

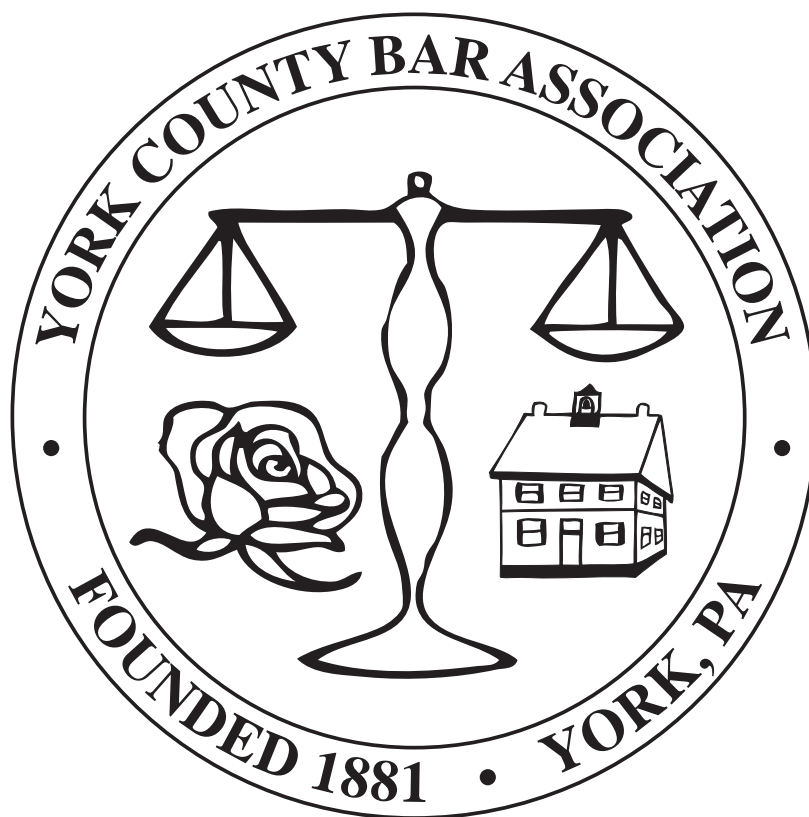
York Legal Record

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

Vol. 137

YORK, PA, THURSDAY, AUGUST 31, 2023

No. 23



Dated Material Do Not Delay

York Bar Center Operations Update

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

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

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

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

For notary services email notary@yorkbar.com

New Confidential Lawyers' Helpline

Alcohol, Drugs,
Gambling, Stress,
Depression,
Anxiety

1-888-999-1941

*Call for a free
consultation.*

Opinions, Opinions, Opinions . . .

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

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

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

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

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

Legal notices must be received by York Legal Record, 137 E. Market St., before noon on Friday. Telephone 717-854-8755 ext. 202.

Subscription: \$55.00 per year to non-members.
Published Weekly, Periodicals Postage Paid, York, PA 17402
U.S.P.S. No. 696140
POSTMASTER: Send address changes to
York Legal Record, 137 E. Market St., York, PA 17401
Web: www.yorkbar.com • E-mail: yorklegalrecord@yorkbar.com

Copyright© 2023 York County Bar Association.

All rights reserved. No part of this journal may be used or reproduced by any means. Graphic, electronic, or mechanical, including photocopying, recording, taping or by any information storage retrieval system without the written permission of the author except in the case of brief quotations embodied in critical articles and reviews, or databases authorized to maintain an archive of this journal with the authorization of this journal.

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

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 LYNN A. BROWN, a/k/a LYNN ARTHUR BROWN, DECEASED

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

Executor: Stephen Shannon, c/o Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602

Attorney: Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602 08.31-3t

ESTATE OF MARGARET H. COOK, a/k/a MARGARET HARRIET COOK, DECEASED

Late of York City, York County, PA.

Executor: Dwain E. Cook, c/o Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011

Attorney: Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011 08.31-3t

ESTATE OF JEFFREY L. CORCORAN, DECEASED

Late of Hanover Boro., York County, PA.

Executor: Perry Musselman, 91 Fawn Hill Road, Hanover, PA 17331

Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 08.31-3t

ESTATE OF ROBERT A. DANENHOWER, DECEASED

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

Executor: David R. Danenhower, 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 08.31-3t

ESTATE OF LLOYD T. ENGMAN, DECEASED

Late of York Twp., York County, PA.

Executors: Kevin Engman and Kristen Engman, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 08.31-3t

ESTATE OF WILBERETTA GIBBS, a/k/a WILBERETTA GIBBS, DECEASED

Late of Stewartstown Boro., York County, PA.

Executor: Michael H. Gibbs, c/o Laura S. Manifold, Esquire, PO Box 312, Stewartstown, PA 17363

Attorney: Laura S. Manifold, Esquire, PO Box 312, Stewartstown, PA 17363 08.31-3t

ESTATE OF KENNETH P. HEAPS, a/k/a KENNETH PAUL HEAPS, DECEASED

Late of Manchester Twp., York County, PA.

Co-Executors: Eleanor Stewart Resser, Lori Ann Bezek and William H. Resser, c/o Barley Snyder LLP, 100 E. Market Street, York, PA 17401

Attorney: Alex E. Snyder, Esquire, Barley Snyder LLP, 100 E. Market Street, York, PA 17401 08.31-3t

ESTATE OF JUDITH A. HORAN, DECEASED

Late of City of York, York County, PA.

Administrator: Good News Consulting, Inc., c/o Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402

Attorney: Amanda Snoko Dubbs, Esquire, Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 08.31-3t

ESTATE OF JOYCE MOYER, DECEASED

Late of York County, PA.

Administrator: April Moon, 825 11th Avenue, York, PA 17402

Attorney: Robin J. Marzela, Esquire, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110 08.31-3t

ESTATE OF JANET B. NACE, a/k/a JANET BAUGHER NACE, DECEASED

Late of Heidelberg Twp., York County, PA.

Administratrices: Jamie D. McKim and Jessica R. Nace Boerner, 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 08.31-3t

ESTATE OF RUTH ANN NEUBOLD, a/k/a RUTH ANN BRACKBILL, DECEASED

Late of Newberry Twp., York County, PA.

Executrix: Michelle L. Federline, 555 Steinhour Road, York Haven, PA 17370

08.31-3t

ESTATE OF NANCY M. STEINFELT, DECEASED

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

Co-Executors: Paul R. Steinfelt and Deslynn E. Ropp, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408

Attorney: Tessa Marie Myers, Esquire, The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408 08.31-3t

ESTATE OF CLAYTON HENRY STERNER, DECEASED

Late of Jackson Twp., York County, PA.

Administratrix: Sherry McCraw, 2330 Storms Store Road, New Oxford, PA 17350

Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 08.31-3t

ESTATE OF VERONICA S. TRIMMER, DECEASED

Late of Jackson Twp., York County, PA.

Administrator: Timothy S. Trimmer, 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 08.31-3t

ESTATE OF DAVID C. WALTERS, DECEASED

Late of York County, PA.

Administrator: Beatrice A. Walters, c/o William R. Kaufman, Esquire, 940 Century Drive, Mechanicsburg, PA 17055

Attorney: William R. Kaufman, Esquire, 940 Century Drive, Mechanicsburg, PA 17055 08.31-3t

ESTATE OF KATHLEEN LOUISE WHYE, DECEASED

Late of Manchester Twp., York County, PA.

Administratrices: Eileen L. Nace and Treva R. Burdge, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401

Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401 08.31-3t

ESTATE OF NANCY L. WOOD, DECEASED

Late of York City, York County, PA.

Administratrix: Rebecca Wood, PO Box 81082, Seattle, WA 98108

Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 08.31-3t

SECOND PUBLICATION

ESTATE OF AGNES C. ANGELO, DECEASED

Late of Fairview Twp., York County, PA.

Executor: Matthew L. Foor, 227 Orchard Road, New Cumberland, PA 17070

Attorney: Aviv S. Bliwas, Esquire, 301 Market Street, PO Box 109, Lemoyne, PA 17043 08.24-3t

ESTATE OF STEVEN R. CARPENTER, a/k/a STEVEN ROBERT CARPENTER, DECEASED

Late of Windsor Twp., York County, PA.

Executor: Gary L. Carpenter II, 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 08.24-3t

ESTATE OF TREVA D. DARR, DECEASED
Late of Lower Windsor Twp., York County, PA.
Executor: Susan D. Ream, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402 08.24-3t

ESTATE OF CRAIG L. EISENHART, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Sienna M. Eisenhart, c/o Sommer & O'Donnell, LLC, 36 South Hanover Street, Carlisle, PA 17013
Attorney: Brandon S. O'Donnell, Esquire, Sommer & O'Donnell, LLC, 36 South Hanover Street, Carlisle, PA 17013 08.24-3t

ESTATE OF STEPHEN JONATHAN FOLEY, DECEASED
Late of Jackson Twp., York County, PA.
Administrator: Niamh Cawley, c/o Dischell, Bartle & Dooley, PC, 1800 Pennbrook Parkway, Suite 200, Landsdale, PA 19446
Attorney: John T. Dooley, Esquire, Dischell, Bartle & Dooley, PC, 1800 Pennbrook Parkway, Suite 200, Landsdale, PA 19446 08.24-3t

ESTATE OF WILBERT T. FREY, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Barbara A. Heikes, c/o Ryan C. Lutz, Esquire, 2025 E. Market Street, York, PA 17402
Attorney: Ryan C. Lutz, Esquire, 2025 E. Market Street, York, PA 17402 08.24-3t

ESTATE OF MARIA A. GORIS, a/k/a MARIA A. GORIS ROSSIS, DECEASED
Late of York City, York County, PA.
Co-Administrators: Johanna S. Rossis and Jose J. Rossis, 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 08.24-3t

ESTATE OF MARY M. GRIM, a/k/a MARY MARTHA GRIM, DECEASED
Late of York Twp., York County, PA.
Executor: Michael A. Grim, 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 08.24-3t

ESTATE OF MARION HAGENS, DECEASED
Late of Washington Twp., York County, PA.
Administrator: Thomas John Hagens, c/o Martson Law Offices, 10 East High Street, Carlisle, PA 17013
Attorney: Brandon T. Hughey, Esquire, Martson Law Offices, 10 East High Street, Carlisle, PA 17013 08.24-3t

