21-3t

ESTATE OF ANGELA M. JARRETT, a/k/a ANGELA F. JARRETT, DECEASED

Late of Shrewsbury Twp., York County, PA.
Executrix: Jennifer L. Myers, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 10.21-3t

ESTATE OF RICHARD J. KILDAY, DECEASED

Late of Codorus Twp., York County, PA.
Executrix: Caitlin K. Lhommedieu, c/o 135 North George Street, York, PA 17401
Attorney: Timothy Bupp, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 10.21-3t

ESTATE OF JUDITH A. MCGLYNN,
DECEASED

Late of York Twp., York County, PA.

Executrix: Barbara A. Walters, c/o John R. Elliott, Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401

Attorney: John R. Elliott, Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401 10.21-3t

ESTATE OF PEGGY R. NICHOLAS,
DECEASED

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

Executor: Juliane R. Lehr, c/o P.O. Box 606, East Berlin, PA 17316

Attorney: Sharon E. Myers, Esquire, CGA Law Firm, PC, P.O. Box 606, East Berlin, PA 17316 10.21-3t

ESTATE OF JEANNE O'CONNOR,
DECEASED

Late of Penn Twp., York County, PA.

Executor: Kevin Michael O'Connor, c/o Morris & Vedder, 32 N. Duke St., P.O. Box 149, York, PA 17405

Attorney: Christopher M. Vedder, Esquire, Morris & Vedder, 32 N. Duke St., P.O. Box 149, York, PA 17405 10.21-3t

ESTATE OF THEODORE E. RAUHAUSER,
DECEASED

Late of Manchester Twp., York County, PA.

Administrator-Executor: Gregory D. Rauhauser, c/o Kluxen, Newcomer & Dreisbach, P.O. Box 539, 339 North Duke Street, Lancaster, PA 17608-0539

Attorney: Melvin E. Newcomer, Esquire, Kluxen, Newcomer & Dreisbach, P.O. Box 539, 339 North Duke Street, Lancaster, PA 17608-0539 10.21-3t

ESTATE OF JOAN L. REICHARD,
DECEASED

Late of Manchester Twp., York County, PA.

Executors: Scott E. Reichard and Craig A. Reichard, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356

Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, PC, 105 West Broadway, Red Lion, PA 17356 10.21-3t

ESTATE OF EDGAR A. STONER, a/k/a
EDGAR ALLEN STONER, DECEASED

Late of Fairview Twp., York County, PA.

Co-Executrices: Jennifer I. Kauffman, 1624 Sheepford Road, Mechanicsburg, PA 17055 and Susan C. Matosin, 140 Shawnee Trail, York Haven, PA 17370

Attorney: Adam R. Deluca, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070 10.21-3t

ESTATE OF ELMO E. TAYLOR, DECEASED

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

Administrator-Executor: John Taylor, c/o Peckman Chait LLP, 29 Mainland Road, Harleysville, PA 19438

Attorney: David A. Peckman, Esquire, Peckman Chait LLP, 29 Mainland Road, Harleysville, PA 19438 10.21-3t

ESTATE OF HELENA STAMER THOMAS
a/k/a HELENA MARIE THOMAS a/k/a

HELENA S. THOMAS, DECEASED

Late of Springfield Twp., York County, PA.

Administratrix C.T.A: Mindy M. Smith, c/o 340 Pine Grove Commons, York, PA 17403

Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403

10.21-3t

ESTATE OF RICHARD WILEY TREDWAY,
a/k/a RICHARD W. TREDWAY, DECEASED

Late of Springettsbury Twp., York County, PA.

Executrix: Lisa Ann Breneman, c/o 2025 E. Market Street York, PA 17402

Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street York, PA 17402 10.21-3t

ESTATE OF NELSON P. WAGNER,
DECEASED

Late of York Twp., York County, PA.

Executor: Philip D. Wagner, c/o 340 Pine Grove Commons, York, PA 17403

Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 10.21-3t

ESTATE OF BRIAN MEADE WILKINSON,
DECEASED

Late of Hanover Borough, York County, PA.

Administratrix: Norma Wilkinson, 800 Randolph Street, Apt. 94, Hanover, PA 17331 10.21-3t

ESTATE OF JEANNE E. YEAPLE a/k/a
JEANNE ELAINE YEAPLE, DECEASED

Late of Manchester Twp., York County, PA.

Executor: Andrew F. Kagen, c/o Ream Carr Markey & Woloshin, LLP, 119 East Market Street, York, PA 17401

Attorney: Andrew F. Kagen, Esquire, Ream Carr Markey & Woloshin, LLP, 119 East Market Street, York, PA 17401 10.21-3t

ESTATE OF CATHERINE R. ZAMBITO,
DECEASED

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

Executor: Charles Michael Zambito, c/o Kenneth Lee Eckard, Esquire, 180 Darlene Street, York, PA 17402-5053

Attorney: Kenneth Lee Eckard, Esquire, 180 Darlene Street, York, PA 17402-5053 10.21-3t

CIVIL NOTICES

CHANGE OF NAME

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

NOTICE is hereby given that on the October 28th, 2021 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Avielle Janique Hughes to Avielle Janique Kinard.

The Court has fixed the day of November 18th, 2021, at 10:00 am in Courtroom No. 5003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

11.04-1t Solicitor

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

NOTICE is hereby given that on the October 6, 2021 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Ahmed Bashar Mohammed, a Minor, to Ahmed Bashar Albadri.

