

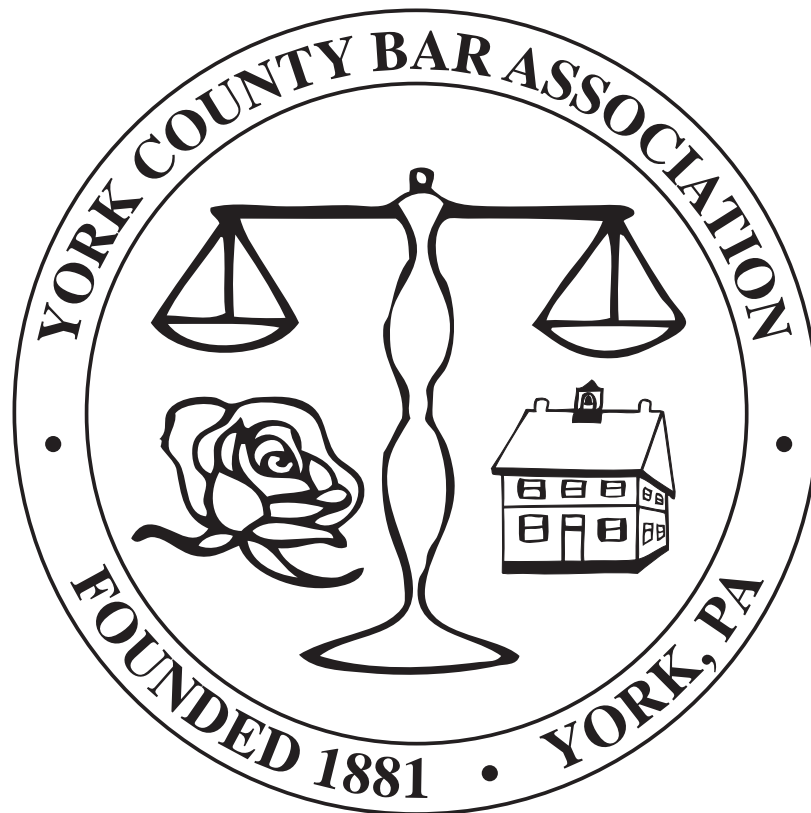
York Legal Record

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

Vol. 136

YORK, PA, THURSDAY, SEPTEMBER 8, 2022

No. 24



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
3rd Wednesday of each
month

September 21, 2022
next meeting

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

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

All information confidential

York Bar Center Operations Update

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

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

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

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

For notary services email notary@yorkbar.com

Opinions, Opinions, Opinions . . .

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

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

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

The York Legal Record is published every Thursday by The York County Bar Association. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the York Legal Record nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. Carolyn J. Pugh, Esquire, Editor.

The York Legal Record welcomes editorial submissions from members of the bar. Letters and articles to the York Legal Record from readers on all topics concerning the legal profession are welcome. The Publication Board and the Editor reserve the right to select what is to be published. Because of the dynamic nature of the Internet, any web addresses or links contained in this journal may have changed since publication and may no longer be valid. The views and opinions expressed in this publication are those of the authors and do not reflect the opinions or views of the York Legal Record Publication Board, The York County Bar Association, or its members, who hereby disclaims any responsibility for them. The articles printed herein are subject to interpretation consistent with state and federal laws. The intent of the publication is only to offer information of a general nature to help you in your quest for knowledge. In the event you use any of the information in this journal for yourself, which is your constitutional right, the authors, York Legal Record Publication Board, The York County Bar Association, or its members assume no responsibility for your actions. The appearance of a product or service advertisement herein does not constitute an endorsement of the product or service by the York County Bar Association. The York Legal Record makes no representation as to the quality of services offered by advertisers in this publication.

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The author of this journal does not dispense legal advice or endorse or recommend the use of any technique without the advice of licensed legal counsel.

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

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

Please send submissions to
(yorklegalrecord@yorkbar.com).

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ESTATE NOTICES

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

FIRST PUBLICATION

ESTATE OF JOAN R. CHOLET, DECEASED
Late of Manheim Twp., York County, PA.
Executor: James M. Cholet, 1318 N. Market Street, Frederick, MD 21701
Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 09.08-3t

ESTATE OF PHYLLIS J. DERALEAU, a/k/a PHYLLIS JOAN DERALEAU, DECEASED
Late of York Twp., York County, PA.
Administrators-Executors: Karen DeRaleau and James E. DeRaleau, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, Esquire, 3198 East Market Street, York, PA 17402 09.08-3t

ESTATE OF MARK JOSEPH FREMONT, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Scott M. Fremont, c/o Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403
Attorney: Jack L. Graybill II, Esquire, Kearney Graybill, LLC, 940 South Queen Street York, PA 17403 09.08-3t

ESTATE OF MARIE L. HILBERT, DECEASED
Late of Springettsbury Twp., York County, PA.
Administrator-Executor: Sandra Muskett, 172 Sylvan Drive, York, PA 17402 09.08-3t

ESTATE OF THOMAS A. HOLLABAUGH, DECEASED
Late of Yorkana Borough., York County, PA.
Executrix: Marie Kay Hollabaugh, c/o 135 North George Street, York, PA 17401
Attorney: Richard K. Konkel, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 09.08-3t

ESTATE OF LAYNE THOMAS KEENEY A/K/A LAYNE KEENEY AND LAYNE T. KEENEY, DECEASED
Late of York City, York County, PA.
Executrix: Christina Laywer, 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 09.08-3t

ESTATE OF GEORGE C. KEEZEL, DECEASED
Late of Newberry Twp., York County, PA.
Executor: Tim C. Keezel, c/o 110 S. Northern Way, York, PA 17402
Attorney: Donald L. Reihart, Esquire, Law Offices Donald L. Reihart, Esquire LLC, 110 S. Northern Way, York, PA 17402 09.08-3t

ESTATE OF CINDY L. KNAUB, DECEASED
Late of Chanceford Twp., York County, PA.
Co-Executors: Louann C. Hoover and Marlin Knaub, 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 09.08-3t

ESTATE OF GERALD RICHARD KOPP a/k/a GERALD R. KOPP, DECEASED
Late of Penn Twp., York County, PA.
Executor: Randy L. Kopp
Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 09.08-3t

ESTATE OF JUNE M. KRESS DECEASED
Late of Hanover Borough., York County, PA.
Administrators-Executors: Penny Zimmerman and Michael Zimmerman, 118 Ridgewood Park Dr South, Richmond Hill, GA 31324 09.08-3t

Notice is hereby given that the Register of Wills of York County, Pennsylvania, has granted Letters Testamentary to Shelley A. Richardson, Executrix for the Estate of Steven W. Martin, late of Penn Township, York County, Pennsylvania. All persons indebted thereto are requested to make immediate payment and those having claims or demands against the same should present them in writing without delay for settlement to Strausbaugh Law, PLLC at 1201 West Elm Avenue, Suite #2, Hanover, Pennsylvania 17331. 09.08-3t

ESTATE OF WILLIAM G. MAYNES a/k/a WILLIAM MAYNES, DECEASED
Late of Lower Windsor, York County, PA.
Administrator C.T.A.: Susan A. Cluff aka Susan Amber Maynes, c/o Rand A. Feder, Esquire c/o 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 09.08-3t

ESTATE OF PATRICIA J. MCDOWELL, DECEASED
Late of York City, York County, PA.
Executor: Gregory H. Gettle, Esquire, c/o Gettle Vaughn Law, LLC, 13 E. Market St., York, PA 17401
Attorney: Gregory H. Gettle, Esquire, GETTLE VAUGHN LAW, LLC, 13 E. Market St., York, PA 17401 09.08-3t

