

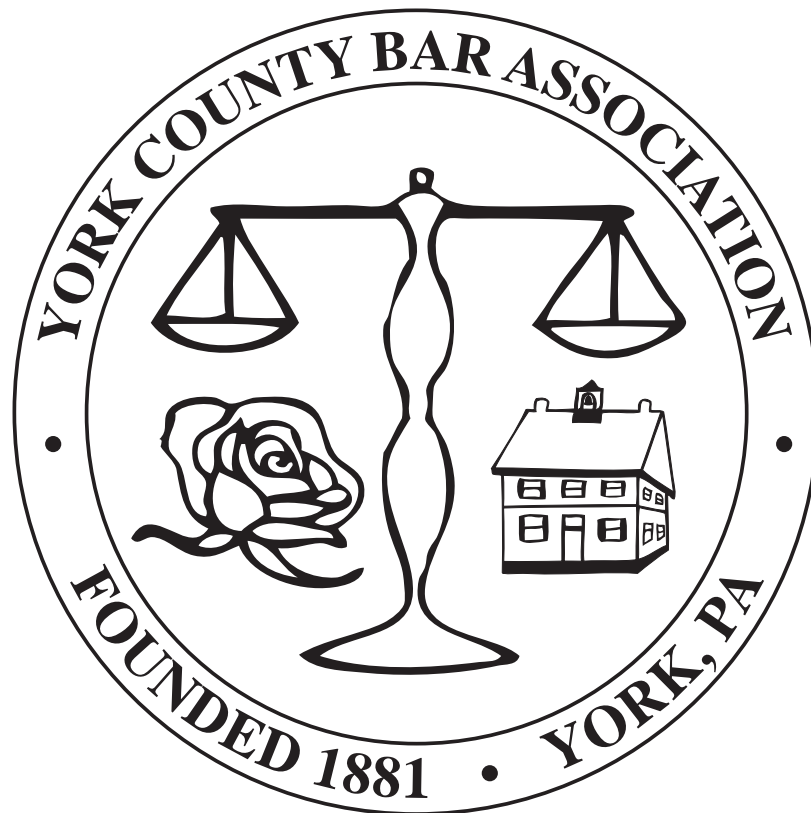
York Legal Record

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

Vol. 138

YORK, PA, THURSDAY, MAY 9, 2024

No. 7



Dated Material Do Not Delay

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ESTATE NOTICES

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

FIRST PUBLICATION

- ESTATE OF MARY M. ATKINS, DECEASED
Late of Fairview Twp., York County, PA.
Executor: Virginia L. Sellers, 315 Whiskey Spring Road, Dillsburg, PA 17019
Attorney: Anthony L. DeLuca, Esquire, 113 Front Street, PO Box 358, Boiling Springs, PA 17007 5.9-3t
- ESTATE OF TIMOTHY R. BASOM, DECEASED
Late of West Manchester Twp., York County, PA.
Administrator: Stephen R. Basom, c/o Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011
Attorney: Craig A. Hatch, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011 5.9-3t
- ESTATE OF GEORGE R. CARTER, a/k/a GEORGE R. CARTER, JR., DECEASED
Late of Peach Bottom Twp., York County, PA.
Executor: Westley M. Carter, a/k/a Wesley Michael Carter, 58 Bluebird Trail, Delta, PA 17314
Attorney: Richard J. Amrhein, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301 5.9-3t
- ESTATE OF JUNE E. DETTINGER, DECEASED
Late of York County, PA.
Administrator: Melissa Giegucz, c/o Charles J. Hobbs, Esquire, 256 E. Market Street, York, PA 17403
Attorney: Charles J. Hobbs, Esquire, 256 E. Market Street, York, PA 17403 5.9-3t
- ESTATE OF GARY W. DODSON, DECEASED
Late of Fairview Twp., York County, PA.
Executor: Karl A. Dodson, 464 Big Spring Road, New Cumberland, PA 17070
Attorney: P. Daniel Altland, Esquire, 350 S. Sporting Hill Road, Mechanicsburg, PA 17050 5.9-3t
- ESTATE OF CAROL ROBERTA DOHME, a/k/a CAROL R. DOHME, DECEASED
Late of Springfield Twp., York County, PA.
Executrix: Donna Lynne Alford, c/o Dilworth Paxson LLP, 1500 Market Street, #3500E, Philadelphia, PA 19102
Attorney: Kristen L. Beherns, Esquire, Dilworth Paxson LLP, 1500 Market Street, #3500E, Philadelphia, PA 19102 5.9-3t
- ESTATE OF ALLAN E. DUFFEY, III, a/k/a ALLAN E. DUFFEY, DECEASED
Late of Spring Garden Twp., York County, PA.
Executrix: Christine M. Duffey, n/k/a Christine D. Jordan, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 5.9-3t
- ESTATE OF DEBORA LYNN EISENHART, DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Patricia A. Klinedinst, 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 5.9-3t
- ESTATE OF LORRAINE L. GLADFELTER, a/k/a LORRAINE LOUISE GLADFELTER, DECEASED
Late of Jackson Twp., York County, PA.
Executrix: Kimberly S. Ruff, 104 Pauline Avenue, York, PA 17408
Attorney: Amy E.W. Ehrhart, Esquire, 118 Carlisle Street, Suite 202, Hanover, PA 17331 5.9-3t
- ESTATE OF JANET L. GRAY, DECEASED
Late of North Codorus Twp., York County, PA.
Co-Executrix: Sharon L. Gilbert and Melissa A. Condon, a/k/a Melissa A. Adams, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 5.9-3t
- ESTATE OF JEANETTE M. GUCKENBERGER, DECEASED
Late of Fawn Twp., York County, PA.
Executrix: Laura A. Guckenberger, 40 Robinhood Road, Lot 462, Havre de Grace, MD 21078 5.9-3t
- ESTATE OF EVELYN M. HANDLEY, a/k/a EVELYN N. HANDLEY, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Sherrie A. Sanderson, c/o Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356 5.9-3t
- ESTATE OF GLENN E. HOLTZAPPLE, DECEASED
Late of Springettsbury Twp., York County, PA.
Executors: Roxanne A. Bell and Bradley A. Holtzapple, c/o Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 5.9-3t
- ESTATE OF HOWARD F. KELLY, DECEASED
Late of Dover Twp., York County, PA.
Executor: Stephanie Casey, 40 Casey Lane, York, PA 17402
Attorney: John L. Senft, Esquire, 2643 Carnegie Road, Suite B, York, PA 17402 5.9-3t
- ESTATE OF RICHARD D. KOCH, DECEASED
Late of York Twp., York County, PA.
Executor: Karl T. Koch, c/o MPL Law Firm, LLP, 96 S. George Street, Suite 520, York, PA 17401
Attorney: Andrew C. Herrold, Esquire, MPL Law Firm, LLP, 96 S. George Street, Suite 520, York, PA 17401 5.9-3t
- ESTATE OF SHIRLEY A. KURTZ, DECEASED
Late of Red Lion Boro., York County, PA.
Executors: Tara Dunn and Kristie Quigg, c/o Snoke Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
Attorney: Snoke Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 5.9-3t
- ESTATE OF ANNA M. MILLER, a/k/a ANNA MAE MILLER, DECEASED
Late of Loganville Boro., York County, PA.
Executor: Ronald E. Miller, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 5.9-3t
- ESTATE OF INGA L. MILLER, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Carol I. Simpson, c/o Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402
Attorney: Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402 5.9-3t
- ESTATE OF BETTY JANE NEFF, a/k/a BETTY J. NEFF, DECEASED
Late of Springettsbury Twp., York County, PA.
Co-Executors: Barry R. Grimm, Sr. and Joyce E. Rosengrant, c/o MOUNTZ, KREISER, & FLECKENSTEIN ATTORNEYS AT LAW, 553 Locust Street, Columbia, PA 17512
Attorney: Karl Kreiser, Esquire, MOUNTZ, KREISER, & FLECKENSTEIN ATTORNEYS AT LAW, 553 Locust Street, Columbia, PA 17512 5.9-3t

ESTATE OF DAVID P. REHBEIN,
DECEASED

Late of Codorus Twp., York County, PA.
Co-Administratrices: Stephanie Rehbein and
Brittany Walls, c/o MPL Law Firm, LLP,
96 South George Street, Suite 520, York,
PA 17401
Attorney: Elizabeth Gangloff, Esquire, MPL
Law Firm, LLP, 96 South George Street,
Suite 520, York, PA 17401 5.9-3t