The Court has fixed the day of December 16, 2021, at 10:00 am in Courtroom No. 5003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

11.04-1t Solicitor

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

NOTICE is hereby given that on the October 6, 2021 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Yousef Bashar Mohammed, a Minor, to Yousef Bashar Albadri.

The Court has fixed the day of December 16, 2021, at 10:00 am in Courtroom No. 5003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

11.04-1t Solicitor

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

NOTICE is hereby given that on the June 28, 2021 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Brittany Ann Schofield to Brittany Ann Chen.

The Court has fixed the day of November 22, 2021, at 10:30 am in Courtroom No. 7002 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

11.04-1t Solicitor

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

NOTICE is hereby given that on the August 5th, 2021 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Gavin Robert Stare to Gavin Robert Smeltzer.

The Court has fixed the day of November 18, 2021, at 10:00 am in Courtroom No. 5003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

11.04-1t Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given to all persons interested or who may be affected that 121 N. Beaver, LLC, a Pennsylvania Corporation, having a registered address at 29 S. Duke Street, York, PA 17401, is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Board of Directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of Articles of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

Linda W. Stull
CGA Law Firm
135 N. George Street
York, PA 17401

11.04-1t Solicitor

FICTITIOUS NAME

NOTICE is hereby given that an application was filed for Registration of the Fictitious name: **Tru Advantage Team** under the Fictitious Names Act, 54 Pa. C.S.A. §301, et seq., in the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania, an Application for the conduct of a business at its principal office or place of business situate at **2056 Springwood Road, Suite 1, York, PA 17403**. The names and respective addresses of all persons and entities who are parties to the registration is: **Kimberly S. Fujiwara-Lehr, 204 St. Charles Way, Unit 192E, York, PA 17402**.

KURT A. BLAKE, Esquire
BLAKE & SCHANBACHER LAW, LLC

11.04-1t Solicitor

NOTICE

**PUBLIC NOTICE TO
DAMIEN BORTNER
BRYAN KEITH A/K/A BRIAN KEITH
UNKNOW FATHER**

**In Re: Adoption of MATEO JAIME
PHILLIPS VEGA, A MINOR**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, **MATEO JAIME PHILLIPS VEGA**. A Termination of Parental Rights Hearing have been scheduled for Thursday, December 9, 2021, at 10:00 a.m. in Court Room No. 7001, Seventh Floor, of the York County Judicial Center, 45 North George Street, York, Pennsylvania 17401, to terminate your parental rights in regards to **MATEO JAIME PHILLIPS VEGA** (DOB: 12/31/2019), whose mother is Samantha Selena Vega. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the one of the offices set forth below to find out where you can get legal help.

York County Bar Association located at 137 East Market Street, York, Pa 17401. Phone (717) 854-8755

York County Clerk of Orphans' Court, located at the York County Judicial Center, 45 North George Street, 2nd Floor, York, Pa 17401. Telephone (717) 771-9288

Stephanie J. Kogut, Esquire
Solicitor for York County Offices
of Children, Youth & Families

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

11.04-3t

Solicitor

NOTICE

THE ANNUAL MEETING OF THE POLICYHOLDERS/MEMBERS OF THE FARMERS FIRE INSURANCE COMPANY WILL BE HELD AT ITS OFFICE 2875 EASTERN BOULEVARD, YORK, PENNSYLVANIA BETWEEN THE HOURS OF TWO AND THREE O'CLOCK P.M. ON WEDNESDAY, JANUARY 5TH, 2022 FOR THE PURPOSE OF ELECTING THE DIRECTORS TO SERVE FOR THREE YEARS, AND FOR THE TRANSACTIONS OF OTHER BUSINESS.

**Gregory W. Culbertson
Secretary**

11.04-3t

Solicitor

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, 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. MEREDITH R. ALLIE-GORDON, THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE Docket Number: 2021-SU-000991. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MEREDITH R. ALLIE-GORDON
THE UNITED STATES OF AMERICA,
DEPARTMENT OF TREASURY,
INTERNAL REVENUE SERVICE

SHORT LEGAL DESCRIPTION

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE a city OF YORK, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 53 NORTH TREMONT STREET, YORK, PA 17403

UPIN NUMBER 12-370-06-0038.00-00000

PROPERTY ADDRESS: 53 NORTH TREMONT STREET, YORK, PA 17403

UPI# 123700600380000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, 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 AMERICAN GENERAL MORTGAGE LOAN TRUST 2009-1, AMERICAN GENERAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2009-1 vs. STEVEN ALTLAND Docket Number: 2018-SU-000255. And to me directed, I will expose at

public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

STEVEN ALTLAND

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

1255 CONEWAGO AVENUE, MANCHESTER, PA 17345
PROPERTY ID NUMBER: 390000200420000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$57,223.55

Attorneys for Plaintiff
KML Law Group

PROPERTY ADDRESS: 1255 CONEWAGO AVENUE, MANCHESTER, PA 17345

UPI# 390000200420000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: S&T BANK vs. CHARLES T. BAILOR, III and LAKEN L. BAILOR Docket Number: 2021-SU-001101. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES T. BAILOR, III
LAKEN L. BAILOR

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF CHARLES T. BAILOR, III AND LAKEN L. BAILOR OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF FAIRVIEW, YORK COUNTY, PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 494 BIG SPRING ROAD, NEW CUMBERLAND, PA 17070. DBV 2403, PAGE 870, AND UPI # 27-000-12-0127.00-00000.