ESTATE OF DOROTHY V. THRONE, DECEASED
Late of Windsor Twp., York County, PA.
Executrix: Patricia T. Fourhman 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 09.08-3t

ESTATE OF RICHARD C. TRONE, DECEASED
Late of Penn Twp., York County, PA.
Executor: Richard K. Trone, c/o Strausbaugh Law, PLLC at 1201 West Elm Avenue, Suite #2, Hanover, Pennsylvania 17331
Attorney: Scott J. Strausbaugh, Esquire, Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331 09.08-3t

SECOND PUBLICATION

ESTATE OF CAROLYN I. ALTLAND, DECEASED
Late of Dover Borough, York County, PA.
Co-Executors: Jerry D. Altland, Christine A. Shirey, David M. Altland, c/o Heather D. Royer, Esquire, Johnson Duffie, 301 Market Street, Lemoyne, PA 17043
Attorney: Heather D. Royer, Esquire, Johnson Duffie, 301 Market Street, Lemoyne, PA 17043 09.01-3t

ESTATE OF SHIRLEY J. ARBUSHITES, DECEASED
Late of Penn Twp., York County, PA.
Executrix: Candace L. Smith, 15 Colonial Drive, Hanover, PA 17331
Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 09.01-3t

ESTATE OF JOSEPH WARREN BAKER, a/k/a JOSEPH W. BAKER, DECEASED
Late of Springettsbury Twp., York County, PA.
Executors: John K. Baker and Joseph W. Baker, Jr., c/o Andrew J. Barron, Esq., 1650 Market St., One Liberty Pl., Ste. 1800, Phila., PA 19103-7395
Attorney: Andrew J. Barron, Esquire, White and Williams LLP, 1650 Market St., One Liberty Pl., Ste. 1800, Phila., PA 19103-7395 09.01-3t

ESTATE OF DAVID G. BARKER, DECEASED
Late of Windsor Twp., York County, PA.
Administrator: David P. Barker, 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 09.01-3t

ESTATE OF MARLENE FAY BIXLER, DECEASED
Late of Hellam Twp., York County, PA.
Executor: Alicia Leah Kautz, c/o 135 North George Street, York, PA 17401
Attorney: Jeffrey L. Rehmeyer II, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 09.01-3t

ESTATE OF NATHAN R. BOLTON, DECEASED
 Late of Manchester Twp., York County, PA.
 Executrix: Tanya E. Witherite, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210
 09.01-3t

ESTATE OF KATHY ANN BRADBURN, DECEASED
 Late of Penn Twp., York County, PA.
 Administrator: Richard P. Bradburn, c/o 340 Pine Grove Commons, York, PA 17403
 Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 09.01-3t

ESTATE OF PATRICK J. BURNS, DECEASED
 Late of Manchester Twp., York County, PA.
 Co-Administratrice c.t.a.: Judy L. Kerstetter and Joan M. Gladfelder, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991
 09.01-3t

ESTATE OF EDWARD W. EMSWILER, DECEASED
 Late of York City, York County, PA.
 Administrator-Executor: Lana E. Emswiler, c/o John M. Ogden, 257 East Market Street, York, PA 17403
 Attorney: John M. Ogden, Esquire, 257 East Market Street, York, PA 17403
 09.01-3t

ESTATE OF DOROTHY J. FLETCHER, a/k/a DOROTHY JANE FLETCHER, DECEASED
 Late of York Twp., York County, PA.
 Executor: Mark A. Benner, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210
 09.01-3t

ESTATE OF MERVIN EDWARD HEINER, SR., a/k/a MERVIN E. HEINER, SR., DECEASED
 Late of Paradise Twp., York County, PA.
 Executor: Mervin Edward Heiner, Jr., c/o Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362
 Attorney: Craig A. Diehl, Esquire, CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362
 09.01-3t

ESTATE OF DORIS V. LAMPARTER, DECEASED
 Late of Dover Twp., York County, PA.
 Executor: Scott L. Lamparter, c/o Erik D. Spurlin, Esq, MPL Law Firm, 96 S. George St., Ste. 520, York, PA 17401
 Attorney: Erik D. Spurlin, Esquire, MPL Law Firm LLP, 96 S. George St., Ste. 520, York, PA 17401
 09.01-3t

ESTATE OF FRANCES A. LIPPY, DECEASED
 Late of Shrewsbury Borough, York County, PA.
 Executor: Martin E. Lippy, 8921 Carls Court, Unit R, Ellicott City, MD 21043
 Attorney: Victor A. Neubaum, Esquire, 42 South Duke Street, York, PA 17401
 09.01-3t

ESTATE OF SUSAN L. PEARSON, a/k/a SUSAN LOUISE PEARSON, DECEASED
 Late of Fairview Twp., York County, PA.
 Administrator: Christina L. Dunmire, 114 Poplar Avenue, New Cumberland, PA 17070
 Attorney: Marvin Beshore, Esquire, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043
 09.01-3t

ESTATE OF MARY J. SENFT, DECEASED
 Late of East Manchester Twp., York County, PA.
 Co-Executors: David E. Senft and Robert M. Senft, c/o Erik D. Spurlin, Esq, MPL Law Firm, 96 S. George St., Ste. 520, York, PA 17401
 Attorney: Erik D. Spurlin, Esquire, MPL Law Firm LLP, 96 S. George St., Ste. 520, York, PA 17401
 09.01-3t

ESTATE OF AUTUMN GRACE SHORT, DECEASED
 Late of Dover Twp., York County, PA.
 Administrators: Eugene L. Short, Jr. and Theresa M. Short c/o George H. Eager, Esquire, 1347 Fruitville Pike, Lancaster, PA 17601
 Attorney: George H. Eager, Esquire, Eager, Stengel, Quinn, Sofilka & Babic, 1347 Fruitville Pike, Lancaster, PA 17601
 09.01-3t

ESTATE OF MARY ANN SIPES, DECEASED
 Late of West Manchester Twp., York County, PA.
 Administrator-Executor: Pamela Jo Young c/o Gregory E. Gettle, Esquire, 13 East Market Street, York, PA 17401
 Attorney: Gregory E. Gettle, Esquire, 13 East Market Street, York, PA 17401
 09.01-3t

ESTATE OF VIOLET A. SMYSER, DECEASED
 Late of Springettsbury Twp., York County, PA.
 Executor: Don David Simmons, 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
 09.01-3t

ESTATE OF YVETTE F. VOINCHE, DECEASED
 Late of West Manchester Twp., York County, PA.
 Executor: Edward A. Bianchi, c/o 340 Pine Grove Commons, York, PA 17403
 Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 09.01-3t

ESTATE OF CHARLES DANIEL WEBER a/k/a C. DANIEL WEBER, DECEASED
 Late of Penn Twp., York County, PA.
 Executor: Donna M. Weber, 45 Laurel Drive, Hanover, PA 17331
 Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331
 09.01-3t

ESTATE OF GEORGE H. WOLF, DECEASED
 Late of North Hopewell Twp., York County, PA.
 Co-Executors: J. Daniel Wolf and Susan K. Herbert, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Ronald L. Hershner, Esquire, Stock and Leader, Susquehanna Commerce Center, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991
 09.01-3t

ESTATE OF LINDA ROSE WOODALL, DECEASED
 Late of Penn Twp., York County, PA.
 Executor: Shawn Woodall, c/o Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331
 Attorney: Scott J. Strausbaugh, Esquire, Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331
 09.01-3t