ESTATE OF GIAVANNA M. RICOBENE,
DECEASED

Late of York City, York County, PA.
Administratrix: Diane Ricobene, c/o Richard
R. Reilly, Esquire, 54 N. Duke Street,
York, PA 17401
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke Street, York, PA 17401 5.9-3t

ESTATE OF NANCY A. SANDERS, a/k/a
NANCY ANN SANDERS, DECEASED

Late of Hanover Boro., York County, PA.
Executrix: Sandra D. Sanders, c/o Gates &
Gates, P.C., 250 York Street, Hanover, PA
17331
Attorney: Rachel L. Gates, Esquire, Gates &
Gates, P.C., 250 York Street, Hanover, PA
17331 5.9-3t

ESTATE OF MARY A. SHOFFNER,
DECEASED

Late of Manchester Twp., York County, PA.
Administrators: Patricia A. Myers and
Donald L. Shoffner, Jr., c/o Richard H.
Mylin, III, Esquire, 2025 E. Market Street,
York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
5.9-3t

ESTATE OF WILLIAM M. STERNER,
DECEASED

Late of Manchester Twp., York County, PA.
Executrix: Wendy M. Levin, c/o Law Offices
of Craig A. Diehl, 119A West Hanover
Street, Spring Grove, PA 17362
Attorney: Craig A. Diehl, Esquire, Law
Offices of Craig A. Diehl, 119A West
Hanover Street, Spring Grove, PA 17362
5.9-3t

ESTATE OF JAMES M. STOBIE, a/k/a J.
MORGAN STOBIE, DECEASED

Late of Dover Twp., York County, PA.
Executor: Allison F. Savage, 736 E. Canal
Road, Dover, PA 17315 5.9-3t

ESTATE OF MARTHA L. WEITZEL,
DECEASED

Late of Hellam Twp., York County, PA.
Executrix: Susan K. Joines, c/o Stock and
Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire,
STOCK AND LEADER, 221 West
Philadelphia Street, Suite 600, York, PA
17401 5.9-3t

ESTATE OF GLORIA E. WINTERS,
DECEASED

Late of Dover Twp., York County, PA.
Co-Executors: Kelly S. Winters and Leon
E. Fake, c/o MPL Law Firm, LLP, 96 S.
George Street, Suite 520, York, PA 17401
Attorney: Andrew C. Herrold, Esquire, MPL
Law Firm, LLP, 96 S. George Street, Suite
520, York, PA 17401 5.9-3t

SECOND PUBLICATIONESTATE OF LOUIS NELSON AMOS, a/k/a L.
NELSON AMOS, DECEASED

Late of Delta Boro., York County, PA.
Administrator, c.t.a.: Jordan A. Amos, c/o
Elder Law Firm of Robert Clofine, 340
Pine Grove Commons, York, PA 17403
Attorney: Joy L. Kolodzi, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403 5.2-3t

ESTATE OF JEANNE R. AXELSON, a/k/a
JEANNE AXELSON, DECEASED

Late of Manchester Twp., York County, PA.
Executor: Dale E. Axelson, c/o Laucks &
Laucks, PC, 105 West Broadway, Red
Lion, PA 17356
Attorney: David M. Laucks, Esquire,
LAUCKS & LAUCKS, PC, 105 West
Broadway, Red Lion, PA 17356 5.2-3t

ESTATE OF WENDY G. BALDWIN, WENDY
GLORIA BALDWIN, DECEASED

Late of West Manheim Twp., York County,
PA.
Executor: Thomas J. Gately, Jr., 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
5.2-3t

ESTATE OF JOSEPH BISWA, DECEASED

Late of Conewago Twp., York County, PA.
Administratrix: Hari Biswa, 27 Eli Drive,
York, PA 17404
Attorney: Deborah L. Packer, Esquire, 3901
N. Front Street, Harrisburg, PA 17110
5.2-3t

ESTATE OF GENE W. DIEHL, DECEASED

Late of Springfield Twp., York County, PA.
Executors: Kay A. Crumling & Alan E.
Diehl, c/o Bellomo & Associates, LLC,
3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
5.2-3t

ESTATE OF PATRICIA R. DIENER,
DECEASED

Late of Penn Twp., York County, PA.
Executor: Kathryn E. Widenhouse, a/k/a
Kathryn Diener, c/o Salzmann Hughes,
P.C., 1147 Eichelberger Street, Suite F,
Hanover, PA 17331
Attorney: Ann C. Shultis, Esquire, Salzmann
Hughes, P.C., 1147 Eichelberger Street,
Hanover, PA 17331 5.2-3t

ESTATE OF RICHARD E. ECKENRODE,
DECEASED

Late of West York Boro., York County, PA.
Executrix: Jane A. Eckenrode, 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 5.2-3t

ESTATE OF E. ELIZABETH FITZ, a/k/a
ELSIE ELIZABETH FITZ, DECEASED

Late of Dover Boro., York County, PA.
Executrix: Susan L. Wales, c/o Eveler &
DeArment LLP, 2997 Cape Horn Road,
Suite A-6, Red Lion, PA 17356
Attorney: Eveler & DeArment LLP, 2997
Cape Horn Road, Suite A-6, Red Lion, PA
17356 5.2-3t

ESTATE OF HELEN R. FLORENCE,
DECEASED

Late of Hanover Boro., York County, PA.
Executor: Barbara F. Chronister, 84 Saint
Georgia Drive, Hanover, PA 17331
Attorney: Bernard A. Yannetti Hartman
& Yannetti, Inc., 126 Baltimore Street,
Gettysburg, PA 17325 5.2-3t

ESTATE OF FRANCES C. FOSTER,
DECEASED

Late of Stewartstown, York County, PA.
Executor: Carol R. Preller, 144 E.
Scarborough Fare, Stewartstown, PA
17363 5.2-3t

ESTATE OF ALBERT ROBERT GABELLI,
JR., DECEASED

Late of West Manheim Twp., York County,
PA.
Administrator: Maverick L. Gabelli, 49
Valley View Drive, Hanover, PA 17331
Attorney: Amy E.W. Ehrhart, Esquire, 118
Carlisle Street, Suite 202, Hanover, PA
17331 5.2-3t

ESTATE OF NANCY J. GARRETT,
DECEASED

Late of Penn Twp., York County, PA.
Executor: Cory M. Garrett, 1489 Maple
Court, Glen Rock, PA 17327
Attorney: G. Steven McKonly PC, 119
Baltimore Street, Hanover, PA 17331
5.2-3t

ESTATE OF WILLIAM F. HARROLD, SR.,
DECEASED

Late of North Codorus Twp., York County,
PA.
Executor: William F. Harrold, Jr., c/o John
W. Stitt, Esquire, 1434 W. Market Street,
York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W.
Market Street, York, PA 17404 5.2-3t

ESTATE OF SUSAN A. HOOVER, a/k/a
SUSAN ANN HOOVER, DECEASED
Late of Hanover Boro., York County, PA.
Co-Executors: Peggy S. Hockensmith,
2730 Meadow Drive, Gettysburg, PA
17325 and Perry A. Small, 1300 Pine
Run Road, Abbottstown, PA 17301 and
Leah M. Small, 1240 Mummasburg Road,
Gettysburg, PA 17325
Attorney: Amy E.W. Ehrhart, Esquire, 118
Carlisle Street, Suite 202, Hanover, PA
17331 5.2-3t

ESTATE OF RUTH A. JUNGUGUST, a/k/a
RUTH ALICE JUNGUGUST, DECEASED
Late of Hoepwell Twp., York County, PA.
Executor: Erik G. Junggust, c/o Laura
S. Manifold, Esquire, PO Box 312,
Stewartstown, PA 17363
Attorney: Laura S. Manifold, Esquire, PO
Box 312, Stewartstown, PA 17363 5.2-3t

ESTATE OF EDWARD H. KNOLL, a/k/a
EDWARD HAROLD KNOLL, DECEASED
Late of Newberry Twp., York County, PA.
Executrix: Gloria Knoll, 341 Evergreen
Street, New Cumberland, PA 17070
Attorney: David H. Stone, Esquire, Stone
LaFaver & Shekletski, PO Box E, New
Cumberland, PA 17070 5.2-3t