PROPERTY ADDRESS: 494 BIG SPRING ROAD, NEW CUMBERLAND, PA 17070

UPI# 270001201270000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FIRST NATIONAL BANK OF PENNSYLVANIA vs. CHARLES W. BALDWIN, EILEEN M. BALDWIN and UNITED STATES OF AMERICA Docket Number: 2020-SU-000480. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES W. BALDWIN
EILEEN M. BALDWIN
UNITED STATES OF AMERICA

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF CHARLES W. BALDWIN AND EILEEN M. BALDWIN TO THE FOLLOWING DESCRIBED PROPERTY:

ALL OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF YORK, COUNTY OF YORK AND COMMONWEALTH OF PENNSYLVANIA,

BEING KNOWN AND NUMBERED AS 672 GLEN PLACE, YORK, PA 17403.

DEED BOOK VOLUME 525, PAGE 1076

UPI # 123770800610000000

PROPERTY ADDRESS: 672 GLEN PLACE, YORK, PA 17403

UPI# 123770800610000000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 11.04-3t York County, Pennsylvania

public sale at <https://york.pa.realforeclose.com/>
 the following real estate to wit:

UPI# 123790800090000000

AS THE REAL ESTATE OF:

PROPERTY ADDRESS: 26 NORTH STATE
 STREET, YORK, PA 17403

MICHAEL COLEMAN

UPI# 123790800100000000

SHERIFF'S SALE-NOTICE IS HEREBY
 GIVEN THAT on December 06, 2021 At 2:00
 O'Clock, PM, prevailing time, by virtue of a
 Writ of Execution issued out of the Court of
 Common Pleas of York County, Pennsylvania
 on Judgment of: TOWD POINT MASTER
 FUNDING TRUST 2021-PM1 vs. EDWARD
 A. BRADY A/K/A EDWARD BRADY and
 RITA M. WELLS A/K/A RITA WELLS Docket
 Number: 2021-SU-000584. And to me directed,
 I will expose at public sale at <https://york.pa.realforeclose.com/>
 the following real estate
 to wit:

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

PROPERTY ADDRESS: 527 EAST MARKET
 REAR STREET, YORK, PA 17403

1620 DEVERS ROAD FKA 1650-D DEVERS
 ROAD, YORK, PA 17404, YORK, PA 17404

UPI# 123790800030000000

PROPERTY ID NUMBER: 1462616001800C0011

PROPERTY ADDRESS: 529 EAST MARKET
 REAR STREET, YORK, PA 17403

Improvements thereon: RESIDENTIAL
 DWELLING

UPI# 123790800050000000

Judgment Amount: \$70,819.36

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

AS THE REAL ESTATE OF:

Attorneys for Plaintiff
 KML Law Group

EDWARD A. BRADY
 A/K/A EDWARD BRADY
 RITA M. WELLS A/K/A RITA WELLS

PROPERTY ADDRESS: 1620 DEVERS
 ROAD, FKA 1650-D DEVERS ROAD, YORK,
 PA 17404

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

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

UPI# 1462616001800C0011

1453 Baltimore Street a/k/a 1453 Baltimore
 Pike, Hanover, Pennsylvania 17331

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 11.04-3t York County, Pennsylvania

Improvements thereon: Residential Dwelling

Judgment Amount \$277,149.58

Attorney for Plaintiff
 Powers Kirn, LLC

PROPERTY ADDRESS: 1453 BALTIMORE
 STREET, A/K/A 1453 BALTIMORE PIKE,
 HANOVER, PA 17331

UPI# 440000800010000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
 GIVEN THAT on December 06, 2021 At 2:00
 O'Clock, PM, prevailing time, by virtue of a
 Writ of Execution issued out of the Court of
 Common Pleas of York County, Pennsylvania
 on Judgment of: U.S. BANK TRUST
 NATIONAL ASSOCIATION, NOT IN ITS
 INDIVIDUAL CAPACITY BUT SOLELY AS
 OWNER TRUSTEE FOR VRMTG ASSET
 TRUST vs. VICKIE L. EDLEBLUTE Docket
 Number: 2019-SU-002983. And to me directed,
 I will expose at public sale at <https://york.pa.realforeclose.com/>
 the following real estate
 to wit:

AS THE REAL ESTATE OF:

VICKIE L. EDLEBLUTE

Owner(s) of property situate in the YORK
 TOWNSHIP, YORK County, Pennsylvania, be-
 ing

2415 Croll School Road York PA 17403
 PARCEL #: 54000HH0054B000000

Improvements thereon: RESIDENTIAL
 DWELLING

Judgment Amount \$93,798.53

Attorneys for Plaintiff
 KML Law Group P.C.

PROPERTY ADDRESS: 2415 CROLL
 SCHOOL ROAD, YORK, PA 17403

UPI# 54000HH0054B000000

Notice 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 December 06, 2021 At 2:00
 O'Clock, PM, 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, SUCCESSOR TO THE BANK OF
 NEW YORK, NOT IN ITS INDIVIDUAL
 CAPACITY BUT SOLELY AS TRUSTEE ON
 BEHALF OF THE HOLDERS OF THE CIT
 MORTGAGE LOAN TRUST, 2007-1 ASSET-
 BACKED CERTIFICATES, SERIES 2007-1 vs.
 MICHAEL COLEMAN Docket Number: 2021-
 SU-000821. And to me directed, I will expose at

AS THE REAL ESTATE OF:

DANIEL J. DIEHL

All those certain lots or pieces of ground situate
 in the City of York, York County, Pennsylvania.

Being known as: 22 North State Street, York, PA
 17403; 26 North State Street, York, PA 17403;
 527 East Market Rear Street, York, PA 17403;
 and 529 East Market Rear Street, York, PA
 17403.