ESTATE OF AUDRIELLE A. HANNIGAN, DECEASED
Late of Windsor Twp., York County, PA.
Executors: Karen A. Yeager-Sessa and Kevin Yeager, c/o Kenneth Lee Eckard, Esquire, 180 Darlene Street, York, PA 17402
Attorney: Kenneth Lee Eckard, Esquire, 180 Darlene Street, York, PA 17402 08.24-3t

ESTATE OF RALPH W. HILT, JR., DECEASED
Late of Wrightsville Boro., York County, PA.
Executor: Richard L. Hilt, c/o Nikolaus & Hohenadel, 327 Locust Street, Columbia, PA 17512
Attorney: John F. Markel, Esquire, Nikolaus & Hohenadel, 327 Locust Street, Columbia, PA 17512 08.24-3t

ESTATE OF JEANNE S. LITTLE, a/k/a JEANNE LOUISE LITTLE, DECEASED
Late of West Manheim Twp., York County, PA.
Executrix: Barbara A. Little, 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 08.24-3t

ESTATE OF MARY S. SKOLD, DECEASED
Late of York Twp., York County, PA.
Executrix: Salome B. Prickett, a/k/a Salome S. Prickett, 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 08.24-3t

THIRD PUBLICATION

ESTATE OF NANCY A. BECKER, a/k/a NANCY A. STERNER, DECEASED
Late of West Manheim Twp., York County, PA.
Executrix: Wendy J. Burns, 3039 Birch Root Road, Rowlesburg, WV 26425
Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 08.17-3t

ESTATE OF NANCY AMANDA BOWERMAN, DECEASED
Late of York County, PA.
Executor: Robert B. Clark III, 8 Silver Fox Drive, Greenwood Village, CO 80121 08.17-3t

ESTATE OF NEIL A. CARLSTROM, DECEASED
Late of Dover Twp., York County, PA.
Executrix: Gail Zumbrum, 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 08.17-3t

ESTATE OF VERNON V. CLEARY, a/k/a VERNON VINCENT CLEARY, JR., DECEASED
Late of Fairview Twp., York County, PA.
Executor: Charlene M. Cleary, c/o Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011
Attorney: Craig A. Hatch, Esquire, CELA, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011 08.17-3t

ESTATE OF GERALD W. COLVIN, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Steven A. Hite, c/o MPL Law Firm, LLP, 96 South George Street, Suite 520, York, PA 17401
Attorney: Andrew C. Herrold, Esquire, MPL Law Firm, LLP, 96 South George Street, Suite 520, York, PA 17401 08.17-3t

ESTATE OF ELAINE R. CRUMLING, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Sean N. Lavery, 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 08.17-3t

ESTATE OF BLANCHE A. DEHOFF, DECEASED
Late of York Twp., York County, PA.
Executors: Judy A. Shue and Allen R. Dehoff, 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 08.17-3t

ESTATE OF GLORIA M. DeSHONG, DECEASED
Late of Windsor Boro., York County, PA.
Executor: Robert T. DeShong, 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 08.17-3t

ESTATE OF IDA J. EINSIG, a/k/a IDA J. WEBB, DECEASED
Late of York City, York County, PA.
Executor: Brian Webb, Jr., c/o Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601
Attorney: Santo G. Spataro, Esquire, Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601 08.17-3t

ESTATE OF LEROY C. EINSIG, DECEASED
Late of York City, York County, PA.
Executor: Brian G. Webb, c/o Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601
Attorney: Santo G. Spataro, Esquire, Aevitas Law, PLLC, 275 Hess Blvd., Suite 101, Lancaster, PA 17601 08.17-3t

ESTATE OF EDWARD H. ELICKER,
DECEASED
Late of Monaghan Twp., York County, PA.
Executor: Clinton L. Elicker, 21 Elicker
Road, Dillsburg, PA 17019
Attorney: Wm. D. Schrack III, Esquire,
BENN LAW FIRM, 124 W. Harrisburg
Street, Dillsburg, PA 17019 08.17-3t

ESTATE OF LOIS FULTZ, a/k/a LOIS J.
FULTZ, DECEASED
Late of York City, York County, PA.
Executors: Joseph Fultz, Terry Fultz,
and Kimberly Carpio, c/o Bellomo &
Associates, LLC, 3198 East Market Street,
York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
08.17-3t

ESTATE OF STEVEN K. GROFF, DECEASED
Late of York Twp., York County, PA.
Executor: Julie A. Groff, c/o CGA Law
Firm, PC, 135 North George Street, York,
PA 17401
Attorney: Margaret W. Driscoll, Esquire, 135
North George Street, York, PA 17401
08.17-3t

ESTATE OF EARL E. HAKE, JR., DECEASED
Late of West Manchester Twp., York County,
PA.
Executor: Geraldine M. Evans, a/k/a
Geraldine M. May, 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 08.17-3t

ESTATE OF BRYAN R. LANDIS, DECEASED
Late of York City, York County, PA.
Executrix: Alida Shatzer, c/o The Hamme
Law Firm, LLC, 1946 Carlisle Road,
York, PA 17408
Attorney: Tessa Marie Myers, Esquire, The
Hamme Law Firm, LLC, 1946 Carlisle
Road, York, PA 17408 08.17-3t

ESTATE OF CHRISTOPHER E. LOCKARD,
DECEASED
Late of Hanover Boro., York County, PA.
Co-Executors: Eugene C. Lockard and
Nancy L. Lockard, 27 McAllister Street,
Hanover, PA 17331
Attorney: Clayton A. Lingg, Esquire,
MOONEY LAW, 230 York Street,
Hanover, PA 17331 08.17-3t

ESTATE OF DOROTHY J. MAY, DECEASED
Late of Manchester Twp., York County, PA.
Administrator: Donald B. Kraft, c/o Snoko
Dubbs & Buhite Law, Inc., 204 St.
Charles Way, Suite F, York, PA 17402
Attorney: Amanda Snoko Dubbs, Esquire,
Snoko Dubbs & Buhite Law, Inc., 204 St.
Charles Way, Suite F, York, PA 17402
08.17-3t

ESTATE OF JOHN MODAFFERI, a/k/a JOHN
F. MODAFFERI, DECEASED
Late of North Codorus Twp., York County,
PA.
Executor: Jodie Crisci-Modafferi, c/o
STEINBACHER, GOODALL &
YURCHAK, 413 Washington Blvd.,
Williamsport, PA 17701
Attorney: Julieanne E. Steinbacher,
Esquire, STEINBACHER, GOODALL
& YURCHAK, 413 Washington Blvd.,
Williamsport, PA 17701 08.17-3t

ESTATE OF LESLIE K. NEIDIG, DECEASED
Late of Dillsburg, York County, PA.
Executor: Brett R. Neidig, c/o Krevsky
Bowser LLC, 20 Erford Road, Suite 300a,
Lemoyne, PA 17043
Attorney: Deborah Gearhart, Esquire,
Krevsky Bowser LLC, 20 Erford Road,
Suite 300a, Lemoyne, PA 17043
08.17-3t

ESTATE OF DARNELL LEWIS SMITH,
DECEASED
Late of York County, PA.
Executor: Brian F. Levine, Esquire, Levine
Law, LLC, 22 E. Grant Street, New Castle,
PA 16101
Attorney: Brian F. Levine, Esquire, Levine
Law, LLC, 22 E. Grant Street, New Castle,
PA 16101 08.17-3t

ESTATE OF WILBUR A. SWADE, a/k/a
WILBUR ALLISON SWADE, DECEASED
Late of Fairview Twp., York County, PA.
Executrix: Karen S. Alley, 149 Grandview
Road, Hummelstown, PA 17036
Attorney: Jean D. Seibert, Esquire, Caldwell
& Kearns, P.C., 3631 North Front Street,
Harrisburg, PA 17110 08.17-3t

ESTATE OF NICHOLAS L. WEBER,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Executrix: Kathleen L. Gable, 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 08.17-3t

ESTATE OF LEWIS E. WENTZ, DECEASED
Late of York City, York County, PA.
Co-Executors: John W. Ross and Sherry A.
Dawson, 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 08.17-3t

ESTATE OF KRISTI SUE WHY, DECEASED
Late of Manchester Boro., York County, PA.
Administrator: Larry Why, 369 York Street,
Manchester, PA 17345
Attorney: Robin J. Marzella, Esquire, R.J.
Marzella & Associates, 3513 North Front
Street, Harrisburg, PA 17110 08.17-3t

ESTATE OF JAMES L. WILLIAMS,
DECEASED
Late of New Freedom Boro., York County,
PA.
Executrix: Amy S. Snyder, 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
08.17-3t

ESTATE OF MARY LINDA WILLOUGHBY,
DECEASED
Late of Fairview Twp., York County, PA.
Executor: Brian Keith Willoughby, 404
Benyou Lane, New Cumberland, PA
17070 08.17-3t

CIVIL NOTICES

**ARTICLES OF
INCORPORATION**

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania. The name of the corporation is **Sound Street, Inc.** The corporation has been incorporated under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania Act of December 22, 1988.