ESTATE OF JONATHAN LAU, DECEASED
Late of York City, York County, PA.
Administratrix: Kathy Lau, c/o Hamburg,
Rubin, Mullin, Maxwell & Lupin, PC,
1684 S. Broad Street, #230, Lansdale, PA
19446
Attorney: Danielle M. Yacono, Esquire,
Hamburg, Rubin, Mullin, Maxwell &
Lupin, PC, 1684 S. Broad Street, #230,
Lansdale, PA 19446 5.2-3t

ESTATE OF BETTY H. LECKRONE,
DECEASED
Late of Manchester Twp., York County, PA.
Executor: Marsha L. Briggs, 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 5.2-3t

ESTATE OF KENNETH W. MORGAN,
DECEASED
Late of York Twp., York County, PA.
Executor: Daniel J. Beaugard, Jr., c/o
Gibbel Kraybill & Hess LLP, PO Box
5349, Lancaster, PA 17606
Attorney: Douglas A. Smith, Esquire, Gibbel
Kraybill & Hess LLP, PO Box 5349,
Lancaster, PA 17606 5.2-3t

ESTATE OF IRIS M. NIMMONS, DECEASED
Late of York City, York County, PA.
Administratrix: Sylvia Q. Sanders, c/o
Richard H. Mylin, III, Esquire, 2025 E.
Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
5.2-3t

ESTATE OF CLAIRE E. PATASHNA,
DECEASED
Late of York Twp., York County, PA.
Administrators: Jeffrey M. Patashna and
Beth M. Clark, c/o Elder Law Firm
of Robert Clofine, 340 Pine Grove
Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403 5.2-3t

ESTATE OF MICHAEL J. PATASHNA,
DECEASED
Late of York Twp., York County, PA.
Administrators: Jeffrey M. Patashna and
Beth M. Clark, c/o Elder Law Firm
of Robert Clofine, 340 Pine Grove
Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403 5.2-3t

ESTATE OF THOMAS M.G. PENN,
DECEASED
Late of New Freedom Boro., York County,
PA.
Executor: Roger W. Tabler, Jr., c/o William
F. Hoffmeyer, Esquire, 30 N. George
Street, York, PA 17401
Attorney: William F. Hoffmeyer, Esquire, 30
N. George Street, York, PA 17401 5.2-3t

ESTATE OF LORETTA M. PFEFFER,
DECEASED
Late of New Freedom Boro., York County,
PA.
Administratrix: Erin Flynn, c/o Stock and
Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire,
STOCK AND LEADER, 221 West
Philadelphia Street, Suite 600, York, PA
17401 5.2-3t

ESTATE OF DAVID B. PINNING,
DECEASED
Late of Shrewsbury Boro., York County, PA.
Executor: Bradley W. Paine, c/o CGA Law
Firm, PC, 135 North George Street, York,
PA 17401
Attorney: Jeffrey L. Rehmeyer II, Esquire,
CGA Law Firm, PC, 135 North George
Street, York, PA 17401 5.2-3t

ESTATE OF MARIANNE A. POLETTI,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Executor: Robert Poletti, c/o MPL Law Firm
LLP, 96 S. George Street, Suite 520, York,
PA 17401
Attorney: Erik D. Spurlin, Esquire, MPL
Law Firm LLP, 96 S. George Street, Suite
520, York, PA 17401 5.2-3t

ESTATE OF JAMES BRIAN RADER,
DECEASED
Late of Manchester Twp., York County, PA.
Administratrix: Cindy Ann Short, c/o LAW
OFFICE OF JEFFREY C. MARSHALL,
LLC, 46 East Philadelphia Street, York,
PA 17401
Attorney: Jeffrey C. Marshall, Esquire, LAW
OFFICE OF JEFFREY C. MARSHALL,
LLC, 46 East Philadelphia Street, York, PA
17401 5.2-3t

ESTATE OF MERLE R. RAUBENSTINE,
DECEASED
Late of Jackson Twp., York County, PA.
Executor: Heather L. Wagaman, c/o CGA
Law Firm, PC, PO Box 606, East Berlin,
PA 17316
Attorney: Sharon E. Myers, Esquire, CGA
Law Firm, PC, PO Box 606, East Berlin,
PA 17316 5.2-3t

ESTATE OF WILLIAM L. SCHMID,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Executor: Michael W. Schmid, c/o Barley
Snyder, 126 East King Street, Lancaster,
PA 17602
Attorney: Randy R. Moyer, Esquire, Barley
Snyder, 126 East King Street, Lancaster,
PA 17602 5.2-3t

ESTATE OF GERALD E. SERFASS,
DECEASED
Late of West Manchester Twp., York County,
PA.
Executrix: Jennifer L. Dean, 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 5.2-3t

ESTATE OF DORIS SMITH, a/k/a DORIS
L. SMITH, a/k/a DORIS LEONA SMITH,
DECEASED
Late of York Twp., York County, PA.
Executor and Co-Trustee: Lyle Urias Smith,
c/o CGA Law Firm, PC, 135 North George
Street, York, PA 17401
Attorney: Margaret W. Driscoll, Esquire,
CGA Law Firm, PC, 135 North George
Street, York, PA 17401 5.2-3t

ESTATE OF B. ROBERT SNYDER, a/k/a
BRUCE ROBERT SNYDER, DECEASED
Late of York Twp., York County, PA.
Executor: Holly Jo Seace, c/o McNeese
Wallace & Nurick LLC, 570 Lausch Lane,
Suite 200, Lancaster, PA 17601
Attorney: Vance E. Antonacci, Esquire,
McNeese Wallace & Nurick LLC, 570
Lausch Lane, Suite 200, Lancaster, PA
17601 5.2-3t

ESTATE OF JEFFREY A. SPRENKLE,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Executor: Gordon D. Sprenkle, 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 5.2-3t

ESTATE OF JOAN A. STEINKE, DECEASED
Late of Washington Twp., York County, PA.
Executor: Michael A. Steinke, c/o MPL Law
Firm, LLP, 96 South George Street, Suite
520, York, PA 17401
Attorney: Suzanne H. Griest, Esquire, MPL
Law Firm, LLP, 96 South George Street,
Suite 520, York, PA 17401 5.2-3t

ESTATE OF WILLIAM C. WAHL,
DECEASED

Late of Spring Garden Twp., York County, PA.
 Executor: Maxwell D. Wahl, c/o MPL Law Firm, LLP, 96 South George Street, Suite 520, York, PA 17401
 Attorney: Suzanne H. Griest, Esquire, MPL Law Firm, LLP, 96 South George Street, Suite 520, York, PA 17401 5.2-3t

ESTATE OF VADA L. WANTLAND,
DECEASED

Late of Shrewsbury Boro., York County, PA.
 Co-Executors: Michael E. Gantz and Camellia K. Gantz, c/o Laura S. Manifold, Esquire, PO Box 312, Stewartstown, PA 17363
 Attorney: Laura S. Manifold, Esquire, PO Box 312, Stewartstown, PA 17363 5.2-3t

ESTATE OF GEORGE P. WIDA, JR.,
DECEASED

Late of Shrewsbury Twp., York County, PA.
 Executor: George P. Wida, III, c/o Hoffmeyer & Semmelman, 30 N. George Street, York, PA 17401
 Attorney: William F. Hoffmeyer, Esquire, Hoffmeyer & Semmelman, 30 N. George Street, York, PA 17401 5.2-3t

ESTATE OF JO CAROL ZARTMAN,
DECEASED

Late of Jackson Twp., York County, PA.
 Executrix: Sarah Beth Moulton Gorsuch, 365A Brough Road, Abbottstown, PA 17301
 Attorney: Amy E.W. Ehrhart, Esquire, 118 Carlisle Street, Suite 202, Hanover, PA 17331 5.2-3t

THIRD PUBLICATION

ESTATE OF JEAN E. BECKER, DECEASED

Late of Hanover Boro., York County, PA.
 Executor: Douglas A. Becker, 709 Washington Ave, Hanover, PA 17331
 Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331 4.25-3t

ESTATE OF DANIEL E. BOSLEY,
DECEASED

Late of Dover Boro., York County, PA.
 Co-Executrices: Judith Elaine Sanders and Tiffany Marie Shetzler, c/o Barley Snyder LLP, 14 Center Square, Hanover, PA 17331
 Attorney: Joseph E. Erb, Jr., Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 4.25-3t