PARCEL NOS.: 12-379-08-0009.00-00000;
 12-379-08-0010.00-00000; 12-379-08-0003.00-
 00000; and 12-379-08-0005.00-00000.

PROPERTY ADDRESS: 22 NORTH STATE
 STREET, YORK, PA 17403

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, 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. POSTAL SERVICE FCU vs. LEONARD T. FAIRFAX and JO ANN FAIRFAX Docket Number: 2018-NO-010906. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LEONARD T. FAIRFAX
JO ANN FAIRFAX

BY VIRTUE OF A WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE ON MONDAY, DECEMBER 6, 2021, AT 2:00 P.M., ONLINE VIA REALFORECLOSURE [<https://york.pa.realforeclosure.com/>], THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

EXECUTION NO. 2018-NO-010906

OWNER OR REPUTED OWNER: Leonard T. Fairfax and Jo Ann Fairfax

JUDGMENT AMOUNT: \$475,546.72

BRIEF DESCRIPTION: ALL THAT CERTAIN PIECE, parcel or tract of land situate with the buildings and improvements thereon erected, lying and being in PENN TOWNSHIP, COUNTY OF YORK and COMMONWEALTH OF PENNSYLVANIA, and being known as 51 Kaitlyn Drive, Hanover, PA 17331.

IMPROVEMENTS: Residential Dwelling

DEED REFERENCE: Deed Book 2355, page 3189

SEIZED AND TAKEN IN EXECUTION AND TO BE SOLD as the property of Leonard T. Fairfax and Jo Ann Fairfax (Defendants), Owners or Reputed Owners, on Judgment of U.S. Postal Service FCU (Plaintiff) Entered into York County No. 2018-NO-010906.

ATTORNEY: David Kennedy Bifulco, P.C.
ADDRESS: 262A Bethlehem Pike, Suite 200, Colmar, PA 18915
PHONE: 610-676-0650

PROPERTY ADDRESS: 51 KAITLYN DRIVE, HANOVER, PA 17331

UPI# 440003400620000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF DWELLING SERIES IV TRUST vs. ROBERT GIBBS Docket Number: 2021-SU-000794. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT GIBBS

U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust v Robert Gibbs

Docket Number: 2021-SU-000794

Property to be sold is situated in the township of Manchester, County of York and State of Pennsylvania.

Commonly known as: 2824 Clearsprings Bl, York, PA 17406

Parcel Number: 36-000-02-0116

Judgment Amount: \$119,379.07

Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

PROPERTY ADDRESS: 2824 CLEAR-SPRINGS BOULEVARD, YORK, PA 17406

UPI# 360000201160000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2 vs. LAWRENCE HARTMAN and AIMEE HARTMAN Docket Number: 2019-SU-003406. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LAWRENCE HARTMAN
AIMEE HARTMAN

Docket No. 2019-SU-003406

Description: ALL THAT CERTAIN parcel of land in Springettsbury Township, York County, Commonwealth of PA, as more fully described in Book 1864, Page 3333.

Parcel No. 46-000-01-0169.00-00000

Property: 26 South Rockburn Street, York, PA 17402

Improvements: Residential Property

PROPERTY ADDRESS: 26 SOUTH ROCK-BURN STREET, YORK, PA 17402

UPI# 460000101690000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE vs. DAVID L. HUNTZINGER and BETH ANNE HUNTZINGER Docket Number: 2021-SU-001022. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID L. HUNTZINGER
BETH ANNE HUNTZINGER

Property Address: 1142 Trinity North Road, Wrightsville, PA 17368

Parcel No. 35-000-KL-0020.AO

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2021-SU-001022

Judgment: \$322,787.73

Attorney:

To be sold as the Property Of: David L. Huntzinger and Beth Anne Huntzinger

PROPERTY ADDRESS: 1142 TRINITY NORTH ROAD, WRIGHTSVILLE, PA 17368

UPI# 35000KL0020A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-S7 vs. AUDRA JOHNS AS ADMINISTRATRIX OF THE ESTATE OF JASON ALLEN KWASNIK, DECEASED Docket Number: 2020-SU-000908. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

AUDRA JOHNS
AS ADMINISTRATRIX OF THE ESTATE OF
JASON ALLEN KWASNIK, DECEASED

All that certain tract of land situate in East Hopewell Township, York County, Pennsylvania, known as Lot #9 on a final subdivision plan prepared for Abram G. Barley, Jr. and John E. Barley by Gordon L. Brown & Associates, Inc., Drawing no. L-61-31-2. dated May 8, 1990, approved august 8, 1990 by the east Hopewell Township Board of Supervisors, and recorded July 20, 1994 in the office of the recorder of deeds in and for York County, Pennsylvania in Plan Book KK, Page 352. Also known as: 14854 Trout School Road, Felton, PA 17322

PARCEL ID 25000DL0055H000000

PROPERTY ADDRESS: 14854 TROUT SCHOOL ROAD, FELTON, PA 17322

UPI# 25000DL0055H000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. HEATHER KESECKER AKA HEATHER M. KESECKER and KEVIN S. KESECKER Docket Number: 2020-SU-000493. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

HEATHER KESECKER
AKA HEATHER M. KESECKER
KEVIN S. KESECKER

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

6 Highland Road Spring Grove PA 17362
PARCEL #: 73000020001C000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$160,118.36

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 6 HIGHLAND ROAD, SPRING GROVE, PA 17362

UPI# 73000020001C000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00

O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: HOME POINT FINANCIAL CORPORATION vs. JASON S. KIFER Docket Number: 2019-SU-001343. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JASON S. KIFER

All that certain piece or parcel or Tract of land situate in York Township, York County, Pennsylvania, and being known as 798 E Main Street, Dallastown, Pennsylvania 17313.

