

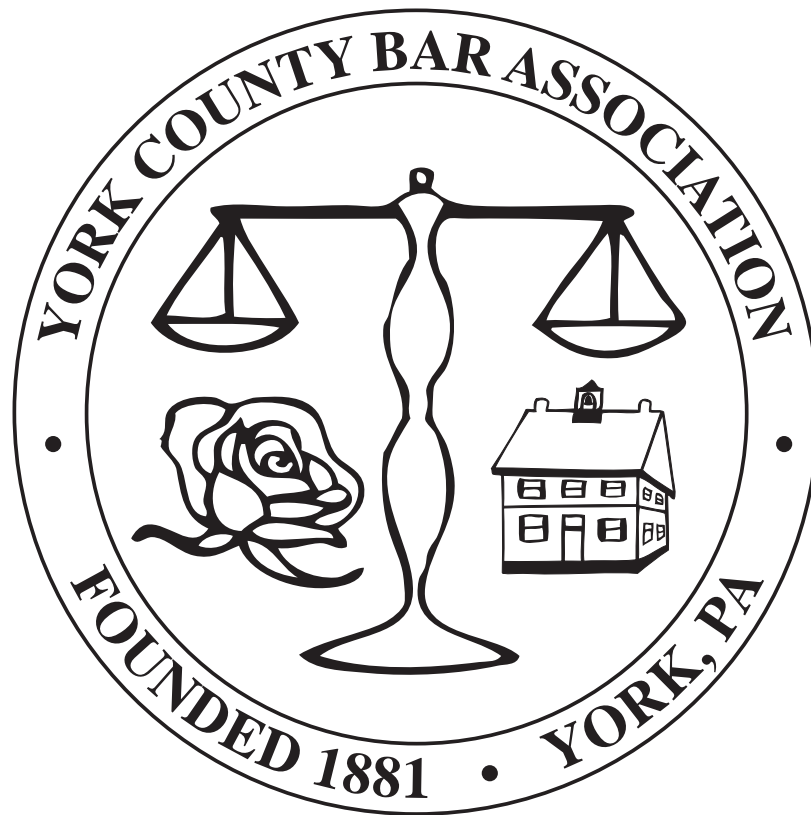
York Legal Record

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

Vol. 138

YORK, PA, THURSDAY, MAY 16, 2024

No. 8



Dated Material Do Not Delay

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

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ESTATE NOTICES

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

FIRST PUBLICATION

- ESTATE OF BETTY J. BAILEY, DECEASED
Late of York Twp., York County, PA.
Executor: Susan M. Thomas, 1739 Stone Hill Drive, York, PA 17402.....5.16-3t
- ESTATE OF GARY L. BEECHER, a/k/a GARY LEE BEECHER, DECEASED
Late of Dover Twp., York County, PA.
Executrix: Holly A. Feeser, 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 5.16-3t
- ESTATE OF ELAINE CLAIRE CLAYBAUGH, DECEASED
Late of Washington Twp., York County, PA.
Executor: Nathan C. Claybaugh, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408
Attorney: Tessa Marie Myers, Esquire, The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408 5.16-3t
- ESTATE OF LORIS A. CRONE, DECEASED
Late of Newberry Twp., York County, PA.
Executrix: Tara Yinger, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 5.16-3t
- ESTATE OF ROYCE W. CRONE, DECEASED
Late of Seven Valleys Boro., York County, PA.
Executrix: Stephanie L. Crone, 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 5.16-3t
- ESTATE OF SYLVESTER B. DIVEN, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Kiersten L. Reed, 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 5.16-3t
- ESTATE OF RAY E. DOLL, SR., DECEASED
Late of Codorus Twp., York County, PA.
Executor: Timothy E. Doll, c/o Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362
Attorney: Craig A. Diehl, Esquire, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362 5.16-3t
- ESTATE OF BARRY D. DONMOYER, DECEASED
Late of Codorus Twp., York County, PA.
Co-Administrators: John Donmoyer and Katie Weisenberger, c/o Buzgon Davis Law Offices, 525 South Eighth Street, Lebanon, PA 17042
Attorney: Bret Wiest, Esquire, Buzgon Davis Law Offices, 525 South Eighth Street, Lebanon, PA 17042 5.16-3t
- ESTATE OF MARSHA K. ENGLAND, DECEASED
Late of Stewartstown Boro., York County, PA.
Co-Executors: Gail K. Connelly and Robert P. Connelly, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 5.16-3t
- ESTATE OF CAROLYN HALL, DECEASED
Late of Lewisberry, York County, PA.
Executor: Francis A. Rovito, 499 Ridge Road, Lewisberry, PA 17339 5.16-3t
- ESTATE OF RAYMOND R. HAMMAKER, DECEASED
Late of East Manchester Twp., York County, PA.
Executor: Sheri M. Murphy, c/o Snoko Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
Attorney: Snoko Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 5.16-3t
- ESTATE OF JOSEPH S. HERBERT, DECEASED
Late of New Freedom Boro., York County, PA.
Administrator: Tammy S. Herbert, c/o Morris & Vedder, 32 N. Duke Street, PO Box 149, York, PA 17405
Attorney: Christopher M. Vedder, Esquire, Morris & Vedder, 32 N. Duke Street, PO Box 149, York, PA 17405 5.16-3t