ESTATE OF SHIRLEY M. BOWERS,
DECEASED

Late of Red Lion, York County, PA.
 Executor: Daniel M. Bowers, 10469 Foust Road, Glen Rock, PA 17327 4.25-3t

ESTATE OF ALICE W. BURD, DECEASED

Late of York Twp., York County, PA.
 Executor: Miles T. Burd, c/o Amy S. Loper, Esquire, 2002 S. Queen Street, York, PA 17403
 Attorney: Amy S. Loper, Esquire, 2002 S. Queen Street, York, PA 17403 4.25-3t

ESTATE OF DIANA L. CIMINO, a/k/a DIANA
CIMINO, DECEASED

Late of Franklin Twp., York County, PA.
 Executor: Kevin Bozetski, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 4.25-3t

ESTATE OF PATRICIA A. DAWES,
DECEASED

Late of West Manchester Twp., York County, PA.
 Co-Executors: Thomas A. Dawes and Cynthia C. Smith, c/o Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402
 Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 4.25-3t

ESTATE OF NANCY C. DOERFLEIN,
DECEASED

Late of Springettsbury Twp., York County, PA.
 Executor: Nancy L. Cornbower, c/o Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331
 Attorney: Ruth Crabbs Gunnell, Esquire, Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 4.25-3t

ESTATE OF MICHAEL J. EVANS,
DECEASED

Late of Dover Boro., York County, PA.
 Executor: Thomas E. Evans, c/o MPL Law Firm, LLP, 96 S. George Street, Suite 520, York, PA 17401
 Attorney: Andrew C. Herrold, Esquire, MPL Law Firm, LLP, 96 S. George Street, Suite 520, York, PA 17401 4.25-3t

ESTATE OF WILLIAM H. FORDNEY, JR.,
DECEASED

Late of Manchester Twp., York County, PA.
 Executor: Barbara A. Fordney, c/o Charles J. Long, Esquire, 25 North Duke Street, Suite 202, York, PA 17401
 Attorney: Charles J. Long, Esquire, 25 North Duke Street, Suite 202, York, PA 17401 4.25-3t

ESTATE OF CHARLOTTE M. HESS,
DECEASED

Late of Manchester Twp., York County, PA.
 Executrix: Jennie S. Hess, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 4.25-3t

ESTATE OF DONALD E. HOFFNAGLE SR.,
DECEASED

Late of York City, York County, PA.
 Executor: William B. Anstine, Jr., c/o Anstine & Sparler, 117 East Market Street, York, PA 17401
 Attorney: John R. Elliott, Esquire, Anstine & Sparler, 117 East Market Street, York, PA 17401 4.25-3t

ESTATE OF LEONA R. HUSON, DECEASED
Late of Springettsbury Twp., York County,
PA.

Co-Administrators: Michael E. Huson and Stephen E. Huson, c/o Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356
 Attorney: Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356 4.25-3t

ESTATE OF SANDRA ANN KOHR,
DECEASED

Late of East Manchester Twp., York County, PA.
 Executor: Daniel Eugene Kohr, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 4.25-3t

ESTATE OF KARL F. KRECHTLER,
DECEASED

Late of Springettsbury Twp., York County, PA.
 Executor: Ellen K. Krechtler, c/o May Herr & Grosh LLP, 234 North Duke Street, Lancaster, PA 17602
 Attorney: Matthew A. Grosh, Esquire, May Herr & Grosh LLP, 234 North Duke Street, Lancaster, PA 17602 4.25-3t

ESTATE OF MICHAEL A. KURMAN,
DECEASED

Late of West Manchester Twp., York County, PA.
 Administratrix: Marcia A. Kurman, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Kristen R. McGuire, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 4.25-3t

ESTATE OF CAROLYN J. LEMEN,
DECEASED

Late of Shrewsbury Twp., York County, PA.
 Executor: Ronald M. Lemen, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 4.25-3t

ESTATE OF ARLENE MARKS, DECEASED

Late of Penn Twp., York County, PA.
 Executor: Holly Reed, 118 Edgemere, Annapolis, MD 21403
 Attorney: G. Steven McKonly PC, 119 Baltimore Street, Hanover, PA 17331 4.25-3t

ESTATE OF GEORGE V. MILES, SR.,
DECEASED

Late of New Freedom Boro., York County, PA.
 Executors: Terry Hergenbahn and Alex Miles, 4247 Slater, Avenue, Nottingham, MD 21236 4.25-3t

ESTATE OF PAUL E. MILLER, DECEASED
Late of Heidelberg Twp., York County, PA.
Executor: Brian E. Miller, 7798 Camp Ernie
Road, Abbottstown, PA 17301
Attorney: G. Steven McKonly PC, 119
Baltimore Street, Hanover, PA 17331
4.25-3t

ESTATE OF JAMES M. MOYER, DECEASED
Late of Dover Twp., York County, PA.
Executor: Jon R. Moyer, c/o Blake &
Schanbacher Law Firm, LLC, 29 East
Philadelphia Street, York, PA 17401
Attorney: Kurt A. Blake, Esquire, Blake
& Schanbacher Law Firm, LLC, 29 East
Philadelphia Street, York, PA 17401
4.25-3t

ESTATE OF DOROTHY J. NEWCOMER,
a/k/a DOROTHY "DOT" J. NEWCOMER,
DECEASED
Late of Dover Twp., York County, PA.
Executrix: Christine Frantz, a/k/a Chris
Frantz, c/o Douglas P. France, Esquire,
2675 Eastern Boulevard, York, PA 17402
Attorney: Douglas P. France, Esquire, 2675
Eastern Boulevard, York, PA 17402
4.25-3t

ESTATE OF WILLIAM W. PROBST, a/k/a
WILLIAM WARD PROBST, DECEASED
Late of Monaghan Twp., York County, PA.
Executrix: Molly S. Shorridge, c/o Stone,
Wiley & Linsbach, PC, 3 N. Baltimore
Street, Dillsburg, PA 17019
Attorney: David J. Lenox, Esquire, Stone,
Wiley & Linsbach, PC, 3 N. Baltimore
Street, Dillsburg, PA 17019
4.25-3t

ESTATE OF PATRICIA A. RATHELL,
DECEASED
Late of Hallam Boro., York County, PA.
Executor: Timothy D. Rathell, c/o Alexis K.
Swope, Esquire, 2675 Eastern Boulevard,
York, PA 17402
Attorney: Alexis K. Swope, Esquire, 2675
Eastern Boulevard, York, PA 17402
4.25-3t

ESTATE OF SHIRLEY A. SHORB, a/k/a
SHIRLEY ANN SHORB, DECEASED
Late of Penn Twp., York County, PA.
Executor: William C. Shorb, 1403 Baltimore
Street, Hanover, PA 17331
Attorney: Amy E. W. Ehrhart, Esquire, 118
Carlisle Street, Suite 202, Hanover, PA
17331
4.25-3t

ESTATE OF TODD R. SHORTLEY,
DECEASED
Late of York City, York County, PA.
Executor: Timothy Shortley, 21606
Laytonsville Road, Gaithersburg, MD
20882
Attorney: G. Steven McKonly PC, 119
Baltimore Street, Hanover, PA 17331
4.25-3t

ESTATE OF DARLENE MAY SHRY, a/k/a
DARLENE M. SHRY, DECEASED
Late of Spring Garden Twp., York County,
PA.
Administrators, c.t.a.: Chad A. Shry and
Michael S. Shry, c/o Elder Law Firm
of Robert Clofine, 340 Pine Grove
Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403
4.25-3t

ESTATE OF JOHN SIEGFRIED, DECEASED
Late of Loganville Boro., York County, PA.
Administrator: John Michael Siegfried,
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
4.25-3t

ESTATE OF CHARLES C. SNYDER,
DECEASED
Late of York Twp., York County, PA.
Executrix: Lori A. Miller, c/o Eveler &
DeArment LLP, 2997 Cape Horn Road,
Suite A-6, Red Lion, PA 17356
Attorney: Eveler & DeArment LLP, 2997
Cape Horn Road, Suite A-6, Red Lion, PA
17356
4.25-3t

ESTATE OF JOHN JOSEPH TASSIA, a/k/a
JOHN J. TASSIA, DECEASED
Late of Springettsbury Twp., York County,
PA.
Executrix: Melissa Ann Hatala, c/o Bellomo
& Associates, LLC, 3198 East Market
Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
4.25-3t