TAX MAP AND PARCEL NUMBER: 540000900260000000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$174,159.54

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Jason S. Kifer

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

PROPERTY ADDRESS: 798 EAST MAIN STREET, DALLASTOWN, PA 17313

UPI# 540000900260000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CABANA SERIES III TRUST vs. JOYCE A. KMETZ Docket Number: 2020-SU-002282. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOYCE A. KMETZ

U.S. Bank Trust National Association as Trustee of the Cabana Series III Trust v Joyce A. Kmetz

Docket Number: 2020-SU-002282

Property to be sold is situated in the borough/ township of York, County of York and State of Pennsylvania.

Commonly known as: 1660 Valley Vista Drive, York, PA 17406

Parcel Number: 46-000-35-0020-00-00000

BEING the same premises which David G. Heitzenrater and Jennifer R. Heitzenrater by Deed dated January 31, 2008 and recorded in the Official Records of York County on January 31, 2008 in Deed Book Volume 1945, Page 7167, as Instrument granted and conveyed unto Joyce A. Kmetz.

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$110,626.98

Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

PROPERTY ADDRESS: 1660 VALLEY VISTA DRIVE, YORK, PA 17406

UPI# 460003500200000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NP 1 VENTURES, LLC vs. R. SCOTT KNAUB and THE UNITED STATES OF AMERICA Docket Number: 2016-SU-003468. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

R. SCOTT KNAUB
THE UNITED STATES OF AMERICA

SHERIFF'S SALE

By virtue of a Writ of Execution issued by NP 1 Ventures, LLC

Docket No. 2016-SU-003468

NP 1 Ventures, LLC v. R. Scott Knaub and The

United States of America

Docket No. 2016-SU-003468

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

2985 Granary Road, Seven Valleys, Pennsylvania 17360

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

Residential real estate and cattle farm.

Matthew G. Brushwood, Esquire
Attorney for NP 1 Ventures, LLC
Barley Snyder
50 North Fifth Street, 2nd Floor
Reading, PA 19601
610.376.6651

Court I.D. No. 310592

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

UPI# 47000EH00810000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, 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, ON BEHALF OF THE REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-FF6 vs. KAREN V. KNOX Docket Number: 2021-SU-000883. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KAREN V. KNOX

Property of Karen V. Knox

Execution No. 2021-SU-000883

Judgment Amount: \$121,828.88

All the right title, interest and claim of Karen V. Knox, of in and to:

Property locates at 1540 Ridgewood Road, with-

in the Springettsbury Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 91S, at page 110, Instrument No 007819.

Parcel Identification No. 46-000-KI-0097-00 00000

PROPERTY ADDRESS: 1540 RIDGEWOOD ROAD, YORK, PA 17406

UPI# 46000KI00970000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF IGLOO SERIES IV TRUST vs. DIANE C. KRAUSE and UNITED STATES OF AMERICA Docket Number: 2019-SU-000764. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DIANE C. KRAUSE
UNITED STATES OF AMERICA

U.S. Bank Trust National Association as trustee of Igloo Series IV Trust v Diane C. Krause, United States of America

Docket Number: 2019-SU-000764

Property to be sold is situated in the Township of York, County of York and State of Pennsylvania.

Commonly known as: 421 Beaumont Road, York, PA 17403

Parcel Number: 54-000-07-0109.00-00000

Improvements thereon of the residential dwelling or lot (if applicable):

Seized and sold as the property of Diane C. Krause, Judgment Number 2019-SU-000764 (U.S. Bank Trust National Association as trustee of Igloo Series IV Trust v Diane C. Krause), with a judgment amount of \$140,733.57.

Judgment Amount:\$140,733.57

Attorneys for the Plaintiff:

1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

PROPERTY ADDRESS: 421 BEAUMONT ROAD, YORK, PA 17403

UPI# 540000701090000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NRZ PASS-THROUGH TRUST X, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE vs. BRUCE L. KRUMRINE A/K/A BRUCE KRUMRINE and LUANNA M. KRUMRINE Docket Number: 2018-SU-001906. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRUCE L. KRUMRINE
A/K/A BRUCE KRUMRINE
LUANNA M. KRUMRINE

Docket No. 2018-SU-001906

Description: ALL THAT CERTAIN parcel of land in Penn Township, York County, Commonwealth of PA, as more fully described in Book 1332 Page 3328.

Parcel No. 44-000-13-0108.00-00000

Property: 20 Waterfront Drive, Hanover, PA 17331

Improvements: Residential Property

PROPERTY ADDRESS: 20 WATERFRONT DRIVE, HANOVER, PA 17331

UPI# 440001301080000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AJAX MORTGAGE LOAN TRUST 2020-A, MORTGAGE BACKED SECURITIES, SERIES 2020-A, BY U.S. BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE vs. MICHELLE LEHIGH Docket Number: 2021-SU-001004. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHELLE LEHIGH

REAL ESTATE PROPERTY SHORT FORM (TO BE USED FOR ADVERTISING ONLY)
Property of: Michelle Lehigh
Execution No. 2021-SU-001004
Judgment Amount: \$65,306.00
Attorney: Jacqueline F. McNally
Address: 525 West Chester Pike, Suite 200, Havertown, PA 19083
ALL right, title interest and claim of Michelle Lehigh
Of, in and to: 625 East Scott Street a/k/a 625 North Scott Street, York, PA 17404
Property located in: Township of West Manchester
And any improvements thereon
Tax Parcel No.: 51-000-03-0127.00-00000