- ESTATE OF DORIS E. HOFFACKER, DECEASED
Late of York City, York County, PA.
Executor: Carolyn S. Kerber, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401
Attorney: Jeffrey A. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401 5.16-3t
- ESTATE OF KAREN LOU LEWIS, DECEASED
Late of Fairview Twp., York County, PA.
Executor: Travis P. Heil, c/o Shane L. Weaver, Esquire, 33 Robinhood Drive, Eters, PA 17319
Attorney: Shane L. Weaver, Esquire, 33 Robinhood Drive, Eters, PA 17319 5.16-3t
- ESTATE OF COLLEEN R. LUDWIG, DECEASED
Late of York Twp., York County, PA.
Executrix: Christine M. Vanover, c/o Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356
Attorney: Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356 5.16-3t
- ESTATE OF KERRY D. MEADS, DECEASED
Late of Red Lion Boro., York County, PA.
Administratrix: Kara J. LeCates, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401
Attorney: Frank H. Countess, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 5.16-3t
- ESTATE OF KATHRYN M. MURROW, DECEASED
Late of Shrewsbury Boro., York County, PA.
Executrix: Abby M. Furst, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 5.16-3t
- ESTATE OF RAY E. NEIMAN, a/k/a RAY E. NEIMAN, SR., DECEASED
Late of Conewago Twp., York County, PA.
Co-Executors: Ray E. Neiman, Jr., Tammy R. Clemens and Justine A. Hughes, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 5.16-3t
- ESTATE OF DOUGLAS W. RUNKLE, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Brett Thomas Runkle, a/k/a Brett Runkle, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 5.16-3t
- ESTATE OF ALAN D. SALTZGIVER, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Matthew C. Williams, 1327 Barbourville Road, Apt. 4, London, KY 40744 5.16-3t

SECOND PUBLICATION

ESTATE OF HAROLD DONALD SCHEID,
a/k/a HAROLD D. SCHEID, DECEASED
Late of York Twp., York County, PA.
Executor: Constance Black, 1837 Darlington
Drive, Clarksville, TN 37042 5.16-3t

ESTATE OF CHARLES R. SELL, a/k/a
CHARLES RICHARD SELL, DECEASED
Late of Hanover Boro., York County, PA.
Executor: Angela Druck Ruth, 123
Broadway, Hanover, PA 17331 5.16-3t

ESTATE OF CAROLYN R. STRIEBIG, a/k/a
CAROLYN ANN STRIEBIG, DECEASED
Late of Red Lion Boro., York County, PA.
Executor: Bradley J. Striebig, c/o Eveler &
DeArment LLP, 2997 Cape Horn Road,
Suite A-6, Red Lion, PA 17356
Attorney: Eveler & DeArment LLP, 2997
Cape Horn Road, Suite A-6, Red Lion, PA
17356 5.16-3t

ESTATE OF RAYMOND PATRICK
TRAYLOR, DECEASED
Late of West Manchester Twp., York County,
PA.
Executrix: Mary D. Traylor-Kushla, c/o
Blake & Schanbacher Law Firm, LLC, 29
East Philadelphia Street, York, PA 17401
Attorney: Kurt A. Blake, Esquire, Blake
& Schanbacher Law Firm, LLC, 29 East
Philadelphia Street, York, PA 17401
5.16-3t

ESTATE OF EMORY W. TRISH, DECEASED
Late of Hanover Boro., York County, PA.
Executor: William E. Trish, c/o Barley
Snyder LLP, 14 Center Square, Hanover,
PA 17331
Attorney: Jennifer M. Stetter, Esquire,
Barley Snyder LLP, 14 Center Square,
Hanover, PA 17331 5.16-3t