ESTATE OF BARRY T. VAN TASSEL,
DECEASED
Late of West Manchester Twp., York County,
PA.
Executrix: Jennifer Scott, c/o Anstine &
Sparler, 117 East Market Street, York, PA
17401
Attorney: William B. Anstine, Jr., Esquire,
Anstine & Sparler, 117 East Market Street,
York, PA 17401
4.25-3t

ESTATE OF SANDRA MAE WEAVER,
DECEASED
Late of the City of Hanover, York County,
PA.
Executor: Stephen B. Weaver, c/o Crosson
& Richetti LLC, 609 W. Hamilton Street,
Suite 301, Allentown, PA 18101
Attorney: David W. Crosson, Esquire,
Crosson & Richetti LLC, 609 W. Hamilton
Street, Suite 301, Allentown, PA 18101
4.25-3t

ESTATE OF HAROLD WILLIS, DECEASED
Late of Dillsburg, York County, PA.
Co-Executrices: Margaret Ann Willis and
Julie Desenberg, a/k/a Julie Gesenberg,
c/o Keith A. Clark, Esquire, 3425 Simpson
Ferry Road, Camp Hill, PA 17011
Attorney: Keith A. Clark, Esquire, 3425
Simpson Ferry Road, Camp Hill, PA 17011
4.25-3t

CIVIL NOTICES

ARTICLES OF AMENDMENT

CITY OF YORK GENERAL AUTHORITY
NOTICE OF AMENDMENT OF ARTICLES

NOTICE is hereby given that the City of York General Authority intends to file Articles of Amendment with the Pennsylvania Secretary of State as provided for under the Municipal Authorities Act. The Registered Office of the City of York General Authority is 101 S. George Street, York, Pennsylvania, 17401. The Articles of Amendment are filed to update the Registered Address as stated above and to reduce the number of members of the Authority Board from seven (7) to five (5). The Articles of Amendment are to be filed pursuant to Section 5603 of the Municipal Authorities Act on or about May 31, 2024.

05.09-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 25 APRIL 2024 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of BRYANT RICHARD BRACKETT to BRYANT RICHARD SKELTON. The Court has fixed the day of 2 JULY 2024 at 9:30 a.m. in Courtroom #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 said petitioner should not be granted.

05.09-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NO. 2024-SU-000923

CIVIL ACTION - LAW

IN THE MATTER OF

PETITION FOR CHANGE OF NAME OF HUMBERTO RUELAS-GARCIA

NOTICE

Notice is hereby given that on the 28th day of

March, 2024, the Petition of Humberto Ruelas-Garcia was filed in the York County Court of Common Pleas seeking to change the name of Petitioner from Humberto Ruelas-Garcia to Luzmila Celeste Bermejo. The Court has fixed June 4, 2024, at 9:30 a.m. in Courtroom No. 7002 in the York County Judicial Center, 45 N. George Street, York, Pennsylvania, 17401 as the date for the hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the Petition should not be granted.

05.09-1t Solicitor

PUBLIC NOTICE

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

NO. 2023-FC-001876-03

ACTION IN CUSTODY

CHRISTINA RODRIGUEZ,
Plaintiff,

v.

JAMES M. DEAUNCE HALE,
Defendant.

If you are James M. Deaunce Hale and the biological Father of minor child, E.H., born in January 2012, YOU HAVE BEEN SUED IN COURT. There is a conciliation conference scheduled Friday, May 24, 2024 at 10:00 a.m. via Zoom.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

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

If you have any additional questions, you may contact Attorney Andrea Fitzsimmons at Fitzsimmons Law, attorney for Christina Rodriguez, at (223) 877-6808.

05.09-1t Solicitor

SHERIFF SALE

**CIVIL ACTION LAW
COURT OF COMMON PLEAS
YORK COUNTY**

Number 2023-SU-000986
ROMA DECO TRUST, DENNIS LANNI,
TRUSTEE v.

Douglas M Shuffler
**NOTICE OF SHERIFF'S SALE OF REAL
PROPERTY**

TO: Unknown Surviving Heirs of Douglas M. Shuffler

Your house (real estate) at **1321 West College Avenue, York, Pennsylvania 17404** is scheduled to be sold at Sheriff's Sale on **June 3, 2024** at 2:00PM, at a public on-line auction conducted by Real Foreclose, <https://york.pa.realforeclose.com/> to enforce the court judgment of \$67,214.60 obtained by ROMA DECO TRUST, DENNIS LANNI, TRUSTEE against the above premises.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE**

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

1. The sale will be canceled if you pay to ROMA DECO TRUST, DENNIS LANNI, TRUSTEE the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE
YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES
TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the

sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

**LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS
Pennsylvania Lawyer Referral Service
York County Bar Association
137 East Market Street
York, Pennsylvania 17401
(717) 854-8755**

**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.

**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.

05.09-1t

Solicitor



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MEMORANDUM/ANNOUNCEMENT

TO: Bar Associations of Adams County, Cumberland County, Dauphin County, Franklin/Fulton Counties, and York County

CC: Melissa Calvanelli, District Court Administrator, Cumberland County

FROM: Shawn D. Meyers, President Judge of the 39th Judicial District

RE: A Review of Guardianship proceedings in Southcentral Pennsylvania Orphans' Courts

DATE: February 12, 2024

Please join a panel of Orphans' Court judges as they review current practices in guardianship proceedings and the possible changes practitioners, Alleged Incapacitated Persons (AIPs), guardians and fiduciaries will see when the amendments to the guardianship statute in Pennsylvania go into effect June 11, 2024.

Topics to be covered will include: Petition content; Expectations of the court pre-hearing, during hearings and post-hearings; Evidence requirements; Changes to existing practices resulting from implementing Act 61 of 2023; Preferred practices in each court based upon county and court resources currently and after Act 61 of 2023 goes into effect. Question and Answer session.

Presenters:

Hon. Clyde Vedder, York County Court of Common Pleas Judge
Hon. John McNally, Dauphin County Court of Common Pleas Judge
Hon. Shawn C. Wagner, Adams County Court of Common Pleas Judge
Hon. Michelle H. Sibert, Cumberland County Court of Common Pleas Judge
Hon. Shawn D. Meyers, Franklin/Fulton County Court of Common Pleas Pres. Judge

When: May 20, 2024

Time: 1:30-3:30 p.m.

Where: Cumberland County Courthouse Jury Assembly Room, 1 Courthouse Sq., Carlisle, PA 17013

PACLE approval pending.

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, 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. CHELSIL BITZEL AKA CHELSI SAUSMAN, IN HER CAPACITY AS HEIR OF GARY W. SAUSMAN AKA GARY WILLIAM SAUSMAN, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GARY W. SAUSMAN AKA GARY WILLIAM SAUSMAN Docket Number: 2023-SU-002428. 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:

CHELSI L. BITZEL AKA CHELSI SAUSMAN, IN HER CAPACITY AS HEIR OF GARY W. SAUSMAN AKA GARY WILLIAM SAUSMAN

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GARY W. SAUSMAN AKA GARY WILLIAM SAUSMAN

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

BEING KNOWN AS: 867 APACHE LANE WRIGHTSVILLE, PA 17368

BEING PARCEL NUMBER: 31-000-07-0032.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 867 APACHE LANE, WRIGHTSVILLE, PA 17368

UPI# 310000700320000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, 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. DOUGLAS BROOM and ABIGAIL KNAUB Docket Number: 2023-SU-000245. 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:

DOUGLAS BROOM
ABIGAIL KNAUB

Property of Douglas Broom and Abigail Knaub

Execution No. 2023-SU-000245

Judgment Amount: \$223,420.99

All the right title, interest and claim of Douglas Broom and Abigail Knaub, of in and to:

Property located at 21 North York Road, within the Monaghan Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2530, at page 2832, as Instrument No. 2019034447.