8-31-1t Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given to all persons interested or who may be affected that 1327 NORTH DUKE STREET, LP, a Pennsylvania Corporation, having a registered address at 3285 FARMTRAIL ROAD, YORK, PA 17404 is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Board of Directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

8.31-1t Solicitor

NOTICE is hereby given to all persons interested or who may be affected that COMPOUND TECHNOLOGY, INC., a Pennsylvania Corporation, having a registered address at Corporation Service Company, Dauphin, is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Board of Directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

8.31-1t Solicitor

**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).

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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. JAMIKA D. ABNEY and MILDRED FOSTER, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF PEARL E. NIMMONS, Docket Number: 2023-SU-000062. 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:

JAMIKA D. ABNEY
MILDRED FOSTER, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF PEARL E. NIMMONS

By virtue of a Writ of Execution No. 2023-SU-000062

WELLS FARGO BANK, N.A.

v.
JAMIKA D. ABNEY; MILDRED FOSTER, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF PEARL E. NIMMONS

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

240 EAST COTTAGE PLACE, YORK, PA 17403

Tax ID No. 10-268-03-0013.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$69,838.91

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 240 EAST COTTAGE PLACE, YORK, PA 17403

UPI# 102680300130000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEBT COLLECTION SOLUTIONS, LLC vs. LINDA S. ALBRIGHT Docket Number: 2023-SU-000100. 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:

LINDA S. ALBRIGHT

By virtue of a Writ of Execution No.: 2023-SU-000100

LINDA S. ALBRIGHT, owner of property situate DOVER TOWNSHIP, Dover, YORK County, Pennsylvania being:

3500 Bull Road, Dover Township, Dover, Pennsylvania 17315

Parcel No.: 24-000-KG-0014-J0-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$8,297.71

PROPERTY ADDRESS: 3500 BULL ROAD, DOVER, PA 17315

UPI# 24000KG0014J0000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CITIZENS BANK, N.A., S/B/M TO CITIZENS BANK OF PENNSYLVANIA vs. GREGORY J. ANTOON and CHRISTINE L. ANTOON Docket Number: 2022-SU-002758. 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:

GREGORY J. ANTOON
CHRISTINE L. ANTOON

DOCKET #2022-SU-002758

ALL THAT CERTAIN tract or parcel of land

and premises, situate, lying and being in the Township of Carroll in the County of York and Commonwealth of Pennsylvania.

TAX PARCEL #20-000-08-0061.00-00000

PROPERTY ADDRESS: 11 Spend a Buck Drive, Dillsburg, PA 17019

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Gregory J. Antoon and Christine L. Antoon

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

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 11 SPEND A BUCK DRIVE, DILLSBURG, PA 17019

UPI# 200000800610000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PINGORA LOAN SERVICING, LLC vs. JEFFREY L. ARENTZ and SUSAN G. ARENTZ Docket Number: 2022-SU-002800. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JEFFREY L. ARENTZ
SUSAN G. ARENTZ

ALL THE FOLLOWING DESCRIBED LOT OF GROUND SITUATE, LYING AND BEING IN PENN TOWNSHIP, YORK COUNTY, PENNSYLVANIA, BOUNDED AND LIMITED AS FOLLOWS, TO WIT:

Premises being: 852 York Street, Hanover, PA 17331-3436

Parcel No. 44-000-01-0075.00-00000

BEING the same premises which Jeffrey L. Arentz and Susan G. Arentz, his wife by Deed dated September 19, 2017, and recorded in the Office of Recorder of Deeds of York County on September 25, 2017, at Book 2439, Page 8702 granted and conveyed unto Jeffrey L. Arentz and

Susan G. Arentz, his wife, their successors and assigns.

PROPERTY ADDRESS: 852 YORK STREET, HANOVER, PA 17331-3436

UPI# 440000100750000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII vs. CASEY D. ARNOLD and SAMANTHA G. ARNOLD Docket Number: 2023-SU-000867. 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:

CASEY D. ARNOLD
SAMANTHA G. ARNOLD

REAL PROPERTY SHORT DESCRIPTION FORM
(TO BE USED FOR ADVERTISING)

Property of Casey D. Arnold and Samantha G. Arnold, husband and wife

Execution No. 2023-SU-000867

Judgment Amount: \$91,752.51

All the right title, interest and claim of Casey D. Arnold and Samantha G. Arnold, husband and wife, of in and to:

Property located at 21 Boundary Avenue, within the Borough of Red Lion, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2135, at page 8109, as Instrument No. 2011035385.

Parcel Identification No. 82-000-03-0374.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 21 BOUNDARY

AVENUE, RED LION, PA 17356

UPI# 820000303740000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. JON E. BECK Docket Number: 2022-SU-000836. 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:

JON E. BECK

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN WEST MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 2075 WINDING ROAD YORK, PA 17408
BEING PARCEL NUMBER:
510000800340000000 and
51000080032A000000
IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 2075 WINDING ROAD, YORK, PA 17408

UPI# 510000800340000000

PROPERTY ADDRESS: WINDING ROAD, YORK, PA 17408

UPI# 51000080032A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MORTGAGE ASSETS MANAGEMENT, LLC vs. JOSEPH C. BLOODGOOD A/K/A JOSEPH BLOODGOOD Docket Number: 2023-SU-000547. 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 C. BLOODGOOD A/K/A JOSEPH BLOODGOOD

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF YORK, NEW FREEDOM BOROUGH, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERN SIDE OF MINUTEMAN COUNTY AT THE SOUTHEASTERN CORNER OF LOT NO. 104 AS SHOWN ON THE PLAN OF LOTS HEREINAFTER, SET FORTH:

Premises being: 6 Minuteman Court, New Freedom, PA 17349

Parcel No. 78-000-04-0103.00-00000

BEING the same premises, which Joseph C. Bloodgood and Patricia L. Bloodgood by Deed dated December 15, 2003, and recorded in the Office of Recorder of Deeds of York County on April 20, 2004, at Book 1646, Page 6708 granted and conveyed unto Joseph C. Bloodgood.

PROPERTY ADDRESS: 6 MINUTEMAN COURT, NEW FREEDOM, PA 17349

UPI# 780000401030000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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. JERRY BRACKEN and SELINA ORTLIEB Docket Number: 2022-SU-002103. 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:

JERRY BRACKEN
SELINA ORTLIEB

DOCKET #2022-SU-002103

ALL THE FOLLOWING DESCRIBED TRACT OF LAND, WITH ANY IMPROVEMENTS THEREON ERECTED, SITUATE IN SPRINGETTSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA.

PARCEL No. 46-000-20-0043.00-0000

PROPERTY ADDRESS: 141 LOCUST GROVE ROAD, YORK, PENNSYLVANIA 17402

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Jerry Bracken AND Selina Ortlieb

ATTORNEY FOR PLAINTIFF: Powers Kirm, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 141 LOCUST GROVE ROAD, YORK, PA 17402

UPI# 460002000430000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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. BRADLEY K BUSH Docket Number: 2023-SU-000085. 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:

BRADLEY K BUSH

By virtue of a Writ of Execution No. 2023-SU-000085

FREEDOM MORTGAGE CORPORATION
v.
BRADLEY K BUSH

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

325 HILLCREST DR, NEW CUMBERLAND,

PA 17070
Tax ID No. 27-000-11-0222.00-00000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$244,568.18

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 325 HILLCREST DRIVE, NEW CUMBERLAND, PA 17070

UPI# 270001102220000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY vs. C.P., A MINOR, KNOWN HEIR OF THE ESTATE OF MELISSA PENA; V.P., A MINOR, KNOWN HEIR OF THE ESTATE OF MELISSA PENA; and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ESTATE OF MELISSA PENA Docket Number: 2022-SU-002639. 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:

C.P., A MINOR, KNOWN HEIR OF THE ESTATE OF MELISSA PENA
V.P., A MINOR, KNOWN HEIR OF THE ESTATE OF MELISSA PENA
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ESTATE OF MELISSA PENA

By virtue of a Writ of Execution No. 2022-SU-002639

TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY
v.

C.P. A MINOR, KNOWN HEIR OF THE ESTATE OF MELISSA PENA ; V.P. A MINOR, KNOWN HEIR OF THE ESTATE OF MELISSA PENA ; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR

ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ESTATE OF MELISSA PENA

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

92 W BROAD ST, YOE, PA 17313
Tax ID No. 9200001006600000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$125,547.86

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 92 WEST BROAD STREET, YOE, PA 17313

UPI# 920000100660000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY CORPORATION vs. LEROY CALHOUN and DUSTY CALHOUN Docket Number: 2022-SU-002468. 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:

LEROY CALHOUN
DUSTY CALHOUN

All that certain tract of land situated in Red Lion Borough, York County, Pennsylvania, in the Development known as Country Club Hills and known as No. 466 Highland Road comprising the greater portions of Lots Nos. 8 and 9 of Section F, bounded and limited as follows, to wit:

Property Address: 466 Highland Road, Red Lion, PA 17356

Parcel No. 82-000-04-0046.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2022-SU-002468

Judgment: \$203,407.72

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Leroy Calhoun and Dusty Calhoun

PROPERTY ADDRESS: 466 HIGHLAND ROAD, RED LION, PA 17356

UPI# 820000400460000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. TAMRA D. COOPER Docket Number: 2019-SU-003495. 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:

TAMRA D. COOPER

ALL that certain lot or piece of ground with buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in West Manheim Township, County of York and State of Pennsylvania, bounded and described according to a Final Plan of Subdivision of Parcel 1 Phase II, South Pointe made by GHI Engineers and Surveyors of Hanover, Pennsylvania, recorded in Plan Book 1740, page 1201, (erroneously stated as Plan Case SS, page 258) as follows to wit

PARCEL NO.: 52-000-18-0234.00-00000

PROPERTY ADDRESS: 14 NACE DRIVE, HANOVER, PENNSYLVANIA - 17331

PROPERTY ADDRESS: 14 NACE DRIVE, HANOVER, PA 17331

UPI# 520001802340000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANK OF AMERICA, NATIONAL ASSOCIATION vs. EDWARD W. CRAWFORD Docket Number: 2019-SU-000059. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

EDWARD W. CRAWFORD

ALL that certain tract of land being situate in FAWN TOWNSHIP, York County, Pennsylvania, known as Lot 2 on a Final Plat prepared for Edward W. & Cheryl A. Crawford, by Evans, Hagan & Holdefer, Inc., bearing Drwg. No. 2696, dated September 15, 1982, last revised January 3, 1983 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book DD, Page 612, being more fully bounded, limited and described as follows, to wit:

Property Address: 20 Carea Road, New Park, PA 17352

Parcel No. 28000AM00480000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2019-SU-000059

Judgment: \$163,660.03

Attorney:

To be sold as the Property Of: Edward W. Crawford

PROPERTY ADDRESS: 20 CAREA ROAD, NEW PARK, PA 17352

UPI# 28000AM00480000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FULTON BANK, N.A. vs. CYNTHIA E. CRAWFORD, EXECUTRIX OF THE ESTATE OF NORMA ELAINE PAYNE A/K/A NORMA KOHLER PAYNE, DECEASED RECORD OWNER AND MORTGAGOR Docket Number: 2023-SU-000584. 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:

CYNTHIA E. CRAWFORD, EXECUTRIX OF THE ESTATE OF NORMA ELAINE PAYNE A/K/A NORMA KOHLER PAYNE, DECEASED RECORD OWNER AND MORTGAGOR

Cynthia E. Crawford, Executrix of the Estate of Norma Elaine Payne a/k/a Norma Kohler Payne, Deceased Record Owner and Mortgagor of property situate in Red Lion, York Township, York County, Pennsylvania, being

2630 Sandra Avenue, Red Lion, PA 17356
Parcel No. 54-000-30-0081.00-0000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$65,906.15

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

PROPERTY ADDRESS: 2630 SANDRA AVENUE, RED LION, PA 17356

UPI# 540003000810000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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. JACOB ALAN DAVIS A/K/A JACOB A. DAVIS Docket Number: 2022-SU-002547. 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:

JACOB ALAN DAVIS A/K/A JACOB A. DAVIS

SHERIFF'S SALE

By virtue of a Writ of Execution issued by Members 1st Federal Credit Union Docket No. 2022-SU-002547.