THIRD PUBLICATION

ESTATE OF JOHN BELL, a/k/a JOHN BURNELL BELL, JR., a/k/a JOHN B. BELL, JR., DECEASED
 Late of West Manheim Twp., York County, PA.
 Executrix: Linda Bell, c/o Barley Snyder, 14 Center Square, Hanover, PA 17331
 Attorney: Joseph E. Erb, Jr., Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331
 08.25-3t

ESTATE OF IDA JEAN CARROLL, DECEASED
 Late of Dover Twp., York County, PA.
 Executor: Donna Breneman, 4260 S. Salem Church Rd., Dover, Pa 17315
 08.25-3t

ESTATE OF ANNETTE J. CORNISH, DECEASED
 Late of Conewago Twp., York County, PA.
 Administrators-Executors: Regina Rowe and Mark Cornish, 930 Rachel Drive, York, PA 17404
 Attorney: Chad Julius, Esquire, 8150 Derry Street, Suite A, Harrisburg, PA 17111
 08.25-3t

ESTATE OF SANDRA G. DONALDSON, DECEASED
 Late of Conewago Twp., York County, PA.
 Administrator-Executor: Denise R. Dippery and Dale W. Amspacker, c/o Jennifer A. Galloway, Esq., Saxton & Stump, LLC., 280 Granite Run Drive, Suite 300, Lancaster, PA 17601
 Attorney: Jennifer A. Galloway, Esquire, Saxton & Stump, LLC., 280 Granite Run Drive, Suite 300, Lancaster, PA 17601
 08.25-3t

ESTATE OF EVELYN J. DUCK, DECEASED
Late of West Manchester Twp., York County, PA.

Executrix: Brenda L. Campbell, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408
Attorney: Tessa Marie Myers, Esquire, The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408 08.25-3t

ESTATE OF MARK S. DUFEEK, DECEASED
Late of Winterstown Borough, York County, PA.

Executor: Doyle L. Dufek, 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 08.25-3t

ESTATE OF RICHARD A. DULL, DECEASED

Late of Dover Twp., York County, PA.
Administrators-Executors: Ralph E. Dull and Gregory Beck, c/o 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 08.25-3t

ESTATE OF BLAIR R. ENGLISH, DECEASED

Late of Manchester Twp., York County, PA.
Co-Executors: Barbara J. English, David A. English and Donald B. English, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Ronald L. Hershner, Esquire, STOCK AND LEADER, Susquehanna Commerce Center, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 08.25-3t

ESTATE OF BONNIE L.R. FIKE, a/k/a BONNIE L. FIKE, DECEASED

Late of Dover Borough, York County, PA.
Administrator-Executor: Gary Lee Fike and Beth Lightner, c/o 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 08.25-3t

ESTATE OF JO ANNE GREEN, DECEASED

Late of Manheim Twp., York County, PA.
Executor: Dennis W. Green, 4630 Skyview Drive, Glenville, PA 17329
Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 08.25-3t

ESTATE OF THOMAS R. HOKE, a/k/a REV. THOMAS R. HOKE, DECEASED

Late of Spring Grove Borough, York County, PA.
Administrator: Heather-Marie Merrill, c/o Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362
Attorney: Craig A. Diehl, Esquire, CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362 08.25-3t

ESTATE OF VIRGINIA A. INNERST, DECEASED

Late of York Twp., York County, PA.
Co-Executors: Timothy A Innerst and W. Robert Berkebile, c/o Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401
Attorney: Andrew F. Kagen, Esquire, Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401 08.25-3t

ESTATE OF JOAN A. KEEPORTS, DECEASED

Late of Chanceford Twp., York County, PA.
Administrator C.T.A.: Dale A. Harrison, c/o Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356
Attorney: Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356 08.25-3t

ESTATE OF RICHARD D. KREWSON, a/k/a RICHARD DONALD KREWSON, DECEASED

Late of York City, York County, PA.
Executor: Angela M. Krewson, c/o 2025 E. Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 08.25-3t

ESTATE OF EVELYN D. LONG, DECEASED

Late of Manchester Twp., York County, PA.
Executrix: Trena Stonebraker, 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 08.25-3t

ESTATE OF DALE L. LOVE, DECEASED

Late of Chanceford Twp., York County, PA.
Executor: Gary A. Love, c/o 135 North George Street, York, PA 17401
Attorney: Timothy Bupp, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 08.25-3t

ESTATE OF SHIRLEY A. MARKLE, DECEASED

Late of York Twp., York County, PA.
Administratrix: Lorrie A. Bechtel, 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 08.25-3t

ESTATE OF EUGENE R. MARTZ, DECEASED

Late of Springettsbury Twp., York County, PA.
Administrators-Executors: Cheryl A. McElearnay and Sharon L. Howery, c/o 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 08.25-3t

ESTATE OF GLADYS I. MCFATRIDGE, DECEASED

Late of East Hopewell Twp., York County, PA.
Co-Executors: Kevin L. McFatrige and Karen L. McFatrige, n/k/a Karen L. Snook, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 08.25-3t

ESTATE OF MARK HOWARD MCKINNEY, DECEASED

Late of Windsor Twp., York County, PA.
Administrator-Executor: Isaac Christopher McKinney, 105 Park Lane, Oak Ridge, Tennessee 37830 08.25-3t

ESTATE OF FAYE D. PIPHER, a/k/a FAYE PIPHER, DECEASED

Late of York Twp., York County, PA.
Executor: Steven E. Pipher, 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, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 08.25-3t

ESTATE OF DAWN E. PRYOR, a/k/a DAWN WICKLAND PRYOR, DECEASED

Late of Spring Garden Twp., York County, PA.
Administrator-Executor: Kenneth L. Pryor, c/o 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 08.25-3t

ESTATE OF WESLEY OWEN SINGH, DECEASED

Late of the Borough of Hanover, York County, PA.
Co-Administrators: Brandy L. Nell and Armindar Singh, c/o Walker & Spang, LLC, 247 Lincoln Way East, Chambersburg, PA 17201
Attorney: David F. Spang, Esquire, Walker & Spang, LLC, 247 Lincoln Way East, Chambersburg, PA 17201 08.25-3t

ESTATE OF KAMDYN A. TORRES, DECEASED

Late of York City, York County, PA.
Administrator-Executor: Sierra N. Sauble, 1333 N. Duke Street, York, PA 17404
Attorney: JoAnn L. Ruchlewicz, Esquire, 1716 Olive St., Reading, PA 19604 08.25-3t

ESTATE OF BARBARA A. WEBB, a/k/a BARBARA ANN WEBB, DECEASED

Late of Borough of Hanover, York County, PA.
Executor: Melissa A. Brillhart, 1147 Eichelberger Street, Suite F, Hanover, PA 17331
Attorney: Ann C. Shultis, Esquire, Salzmann Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331 08.25-3t

CIVIL NOTICES

ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on August 23, 2022, pursuant to the Pennsylvania Business Corporation Law of 1988, as amended. The name of the corporation is NRG HEALTH P.C. The principal office of said business is 107 Pimlico Drive, Dillsburg, PA 17019.

James R. Sanders, Esquire
MPL Law Firm, LLP

09.08-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on August 5, 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Hannah Albert McCracken to: Finn Albert McCracken. The Court has fixed the day of October 18, 2022, at 9:00 am in Courtroom No. 7002 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

09.08-1t Solicitor

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on August 9, 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Guinevere Linn Pohlig to: Noah Linn Pohlig. The Court has fixed the day of October 18, 2022, at 9:00 am in Courtroom No. 7002 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

09.08-1t Solicitor

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 5/11/22 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Aria Valerie Scales to: Aria Valerie Colbert.