ESTATE OF MARY JO TURNER,
DECEASED
Late of Fairview Twp., York County, PA.
Executors: Mark Turner and Lisa Stiely,
c/o Johnson Duffie, 301 Market Street,
Lemoyne, PA 17043
Attorney: Heather D. Royer, Esquire,
Johnson Duffie, 301 Market Street,
Lemoyne, PA 17043 5.16-3t

ESTATE OF RANDALL G. WHITE,
DECEASED
Late of Hanover Boro., York County, PA.
Executrix: Miranda M. Davis, c/o
Strausbaugh Law, PLLC, 104 Baltimore
Street, Gettysburg, PA 17325
Attorney: Miranda L. Blazek, Esquire,
Strausbaugh Law, PLLC, 104 Baltimore
Street, Gettysburg, PA 17325 5.16-3t

ESTATE OF G. EUGENE YOST, a/k/a
GEORGE EUGENE YOST, DECEASED
Late of Dover Twp., York County, PA.
Executor: Lori J. Yost, c/o William F.
Hoffmeyer, Esquire, 30 N. George Street,
York, PA 17401
Attorney: William F. Hoffmeyer, Esquire,
30 N. George Street, York, PA 17401
5.16-3t

ESTATE OF MARY M. ATKINS, DECEASED
Late of Fairview Twp., York County, PA.
Executor: Virginia L. Sellers, 315 Whiskey
Spring Road, Dillsburg, PA 17019
Attorney: Anthony L. DeLuca, Esquire, 113
Front Street, PO Box 358, Boiling Springs,
PA 17007 5.9-3t

ESTATE OF TIMOTHY R. BASOM,
DECEASED
Late of West Manchester Twp., York County,
PA.
Administrator: Stephen R. Basom, c/o
Halbruner, Hatch & Guise, LLP, 3435
Market Street, Camp Hill, PA 17011
Attorney: Craig A. Hatch, Esquire,
Halbruner, Hatch & Guise, LLP, 3435
Market Street, Camp Hill, PA 17011
5.9-3t

ESTATE OF GEORGE R. CARTER, a/k/a
GEORGE R. CARTER, JR., DECEASED
Late of Peach Bottom Twp., York County,
PA.
Executor: Westley M. Carter, a/k/a Wesley
Michael Carter, 58 Bluebird Trail, Delta,
PA 17314
Attorney: Richard J. Amrhein, Esquire,
Peacock Keller, LLP, 95 West Beau Street,
Suite 600, Washington, PA 15301 5.9-3t

ESTATE OF JUNE E. DETTINGER,
DECEASED
Late of York County, PA.
Administrator: Melissa Giegucz, c/o Charles
J. Hobbs, Esquire, 256 E. Market Street,
York, PA 17403
Attorney: Charles J. Hobbs, Esquire, 256 E.
Market Street, York, PA 17403 5.9-3t

ESTATE OF GARY W. DODSON,
DECEASED
Late of Fairview Twp., York County, PA.
Executor: Karl A. Dodson, 464 Big Spring
Road, New Cumberland, PA 17070
Attorney: P. Daniel Altland, Esquire, 350 S.
Sporting Hill Road, Mechanicsburg, PA
17050 5.9-3t

ESTATE OF CAROL ROBERTA DOHME,
a/k/a CAROL R. DOHME, DECEASED
Late of Springfield Twp., York County, PA.
Executrix: Donna Lynne Alford, c/o
Dilworth Paxson LLP, 1500 Market Street,
#3500E, Philadelphia, PA 19102
Attorney: Kristen L. Beherns, Esquire,
Dilworth Paxson LLP, 1500 Market Street,
#3500E, Philadelphia, PA 19102 5.9-3t

ESTATE OF ALLAN E. DUFFEY, III, a/k/a
ALLAN E. DUFFEY, DECEASED
Late of Spring Garden Twp., York County,
PA.
Executrix: Christine M. Duffey, n/k/a
Christine D. Jordan, c/o Stock and Leader,
221 West Philadelphia Street, Suite 600,
York, PA 17401
Attorney: Thomas M. Shorb, Esquire,
STOCK AND LEADER, 221 West
Philadelphia Street, Suite 600, York, PA
17401 5.9-3t

ESTATE OF DEBORA LYNN EISENHART,
DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Patricia A. Klinedinst, c/o The
Hamme Law Firm, LLC, 1946 Carlisle
Road, York, PA 17408
Attorney: Tessa Marie Myers, Esquire, The
Hamme Law Firm, LLC, 1946 Carlisle
Road, York, PA 17408 5.9-3t