Members 1st Federal Credit Union v. Jacob Alan Davis a/k/a Jacob A. Davis Docket No. 2022-SU-002547.

Jacob Alan Davis a/k/a Jacob A. Davis, Owner of property situate in Township of Spring Garden, York County, Pennsylvania

1048 Mount Rose Avenue, York, Pennsylvania 17403

Property being known as Parcel ID No. 48-000-13-0385.00-00000.

Premises consist of a Two-Story Multi Family House with detached Two-Car Garage.

Matthew G. Brushwood, Esquire Attorney for Plaintiff Barley Snyder 50 North Fifth Street, 2nd Floor Reading, PA 19601 I.D. No. 310592

PROPERTY ADDRESS: 1048 MOUNT ROSE AVENUE, YORK, PA 17403

UPI# 480001303850000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. TIMOTHY M. DEFONTES, SR. and JENNIFER M. DEFONTES Docket Number: 2023-SU-000817. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY M. DEFONTES, SR. JENNIFER M. DEFONTES

By virtue of a Writ of Execution No. 2023-SU-000817 NewRez LLC d/b/a Shellpoint Mortgage Servicing v. Timothy M. Defontes, Sr. and Jennifer M. Defontes

Owners of property situate in York County, Pennsylvania, being 65 Park Drive, Fawn Grove, PA 17321 Parcel Number: 61-000-AN-0002.Q0-00000 Improvements thereon: Residential Dwelling Judgment Amount: \$151,193.64 ATTORNEYS FOR PLAINTIFF Padgett Law Group

PROPERTY ADDRESS: 65 PARK DRIVE, FAWN GROVE, PA 17321

UPI# 61000AN0002Q000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. MICHAEL C DEUSO Docket Number: 2023-SU-000806. 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 C DEUSO

By virtue of a Writ of Execution No. 2023-SU-000806

FREEDOM MORTGAGE CORPORATION v. MICHAEL C DEUSO

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

2676 N SHERMAN STREET, YORK, PA 17406 Tax ID No. 46-000-10-0057-00-00000 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$168,007.75

Attorneys for Plaintiff Brock & Scott, PLLC

PROPERTY ADDRESS: 2676 NORTH SHERMAN STREET, YORK, PA 17406

UPI# 460001000570000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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 DBA MR. COOPER vs. ENERGYWISE PROPERTY HOLDINGS LLC, DIRK M. FLAHARTY, and LISA G. FLAHARTY Docket Number: 2022-SU-002371. 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:

ENERGYWISE PROPERTY HOLDINGS LLC DIRK M. FLAHARTY LISA G. FLAHARTY

Owner(s) of property situate in the BOROUGH OF RED LION, York County, Pennsylvania, being

123 West Gay Street, Red Lion, PA 17356 Parcel No.: 82-000-06-0190.00-00000 (Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$59,903.44

Attorney for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 123 WEST GAY STREET, RED LION, PA 17356

UPI# 820000601900000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEBT COLLECTION SOLUTIONS, LLC vs. ESTATE OF KENNETH L. MUMMERT Docket Number: 2023-SU-000096. 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:

ESTATE OF KENNETH L. MUMMERT

SHORT DESCRIPTION

By virtue of a Writ of Execution No.: 2023-SU-000096

KENNETH L. MUMMERT (Deceased), owner of property situate YORK CITY, York, YORK County, Pennsylvania being:

1227 East Prospect Street, York, PA 17403

Parcel No.: 12-412-18-0006.00-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$8,053.52

PROPERTY ADDRESS: 1227 EAST PROSPECT STREET, YORK, PA 17403

UPI# 124121800060000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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. DAWN EVERETT, GEORGE FREIMILLER, SANDRA HERR, and TERRY RAY, KNOWN HEIRS OF VONDA E. FREIMILLER, DECEASED; and THE UNKNOWN HEIRS OF VONDA E. FREIMILLER, DECEASED Docket Number: 2022-SU-002652. 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:

DAWN EVERETT
GEORGE FREIMILLER
SANDRA HERR
TERRY RAY, KNOWN HEIRS OF VONDA E. FREIMILLER, DECEASED
THE UNKNOWN HEIRS OF VONDA E. FREIMILLER, DECEASED

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2022-SU-002652

Pennsylvania Housing Finance Agency,
Plaintiff

vs
Dawn Everett, George Freimiller, Sandra Herr And Terry Ray, Known Heirs of Vonda E. Freimiller, Deceased; and The Unknown Heirs Of Vonda E. Freimiller, Deceased,
Defendants

Real Estate: 77 MAGNOLIA TRAIL DELTA, PA 17314 (Parcel # 43-000-01-0036.00-00000); and VACANT LOT OF LAND IDENTIFIED AS LOT K-35CX AND LOCATED ON CLUB HOUSE ROAD, DELTA, PA 17314 (Parcel # 43-000-01-0035.00-00000).

Municipality: Peach Bottom Township

Dimensions/
Short Description: Residence - Lot K-36CX, Susquehanna Trails Plan of Lots, Plan Book O, page 33

Vacant Lot - Lot K-35CX, Susquehanna Trails Plan of Lots, Plan Book O, page 33

See Instrument #: 1997-047336

Tax Parcel #: 43-000-01-0036.00-00000 (residence)
43-000-01-0035.00-00000 (lot)

Assessment: \$98,890.00 (residence)
\$ 2,500.00 (lot)

Improvements thereon: a residential dwelling house as identified above.

TO BE SOLD AS THE PROPERTY OF DAWN EVERETT, GEORGE FREIMILLER, SANDRA HERR AND TERRY RAY, KNOWN HEIRS OF VONDA E. FREIMILLER, DECEASED; AND THE UNKNOWN HEIRS OF VONDA E. FREIMILLER, DECEASED, ON JUDGMENT

NO. 2022-SU-002652
Leon P. Haller, Esquire
Purcell, Krug & Haller
1719 North Front St, Harrisburg, PA 17104
(717) 234-4178

PROPERTY ADDRESS: 77 MAGNOLIA TRAIL, DELTA, PA 17314

UPI# 430000100360000000

PROPERTY ADDRESS: VACANT LOT OF LAND IDENTIFIED AS LOT K-35CX AND LOCATED ON, CLUB HOUSE ROAD, DELTA, PA 17314

UPI# 430000100350000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEBT COLLECTION SOLUTIONS, LLC vs. JIMMEL FISCHER Docket Number: 2023-SU-000107. 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:

JIMMEL FISCHER

SHORT DESCRIPTION

By virtue of a Writ of Execution No.: 2023-SU-000107

JIMMEL FISCHER, owner of property situate DOVER TOWNSHIP, Dover, YORK County, Pennsylvania being:

PARCEL NO. 1:
Address: 5800 Old Carlisle Road, Dover, PA 17315
Parcel ID: 24-000-LF-0105.00-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$11,047.85

Attorneys for Plaintiff
Stock and Leader

PROPERTY ADDRESS: 5800 OLD CARLISLE ROAD, DOVER, PA 17315

UPI# 24000LF010500000000

PROPERTY ADDRESS: WEST CARLISLE ROAD, DOVER, PA 17315

UPI# 24000LF0107D0000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. TIMOTHY FREYMAN, AKA TIMOTHY S. FREYMAN Docket Number: 2018-SU-000214. 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 FREYMAN, AKA TIMOTHY S. FREYMAN

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE a borough OF NEW SALEM, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 105 WEST GEORGE STREET, YORK NEW SALEM, PA 17371

UPIN NUMBER 79000020005C000000

PROPERTY ADDRESS: 105 WEST GEORGE STREET, YORK NEW SALEM, PA 17371

UPI# 79000020005C000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. MATTHEW T. GABLE and ALICIA M. GABLE A/K/A ALICIA GABLE Docket Number: 2023-SU-000813. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

MATTHEW T. GABLE
ALICIA M. GABLE A/K/A ALICIA GABLE

ALL THAT CERTAIN piece, parcel, and lot of ground known as 266 West Main Street, with

the improvements thereon erected, situate on the south side of West Main Street in Dallastown Borough, York County, Pennsylvania, and bounded and limited as follows:

Property Address: 266 West Main Street, Dallastown, PA 17313

Parcel No. 56-000-01-0032.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-000813

Judgment: \$168,968.38

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Matthew T. Gable and Alicia M. Gable a/k/a Alicia Gable

PROPERTY ADDRESS: 266 WEST MAIN STREET, DALLASTOWN, PA 17313

UPI# 560000100320000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEBT COLLECTION SOLUTIONS, LLC vs. STUART L. GARMAN (DECEASED) and BEVERLY A. GARMAN Docket Number: 2023-SU-000099. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

STUART L. GARMAN (DECEASED)
BEVERLY A. GARMAN

SHORT DESCRIPTION

By virtue of a Writ of Execution No.: 2023-SU-000099

BEVERLY A. GARMAN, owner of property situate JACKSON TOWNSHIP, Spring Grove, YORK County, Pennsylvania being:

165 West Hanover Street, Spring Grove, PA 17362

Parcel No.: 33-000-GF-0073.A0-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$13,190.91