Parcel Identification No. 38-000-PD-0077.A0-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 21 NORTH YORK ROAD, DILLSBURG, PA 17019

UPI# 38000PD0077A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, 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. CHRISTINA L. CHALK and RICHARD P. HUETHER Docket Number: 2023-SU-003266. 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:

CHRISTINA L. CHALK
RICHARD P. HUETHER

Owner(s) of property situate in the WEST MANHEIM TOWNSHIP, YORK COUNTY, Pennsylvania, being 239 HOMESTEAD DRIVE, HANOVER, PA 17331

PARCEL #: 520002202700000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$293,232.64

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 239 HOMESTEAD DRIVE, HANOVER, PA 17331

UPI# 520002202700000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, 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 AND THE 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
THE 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,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CSMC 2020-RPL2 TRUST vs. RENE J. DIETZ Docket Number: 2023-SU-000418. 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:

RENE J. DIETZ

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF PARADISE, YORK COUNTY, PENNSYLVANIA, AS SHOWN ON A FINAL SUBDIVISION PLAN FOR "GRANITE RIDGE", PREPARED BY JAMES R. HOLLEY & ASSOCIATES, INC., ENGINEERS, PLANNERS, LANDSCAPE ARCHITECTS, SURVEYORS, DATED 12 SEPTEMBER 2000, AND RECORDED ON 5 DECEMBER 2002, IN PLAN BOOK RR, PAGE 626, MORE PARTICULARLY BOUND-ED AND DESCRIBED AS FOLLOWS, TO WIT:

ALSO KNOWN AS 6829 Pleasantview Drive, Thomasville, PA 17364

PARCEL ID 4-000-HE-0028.U0-00000

BEING the same premises which KELLUM B. DIETZ SR. AND RENE J. DIETZ, HUSBAND AND WIFE by Deed dated 05/13/2016 and recorded in the Office of Recorder of Deeds of York County on 05/17/2016 at Book 2368, Page 5002 granted and conveyed unto RENE J. DIETZ

PROPERTY ADDRESS: 6829 PLEASANTVIEW DRIVE, THOMASVILLE, PA 17364

UPI# 42000HE0028U000000

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

Seized, levied upon and taken into execution As

the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12 C/O CARRINGTON MORTGAGE SERVICES, LLC vs. MARY M. FLORY Docket Number: 2022-SU-002144. 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 M. FLORY

DOCKET #2022-SU-002144

ALL THE FOLLOWING described tract of land with the improvements thereon erected, situated in Chanceford Township, York County, Pennsylvania.

TAX PARCEL #21-000-FM-0078.E0-00000

PROPERTY ADDRESS: 2439 Delta Road, Brogue, PA 17309

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Mary M. Flory

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

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 2439 DELTA ROAD, BROGUE, PA 17309

UPI# 21000FM0078E000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, 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. BRANDON S. FRANK Docket Number: 2023-SU-003334. 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:

BRANDON S. FRANK

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

BEING THE SAME PREMISES which TBF Properties, LLC, A Pennsylvania Limited Liability Company by Deed dated 7/17/2017 and recorded in the Office of the Recorder of Deeds of York County on 7/18/2017 in Deed Book Volume 2430, Page 1534, Instrument 2017032207, granted and conveyed unto Brandon S. Frank.

BEING KNOWN AS: 3431 Skyview Drive, Glenville, Pennsylvania 17329.

PARCEL #37-000-CF-0050.D0-00000

PROPERTY ADDRESS: 3431 SKYVIEW DRIVE, GLENVILLE, PA 17329

UPI# 37000CF0050D000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, 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. DOUGLAS D GEARY Docket Number: 2023-SU-001785. 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:

DOUGLAS D GEARY

By virtue of a Writ of Execution No. 2023-SU-001785

SANTANDER BANK, N.A.

v.
DOUGLAS D GEARY

owner(s) of property situate in the STEWART-STOWN BOROUGH, YORK County, Pennsylvania, being

19 TROUT LN, STEWARTSTOWN, PA 17363
Tax ID No. 86-000-02-0007.N0-00000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$129,864.45

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 19 TROUT LANE, STEWARTSTOWN, PA 17363

UPI# 86000020007N000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, 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. JULIA GRECO Docket Number: 2023-SU-000509. 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:

JULIA GRECO

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2023-SU-000509

Pennsylvania Housing Finance Agency,
Plaintiff

vs
Julia Greco,
Defendant

Real Estate: 3154 NORTH GEORGE STREET EMIGSVILLE, PA 17318

Municipality: Manchester Township

Dimensions/
Short Description: approx.150 x 36-5/10 x 150 x 38.15

See Instrument #: 2018-022750

Tax Parcel #: 36-000-01-0054.00-00000

Assessment: \$96,700

Improvements thereon: a residential dwelling

house as identified above.

TO BE SOLD AS THE PROPERTY OF JULIA GRECO ON JUDGMENT NO. 2023-SU-000509

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

PROPERTY ADDRESS: 3154 NORTH GEORGE STREET, EMIGSVILLE, PA 17318

UPI# 360000100540000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: COLONIAL SAVINGS, F.A. vs. MICHAEL GWYNN, JR Docket Number: 2023-SU-003544. 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 GWYNN, JR

Owner(s) of property situate in the TOWNSHIP OF WINDSOR, YORK COUNTY, Pennsylvania, being 1645 ROSEBROOK DRIVE, RED LION, PA 17356 AKA 17402

PARCEL #: 530003201460000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$225,701.85
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 1645 ROSEBROOK DRIVE, RED LION, PA 17356

UPI# 530003201460000000

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

Seized, levied upon and taken into execution As

the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A., AS TRUSTEE, ON BEHALF OF REGISTERED HOLDERS OF BEAR STEARNS ASSET-BACKED SECURITIES I TRUST 2007-AC3, ASSET-BACKED CERTIFICATES, SERIES 2007-AC3 vs. MELINDA S. HARBOLD Docket Number: 2023-SU-000576. 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:

MELINDA S. HARBOLD

Owner(s) of property situate in the BOROUGH OF DOVER, YORK COUNTY, Pennsylvania, being 76 RESERVOIR DRIVE AKA 76 SOUTH RESERVOIR DRIVE, DOVER, PA 17315
PARCEL #: 590000200380000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$478,978.63
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 76 RESERVOIR DRIVE, AKA 76 SOUTH RESERVOIR DRIVE, DOVER, PA 17315

UPI# 590000200380000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, 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. STEVEN L. HARRIS JR. AKA STEVEN HARRIS JR. Docket Number: 2023-SU-002670. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

STEVEN L. HARRIS JR. AKA STEVEN HARRIS JR.

Owner(s) of property situate in the WEST MANHEIM TOWNSHIP, Pennsylvania, being 12 JOSHUA DRIVE, HANOVER, PA 17331
PARCEL #: 520001902270000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$255,251.70

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 12 JOSHUA DRIVE, HANOVER, PA 17331

UPI# 520001902270000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

5.02-3t York County, Pennsylvania

700 Darby Road, Suite 100
Havertown, PA 19083

PROPERTY ADDRESS: 364 EAST PHILADELPHIA STREET, YORK, PA 17403

UPI# 020240200500000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AMERIHOM MORTGAGE COMPANY, LLC vs. HEATHER M. HARTMAN Docket Number: 2023-SU-003183. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

HEATHER M. HARTMAN

Owner(s) of property situate in the BOROUGH OF HANOVER, YORK COUNTY, Pennsylvania, being 401 FULTON STREET, HANOVER, PA 17331
PARCEL #: 670000403500000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$289,319.27

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 401 FULTON STREET, HANOVER, PA 17331

UPI# 670000403500000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, 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. JODY A. HEIM Docket Number: 2023-SU-002299. 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:

JODY A. HEIM

ALL that following described lot of ground situate, lying and being in PENN TOWNSHIP. York County, Pennsylvania, bounded and limited as follows, to wit:

Property Address: 15 Westminster Avenue, Hanover, PA 17331

Parcel No. 44-000-07-0132.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-002299

Judgment: \$42,906.01

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Jody A. Heim

PROPERTY ADDRESS: 15 WESTMINSTER AVENUE, HANOVER, PA 17331

UPI# 440000701320000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, 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. WILLIAM C. HENSHAW, II Docket Number: 2022-SU-002332. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM C. HENSHAW, II

GERALD T. HARRIS
MICHELLE HARRIS

By virtue of a Writ of Execution No. 2023-SU-001645

Specialized Loan Servicing LLC
v.