PROPERTY ADDRESS: 625 EAST SCOTT STREET, A/K/A 625 NORTH SCOTT STREET, YORK, PA 17404

UPI# 510000301270000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DLJ MORTGAGE CAPITAL, INC. vs. GABRIELA MOJICA Docket Number: 2021-SU-000913. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

GABRIELA MOJICA

ALL THAT CERTAIN TRACT OF LAND, KNOWN AS LOT NO. 157 AND ONE-HALF OF LOT NO. 158, SITUATE IN THE TWELFTH WARD OF THE CITY OF YORK, AND MORE FULLY BOUNDED, LIMITED, AND DESCRIBED AS FOLLOWS, TO WIT:

BEING the same premises which CHARLES EDWARD JOCKEL AND LINDA L. JOCKEL, HUSBAND AND WIFE by Deed dated 06/07/2004 and recorded in the Office of Recorder of Deeds of York County on 06/10/2004 at Book 1658, Page 2036 granted and conveyed unto Gabriela Mojica.

ALSO KNOWN AS: 347 S. Albemarle Street, York, PA 17403

PARCEL ID 12-404-16-0005.00-00000

PROPERTY ADDRESS: 347 SOUTH ALBEMARLE STREET, YORK, PA 17403

UPI# 124041600050000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: GLATCO CREDIT UNION vs. ROBIN E. MOLISON and CHRISTOPHER D. MOLISON Docket Number: 2021-SU-000493. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ROBIN E. MOLISON
CHRISTOPHER D. MOLISON

All those certain two tracts of land, situate, lying and being in Heidelberg Township, York County, Pennsylvania, bounded and limited as follows, to wit:

Property Address: 2234 Smith Station Road, Hanover, PA 17331

Parcel No. 30-000-CE-0189.D0-000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2021-SU-000493
Judgment: \$181,331.44
Attorney:

To be sold as the Property Of: Robin E. Molison and Christopher D. Molison

PROPERTY ADDRESS: 2234 SMITH STATION ROAD, HANOVER, PA 17331

UPI# 30000CE0189D000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, 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., NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE FOR GREEN TREE 2008-MH1 vs. ANNAMARIE K. MYERS A/K/A ANNAMARIE MYERS, AS ADMINSTRATRIX AND HEIR OF THE ESTATE OF HEITH M. MYERS A/K/A HEITH MYERS UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HEITH M. MYERS A/K/A HEITH MYERS CODY A. MYERS A/K/A CODY MYERS, IN HIS CAPACITY AS HEIR OF HEITH M. MYERS A/K/A HEITH MYERS B. C. M., A MINOR, IN HIS CAPACITY AS HEIR OF HEITH M. MYERS A/K/A HEITH MYERS Docket Number: 2020-SU-001650. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANNAMARIE K. MYERS
A/K/A ANNAMARIE MYERS,
AS ADMINSTRATRIX AND HEIR OF THE ESTATE OF HEITH M. MYERS A/K/A HEITH MYERS
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HEITH M. MYERS A/K/A HEITH MYERS CODY A. MYERS A/K/A CODY MYERS, IN HIS CAPACITY AS HEIR OF HEITH M. MYERS A/K/A HEITH MYERS B. C. M., A MINOR, IN HIS CAPACITY AS HEIR OF HEITH M. MYERS A/K/A HEITH MYERS

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

BEING KNOWN AS: 372 SECHRIST FLAT ROAD FELTON, PA 17322

BEING PARCEL NUMBER: 21000FL0047C000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 372 SECHRIST FLAT ROAD, FELTON, PA 17322

UPI# 21000FL0047C000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. WILLIAM D. NAGLE and NICHOLE E. NAGLE Docket Number: 2021-SU-000822. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM D. NAGLE
NICHOLE E. NAGLE

owner(s) of property situate in the East Prospect Borough City of East Prospect, YORK County, Pennsylvania, being

12 SOUTH MAIN STREET, EAST PROSPECT, PA 17317

PROPERTY ID NUMBER: 600000101000000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$122,230.94

Attorneys for Plaintiff
KML Law Group

PROPERTY ADDRESS: 12 SOUTH MAIN STREET, EAST PROSPECT, PA 17317

UPI# 600000101000000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, 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 SAXON ASSET SECURITIES TRUST 2007-2 MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-2 vs. BRUCE R. NORTON Docket Number: 2019-SU-001422. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRUCE R. NORTON

ALL THAT CERTAIN lot of ground with the improvements thereon erected, situate, lying and being in Springfield Township, York County, Pennsylvania, being more particularly described as follows, to wit: Sometimes known as: 1328 Brighton Circle, Seven Valleys, PA 17360

PARCEL ID 47-000-05-0027.00

PROPERTY ADDRESS: 1328 BRIGHTON CIRCLE, SEVEN VALLEYS, PA 17360

UPI# 470000500270000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, 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 INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2005-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2005-3 vs. JOY OPARANOZIE Docket Number: 2018-SU-002154. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/>

the following real estate to wit:

AS THE REAL ESTATE OF:

JOY OPARANOZIE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon, hereditaments and appurtenances thereon erected, situate in the Township of West Manheim and County of York, Pennsylvania and described according to a Final Plan Subdivision Parcel I, and Phase II — South Pointe made by GHI Engineers and Surveyors of Hanover, PA dated October 4th, 2002 and last revised March 17th, 2003 recorded in the Recorder of Deeds Office of York County in Plan Case SS page 258 as follows to wit:

ALSO KNOWN AS 2 Yara Way, Hanover, PA 17331

BEING Parcel No. 52-000-18-0149-00.