Attorneys for Plaintiff
Stock and Leader

PROPERTY ADDRESS: 165 WEST HANOVER STREET, SPRING GROVE, PA 17362

UPI# 33000GF0073A00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MORTGAGE ASSETS MANAGEMENT, LLC vs. MARY E. GORDON Docket Number: 2022-SU-002234. 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 E. GORDON

ALL THAT CERAIN, THAT CERTAIN PIECE, PARCEL, OR TRACT OF GROUND, SITUATE, LYING AND BEING IN THE TOWNSHIP OF SHREWSBURY, YORK COUNTY, PENNSYLVANIA

BEING KNOWN AS: 17019 KEENEY MILL ROAD NEW FREEDOM, PA 17349

BEING PARCEL NUMBER: 45-000-AI-0013-B0-00000

IMPROVEMENTS: RESIDENTIAL
PROPERTY

PROPERTY ADDRESS: 17019 KEENEY MILL ROAD, NEW FREEDOM, PA 17349

UPI# 45000AI0013B000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC2 vs. ADAM L. HALE and THE UNITED STATES OF AMERICA Docket Number: 2023-SU-000439. 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 L. HALE
THE UNITED STATES OF AMERICA

ALL THAT CERTAIN lot or piece of ground being known as LOT NO. 130, Situate in the Township of Windsor, County of York, and Commonwealth of Pennsylvania, bounded and described according to a Revised Final Subdivision Plan of Chatham Creek Phase 2 prepared by RGS Associates, dated 3-122004, Last revised 11-11-2004 and recorded in Plan Book SS page 817, as follows, to wit:

Premises being: 430 Stabley Lane, Windsor, PA 17366

Parcel No.: 53-000-34-0130.00-00000

BEING the same premises, which Chatham Creek, LLC, a PA Limited Liability Company, Record Owner and Keystone Custom Homes, Inc. by Deed dated January 25, 2006, and recorded in the Office of Recorder of Deeds of York County on April 12, 2006, at Book 1803, Page 5861 granted and conveyed unto Adam L. Hale.

PROPERTY ADDRESS: 430 STABLEY LANE, WINDSOR, PA 17366

UPI# 530003401300000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: HUDSON CITY SAVINGS BANK vs. ANTHONY HANSE and ILEEN D. HANSE Docket Number: 2022-SU-002937. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANTHONY HANSE
ILEEN D. HANSE

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

800 Clydesdale Dr, York, PA 17402
Parcel No.: 53-000-33-0016.00-00000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$309,443.15

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 800 CLYDESDALE DRIVE, YORK, PA 17402

UPI# 530003300160000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: GUILD MORTGAGE COMPANY LLC vs. ANDREW MICHAEL HARAY, AKA ANDREW M. HARAY and WENDY L. HARAY Docket Number: 2023-SU-000413. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANDREW MICHAEL HARAY, AKA
ANDREW M. HARAY
WENDY L. HARAY

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF MANCHESTER, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 982 WILLOW RIDGE DRIVE, YORK, PA 17404

UPIN NUMBER 36-000-35-0107.00-00000

PROPERTY ADDRESS: 982 WILLOW RIDGE DRIVE, YORK, PA 17404

UPI# 360003501070000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LOANDEPOT.COM, LLC vs. THERESA A. HAUGH Docket Number: 2022-SU-002092. 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:

THERESA A. HAUGH

By virtue of a Writ of Execution No. 2022-SU-002092

loanDepot.com, LLC
v.
Theresa A. Haugh

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

407 Hillside Drive, Red Lion, PA 17356

Parcel No. 82-000-04-0058.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$265,139.95

Attorneys for Plaintiff
Orlans PC

PROPERTY ADDRESS: 407 HILLSIDE DRIVE, RED LION, PA 17356

UPI# 820000400580000000

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

thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION vs. ERNEST W. HELMICK A/K/A ERNEST E. W. HELMICK and NANCY W. HELMICK Docket Number: 2023-SU-001056. 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:

ERNEST W. HELMICK A/K/A ERNEST E. W. HELMICK
NANCY W. HELMICK

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF ERNEST W. HELMICK A/K/A ERNEST E.W. HELMICK AND NANCY W. HELMICK OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED PARTLY IN THE SPRING GARDEN TOWNSHIP AND PARTLY IN YORK TOWNSHIP, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 2135 TALL OAKS LANE, YORK, PA 17403. DEED BOOK VOLUME 1327, PAGE 755, PARCEL NUMBER 54-000-HI-0459.0-C2135

Property Address: 2135 Tall Oaks Lane, York, PA 17403

Assessment Number: 54-000-HI-0459.00-C2135

PROPERTY ADDRESS: 2135 TALL OAKS LANE, YORK, PA 17403

UPI# 54000HI045900C2135

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a

Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST vs. NICHOLAS S. IACONO and CRYSTAL A. IACONO Docket Number: 2023-SU-000314. 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:

NICHOLAS S. IACONO
CRYSTAL A. IACONO

By virtue of a Writ of Execution No. 2023-SU-000314

FIRSTKEY MASTER FUNDING 2021 - A COLLATERAL TRUST

v.
NICHOLAS S. IACONO; CRYSTAL A. IACONO

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

3627 FOX CHASE DRIVE, DOVER, PA 17315
Tax ID No. 24-000-18-0062.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$152,367.99

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 3627 FOX CHASE DRIVE, DOVER, PA 17315

UPI# 240001800620000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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 SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A AS TRUSTEE FOR GSRPM MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-1 vs. RICHARD N. JANNEY A/K/A RICHARD JANNEY and JILL E. JANNEY Docket Number: 2019-SU-002588. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

RICHARD N. JANNEY A/K/A RICHARD JANNEY
JILL E. JANNEY

ALL THAT CERTAIN TRACT OF LAND, TOGETHER WITH IMPROVEMENTS THEREON FOUND, SITUATE IN THE BOROUGH OF DILLSBURG, COUNTY OF YORK, AND COMMONWEALTH OF PENNSYLVANIA BEING KNOWN AS: 220 SOUTH BALTIMORE STREET DILLSBURG, PA 17019 BEING PARCEL NUMBER: 58000010110000000 IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 220 SOUTH BALTIMORE STREET, DILLSBURG, PA 17019

UPI# 580000101100000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEBT COLLECTION SOLUTIONS, LLC vs. EMMA MARIE JOHNSON Docket Number: 2023-SU-000103. 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:

EMMA MARIE JOHNSON

By virtue of a Writ of Execution No.: 2023-SU-000103

EMMA MARIE JOHNSON, owner of property situate PEACH BOTTOM TOWNSHIP, Delta, YORK County, Pennsylvania being:

936 Line Road, Delta, PA 17314

Parcel No.: 43-000-AO-0032.A0-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$8,168.34

Attorneys for Plaintiff

Stock and Leader

PROPERTY ADDRESS: 936 LINE ROAD, DELTA, PA 17314

UPI# 43000AO0032A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY CORPORATION vs. LUX JOSEPH Docket Number: 2023-SU-000306. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

LUX JOSEPH

By virtue of a Writ of Execution No. 2023-SU-000306

MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY CORPORATION
v.
LUX JOSEPH

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

400 PULASKI PL, DALLASTOWN, PA 17313
Tax ID No. 54-000-45-0102.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$277,278.81

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 400 PULASKI PLACE, DALLASTOWN, PA 17313

UPI# 540004501020000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. LINDA KALAYAN SOLELY IN HER CAPACITY AS POTENTIAL HEIR TO WILLIAM J. WREDE, DECEASED; UNKNOWN HEIRS OF WILLIAM J. WREDE, DECEASED; and DONALD WREDE SOLELY IN HIS CAPACITY AS POTENTIAL HEIR TO WILLIAM J. WREDE, DECEASED Docket Number: 2019-SU-003647. 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:

LINDA KALAYAN SOLELY IN HER CAPACITY AS POTENTIAL HEIR TO WILLIAM J. WREDE, DECEASED
UNKNOWN HEIRS OF WILLIAM J. WREDE, DECEASED
DONALD WREDE SOLELY IN HIS CAPACITY AS POTENTIAL HEIR TO WILLIAM J. WREDE, DECEASED

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

48 Poplar Drive, Delta, PA 17314
Parcel No.: 430000700260000000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$161,396.94

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 48 POPLAR DRIVE, DELTA, PA 17314

UPI# 430000700260000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. DANE W. KEITER and BEVERLY S. KEITER Docket Number: 2023-SU-000708. 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:

DANE W. KEITER
BEVERLY S. KEITER

ALL THOSE CERTAIN 2 pieces, parcels or tracts of land situate, lying and being in Delta Borough, York County, Pennsylvania, bounded and limited and described as follows, to wit:

Property Address: 608 Chestnut Street, Delta, PA 17314

Parcel No. 57-000-01-0132.00-00000

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-000708

Judgment: \$125,091.29

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Dane W. Keiter and Beverly S. Keiter

PROPERTY ADDRESS: 608 CHESTNUT STREET, DELTA, PA 17314

UPI# 570000101320000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. ALICE KINNEMAN AKA ALICE M. KINNEMAN Docket Number: 2022-SU-000148. 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:

ALICE KINNEMAN AKA ALICE M. KINNEMAN

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

869 East Walnut Street, Hanover, PA 17331 67-000-02-0033.E0.00000 (Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$104,430.72

Attorney for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 869 EAST WALNUT STREET, HANOVER, PA 17331

UPI# 67000020033E000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NORTH YORK BOROUGH vs. JARROD M. KIRBY Docket Number: 2022-SU-002995. 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:

JARROD M. KIRBY

By virtue of a Writ of Execution No.: 2022-SU-002995

JARROD M. KIRBY, owner of property situate NORTH YORK BOROUGH, York, YORK County, Pennsylvania being:

417 North George Street, York, PA 17401

Parcel No.: 80-000-01-0129.00-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$8,822.60

PROPERTY ADDRESS: 417 NORTH GEORGE STREET, YORK, PA 17401

UPI# 800000101290000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NP 1 VENTURES, LLC vs. R. SCOTT KNAUB and THE UNITED STATES OF AMERICA Docket Number: 2016-SU-003468. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

R. SCOTT KNAUB THE UNITED STATES OF AMERICA

SHERIFF'S SALE By virtue of a Writ of Execution issued by NP 1 Ventures, LLC Docket No. 2016-SU-003468

NP 1 Ventures, LLC v. R. Scott Knaub and The United States of America Docket No. 2016-SU-003468

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

2985 Granary Road, Seven Valleys, Pennsylvania 17360

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

Residential real estate and cattle farm.