Gerald T. Harris and Michelle Harris

Owners of property situate in in the Second Ward of the City of York, York County, Commonwealth of Pennsylvania, being known and numbered as 364 East Philadelphia Street, York, PA 17403

Parcel Number: 02-024-02-0050.00-00000

Improvements thereon: Residential Dwelling

Judgment Amount: \$58,754.22

ATTORNEYS FOR PLAINTIFF
Padgett Law Group

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN RED LION BOROUGH, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA: BEING KNOWN AS: 73 FIRST AVE RED LION, PA 17356

BEING PARCEL NUMBER: 82-000-03-0190.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 73 FIRST AVENUE, RED LION, PA 17356

UPI# 820000301900000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, 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. SAMUEL A. HOFF, JR., IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF GUST E. VASTARDIS; KEITH MUMMERT, IN HIS CAPACITY AS HEIR OF GUST E. VASTARDIS; TODD MUMMERT, IN HIS CAPACITY AS HEIR OF GUST E. VASTARDIS; CHRISTOPHER VASTARDIS, IN HIS CAPACITY AS HEIR OF GUST E. VASTARDIS; WILLIAM VASTARDIS, IN HIS CAPACITY AS HEIR OF GUST E. VASTARDIS; AMANDA ZEKANY, IN HER CAPACITY AS HEIR OF GUST E. VASTARDIS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GUST E. VASTARDIS; and MELISSA EDWARDS, IN HER CAPACITY AS HEIR OF GUST E. VASTARDIS Docket Number: 2023-SU-000596. 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:

SAMUEL A. HOFF, JR., IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF GUST E. VASTARDIS

KEITH MUMMERT, IN HIS CAPACITY AS HEIR OF GUST E. VASTARDIS

TODD MUMMERT, IN HIS CAPACITY AS HEIR OF GUST E. VASTARDIS

CHRISTOPHER VASTARDIS, IN HIS CAPACITY AS HEIR OF GUST E. VASTARDIS

WILLIAM VASTARDIS, IN HIS CAPACITY AS HEIR OF GUST E. VASTARDIS

AMANDA ZEKANY, IN HER CAPACITY AS HEIR OF GUST E. VASTARDIS

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GUST E. VASTARDIS

MELISSA EDWARDS, IN HER CAPACITY AS HEIR OF GUST E. VASTARDIS

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

BEING KNOWN AS: 3328 HUB CT DOVER, PA 17315

BEING PARCEL NUMBER: 24-000-26-0274.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 3328 HUB COURT, DOVER, PA 17315

UPI# 240002602740000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR LB-IGLOO SERIES IV TRUST vs. TIMOTHY L. KREIGER Docket Number: 2023-SU-000993. 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 L. KREIGER

ALL THAT CERTAIN LOT OR PAREL OF GROUND, WITH THE IMPROVEMENTS THEREON ERECTED, KNOWN AND NUMBERED AS 33 EAST CANAL STREET,

SITUATE IN DOVER BOROUGH, YORK COUNTY, COMMONWEALTH OF PENNSYLVANIA

PROPERTY ADDRESS: 33 EAST CANAL STREET, DOVER, PA 17315

UPI# 590000101390000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs. PATRICIA K. LADD Docket Number: 2023-SU-003504. 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:

PATRICIA K. LADD

Owner(s) of property situate in the TOWNSHIP OF PENN, YORK COUNTY, Pennsylvania, being 414 CHARLES AVENUE, HANOVER, PA 17331

PARCEL #: 44000390005D000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$166,179.54
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 414 CHARLES AVENUE, HANOVER, PA 17331

UPI# 44000390005D000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: J.P. MORGAN MORTGAGE ACQUISITION CORP. vs. BENJAMIN G. LANDA Docket Number: 2023-SU-002393. 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:

BENJAMIN G. LANDA

Property of Benjamin G. Landa

Execution No. 2023-SU-002393

Judgment Amount: \$117,190.24

All the right title, interest and claim of Benjamin G. Landa, of in and to:

Property located at 6305 West Canal Road, within the Paradise Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1843, at page 1896, as Instrument No. 2006076003.

Parcel Identification No. 42-000-GD-0054.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue North Wales, PA 19454

PROPERTY ADDRESS: 6305 WEST CANAL ROAD, ABBOTTSTOWN, PA 17301

UPI# 42000GD00540000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, 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 HOME SERVICING, LLC vs. JAMES R LATTUCA and KELLY E LATTUCA Docket Number: 2023-SU-001094. 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 R LATTUCA KELLY E LATTUCA

By virtue of a Writ of Execution No. 2023-SU-001094

LAKEVIEW HOME SERVICING, LLC v. JAMES R LATTUCA; KELLY E LATTUCA

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

120 E MAIN STREET, FELTON, PA 17322 Tax ID No. 62-000-01-0058-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$123,544.22

Attorneys for Plaintiff Brock & Scott, PLLC

PROPERTY ADDRESS: 120 EAST MAIN STREET, FELTON, PA 17322

UPI# 620000100580000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AMERISAVE MORTGAGE CORPORATION vs. LILLIAN M. LISCEK Docket Number: 2023-SU-003333. 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:

LILLIAN M. LISCEK

SHORT LEGAL DESCRIPTION ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE a township OF PENN, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 214 WESTMINSTER AVENUE, HANOVER, PA 17331

UPIN NUMBER 44-000-07-0265.00-00000

PROPERTY ADDRESS: 214 WESTMINSTER

AVE, HANOVER, PA 17331

UPI# 440000702650000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2 vs. JOHNNANNA L. MARKLEY Docket Number: 2023-SU-003129. 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:

JOHNNANNA L. MARKLEY

Owner(s) of property situate in the FRANKLIN TOWNSHIP, YORK COUNTY, Pennsylvania, being 823 BALTIMORE ROAD A/K/A 823 BALTIMORE STREET, DILLSBURG, PA 17019 PARCEL #: 29000NC0095G000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount \$137,628.47 Attorneys for Plaintiff KML Law Group P.C.

PROPERTY ADDRESS: 823 BALTIMORE ROAD, A/K/A 823 BALTIMORE STREET, DILLSBURG, PA 17019

UPI# 29000NC0095G000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 5.02-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, 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. ZACHARY A. MCFADDEN Docket Number: 2020-SU-000691. 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:

ZACHARY A. MCFADDEN

Owner(s) of property situate in the TOWNSHIP OF SPRINGETTSBURY, YORK COUNTY, Pennsylvania, being 1726 SAN GABRIEL DRIVE, YORK, PA 17406 PARCEL #: 460001601680000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount \$139,050.96 Attorneys for Plaintiff KML Law Group P.C.

PROPERTY ADDRESS: 1726 SAN GABRIEL DRIVE, YORK, PA 17406

UPI# 460001601680000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 5.02-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, 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. BRIAN L. MILLER and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2022-SU-002726. 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:

BRIAN L. MILLER THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2022-SU-002726

Pennsylvania Housing Finance Agency,

Plaintiff vs Brian L. Miller and the Secretary of Housing and Urban Development, Defendants

Real Estate: 31 NORTH PLEASANT AVENUE, DALLASTOWN, PA 17313

Municipality: DALLASTOWN BOROUGH

Dimensions/ Short Description: 165 X 21 X 167 X 19

See Instrument #: 2019-040614

Tax Parcel #: 56-000-02-0093.00-00000

Assessment: \$77,150

Improvements thereon: a residential dwelling house as identified above.

TO BE SOLD AS THE PROPERTY OF BRIAN L. MILLER.