The Court has fixed the day of 9/13/22, at 9:00 am in Courtroom No. 7002 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

09.08-1t Solicitor

DISSOLUTION NOTICE

Notice is hereby given to all creditors, claimants and other persons interested or who may be affected, that **Govesan Manufacturing Incorporated**, a Pennsylvania Corporation having a registered office at 32 North Duke Street, York City, York County, PA is in the process of dissolving the corporation, pursuant to and in accordance with the provisions of the Associations Code of the Commonwealth of Pennsylvania, as amended, and that said corporation is winding up its affairs in the manner prescribed by law, so that its corporate existence shall be ended upon the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania.

MORRIS & VEDDER
Christopher M. Vedder,

09.08-1t Solicitor

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ROCKETMORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs. JOSHUA BARINGER and STEPHANIE BARINGER Docket Number: 2022-SU-000424. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOSHUA BARINGER
STEPHANIE BARINGER

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

535 South Franklin Street,
Hanover, PA 17331-3915
Parcel No. 44-000-03-0230.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$117,650.59

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 535 SOUTH FRANKLIN STREET, HANOVER, PA 17331

UPI# 440000302300000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SPECIALIZED LOAN SERVICING LLC vs. JOYCE M. BESHORE Docket Number: 2021-SU-000799. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real

estate to wit:

AS THE REAL ESTATE OF:

JOYCE M. BESHORE

ALL THAT CERTAIN lot or piece of ground situate in Newberry Township, County of York, Commonwealth of Pennsylvania.

Property Address: 775 Cly Road,
York Haven, PA 17370

Parcel No. 39-000-PH-0107.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2021-SU-000799

Judgment: \$72,469.37

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Joyce M. Beshore

PROPERTY ADDRESS: 775 CLY ROAD,
YORK HAVEN, PA 17370

UPI# 39000PH010700000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FULTON BANK, N.A. vs. JOSEPH S. BIDDIX Docket Number: 2022-SU-000336. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOSEPH S. BIDDIX

Joseph S. Biddix, owner of property situate in the York City, York County, Pennsylvania, being

802 East Boundary Avenue, York, PA 17403
Parcel No. 12-426-21-0012.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$100,897.30

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

PROPERTY ADDRESS: 802 EAST BOUNDARY AVENUE, YORK, PA 17403
UPI# 124262100120000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MIDFIRST BANK vs. ANDREW BOYD Docket Number: 2022-SU-001061. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANDREW BOYD

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

3700 Brownnton Road Chanceford
a/k/a Felton PA 17322
PARCEL #: 21-000-07-0203.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$78,766.88

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 3700 BROWNTON ROAD, CHANCEFORD A/K/A FELTON, PA 17322

UPI# 210000702030000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs.SUSAN C. BROSE, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF STEPHEN R. BOND UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF STEPHEN R. BOND (IF ANY) Docket Number: 2021-SU-001050. 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:

SUSAN C. BROSE, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF STEPHEN R. BOND

UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF STEPHEN R. BOND (IF ANY)

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

BEING KNOWN AND NUMBERED AS 3435 CARDINAL LANE, DOVER, PA 17315

UPIN NUMBER 24-000-21-0001.B0-C0142

PROPERTY ADDRESS: 3435 CARDINAL LANE, DOVER, PA 17315

UPI# 24000210001B0C0142

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CHALET SERIES IV TRUST vs. MARY ANN BRYANT, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF JEFFREY S. BRYANT Docket Number: 2017-SU-001241. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

MARY ANN BRYANT, IN HER CAPACITY

AS EXECUTRIX AND DEVISEE OF THE ESTATE OF JEFFREY S. BRYANT

By virtue of Writ of Execution No. 2017-SU-001241

U.S. Bank Trust National Association, as Trustee of the Chalet Series IV Trust v Mary Ann Bryant in her capacity as Executrix and Devisee of the Estate of Jeffrey S. Bryant

Docket Number: 2017-SU-001241

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

Commonly known as: 107 East King Street, Dallastown, PA 17313

Parcel Number: 54-000-28-0176.00-00000 Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount:\$ 86,056.88

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

PROPERTY ADDRESS: 107 EAST KING STREET, DALLASTOWN, PA 17313

UPI# 540002801760000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION vs. THOMAS I CAMACHO Docket Number: 2022-SU-000938. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

THOMAS I CAMACHO

By virtue of a Writ of Execution No. 2022-SU-000938

U.S. BANK NATIONAL ASSOCIATION
v.
THOMAS I CAMACHO

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

2 VICKILEE DR, WRIGHTSVILLE, PA 17368
Tax ID No. 60-000-JL-0168.00-00000

(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$133,243.34

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 2 VICKILEE DRIVE, WRIGHTSVILLE, PA 17368

UPI# 60000JL01680000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AVOCAT INVESTMENTS, LLC vs. KEITH R. COPELAND Docket Number: 2022-NO-000460. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

KEITH R. COPELAND

SHERIFF'S SALE
By virtue of a Writ of Execution issued by Avocat Investments, LLC
Docket No. 2022-NO-000460

Avocat Investments, LLC v. Keith R. Copeland
Docket No. 2022-NO-000460

Owner of property situate in York City, York County, Pennsylvania

835 South Pine Street, York City, York County, Pennsylvania 17403

Property being known as Parcel ID No. 10-274-03-0013.00-00000.

Improvements therein consist of a residential dwelling.

Matthew G. Brushwood, Esquire
Attorney for Avocat Investments, LLC
Barley Snyder
50 North Fifth Street, 2nd Floor
Reading, PA 19601

I.D. No. 310592

PROPERTY ADDRESS: 835 SOUTH PINE STREET, YORK, PA 17403

UPI# 102740300130000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F vs. ANTHONY CULLUM A/K/A ANTHONY COLLOM VICKY L. CULLUM UNITED STATES OF AMERICA Docket Number: 2019-SU-003557. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANTHONY CULLUM
A/K/A ANTHONY COLLOM
VICKY L. CULLUM
UNITED STATES OF AMERICA

Docket No. 2019-SU-003557

Description:ALL THAT CERTAIN parcel of land in York Township, York County, Commonwealth of PA, as more fully described in Book 1410, Page 6192

Parcel No. 34-000-DP-0049.F0-00000

Property: 86 Flaharty Road, Airville, PA 17302
Improvements: Residential Property

PROPERTY ADDRESS: 86 FLAHARTY ROAD, AIRVILLE, PA 17302

UPI# 34000DP0049F000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. ERINN N. DAVIS UNITED STATES OF AMERICA Docket Number: 2022-SU-000380. 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:

ERINN N. DAVIS
UNITED STATES OF AMERICA

Docket No. 2022-SU-000380

Description:ALL THAT CERTAIN parcel of land in York Township, York County, Commonwealth of PA, as more fully described in Book 2294, Page 2705

Parcel No. 54-000-GK-0059.00-00000

Property: 131 Country Club Road, Red Lion, PA 17356

Improvements: Residential Property

PROPERTY ADDRESS: 131 COUNTRY CLUB ROAD, RED LION, PA 17356

UPI# 54000GK00590000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CITIBANK, N.A., AS TRUSTEE FOR THE CHASE FUNDING MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2003-1 vs. HAROLD E. DEARDORFF, JR. Docket Number: 2022-SU-000306. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

HAROLD E. DEARDORFF, JR.

Property of Harold E. Deardorff, Jr.