Eden R. Bucher, Esquire Attorney for NP 1 Ventures, LLC Barley Snyder 2755 Century Boulevard Wyomissing, PA 19610 610.372.3500 Court I.D. No. 66626

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

UPI# 47000EH00810000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEBT COLLECTION SOLUTIONS, LLC vs. KATHERINE M. KOHLER Docket Number: 2023-SU-000098. 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:

KATHERINE M. KOHLER

By virtue of a Writ of Execution No.: 2023-SU-000098

KATHERINE M. KOHLER, owner of property situate LOWER WINDSOR TOWNSHIP, Wrightsville, YORK County, Pennsylvania being:

463 Pleasant Hill Road, Wrightsville, PA 17368

Parcel No.: 35-000-IM-0026.H0-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$7,835.62

Attorneys for Plaintiff Stock and Leader

PROPERTY ADDRESS: 463 PLEASANT HILL ROAD, WRIGHTSVILLE, PA 17368

UPI# 35000IM0026H0000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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. ALVIN S. KORNEGAY, JR. Docket Number: 2023-SU-001002. 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:

ALVIN S. KORNEGAY, JR.

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2023-SU-001002

Pennsylvania Housing Finance Agency, Plaintiff

vs Alvin S. Kornegay, Jr., Defendant

Real Estate: 339 HARVEST FIELD LANE, UNIT 13-I, YORK, PA 17403

Municipality: York Township

Dimensions/ Short Description: Unit No. 13-I Tyler's Harvest Condominium "Declaration Creating Tyler's Harvest Condominium" Book 1355, Page 3486

See Instrument #: 2016-026356

Tax Parcel #: 54-000-HI-0308.M0—C013I

Assessment: \$148,660

Improvements thereon: a residential dwelling house as identified above.

TO BE SOLD AS THE PROPERTY OF ALVIN S. KORNEGAY JR. ON JUDGMENT NO. 2023-SU-001002

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

PROPERTY ADDRESS: 339 HARVEST FIELD LANE, UNIT 13-I, YORK, PA 17403

UPI# 54000HI0308M0C013I

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: US BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST C/O NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC, D/B/A SHELLPOINT MORTGAGE SERVICING vs. KATHY ANN KUNKEL and WESLEY M. KUNKEL Docket Number: 2022-SU-002878. 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:

KATHY ANN KUNKEL WESLEY M. KUNKEL

REAL PROPERTY SHORT DESCRIPTION FORM (To Be Used for Advertising Only)

By virtue of a Writ of Execution No. 2022-SU-002878

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust c/o NewRez LLC, D/B/A New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing v. WESLEY M. KUNKEL AND KATHY ANN KUNKEL, DECEASED

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

2225 COPENHAFFER ROAD, DOVER, PA 17315 Parcel No. 23-000-NG-011.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$149,534.68

Attorneys for Plaintiff Parker McCay, PA

PROPERTY ADDRESS: 2225 COPENHAFFER ROAD, DOVER, PA 17315

UPI# 23000NG01100000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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. JEREMY L. KUNKLE and KATRINA J. CLINE Docket Number: 2023-SU-000072. 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:

JEREMY L. KUNKLE KATRINA J. CLINE

ALL THAT CERTAIN house and lot of ground, situate on the Northern side of Mount Rose Avenue, in Spring Garden Township, York County, Pennsylvania, bounded and described as follows, to wit:

Property Address: 1221 Mount Rose Avenue, York, PA 17403

Parcel No. 48-000-13-0198.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-000072

Judgment: \$164,521.47

Attorney:

To be sold as the Property Of: Jeremy L. Kunkle and Katrina J. Cline

PROPERTY ADDRESS: 1221 MOUNT ROSE AVENUE, YORK, PA 17403

UPI# 480001301980000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. ALFONSO C. KURNIK Docket Number: 2022-SU-002883. 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:

ALFONSO C. KURNIK

ALL THAT CERTAIN Unit #2G in Avalong Estates, a condominium situate in Springettsbury Township, York County, Pennsylvania, more specifically described in the Declaration of Condominium and Declaration Plan relating to Avalong Estates Condominium, recorded on the 28th day of April, 1988, in the Office of the Recorder of Deeds of York County, at York, Pennsylvania, in Record Book 98W, Page 267, and Plan Book II, Page 376, as amended, which unit includes an undivided five (5%) percent interest in the common elements and common expenses as defined and provided for in said Declaration; subject nevertheless to conditions and covenants contained in the said Declaration, Exhibits and Amendments thereto. Amendment to the Declaration of Condominium and Declaration Plan recorded on the 30th day of June, 1968, in Record Book 99Q, Page 123.

Property Address: 13 Jean Lo Way, York, PA 17402

Parcel No. 46-000-37-0101.00-C0013

Improvements: Residential Dwelling
Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2022-SU-002883

Judgment: \$149,504.98

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Alfonso C. Kurnik

PROPERTY ADDRESS: 13 JEAN LO WAY, YORK, PA 17402

UPI# 4600037010100C0013

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SIERRA PACIFIC MORTGAGE COMPANY, INC. vs. MICHAEL W. LARE, JR. Docket Number: 2023-SU-000628. 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 W. LARE, JR.

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

15 Blue Spruce Drive, Hanover, PA 17331
Parcel No.: 44-000-25-0101.00-00000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$256,632.44

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 15 BLUE SPRUCE DRIVE, HANOVER, PA 17331

UPI# 440002501010000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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. RACHAEL E. LAWRENCE and EDWARD J. SIMMONS, JR. Docket Number: 2022-SU-002727. 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:

RACHAEL E. LAWRENCE
EDWARD J. SIMMONS, JR.

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2022-SU-002727

Pennsylvania Housing Finance Agency,
Plaintiff

vs
Rachael E. Lawrence and Edward J. Simmons, Jr.,
Defendants

Real Estate: 10 Junior Street, Glen Rock, Pa 17327

Municipality: Borough of Glen Rock

Dimensions/
Short Description: approx. 181.88 x 42 x 211.12 x 31.33 / 0.1482 acres

See Deed Book: 1292, page 6285

Tax Parcel #: 64-000-02-0107.00-00000

Assessment: \$103,780.00

Improvements thereon: a residential dwelling house as identified above.

TO BE SOLD AS THE PROPERTY OF RACHAEL E. LAWRENCE AND EDWARD J. SIMMONS, JR. ON JUDGMENT NO. 2022-SU-002727

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

PROPERTY ADDRESS: 10 JUNIOR STREET, GLEN ROCK, PA 17327

UPI# 640000201070000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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. DURANGO P. LEBER and MELISSA S. LEIGHTY Docket Number: 2022-SU-003083. 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:

DURANGO P. LEBER
MELISSA S. LEIGHTY

ALL THAT CERTAIN tract of land, with the improvements thereon erected, situate in Dover Township, York County, Pennsylvania, designated Lot 51 on a Plan of Edgewood Park, Section B, recorded in Plan Book Z, Page 563, commonly known as and numbered 3092 Greenfield Drive, more particularly described as follows, to wit:

Property Address: 3092 Greenfield Drive, Dover, PA 17315

Parcel No. 24-000-15-0051.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2022-SU-003083

Judgment: \$183,723.34

Attorney:

To be sold as the Property Of: Durango P. Leber and Melissa S. Leighty

PROPERTY ADDRESS: 3092 GREENFIELD DRIVE, DOVER, PA 17315

UPI# 240001500510000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION vs. ANCEL L. LEE, III Docket Number: 2022-SU-002560. 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:

ANCEL L. LEE, III

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

2075 Knob Hill Road, York, PA 17403
Parcel No.: 54-000-07-0142.00-00000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$57,197.07

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 2075 KNOB HILL ROAD, YORK, PA 17403

UPI# 540000701420000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. ANDREW E. LEWIS AKA ANDREW LEWIS Docket Number: 2022-SU-000728. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANDREW E. LEWIS AKA ANDREW LEWIS

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

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

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

PROPERTY ADDRESS: 15802 MADDOX ROAD, STEWARTSTOWN, PA 17363

UPI# 32000CJ0060E0000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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. JAMES LITTLE Docket Number: 2023-SU-000824. 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 LITTLE

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN YORK HAVEN BOROUGH, YORK COUNTY,

PENNSYLVANIA:
BEING KNOWN AS: 120 S LANDVALE ST A/K/A 120 LANDVALE ST YORK HAVEN, PA 17370
BEING PARCEL NUMBER: 94-000-01-0005.00-00000
IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 120 SOUTH LANDVALE STREET, A/K/A 120 LANDVALE STREET, YORK HAVEN, PA 17370

UPI# 940000100050000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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. STEVEN MARKLEY, THE UNKNOWN HEIRS OF LOUISA A. MARKLEY, DECEASED and BRADY MARKLEY, KNOWN HEIRS OF LOUISA A. MARKLEY, DECEASED Docket Number: 2021-SU-002237. 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 MARKLEY
THE UNKNOWN HEIRS OF LOUISA A. MARKLEY, DECEASED
BRADY MARKLEY, KNOWN HEIRS OF LOUISA A. MARKLEY, DECEASED

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2021-SU-002237

Pennsylvania Housing Finance Agency,
Plaintiff

vs
Steven Markley And Brady Markley, Known Heirs of Louisa A. Markley, Deceased; and The Unknown Heirs Of Louisa A. Markley, Deceased,

Defendant(s)

Real Estate: 50 W. 9TH AVENUE YORK, PA 17404

Municipality: Borough of North York

Dimensions/

Short Description: 25 X 127

See Instrument #: 2010-042649

Tax Parcel #: 80-000-04-0061.00-00000

Assessment: \$67,140

Improvements thereon: a residential dwelling house as identified above.