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

PROPERTY ADDRESS: 31 NORTH PLEASANT AVENUE, DALLASTOWN, PA 17313-1819

UPI# 560000200930000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 5.02-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CARRINGTON MORTGAGE SERVICES, LLC vs. KEENA MINIFIELD Docket Number: 2023-SU-001418. 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:

KEENA MINIFIELD

ALL that certain tract of land with the improvements thereon erected situate, lying and being in the Borough of Jefferson, York County, Commonwealth of Pennsylvania, bounded and limited as follows, to wit:

Property Address: 22 Hanover Street, Spring Grove, PA 17362

Parcel No. 73-000-01-0047-00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU001418

Judgment: \$161,703.77

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Keena Minifield

PROPERTY ADDRESS: 22 HANOVER STREET, SPRING GROVE, PA 17362

UPI# 730000100470000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 5.02-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SPRINGHILL INVESTMENTS, LLC vs. JASON MITCHELL, RYAN MITCHELL and HEATHER MITCHELL, A/K/A HEATHER MITHCELL Docket Number: 2017-SU-003335. 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 MITCHELL RYAN MITCHELL HEATHER MITCHELL, A/K/A HEATHER MITHCELL

AS THE REAL ESTATE OF:

JASON MITCHELL, HEATHER MITCHELL, A/K/A HEATHER MITHCELL, AND RYAN MITCHELL

Owners of property situate in Spring Garden Township, York County, Pennsylvania, being 1517 South George Street, York, PA 17403.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 1517 SOUTH GEORGE STREET, YORK, PA 17403

UPI #48-000-24-0106.00-00000

PROPERTY ADDRESS: 1517 SOUTH GEORGE STREET, YORK, PA 17403

UPI# 480002401060000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ALLIED FIRST BANK, SB DBA SERVBANK vs. JOSEPH SCOTT MOORE Docket Number: 2022-SU-002140. 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 SCOTT MOORE

All that certain piece or parcel or Tract of land situate in Windsor Township, York County, Pennsylvania, and being known as 315 WIMBLETON Way, Red Lion, Pennsylvania 17356. TAX MAP AND PARCEL NUMBER:53-000-28-0010-00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$247,186.88

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Joseph Scott Moore

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

PROPERTY ADDRESS: 315 WIMBLETON WAY, RED LION, PA 17356

UPI# 530002800100000000

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

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

RICHARD P. KEUERLEBER, Sheriff

Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, 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,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CARRINGTON MORTGAGE SERVICES LLC vs. JANET D. MUMMERT Docket Number: 2023-SU-002835. 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:

JANET D. MUMMERT

All the following described message, tenement, piece or parcel of land situate, lying and being in

the Township of North Codorus, County of York and Commonwealth of Pennsylvania, bounded and limited as follows, to wit:

Property Address: 2163 Martin Road, York, PA 17408

Parcel No. 40-000-GG-0038.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-002835

Judgment: \$181,984.99

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Janet D. Mummert
PROPERTY ADDRESS: 2163 MARTIN ROAD, YORK, PA 17408

UPI# 40000GG003800000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: UNION HOME MORTGAGE CORPORATION vs. AMBER NURSE Docket Number: 2023-SU-003297. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

AMBER NURSE

SHORT LEGAL DESCRIPTION
ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE a township OF LOWER WINDSOR, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 466 PLEASANT HILL ROAD, WRIGHTSVILLE, PA 17368

UPIN NUMBER 35-000-IM-0025.00-00000

PROPERTY ADDRESS: 466 PLEASANT HILL ROAD, WRIGHTSVILLE, PA 17368

UPI# 35000IM002500000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, 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. PAUL A ROCKWELL, III Docket Number: 2023-SU-000983. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

PAUL A ROCKWELL, III

By virtue of a Writ of Execution No. 2023-SU-000983

FREEDOM MORTGAGE CORPORATION
v.
PAUL A ROCKWELL, III

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

310 CHESTNUT STREET, DELTA, PA 17314
Tax ID No. 57-000-02-0014.00-00000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$208,240.69

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 310 CHESTNUT STREET, DELTA, PA 17314

UPI# 570000200140000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, 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. JOSEPH J. SKALOS and HEATHER M. RHEIN Docket Number: 2023-SU-002609. 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 J. SKALOS
HEATHER M. RHEIN

By virtue of a Writ of Execution No. 2023-SU-002609

WELLS FARGO BANK, N.A.
v.
JOSEPH J. SKALOS; HEATHER M. RHEIN

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

919 WELLINGTON ST, YORK, PA 17403
Tax ID No. 12-389-11-0051.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$64,034.18

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 919 WELLINGTON STREET, YORK, PA 17403

UPI# 123891100510000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, 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. UNKNOWN HEIRS OF KENNETH E. BAKER JR. and GEORGE BAKER III SOLEY IN HIS CAPACITY AS HEIR OF KENNETH E. BAKER JR., DECEASED Docket Number: 2022-SU-002799. 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 OF KENNETH E. BAKER JR.

GEORGE BAKER III SOLEY IN HIS CAPACITY AS HEIR OF KENNETH E. BAKER JR., DECEASED

Owner(s) of property situate in the CITY OF YORK, YORK COUNTY, Pennsylvania, being 933 LINDEN AVENUE, YORK, PA 17404
PARCEL #: 113320400200000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$87,400.80
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 933 LINDEN AVENUE, YORK, PA 17404

UPI# 113320400200000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MEMBERS 1ST FEDERAL CREDIT UNION vs. DYLAN C. WARD Docket Number: 2023-SU-003276. 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:

DYLAN C. WARD

SHERIFF'S SALE
By virtue of a Writ of Execution issued by Members 1st Federal Credit Union
Docket No. 2023-SU-003276.

Members 1st Federal Credit Union v. Dylan C. Ward
Docket No. 2023-SU-003276.

Dylan C. Ward, Owner of property situate in Manchester Borough, York County, Pennsylvania

414 Maple St, York, Pennsylvania 17345

Property being known as Parcel ID No. 76-000-02-0191.00-00000.

Premises consist of a Residential Two-Story

House.

Matthew G. Brushwood, Esquire
Attorney for Plaintiff
Barley Snyder
2755 Century Blvd
Wyomissing, PA 19610
I.D. No. 310592

PROPERTY ADDRESS: 414 MAPLE STREET,
MANCHESTER, PA 17345

UPI# 760000201910000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

Parcel Identification No. 22-000-AG-0015.B0-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 6611 STELTZ ROAD,
GLEN ROCK, PA 17327

UPI# 22000AG0015B0000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MATRIX FINANCIAL SERVICES CORP. vs. ADAM WEINSTEIN, AS CO-ADMINISTRATOR OF THE ESTATE OF ROBERT TRYSON A/K/A ROBERT ALAN TRYSON, DECEASED and STEPHANI TRYSON, AS CO-ADMINISTRATOR OF THE ESTATE OF ROBERT TRYSON A/K/A ROBERT ALAN TRYSON, DECEASED Docket Number: 2023-SU-002644. 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:

ADAM WEINSTEIN, AS CO-ADMINISTRATOR OF THE ESTATE OF ROBERT TRYSON A/K/A ROBERT ALAN TRYSON, DECEASED

STEPHANI TRYSON, AS CO-ADMINISTRATOR OF THE ESTATE OF ROBERT TRYSON A/K/A ROBERT ALAN TRYSON, DECEASED

Property of Robert Tryson, Deceased

Execution No. 2023-SU-002644

Judgment Amount: \$437,977.67

All the right title, interest and claim of Robert Tryson, Deceased of in and to:

Property located at 6611 Steltz Road, within the Codorus Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2675, at page 1984, as Instrument No. 2021053355.

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, 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. NATHANIEL C. WEST Docket Number: 2022-SU-002316. 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:

NATHANIEL C. WEST

By virtue of a Writ of Execution No. 2022-SU-002316

SPECIALIZED LOAN SERVICING, LLC
NATHANIEL C. WEST

owners of property situate in CARROLL TOWNSHIP, York County, Pennsylvania, being

15 DOGWOOD TERRACE, DILLSBURG, PA 17019

Parcel No. 20-000-13-0011-00-0000

(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$257,346.91

PROPERTY ADDRESS: 15 DOGWOOD TERRACE, DILLSBURG, PA 17019

UPI# 200001300110000000

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. THOMAS EUGENE WILEY and ANGELA PFAHLER Docket Number: 2022-SU-003082. 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 EUGENE WILEY
ANGELA PFAHLER

Owner(s) of property situate in the MANCHESTER TOWNSHIP, YORK COUNTY, Pennsylvania, being

3539 LIVERPOOL TURNPIKE, EMIGSVILLE, PA 17318

PARCEL #: 36000LI00060000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$142,392.73

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 3539 LIVERPOOL TURNPIKE, EMIGSVILLE, PA 17318

UPI# 36000LI000600000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FELTON BOROUGH vs. JASON B WILT Docket Number: 2023-MT-005361. 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 B WILT

AS THE REAL ESTATE OF:

JASON B. WILT

Owner of property situate in Felton Borough,
York County, Pennsylvania, being 42 Beaver
Street, Felton, PA 17322.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 42 BEAVER STREET,
FELTON, PA 17322

UPI #62-000-01-0043.00-00000

PROPERTY ADDRESS: 42 BEAVER STREET,
FELTON, PA 17322

UPI# 620000100430000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
5.02-3t York County, Pennsylvania

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