Execution No. 2022-SU-000306

Judgment Amount: \$134,637.49

All the right title, interest and claim of Harold E. Deardorff, Jr., of in and to:

Property locates at 1550 Old Trail Road, within the Newberry Township, York County, PA. Having erected thereon a Single Wide Mobile Home. Being more fully described in York County Deed Book Volume 1416, at page 634, as Instrument No. 2000063874.

Parcel Identification No. 39000PG0101C000000

PROPERTY ADDRESS: 1550 OLD TRAIL ROAD, ETTERS, PA 17319

UPI# 39000PG0101C000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. ANTHONY S. DICKS Docket Number: 2021-SU-002621. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANTHONY S. DICKS

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

3333 Druck Valley Road York PA 17406
PARCEL #: 460003500010000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$202,707.62

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 3333 DRUCK VALLEY ROAD, YORK, PA 17406

UPI# 460003500010000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: METROPOLITAN LIFE INSURANCE COMPANY vs. RANDY A. DOLL Docket Number: 2021-SU-001235. 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:

RANDY A. DOLL

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

Plaintiff

v.

RANDY A. DOLL
Defendant(s)

COURT OF COMMON PLEAS
YORK COUNTY

NO: 2021-SU-001235

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 817 LANCASTER AVENUE YORK, PA 17403

BEING PARCEL NUMBER: 48-000-17-0050-00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 817 LANCASTER AVENUE, YORK, PA 17403

UPI# 480001700500000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. RAYMOND EBERSOLE Docket Number: 2022-SU-000159. 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:

RAYMOND EBERSOLE

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

147 OAKLEIGH DRIVE, YORK, PA 17402

Parcel No. 46-000-13-0065-A0-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$129,088.95

Attorneys for Plaintiff
KML Law Group, P/C

PROPERTY ADDRESS: 147 OAKLEIGH DRIVE, YORK, PA 17402

UPI# 46000130065A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CHIMERA REO 2020-NR1, LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. JESSE L. FIX Docket Number:

2022-SU-000176. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JESSE L. FIX

ALL THAT CERTAIN lot or tract of ground with the building and improvements thereon erected, situate in Shrewsbury Borough, York County, Pennsylvania, known as No. 24 Culpepper Road, bounded and described in accordance with a survey made by Joseph W. Shaw, Registered Surveyor, Stewartstown, Pennsylvania, dated October 18, 1979, File No. 23-56, as follows, to wit:

Property Address: 24 Culpepper Road, Shrewsbury, PA 17361

Parcel No. 84-000-04-0018-000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2022-SU-000176

Judgment: \$195,907.06

Attorney:

To be sold as the Property Of: Jesse L. Fix

PROPERTY ADDRESS: 24 CULPEPPER ROAD, SHREWSBURY, PA 17361

UPI# 840000400180000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK vs. JAMES HENRY GILBERT Docket Number: 2020-SU-000195. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES HENRY GILBERT

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

221 HELLAM STREET, WRIGHTSVILLE, PA 17368

Parcel No. 910000401590000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$60,007.79

Attorneys for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 221 HELLAM STREET, WRIGHTSVILLE, PA 17368

UPI# 910000401590000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 09.01-3t York County, Pennsylvania

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WHITE ROSE CREDIT UNION vs. TIMOTHY M. HART, SR. and PATRICIA A. HART Docket Number: 2018-SU-001399. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY M. HART, SR. PATRICIA A. HART

ALL that certain piece, parcel and tract of ground, situate, lying and being in the Township of North Codorus, York County, Pennsylvania, more commonly referred to as

PROPERTY ADDRESS: 4760 Walters Hatchery Road, Spring Grove, PA 17362

UPI# 40000FG0040F0000000

PROPERTY ADDRESS: 4760 WALTERS HATCHERY ROAD, SPRING GROVE, PA 17362

UPI# 40000FG0040F0000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MIDFIRST BANK vs. ROBERT J. KOSS and JURETTA S. KOSS Docket Number: 2022-SU-000609. 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 J. KOSS JURETTA S. KOSS

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

2900 Spencer Court York PA 17408 PARCEL #: 240000400640000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$119,849.68

Attorneys for Plaintiff KML Law Group P.C.

PROPERTY ADDRESS: 2900 SPENCER COURT, YORK, PA 17408

UPI# 240000400640000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CALIBER HOME LOANS, INC. vs. ANDREW E. LEWIS, AKA ANDREW LEWIS Docket Number: 2022-SU-000728. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

ANDREW E. LEWIS, AKA ANDREW LEWIS

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

BEING KNOWN AND NUMBERED AS 15802 MADDOX ROAD, STEWARTSTOWN, PA 17363

UPIN NUMBER 32-000-CJ-0060.E0-00000

PROPERTY ADDRESS: 15802 MADDOX ROAD, STEWARTSTOWN, PA 17363

UPI# 32000CJ0060E0000000

Notice is further given that all parties in interest

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A. S/B/M TO CCO MORTGAGE CORP. F/K/A CHARTER ONE MORTGAGE CORP vs. WARREN J. HAINES Docket Number: 2020-SU-000279. 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:

WARREN J. HAINES

DOCKET #2020-SU-000279

ALL THAT CERTAIN piece, parcel, or tract of land situate, lying and being in York County, Pennsylvania.

TAX PARCEL #52-000-03-0042.00-00000

PROPERTY ADDRESS: 92 Vegas Drive, Hanover, PA 17331

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Warren J. Haines

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

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 92 VEGAS DRIVE, HANOVER, PA 17331

UPI# 520000300420000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. JULIO MARRERO, JR. Docket Number: 2022-SU-000681. 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:

JULIO MARRERO, JR.

Advertising Description

DOCKET #2022-SU-000681

ALL THAT CERTAIN lot, piece or parcel of land Situate in York Township York County, Pennsylvania, known as Lot #231 " Biscayne Wood Phase 1 Final Subdivision Plan" more limited and described as follows to wit:

BEGINNING at a point on the northerly right of way line of Country Ridge Drive, said point being on the dividing line of lot 230 as shown on a plan titles "Biscayne Woods Phase I Final Subdivision Plan" by Northfield Engineering and Design, Inc., and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania in Plan Book NN, Page 683; thence with lot 230,

1) North 18° 30' 34" West 169.41 feet to a point; thence with lands reserved as HOA Open Space,

2) South 71° 29' 26" West 20.00 feet to a point on the dividing line of lot 232; thence with same,

3) South 18° 30' 34" East 172.11 feet to a point on the northerly right of way line of Country Ridge Drive; thence with same,

4) Along a curve to the right having a radius of 225.00 feet, an arc length of 20.19 feet, a chord of North 63° 49' 14" East 20, 18 feet to the place of BEGINNING.

PARCEL No. 54-000-61-0231.00-00000

PROPERTY ADDRESS: 280 COUNTRY RIDGE DRIVE, RED LION, PENNSYLVANIA 17356

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Julio Marrero Jr.