TO BE SOLD AS THE PROPERTY OF STEVEN MARKLEY and BRADY MARKLEY, KNOWN HEIRS OF LOUISA A. MARKLEY, DECEASED, AND THE UNKNOWN HEIRS OF LOUISA A. MARKLEY, DECEASED, ON JUDGMENT NO. 2021-SU-002237

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

PROPERTY ADDRESS: 50 WEST 9TH AVENUE, YORK, PA 17404

UPI# 800000400610000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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 THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3 vs. PATRICK A. MASCARENAS Docket Number: 2022-SU-000799. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

PATRICK A. MASCARENAS

Property of Patrick A. Mascarenas

Execution No. 2022-SU-000799

Judgment Amount: \$106,047.07

All the right title, interest and claim of Patrick A. Mascarenas, of in and to:

Property locates at 2025 Shaffer Circle, within

Dover Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2086, at page 3697, as Instrument No. 2010037081.

Parcel Identification No. 24-000-34-0058.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 2025 SHAFFER CIRCLE, DOVER, PA 17315

UPI# 240003400580000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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. BRANDON M. MILLER Docket Number: 2022-SU-002728. 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 M. MILLER

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2022-SU-002728

Pennsylvania Housing Finance Agency,
Plaintiff

vs
Brandon M. Miller,
Defendant

Real Estate: 2980 OLD TRAIL ROAD, YORK HAVEN, PA (FKA 2980 OLD SUSQUEHANNA TRAIL, YORK HAVEN, PA 17370)

Municipality: Newberry Township

Dimensions/ CONTAINING 1.721 gross acres, more or less

Short Description: BEING Lot No. 3, Final Resubdivision Plan for Albert R. Kochik, Jr.

See Instrument #: 2016-049880

Tax Parcel #: 39-000-OH-0129.V0-00000

Assessment: \$79,620.00

Improvements thereon: a residential dwelling house as identified above.

TO BE SOLD AS THE PROPERTY OF BRANDON M. MILLER ON JUDGMENT NO. 2022-SU-002728

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

PROPERTY ADDRESS: 2980 OLD TRAIL ROAD, (FKA 2980 OLD SUSQUEHANNA TRAIL), YORK HAVEN, PA 17370

UPI# 39000OH0129V000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LIMOSA, LLC vs. RAE MORRIS Docket Number: 2022-SU-002760. 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:

RAE MORRIS

ALL that certain lot or piece of ground, known and numbered as 909 East Market Street, situate on the North side of East Market Street, in the Twelfth Ward, City of York, County of York and Commonwealth of Pennsylvania

PROPERTY ADDRESS: 909 EAST MARKET STREET, YORK, PA 17403

UPI# 123700600020000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SELECT PORTFOLIO SERVICING, INC. vs. LAURA MOYER AKA LAURA L. MOYER and DANIEL C. MOYER Docket Number: 2022-SU-002603. 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:

LAURA MOYER AKA LAURA L. MOYER
DANIEL C. MOYER

Owner(s) of property situate in the TOWNSHIP OF EAST MANCHESTER, York County, Pennsylvania, being

23 Bryn Way, Mount Wolf, PA 17347
Parcel No.: 26 -000-16-0074.00-00000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$191,331.75

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 23 BRYN WAY,
MOUNT WOLF, PA 17347

UPI# 260001600740000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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. JENNIFER MUNCK Docket Number: 2023-SU-000858. 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:

JENNIFER MUNCK

ALL THAT CERTAIN TRACT OF LAND KNOWN AS LOT NO. 95 OF ASIAN HEIGHTS PHASE II FINAL SUBDIVISION PLAN AS PREPARED BY STALLMAN AND STAHIMAN, INC., YORK, PENNSYLVANIA, DRAWING NO. A96-027 DATED JULY 13, 1998 AND RECORDED IN PLAN BOOK PP, PAGE 663 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA BEING KNOWN AS: 941 CASPIAN DRIVE, YORK, PA 17404 BEING PARCEL NUMBER: 36-000-35-0095.00-00000 IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 941 CASPIAN DRIVE, YORK, PA 17404

UPI# 360003500950000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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. LORI A. NAGY and TRACIE R. PFEIFFER Docket Number: 2022-SU-000657. 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:

LORI A. NAGY
TRACIE R. PFEIFFER

Owner(s) of property situate in the FAIRVIEW TOWNSHIP, York County, Pennsylvania, being

644B Fishing Creek Road, New Cumberland, PA 17070
Parcel No.: 27-000-RF-0160.B0-00000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$\$179,799.12

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 644B FISHING CREEK ROAD, NEW CUMBERLAND, PA

17070

UPI# 27000RF0160B000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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 THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3 vs. SARA ORRELL and REVERDY L. ORRELL IV, AKA REVERDY L. ORRELL Docket Number: 2023-SU-000938. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SARA ORRELL
REVERDY L. ORRELL IV, AKA REVERDY L. ORRELL

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

485 Stabley Lane, Windsor, PA 17366
Parcel No.: 53-000-34-0104.00-00000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$237,010.32

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 485 STABLEY LANE,
WINDSOR, PA 17366

UPI# 530003401040000000

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

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

RICHARD P. KEUERLEBER, Sheriff

Sheriff's Office,
8.31-3t York County, Pennsylvania

8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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. TERESA RIVERA, SOLELY IN HER CAPACITY AS ADMINISTRATOR OF THE ESTATE OF MIGUEL RIVAS, DECEASED Docket Number: 2022-SU-001222. 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:

TERESA RIVERA, SOLELY IN HER CAPACITY AS ADMINISTRATOR OF THE ESTATE OF MIGUEL RIVAS, DECEASED

TRACT NO. 1: ALL THE FOLLOWING PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN NEWBERRY - TOWNSHIP, (FIRST DISTRICT), YORK COUNTY, PENNSYLVANIA, KNOWN AS PARCEL NO. 17 OF MAPLE HILL FARMS AS DRAWN BY RICHARD P. MARCH, SURVEYOR OF YORK, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT

TRACT NO. 2: ALL THE FOLLOWING PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN NEWBERRY TOWNSHIP (FIRST DISTRICT), YORK COUNTY, PENNSYLVANIA, BEING THE EASTERN 23 FEET OF PARCEL NO. 31, OF MAPLE HILL FARMS, AS DRAWN BY RICHARD P. MARCH, SURVEYOR OF YORK PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: ALSO KNOWN AS 20 Allen Drive, Etters, PA 17319

PARCEL ID 39-000-PG-0020.Q0-00000

BEING the same premises which DAVID A. SOWERS AND HOLLY M. SOWERS, HUSBAND AND WIFE by Deed dated May 30, 2018 and recorded in the Office of Recorder of Deeds of York County on June 4, 2018 at Book 2473, Page 426 granted and conveyed unto MIGUEL RIVAS.

PROPERTY ADDRESS: 20 ALLEN DRIVE, ETTERS, PA 17319

UPI# 39000PG0020Q000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII vs. TYLER A. ROSE A/K/A TYLER ROSE and TRACEY ROSE A/K/A TRACEY LYNN ROSE A/K/A TRACEY LYNN LAMOTTE Docket Number: 2018-SU-002208. 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:

TYLER A. ROSE A/K/A TYLER ROSE TRACEY ROSE A/K/A TRACEY LYNN ROSE A/K/A TRACEY LYNN LAMOTTE

By virtue of a Writ of Execution No. 2018-SU-002208

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII v.

TYLER A. ROSE A/K/A TYLER ROSE; TRACEY ROSE A/K/A TRACEY LYNN ROSE A/K/A TRACEY LYNN LAMOTTE

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

1228 WANDA DRIVE, HANOVER, PA 17331
Tax ID No. 52000160077B000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$160,471.71

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 1228 WANDA DRIVE, HANOVER, PA 17331

UPI# 52000160077B000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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 FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-3 vs. ANTHONY J. RUELIUS Docket Number: 2022-SU-003123. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANTHONY J. RUELIUS

ALL THOSE CERTAIN two (2) tracts, parcels, pieces of ground, situate in Franklintown Borough, York County, Pennsylvania, bounded and described as follows, to wit:

Property Address: 351 Old Cabin Hollow Road a/k/a 351 W Cabin Hollow Road, Dillsburg, PA 17019

Parcel No. 63-000-01-0087.A0-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2022-SU-003123

Judgment: \$96,653.98

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Anthony J. Ruelius

PROPERTY ADDRESS: 351 OLD CABIN HOLLOW ROAD A/K/A, 351 WEST CABIN HOLLOW ROAD, DILLSBURG, PA 17019

UPI# 63000010087A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PEOPLESBANK, A CODORUS VALLEY COMPANY vs. BRIAN K. SCHMUCK A/K/A BRIAN SCHMUCK Docket Number: 2023-SU-000460. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN K. SCHMUCK A/K/A BRIAN SCHMUCK

By virtue of Writ of Execution No. 2023-SU-000460:

PeoplesBank, A Codorus Valley Company v. Brian K. Schmuck, a/k/a Brian Schmuck

Brian K. Schmuck, a/k/a Brian Schmuck, owner of property situate in Dover Township, York County, Pennsylvania being:

6140 Carlisle Road, Dover, Dover Township, York County, Pennsylvania 17315, Tax Parcel No. 24-000-LF-0158.A0-00000.

Improvements: Residential Dwelling – Single Wide Mobile Home

Judgment Amount: \$29,590.97

Attorneys for Plaintiff: Brubaker Connaughton Goss & Lucarelli LLC

PROPERTY ADDRESS: 6140 CARLISLE ROAD, DOVER, PA 17315

UPI# 24000LF0158A000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK vs. MELISSA SHARPE, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERIC W. KELLEY, DECEASED; RYAN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; LAUREN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; JORDAN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; KENDRA MCCLAIN, KNOWN HEIR OF ERIC W. KELLEY; VERONIKA MCCLAIN, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; and TOPANGA KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED Docket Number: 2022-SU-002812. 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:

MELISSA SHARPE, KNOWN HEIR OF ERIC W. KELLEY, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERIC W. KELLEY, DECEASED RYAN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED LAUREN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED JORDAN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED KENDRA MCCLAIN, KNOWN HEIR OF ERIC W. KELLEY VERONIKA MCCLAIN, KNOWN HEIR OF ERIC W. KELLEY, DECEASED TOPANGA KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED

By virtue of a Writ of Execution No. 2022-SU-002812

TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK v.