BEING the same premises which Richard D. Smith and Isabella Smith, Husband and wife by Deed dated June 24, 2005 and recorded in the Office of Recorder of Deeds of York County on June 30, 2005 at Book 1735, Page 8812 granted and conveyed unto Joy Oparanozie, a married woman

PROPERTY ADDRESS: 2 YARA WAY, HANOVER, PA 17331

UPI# 520001801490000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. KYLE R. OWENS and TRACI A. OWENS Docket Number: 2016-SU-001557-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KYLE R. OWENS
TRACI A. OWENS

Property of Kyle R. Owens

Execution No. 2016-SU-001557

Judgment Amount: \$99,573.08

All the right title, interest and claim of Kyle R. Owens, of in and to:

Property locates at 3028 Bornt Drive, within the Township of Dover, York County, PA. Having erected thereon a Townhouse Style, Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2296, at page 8931, as Instrument No. 2014047598.

Parcel Identification No. 24-000-26-0005.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 3028 BORNT DRIVE, DOVER, PA 17315

UPI# 240002600050000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. JOHNNY ALLEN PACKER, JR. Docket Number: 2020-SU-000105. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOHNNY ALLEN PACKER, JR.

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2020-SU-000105

PENNSYLVANIA HOUSING FINANCE AGENCY Plaintiff
vs
JOHNNY ALLEN PACKER, JR. Defendant (s)

Real Estate: 712 ROOSEVELT AVENUE, YORK, PA 17404

Municipality: CITY OF YORK

Dimensions/
Short Description:

142 x 22 x 140 x 22

See Deed: Record Book 2046, page 8936,

Tax Parcel #: 14-477-11-0007.00-00000

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD AS THE PROPERTY OF JOHNNY ALLEN PACKER, JR. ON JUDGMENT NO. 2020-SU-000105

PROPERTY ADDRESS: 712 ROOSEVELT AVENUE, YORK, PA 17404

UPI# 144771100070000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: J.P. MORGAN ACQUISITION CORP., C/O RUSHMORE LOAN MANAGEMENT SERVICES, LLC vs. APRIL E. PADRO, SOLELY AS EXECUTRIX TO THE ESTATE OF JOYCE ALICEA A/K/A JOYCE M. ALICEA, DECEASED ALENA M. ALICEA, SOLELY AS DEVISEE TO THE ESTATE OF JOYCE ALICEA A/K/A JOYCE M. ALICEA, DECEASED JULIO E. ALICEA JR., SOLELY AS DEVISEE TO THE ESTATE OF JOYCE ALICEA A/K/A JOYCE M. ALICEA, DECEASED Docket Number: 2020-SU-002236. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

APRIL E. PADRO, SOLELY AS EXECUTRIX TO THE ESTATE OF JOYCE ALICEA A/K/A JOYCE M. ALICEA, DECEASED ALENA M. ALICEA, SOLELY AS DEVISEE TO THE ESTATE OF JOYCE ALICEA A/K/A JOYCE M. ALICEA, DECEASED JULIO E. ALICEA JR., SOLELY AS DEVISEE TO THE ESTATE OF JOYCE ALICEA A/K/A JOYCE M. ALICEA, DECEASED

Owner(s) of property situate in the 13TH WARD IN THE CITY OF YORK, YORK County, Pennsylvania, being

449 Juniper Street York PA 17404
PARCEL #: 134520300530000000

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount \$44,132.75

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 449 JUNIPER STREET, YORK, PA 17404

UPI# 134520300530000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. JAMIE REEDER, NICHOLAS REEDER and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2018-SU-001020. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JAMIE REEDER
NICHOLAS REEDER
THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT

ALL that certain tract of land in the 14th Ward, City of York, York County, Pennsylvania, being Lot No. 190, Park Village Plan, Deed Book 28-T, page 702. HAVING THEREON erected a dwelling house known and numbered as: 755 OATMAN STREET YORK, PA 17404

PARCEL NO. 14-562-08-0009

York Instrument No. 2011029115

TO BE SOLD AS THE PROPERTY OF JAMIE REEDER AND NICHOLAS REEDER ON JUDGMENT NO. 2018-SU-001020

PROPERTY ADDRESS: 755 OATMAN STREET, YORK, PA 17404

UPI# 145620800090000000

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

thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NP 1 VENTURES, LLC vs. GLENN F. REISINGER Docket Number: 2018-SU-000958. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

GLENN F. REISINGER

SHERIFF'S SALE
By virtue of a Writ of Execution issued by NP 1 Ventures, LLC
Docket No. 2018-SU-000958

NP 1 Ventures, LLC v. Glenn F. Reisinger (Deceased)
Docket No. 2018-SU-000958

Owner of property situate in Borough of Yoe, York County, Pennsylvania
130 South Main Street, Dallastown, PA 17313

Property being known as Parcel ID No 92-000-01-0051.00-00000.

Single Family Residence

BARLEY SNYDER
Matthew G. Brushwood, Esquire
Court I.D. No. 310592
50 N. 5th St-2nd Fl
Reading, PA 19601
610.376.6651

PROPERTY ADDRESS: 130 SOUTH MAIN STREET, DALLASTOWN, PA 17313

UPI# 920000100510000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a

Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. EDWARD C. SANDERS Docket Number: 2020-SU-000472. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

EDWARD C. SANDERS

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2020-SU-000472

PENNSYLVANIA HOUSING FINANCE AGENCY Plaintiff
vs
Edward C. Sanders Defendant

Real Estate: 327 W. ELM AVENUE HANOVER, PA 17331

Municipality: Hanover Borough

Dimensions/
Short Description: 150' x 55'
8,250 sq ft.