ATTORNEY FOR PLAINTIFF: Powers Kim, LLC
SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 280 COUNTRY RIDGE DRIVE, RED LION, PA 17356

UPI# 540006102310000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MIDFIRST BANK vs. JORDAN MILLER and MARIANNE E. SENFT Docket Number: 2022-SU-000590. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JORDAN MILLER
MARIANNE E. SENFT

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

131 Windsor Court Hanover PA 17331
PARCEL #: 440000803020000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$249,296.85

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 131 WINDSOR COURT, HANOVER, PA 17331

UPI# 440000803020000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY SUCCESSOR BY MERGER TO SUNTRUST BANK vs. MATTHEW MILLER Docket Number: 2022-SU-000944. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MATTHEW MILLER

By virtue of a Writ of Execution No. 2022-SU-000944

TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY SUCCESSOR BY MERGER TO SUNTRUST BANK
v.
MATTHEW MILLER

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

1305 LANCASTER AVE,
YORK, PA 17403-3337
Tax ID No. 48-000-18-0074.00-00000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$109,321.04

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 1305 LANCASTER AVENUE, YORK, PA 17403

UPI# 480001800740000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania

on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F vs. CRAIG MOSS Docket Number: 2018-SU-002042. 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:

CRAIG MOSS
Docket No. 2018-SU-002042

Description: ALL THAT CERTAIN parcel of land in York Township, York County, Commonwealth of PA, as more fully described in Book 2123, Page 7489

Parcel No. 26-000-13-0173.00-00000

Property: 180 Asbury Court, Mount Wolf, PA 17347

Improvements: Residential Property

PROPERTY ADDRESS: 180 ASBURY COURT, MOUNT WOLF, PA 17347

UPI# 260001301730000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-M1 vs. DANYIELL NEWMAN Docket Number: 2022-SU-000402. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DANYIELL NEWMAN

By virtue of a Writ of Execution No. 2022-SU-000402

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-M1
v.
DANYIELL NEWMAN

owner(s) of property situate in the 12TH WARD OF THE CITY OF YORK, YORK County, Pennsylvania, being

600 EAST PHILADELPHIA STREET,
YORK, PA 17403
Tax ID No. 12-378-08-0030.00-00000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$148,886.62

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 600 EAST PHILADELPHIA STREET, YORK, PA 17403

UPI# 123780800300000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MOVEMENT MORTGAGE, LLC. vs. JONATHAN P. NORRIS Docket Number: 2022-SU-000331. 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:

JONATHAN P. NORRIS

Owner(s) of property situate in the BOROUGH OF HANOVER, YORK County, Pennsylvania, being

937 EAST WALNUT STREET,
HANOVER, PA 17331
Parcel No. 67-000-01-0092.00
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$174,035.65

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 937 EAST WALNUT STREET, HANOVER, PA 17331

UPI# 670000100920000000

Notice is further given that all parties in interest

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. STEPHEN A. NORTON Docket Number: 2022-SU-000807. 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:

STEPHEN A. NORTON

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2022-SU-000807

PENNSYLVANIA HOUSING FINANCE AGENCY Plaintiff
vs
STEPHEN A. NORTON Defendant (s)

Real Estate: 631 NORTH STATE STREET YORK, PA 17403

Municipality: Spring Garden Township

Dimensions/
Short Description:
100 x 20

See Instrument: 2018-013256

Tax Parcel #: 48-000-03-0016.00-00000

Assessment: \$66,490

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD AS THE PROPERTY OF STEPHEN A. NORTON ON JUDGMENT NO. 2022-SU-000807

PROPERTY ADDRESS: 631 NORTH STATE STREET, YORK, PA 17403

UPI# 480000300160000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANK OF AMERICA, N.A. vs. MICHAEL P. O'CONNOR and JOANN V. O'CONNOR Docket Number: 2019-SU-000488. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL P. O'CONNOR
JOANN V. O'CONNOR

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

Property Address: 260 Country Ridge Drive assessed as 260 County By Way, Red Lion, PA 17356

Parcel No. 540006102210000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2019-SU-000488

Judgment: \$212,484.62

Attorney: LOGS Legal Group, LLP

To be sold as the Property Of: Michael P. O'Connor and Joann V. O'Connor

PROPERTY ADDRESS: 260 COUNTRY RIDGE DRIVE, ASSESSED AS 260 COUNTY BY WAY, RED LION, PA 17356

UPI# 540006102210000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST 2019-6, MORTGAGE-BACK ED CERTIFICATES, SERIES 2019-6 vs. RICHARD OSTROWSKI, III A/K/A RICHARD A. OSTROWSKI, III CHRIS OSTROWSKI A/K/A CHRIS A. OSTROWSKI Docket Number: 2022-SU-000843. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

RICHARD OSTROWSKI, III
A/K/A RICHARD A. OSTROWSKI, III
CHRIS OSTROWSKI
A/K/A CHRIS A. OSTROWSKI

Property of Chris Ostrowski and Richard Ostrowski, III, wife and husband

Execution No. 2022-SU-000843

Judgment Amount: \$159,093.81

All the right title, interest and claim of Chris Ostrowski and Richard Ostrowski, III, wife and husband, of in and to:

Property locates at 1961 Golden Eagle Drive, 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 2537, at page 8735, as Instrument No. 2019042731.

Parcel Identification No. 51-000-32-0034.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue, North Wales, PA 19454

PROPERTY ADDRESS: 1961 GOLDEN EAGLE DRIVE, WEST MANCHESTER, PA 17408

UPI# 510003200340000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ

of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: REVERSE MORTGAGE FUNDING LLC vs. CAROL J. ROIGER Docket Number: 2021-SU-002755. 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:
CAROL J. ROIGER

Land situated in the Township of Shrewsbury in the County of York in the State of PA

ALL the following described tract of land, together with improvements thereon, located in Shrewsbury Township, York County, Pennsylvania containing 3.039 acres of land and known as Lot No. 6 on a subdivision plan of Rockville Estates recorded in the Office of the Recorder of Deeds for York County, PA in Plot Plan Book AA, page 844, bounded and described as follows

Property Address: 11265 Wildberry Court, Glen Rock, PA 17327
Parcel No. 45-000-DH-0075.F0-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2021-SU-002755
Judgment: \$234,840.24
Attorney:

To be sold as the Property Of: Carol J. Roiger

PROPERTY ADDRESS: 11265 WILDBERRY COURT, GLEN ROCK, PA 17327

UPI# 45000DH0075F0000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SANTANDER BANK, N.A. vs. DOLORES A. SONTAI Docket Number: 2020-SU-000099. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DOLORES A. SONTAI

ALL THAT CERTAIN lot, piece, parcel or tract of ground situate in the Township of Monaghan, York County, Pennsylvania, having erected thereon a residential dwelling, being 5 N. Seasons Drive, Dillsburg, Monaghan Township, PA

17019, Parcel No. 3800001012600.

Docket No. 2020-SU-000099, Judgment Amount: \$162,327.86. Sold as the property of Dolores A. Santai

PROPERTY ADDRESS: 5 N. SEASONS DRIVE, DILLSBURG, MONAGHAN TOWNSHIP, PA 17019
UPI # 3800001012600

PROPERTY ADDRESS: 5 NORTH SEASONS DRIVE, DILLSBURG, PA 17019

UPI# 380000101260000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, (SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION) AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2006-11 vs. LOUIS A. SANTO and JOY M. SANTO Docket Number: 2012-SU-001213-06. 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:

LOUIS A. SANTO
JOY M. SANTO

PARCEL NO.: 38-000-PE-0048.K0-00000

ALL that certain lot or tract of land located in Monaghan Township, York County, Pennsylvania, bounded and described as follows, to wit:

BEING Lot No. 12 on a "Final Subdivision Plan of Lots 1-A, 1-B and 5 for Hidden Meadows" as recorded in the Office of the Recorder of Deeds of and for York County Pennsylvania, dated February 5, 2001, last revised June 21, 2002 and recorded on July 24, 2002 in Plan Book "RR", Page 971.