MELISSA SHARPE, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERIC W. KELLEY, DECEASED; RYAN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; LAUREN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; JORDAN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; KENDRA MCCLAIN, KNOWN HEIR OF ERIC W. KELLEY; VERONIKA MCCLAIN, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; TOPANGA KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED

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

639 PENNSYLVANIA AVE, YORK, PA 17404 Tax ID No. 14-480-12-0007.00-00000 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$93,791.40

Attorneys for Plaintiff Brock & Scott, PLLC

PROPERTY ADDRESS: 639 PENNSYLVANIA AVENUE, YORK, PA 1704

UPI# 144801200070000000

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

Seized, levied upon and taken into execution As

the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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. JONATHON R. SMITH Docket Number: 2023-SU-000888. 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:

JONATHON R. SMITH

Owner(s) of property situate in the RED LION BOROUGH, York County, Pennsylvania, being

120 East Broadway, Red Lion, PA 17356 Parcel No.: 82-000-02-0133.A0-00000 (Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$69,051.39

Attorney for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 120 EAST BROADWAY, RED LION, PA 17356

UPI# 82000020133A000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A. F/K/A CITIZENS BANK, N.A. S/B/M TO CHARTER ONE BANK, N.A. RBS CITIZENS NA vs. RICHARD H. STEINMETZ, III Docket Number: 2023-SU-000664. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

RICHARD H. STEINMETZ, III

DOCKET #2023-SU-000664

ALL THAT CERTAIN piece or parcel of land situate in Fairview Township, York County, Pennsylvania.

TAX PARCEL #27-000-02-0049.00-00000

PROPERTY ADDRESS: 7 Old Depot Road, New Cumberland, PA 17070

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Richard H. Steinmetz, III

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

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 7 OLD DEPOT ROAD, NEW CUMBERLAND, PA 17070

UPI# 270000200490000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: HOMEBRIDGE FINANCIAL SERVICES, INC. vs. DAVID TURNBAUGH Docket Number: 2023-SU-000402. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID TURNBAUGH

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

Premises being: 83 Frock Drive, Hanover, PA 17331
Parcel No. 44-000-27-0117.00-000000

BEING the same premises which Amanda Louise Spence by Deed dated February 22, 2019 and recorded in the Office of Recorder of Deeds of York County on February 22, 2019 at Book 2506 , Page 8550 granted and conveyed unto David Turnbaugh and Melanie Turnbaugh. Melanie

Turnbaugh departed this life on 02/07/2023.

PROPERTY ADDRESS: 83 FROCK DRIVE, HANOVER, PA 17331

UPI# 440002701170000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEPHEN GRIM A/K/A STEPHEN S. GRIM, DECEASED Docket Number: 2022-SU-001965. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEPHEN GRIM A/K/A STEPHEN S. GRIM, DECEASED

Advertising Description

DOCKET #2022-SU-001965

All the following described lot, piece or parcel of ground situate, lying and being in Manchester Borough, York County, Pennsylvania,

PARCEL No. 760000200340000000

PROPERTY ADDRESS: 2 SOUTH MAIN STREET, MANCHESTER, PENNSYLVANIA 17345

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Grim a/k/a Stephen S. Grim

ATTORNEY FOR PLAINTIFF: Powers Kim, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 2 SOUTH MAIN STREET, MANCHESTER, PA 17345

UPI# 760000200340000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER, ERIC GERLITZKI, JR. A/K/A ERIC J. GERLITZKI, JR., DECEASED Docket Number: 2022-SU-000996. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER, ERIC GERLITZKI, JR. A/K/A ERIC J. GERLITZKI, JR., DECEASED

By virtue of a Writ of Execution No. 2022-SU-000996

FREEDOM MORTGAGE CORPORATION

v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER, ERIC GERLITZKI, JR. A/K/A ERIC J. GERLITZKI, JR., DECEASED

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

1118 SCHMUCK RD, YORK, PA 17406

Tax ID No. 35000JL0012AD000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$195,289.06

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 1118 SCHMUCK ROAD, YORK, PA 17406

UPI# 35000JL0012A000000

Notice is further given that all parties in interest

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANASTACIA BURSON A/K/A ANASTACIA D. BURSON A/K/A ANNA S. BURSON, DECEASED Docket Number: 2022-SU-002702. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANASTACIA BURSON A/K/A ANASTACIA D. BURSON A/K/A ANNA S. BURSON, DECEASED

By virtue of a Writ of Execution No. 2022-SU-002702

WELLS FARGO BANK, N.A.

v.
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANASTACIA BURSON A/K/A ANASTACIA D. BURSON A/K/A ANNA S. BURSON, DECEASED

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

600 EAST MAIN STREET, DALLASTOWN, PA 17313
Tax ID No. 56-000-03-0080.A0-00000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$144,443.53

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 600 EAST MAIN STREET, DALLASTOWN, PA 17313

UPI# 56000030080A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS INDENTURE TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., GMACM MORTGAGE LOAN TRUST 2003-GH2 vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL C. BOSSERMAN A/K/A MICHAEL CHARLES BOSSERMAN, DECEASED Docket Number: 2023-SU-000134. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL C. BOSSERMAN A/K/A MICHAEL CHARLES BOSSERMAN, DECEASED

By virtue of a Writ of Execution No. 2023-SU-000134

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS INDENTURE TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., GMACM MORTGAGE LOAN TRUST 2003-GH2

v.
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL C. BOSSERMAN A/K/A MICHAEL CHARLES BOSSERMAN, DECEASED

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

1476 OLD SALEM ROAD, YORK, PA 17404
Tax ID No. 51-000-17-0001.00-00000 a/k/a 51-

000-17-0017.01-00
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$31,486.59

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 1476 OLD SALEM ROAD, YORK, PA 17404

UPI# 510001700010000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CITIBANK, N.A., AS TRUSTEE FOR WACHOVIA LOAN TRUST 2005-SD1, ASSET-BACKED CERTIFICATES, SERIES 2005-SD1 vs. JUDITH A. UPDEGRAFF, AKA JUDITH UPDEGRAFF Docket Number: 2023-SU-000076. 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:

JUDITH A. UPDEGRAFF, AKA JUDITH UPDEGRAFF

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF NEWBERRY, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 160 WHITE OAK LOOP, YORK HAVEN, PA 17370

UPIN NUMBER 390002101120000000

PROPERTY ADDRESS: 160 WHITE OAK LOOP, YORK HAVEN, PA 17370

UPI# 390002101120000000

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

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

RICHARD P. KEUERLEBER, Sheriff

Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LEGACY MORTGAGE ASSET TRUST 2020-GS2 vs. FRANCIS A. VACCARO A/K/A FRANCIS VACCARO and MELISSA A. VACCARO Docket Number: 2022-SU-002562. 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:

FRANCIS A. VACCARO A/K/A FRANCIS VACCARO
MELISSA A. VACCARO

ALL THAT CERTAIN TRACT OF LAND SITUATE IN FAIRVIEW TOWNSHIP, YORK COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

Premises being: 397 Benyou Lane, New Cumberland, PA 17070
Parcel No. 27-000-11-0446.00-00000

BEING the same premises, which Eastern Communities Limited Partnership, a Pennsylvania Limited Partnership by Deed dated March 12, 2004, and recorded in the Office of Recorder of Deeds of York County on March 16, 2004, at Book 1639, Page 4134 granted and conveyed unto Francis A. Vaccaro and Melissa A. Vaccaro, husband and wife.

PROPERTY ADDRESS: 397 BENYOU LANE, NEW CUMBERLAND, PA 17070

UPI# 270001104460000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION vs. JACQUELINE A. WALSH AKA JACQUELINE ANN WALSH FKA

JACQUELINE A. JUDGE Docket Number: 2022-SU-002148. 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:

JACQUELINE A. WALSH AKA JACQUELINE ANN WALSH FKA JACQUELINE A. JUDGE

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

BEING KNOWN AS: 16 ROSEWOOD CIRCLE SHREWSBURY, PA 17361

BEING PARCEL NUMBER: 45-000-06-0098.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 16 ROSEWOOD CIRCLE, SHREWSBURY, PA 17361

UPI# 450000600980000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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. DIONISIO WHITE Docket Number: 2022-SU-000769. 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:

DIONISIO WHITE

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

123 Sara Lane, Hanover, PA 17331
Parcel No.: 52-000-16-0017.B-0-00000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$185,074.51

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 123 SARA LANE, HANOVER, PA 17331

UPI# 52000160017B000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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. ERIC J. ZAMBRANO and SARA M. ZAMBRANO Docket Number: 2022-SU-002704. 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:

ERIC J. ZAMBRANO
SARA M. ZAMBRANO

ALL those certain two (2) pieces, parcels or tracts of land situate, lying and being in West Manchester Township, York County, Commonwealth of Pennsylvania, bounded, limited and described as follows, to wit:

Property Address: 1360 Beeler Avenue and Kotur Avenue, York, PA 17408

Parcel No. 51-000-07-0095.B0-00000 and 51-000-07-0140.C0-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2022-SU-002704

Judgment: \$265,494.48

Attorney:

To be sold as the Property Of: Eric J. Zambrano and Sara M. Zambrano

PROPERTY ADDRESS: 1360 BEELER AVENUE, YORK, PA 17408

UPI# 51000070095B000000

PROPERTY ADDRESS: KOTUR AVENUE, YORK, PA 17408

UPI# 51000070140C000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 2, 2023 At 2:00 O'Clock, PM, 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. JOAN E. ZITO and KATHERINE E. ZITO Docket Number: 2022-SU-001241. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOAN E. ZITO
KATHERINE E. ZITO

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

746 WEST PHILADELPHIA STREET, YORK,
PA 17401
Parcel No.: 11-303-04-0050.00-00000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$90,265.61

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 746 WEST
PHILADELPHIA STREET, YORK, PA 17401

UPI# 113030400500000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
8.31-3t York County, Pennsylvania

LOOKING FOR ESTATE NOTICES

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

Go to www.palegalads.org

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