See Instrument: 2019-008764

Tax Parcel #: 67-000-12-0011.00-00000

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD AS THE PROPERTY OF EDWARD C. SANDERS ON JUDGMENT NO. 2020-SU-000472

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

PROPERTY ADDRESS: 327 WEST ELM AVENUE, HANOVER, PA 17331

UPI# 670001200110000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on

Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE FOR NATIONSTAR HECM ACQUISITION TRUST 2020-1 vs. SHERI SISSON, KNOWN HEIR OF CHERYL DAINTY A/K/A CHERYL THURBER, GAYLE STUEBGEN, KNOWN HEIR OF CHERYL DAINTY A/K/A CHERYL THURBER, UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST UNDER CHERYL DAINTY A/K/A CHERYL THURBER, GORDON L. THURBER, JR., KNOWN HEIR OF CHERYL DAINTY A/K/A CHERYL THURBER Docket Number: 2018-SU-002540. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SHERI SISSON, KNOWN HEIR OF CHERYL DAINTY A/K/A CHERYL THURBER GAYLE STUEBGEN, KNOWN HEIR OF CHERYL DAINTY A/K/A CHERYL THURBER UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST UNDER CHERYL DAINTY A/K/A CHERYL THURBER GORDON L. THURBER, JR., KNOWN HEIR OF CHERYL DAINTY A/K/A CHERYL THURBER

SHORT LEGAL DESCRIPTION

No. 2018-SU-002540
Parcel No. 67-39-000-OG-0088
Judgment: \$259,069.15
Attorneys: Nicole LaBletta

Owner(s) of property situate in the TOWNSHIP OF NEWBERRY, YORK County, Pennsylvania, being 275 Culhane Road, York Haven, PA 17370

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING

PARCEL ID 67-39-000-OG-0088

ATTORNEYS FOR PLAINTIFF
PINCUS LAW GROUP, PLLC

PROPERTY ADDRESS: 275 CULHANE ROAD, YORK HAVEN, PA 17370

UPI# 39000OG00880000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. DAVID J. SMITH, IN HIS CAPACITY AS HEIR OF JOHN D SMITH A/K/A JD SMITH A/K/A JOHN SMITH, DECEASED LORIE A. SMITH, IN HER CAPACITY AS HEIR OF JOHN D SMITH A/K/A JD SMITH A/K/A JOHN SMITH, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN D SMITH A/K/A JD SMITH A/K/A JOHN SMITH, DECEASED Docket Number: 2020-SU-000308. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID J. SMITH, IN HIS CAPACITY AS HEIR OF JOHN D SMITH A/K/A JD SMITH A/K/A JOHN SMITH, DECEASED LORIE A. SMITH, IN HER CAPACITY AS HEIR OF JOHN D SMITH A/K/A JD SMITH A/K/A JOHN SMITH, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN D SMITH A/K/A JD SMITH A/K/A JOHN SMITH, DECEASED

All that certain piece or parcel or Tract of land situate in RED LION BOROUGH, York County, Pennsylvania, and being known as 329 Country Club Road, Unit 12 A/K/A 329 Country Club Road, Red Lion, Pennsylvania 17356.

TAX MAP AND PARCEL NUMBER: 8200004018100C0030

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$119,251.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: David J. Smith, in his capacity as Heir of John D Smith a/k/a JD Smith a/k/a John Smith, Deceased, Lori A. Smith, in her capacity as Heir of John D Smith a/k/a JD Smith a/k/a John Smith, Deceased, and Unknown Heirs, Successors, Assigns, and all persons, firms or associations claiming right, title or interest from or under John D Smith a/k/a JD Smith a/k/a John Smith, Deceased

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

PROPERTY ADDRESS: 329 COUNTRY CLUB ROAD UNIT 12, A/K/A 329 COUNTRY CLUB ROAD, RED LION, PA 17356

UPI# 8200004018100C0030

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE DWELLING SERIES IV TRUST vs. HRISOULA STANTZOS Docket Number: 2017-SU-003380. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

HRISOULA STANTZOS

Property of Hrisoula Stanzos

Execution No. 2017-SU-003380

Judgment Amount: \$218,059.44

All the right title, interest and claim of Hrisoula Stanzos, of in and to:

Property locates at 1950 Niagra Lane, within the West Manchester Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1930, at page 627.

Parcel Identification No. 51-000-26-0012-00-00000

PROPERTY ADDRESS: 1950 NIAGARA LANE, YORK, PA 17408

UPI# 510002600120000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, 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. DARRON LEE WINDSOR A/K/A DARRON L. WINDSOR Docket Number: 2020-SU-000775. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DARRON LEE WINDSOR
A/K/A DARRON L. WINDSOR

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

BEING THE SAME PREMISES which Sheila Harkins and William L. Harkins, wife and husband, by Deed dated 07/31/2012 and recorded in the Office of the Recorder of Deeds of York County on 08/13/2012 in Deed Book Volume 2187, Page 3022, at Instrument No. 2012040593 granted and conveyed unto Darron Lee Windsor.

BEING KNOWN AS: 33 Third St , York Haven, Pennsylvania 17370.

PARCEL #940000100580000000

PROPERTY ADDRESS: 33 THIRD STREET,
YORK HAVEN, PA 17370

UPI# 940000100580000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.04-3t York County, Pennsylvania

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