PROPERTY ADDRESS: 312 MEADOW TRAIL, DILLSBURG, PA 17019

UPI# 38000PE0048K000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK vs. JASON E. SCHELL Docket Number: 2022-SU-000342. 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 E. SCHELL

Owner(s) of property situate in the Seventh Ward of the City of York, YORK County, Pennsylvania, being

205 NORTH BROAD STREET,
YORK, PA 17403
Parcel No. 071330300030000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$42,376.91

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 205 NORTH BROAD STREET, YORK, PA 17403

UPI# 071330300030000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on

Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR LB-CABANA SERIES IV TRUST vs. BETH A. SCHWARTZ Docket Number: 2020-SU-002634. 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:
BETH A. SCHWARTZ

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

149 Meadow Hill Drive York PA 17402
PARCEL #: 530000806210000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$250,927.68

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 149 MEADOW HILL DRIVE, YORK, PA 17402

UPI# 530000806210000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. CHARLES J. SEDENGER Docket Number: 2022-SU-000277. 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 J. SEDENGER

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2022-SU-000277

Lakeview Loan Servicing, LLC
v.
Charles J. Sedenger

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

4 Ridge Avenue, Hanover, PA 17331
Parcel No. 67-000-03-0073.A0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$68,187.46
Attorneys for Plaintiff
Orlans PC

PROPERTY ADDRESS: 4 RIDGE AVENUE,
HANOVER, PA 17331

UPI# 67000030073A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BOKF, N.A. vs. TOSHIA M SHEARER Docket Number: 2022-SU-000791. 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:

TOSHIA M SHEARER

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

BEING KNOWN AND NUMBERED AS 18 SOUTH ROYAL STREET, YORK, PA 17401

UPIN NUMBER 09-196-01-0019.00-00000

PROPERTY ADDRESS: 18 SOUTH ROYAL STREET, YORK, PA 17401

UPI# 091960100190000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MCLP ASSET COMPANY, INC vs. CRAIG SHEFFER, IN HIS CAPACITY AS HEIR OF MARK W. SHEFFER UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK W. SHEFFER Docket Number: 2021-SU-001100. 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:

CRAIG SHEFFER, IN HIS CAPACITY AS HEIR OF MARK W. SHEFFER UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK W. SHEFFER

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

ATTORNEYS FOR PLAINTIFF
MCLP ASSET COMPANY, INC
Plaintiff

v.

CRAIG SHEFFER, IN HIS CAPACITY AS HEIR OF MARK W. SHEFFER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK W. SHEFFER

Defendant(s) COURT OF COMMON PLEAS YORK COUNTY

NO: 2021-SU-001100

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 3802 SILVERWOOD DR YORK, PA 17402

BEING PARCEL NUMBER: 46-000-32-0021.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 3802 SILVERWOOD DRIVE, YORK, PA 17402

UPI# 460003200210000000

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

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

Seized, levied upon and taken into execution As the Real Estate aforesaid by
RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. JEFFREY A. SLAGLE Docket Number: 2022-SU-000588. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JEFFREY A. SLAGLE

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

35 East Main Street Railroad PA 17355
PARCEL #: 810000100680000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount \$31,339.43

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 35 EAST MAIN STREET, RAILROAD, PA 17355

UPI# 810000100680000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: KONDAUR CAPITAL CORPORATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2020-1 vs. THE UNKNOWN HEIRS OF JOAN M. LARKIN DECEASED MICHAEL LARKIN SOLELY

IN HIS CAPACITY AS HEIR OF JOAN M. LARKIN, DECEASED THOMAS LARKIN JR., SOLELY IN HIS CAPACITY AS HEIR OF JOAN M. LARKIN, DECEASED MARY VIRGINIA LARKIN SOLELY IN HER CAPACITY AS HEIR OF JOAN M. LARKIN, DECEASED Docket Number: 2021-SU-000074. 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:

THE UNKNOWN HEIRS OF JOAN M. LARKIN DECEASED MICHAEL LARKIN SOLELY IN HIS CAPACITY AS HEIR OF JOAN M. LARKIN, DECEASED THOMAS LARKIN JR., SOLELY IN HIS CAPACITY AS HEIR OF JOAN M. LARKIN, DECEASED MARY VIRGINIA LARKIN SOLELY IN HER CAPACITY AS HEIR OF JOAN M. LARKIN, DECEASED

Owner(s) of property situate in the Borough of West York, YORK County, Pennsylvania, being 1513 WEST PHILADELPHIA STREET, YORK, PA 17404 Parcel No. 880001400370000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$202,131.08

Attorneys for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 1513 WEST PHILADELPHIA STREET, YORK, PA 17404

UPI# 880001400370000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MORTGAGE ASSETS MANAGEMENT, LLC vs. UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST UNDER ANN E. ALBRIGHT Docket Number: 2019-SU-000572. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST UNDER ANN E. ALBRIGHT

ALL THAT CERTAIN TRACT OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN THE CITY OF YORK, YORK COUNTY, PENNSYLVANIA, AND KNOWN AS NO. 132 SOUTH NEWBERRY STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEING KNOWN AND NUMBERED AS 132 S. NEWBERRY STREET, YORK, PA 17401

BEING LOT NO. 09-199-03-0060.0

PROPERTY ADDRESS: 132 SOUTH NEWBERRY STREET, YORK, PA 17401

UPI# 091990300600000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC vs. MAI VINCENT and CARLOS SMITH Docket Number: 2017-SU-000886. 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:

MAI VINCENT CARLOS SMITH

BEING KNOWN AND DESIGNATED as Unit 70, in the subdivision known as "Iron Bridge Landing Condominiums, Phase II," West Manchester Township, per Plan recorded in record Book 1760, Page 6514 among the Land Records of York County, Pennsylvania.

Property Address: 2417 Walnut Bottom Road Unit 70, York, PA 17408

Parcel No. 51-000-32-0138-C0070

Improvements: Residential Dwelling Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2017-SU-000886

Judgment: \$130,050.15

Attorney: Kristen D. Little, Esquire

To be sold as the Property Of: Mai Vincent and Carlos Smith

PROPERTY ADDRESS: 2417 WALNUT BOTTOM ROAD, UNIT 70, YORK, PA 17408

UPI# 5100032013800C0070

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. MICHAEL J. WALKER A/K/A MICHAEL WALKER and KRISTEN DANIELLE TOME Docket Number: 2020-SU-000624. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL J. WALKER A/K/A MICHAEL WALKER KRISTEN DANIELLE TOME

By virtue of a Writ of Execution No. 2020-SU-000624

FREEDOM MORTGAGE CORPORATION v. MICHAEL J. WALKER A/K/A MICHAEL WALKER; KRISTEN DANIELLE TOME

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

2320 DELTA ROAD, BROGUE, PA 17309 Tax ID No. 21000FM0079F000000 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$193,679.39

Attorneys for Plaintiff Brock & Scott, PLLC

PROPERTY ADDRESS: 2320 DELTA ROAD, BROGUE, PA 17309

UPI# 21000FM0079F000000

Notice is further given that all parties in interest

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. PHILLIP I. WHITE, III Docket Number: 2022-SU-000585. 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:

PHILLIP I. WHITE, III

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

2146 SOUTHBROOK DRIVE,
YORK, PA 17403
Parcel No. 54000170012
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$335,491.18

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 2146 SOUTHBROOK DRIVE, YORK, PA 17403

UPI# 540001700120000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FULTON BANK, N.A. F/K/A FULTON BANK vs. JUSTIN M. WISE,

KNOWN HEIR ALL OF THE UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RAYMOND O. KRAFT, JR., DECEASED AND GREGORY A. WISE, DECEASED, RECORD OWNERS AND MORTGAGORS LINDSAY B. KING, KNOWN HEIR Docket Number: 2020-SU-000956. 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:

JUSTIN M. WISE, KNOWN HEIR ALL OF THE UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RAYMOND O. KRAFT, JR., DECEASED AND GREGORY A. WISE, DECEASED, RECORD OWNERS AND MORTGAGORS LINDSAY B. KING, KNOWN HEIR

Justin M. Wise and Lindsay B. King in his/her capacity as known heirs, and Any and All Unknown Heirs, Successors and Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Raymond O. Kraft, Jr., Deceased, and Gregory A. Wise, Deceased, Record Owners and Mortgagors, owners of property situate in York City, York County, Pennsylvania, being

828 Arlington Road, York, PA 17403
Parcel No. 10-271-04-0042.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$84,701.24

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

PROPERTY ADDRESS: 828 ARLINGTON ROAD, YORK, PA 17403

UPI# 10271040042000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 03, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FULTON BANK, N.A. vs. DAVID ZIENKIEWICZ Docket Number: 2019-

SU-001144. 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 ZIENKIEWICZ

All that certain piece or parcel or Tract of land situate in Red Lion Borough, York County, Pennsylvania, and being known as 234 Wise Avenue, Red Lion, Pennsylvania 17356.

TAX MAP AND PARCEL NUMBER: 820000200640000000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$119,443.31

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: David Zienkiewicz

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

PROPERTY ADDRESS: 234 WISE AVENUE, RED LION, PA 17356

UPI# 820000200640000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
09.01-3t York County, Pennsylvania

Pennsylvania Bar Association
Family Law Section
Tips and Tools for Better Co-parenting



**What is This
Video?**

The Pennsylvania Bar Association Family Law Section created this video as a resource to help parents who are separated or divorced learn how to improve their co-parenting relationships with positive communication and behavior. The video shows parents how strong, positive communication with their co-parent reduces stress and benefits their children.

The video, created by Family Law Section members, features realistic vignettes showing parents how to avoid common sources of conflict by using the BIFF Response® Method, courtesy of the High Conflict Institute in San Diego, California.

BIFF is an acronym for communication that stands for:

- **Brief**
- **Informative**
- **Friendly**
- **Firm**

The video also features insightful commentary from experienced judges and mental health practitioners from across the state.

**How Do I Access
and Share This
Video?**

The video is free and available online.

The video link is currently accessible to parents, attorneys, judges and mental health professionals to share or use as a resource.

Closed captions are available in English and Spanish (Español).

You can find the video at www.pabar.org/site/FLS or scan the QR code below.



Civil Court Electronic Filing Frequently Asked Questions

- 1) Which type of filings are being accepted through York County's civil court electronic filing system?

We are accepting all Civil Suit (SU) filings except for:*

Appeals to Commonwealth or Superior Court

Arbitration Appeals

District Magistrate Appeals

License Suspension Appeals

Non Domestic Relations Restraining Order

Petition for Name Change

Subpoenas

Writ of Execution from another county

Writ of Scire Facias

Writ of Revival

No Family Court filings

**cannot accept initial filings but may take subsequent filings for these case types*

- 2) What Internet Browser should I use to e-file?

Google Chrome, Microsoft Edge, Firefox

- 3) What payment method can I use to electronically file?

Credit Cards (Visa, Discover or Mastercard)

Debit Cards

Prepaid credit cards

- 4) Can an additional e-mail address be added to receive e-filing notifications?

No, only one email address is allowed per registration. However, you can change the notification e-mail address after the registration process is complete. You could try to set up your e-mail so the notification e-mails are forwarded to the desired email address.

- 5) Is there a filing fee for all filings submitted through e-filing?

No, if there is currently no filing fee, there will not be a fee to file electronically.

Choose "Docket Category: No Cost Docket Filing" if you are submitting a filing that does not require a fee.

- 6) How do I know which subsequent filing and docket category to pick?

Choose the subsequent filing and docket category that best fits the description of what you are filing.

- 7) Scanning recommendations

Saving a Word document as a PDF is preferable, scan in 150-300 dpi, avoid color in documents if possible.

- 8) How do I know if my filing has been accepted?
- You will receive a confirmation email when your entire packet has been processed.
 - Your filing status will be updated on your York County Civil Court E-Services Portal.
 - You can view your timestamped filing on the York County Civil Court E-Services Portal.
 - You can view the case docket from the Civil Court Records search function on our website.
- 9) When will my filing be timestamped?
- The timestamp of the document will reflect the date and time you electronically submitted the filing, not the date it was accepted. Prothonotary Clerks do not accept or reject any electronically filed documents while the office is closed (after 4:30 p.m., weekends, holidays, weather emergency, etc). You may e-file your documents at any time, but they will not be processed until the office is open for business.
- 10) Why was my filing rejected?
- If your filing was rejected it is probably because of one of the following reasons: document not signed; uploaded the wrong document; picked the wrong docket category and did not pay the correct fee; didn't submit the correct forms (IFP). **Accuracy in filing is important.**
- NOTE: When filing a proposed order, it should be before the documents you are submitting along with the order (motion, petition, etc).
- 11) How can I access my filings and documents?
- All your submitted filings are listed on your Attorney Portal My Filings page. All accepted, timestamped documents are accessible from the same page. All accepted filings have been docketed and can be searched from the Civil Court Records search function on our website.
- 12) What if I make a mistake when submitting a filing?
- If the filing has not been accepted, you can cancel your order from the Attorney Portal My Filings page
- 13) Can I submit confidential documents when electronically filing them?
- Yes. Check the "confidential document" box and submit the proper forms (confidential document form or confidential information form, whichever is applicable; Docket Category: Confidential). If proper forms are not submitted, we will accept the filing, but it will not be confidential.
- 14) How do I file for IFP status?
- Check the "IFP" box and submit the proper paper forms (Two separate Docket Categories: Petition and Financial Affidavit)
- 15) How can I ask the Prothonotary to send my filing to Court Administration?
- The Prothonotary's Office always sends the following filings to Court Administration: motions, petitions, notice of presentment, anything with a proposed order, stipulations. Also, you can include a cover letter with your request as the last page of the uploaded document. If you do not want the cover letter docketed, please indicate that in the letter.

- 16) The Rule 236 Notice is blank when e-filed. How do I know if it has been completed?
Upon acceptance of the 236 Notice, a Prothonotary clerk will sign & docket the completed Notice.
- 17) How do I get a copy of filings that need to be served?
You can access all your timestamped filings on the Attorney Portal.
- 18) Does the e-filing system have electronic notification or service?
No. Electronic service and electronic notification are not currently available for electronically filed documents. *Local Rule 205.4* specifically states that service is the responsibility of the attorney. The Prothonotary's Office will notify the attorney when the following documents are docketed so they can serve the documents: writ of summons, writ of execution, complaint reinstated, and writ of summons reissued.
- 19) What assistance can the Prothonotary office staff provide?
Prothonotary staff are asked two types of questions. The first type is technical, i.e. "what order do these document go in" or "what docket category do I pick", "I didn't get my confirmation email"; those questions we can answer. The second type are legal questions, i.e. "what do I submit", "how do I fill out this form", "is this information correct"; those questions we cannot answer. The Prothonotary or the employees of the office cannot answer legal questions or give legal advice

When calling our office for assistance please have your Order and/or Filing Packet number available for reference.

LOOKING FOR ESTATE NOTICES

OR OTHER LEGAL NOTICES
REQUIRING PUBLICATION
IN A PA LEGAL JOURNAL?

Go to www.palegalads.org

This FREE site allows you to
search statewide to determine
whether a specific legal notice
has been published.