ESTATE OF LORRAINE L. GLADFELTER,
a/k/a LORRAINE LOUISE GLADFELTER,
DECEASED
Late of Jackson Twp., York County, PA.
Executrix: Kimberly S. Ruff, 104 Pauline
Avenue, York, PA 17408
Attorney: Amy E.W. Ehrhart, Esquire, 118
Carlisle Street, Suite 202, Hanover, PA
17331 5.9-3t

ESTATE OF JANET L. GRAY, DECEASED
Late of North Codorus Twp., York County,
PA.
Co-Executrix: Sharon L. Gilbert and Melissa
A. Condon, a/k/a Melissa A. Adams, c/o
Richard R. Reilly, Esquire, 54 N. Duke
Street, York, PA 17401
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke Street, York, PA 17401 5.9-3t

ESTATE OF JEANETTE M.
GUCKENBERGER, DECEASED
Late of Fawn Twp., York County, PA.
Executrix: Laura A. Guckenberger, 40
Robinhood Road, Lot 462, Havre de
Grace, MD 21078 5.9-3t

ESTATE OF EVELYN M. HANDLEY, a/k/a
EVELYN N. HANDLEY, DECEASED
Late of West Manchester Twp., York County,
PA.
Executrix: Sherrie A. Sanderson, c/o Andrea
S. Anderson, Esquire, 901 Delta Road,
Red Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, 901
Delta Road, Red Lion, PA 17356 5.9-3t

ESTATE OF GLENN E. HOLTZAPPLE,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Executors: Roxanne A. Bell and Bradley
A. Holtzapple, c/o Richard H. Mylin, III,
Esquire, 2025 E. Market Street, York, PA
17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
5.9-3t

ESTATE OF HOWARD F. KELLY,
DECEASED
Late of Dover Twp., York County, PA.
Executor: Stephanie Casey, 40 Casey Lane,
York, PA 17402
Attorney: John L. Senft, Esquire, 2643
Carnegie Road, Suite B, York, PA 17402
5.9-3t

ESTATE OF RICHARD D. KOCH,
DECEASED

Late of York Twp., York County, PA.
 Executor: Karl T. Koch, c/o MPL Law Firm,
 LLP, 96 S. George Street, Suite 520, York,
 PA 17401
 Attorney: Andrew C. Herrold, Esquire, MPL
 Law Firm, LLP, 96 S. George Street, Suite
 520, York, PA 17401 5.9-3t

ESTATE OF SHIRLEY A. KURTZ,
DECEASED

Late of Red Lion Boro., York County, PA.
 Executors: Tara Dunn and Kristie Quigg, c/o
 Snoke Dubbs Law, Inc., 204 St. Charles
 Way, Suite F, York, PA 17402
 Attorney: Snoke Dubbs Law, Inc., 204 St.
 Charles Way, Suite F, York, PA 17402
 5.9-3t

ESTATE OF ANNA M. MILLER, a/k/a ANNA
MAE MILLER, DECEASED

Late of Loganville Boro., York County, PA.
 Executor: Ronald E. Miller, c/o Bellomo &
 Associates, LLC, 3198 East Market Street,
 York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198
 East Market Street, York, PA 17402
 5.9-3t

ESTATE OF INGA L. MILLER, DECEASED

Late of West Manchester Twp., York County,
 PA.
 Executrix: Carol I. Simpson, c/o Michael B.
 Scheib, Esquire, 110 South Northern Way,
 York, PA 17402
 Attorney: Michael B. Scheib, Esquire, 110
 South Northern Way, York, PA 17402
 5.9-3t

ESTATE OF BETTY JANE NEFF, a/k/a
BETTY J. NEFF, DECEASED

Late of Springettsbury Twp., York County,
 PA.
 Co-Executors: Barry R. Grimm, Sr. and
 Joyce E. Rosengrant, c/o MOUNTZ,
 KREISER, & FLECKENSTEIN
 ATTORNEYS AT LAW, 553 Locust
 Street, Columbia, PA 17512
 Attorney: Karl Kreiser, Esquire, MOUNTZ,
 KREISER, & FLECKENSTEIN
 ATTORNEYS AT LAW, 553 Locust
 Street, Columbia, PA 17512 5.9-3t

ESTATE OF DAVID P. REHBEIN,
DECEASED

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

ESTATE OF GIAVANNA M. RICOBENE,
DECEASED

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

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

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

ESTATE OF MARY A. SHOFFNER,
DECEASED

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

ESTATE OF WILLIAM M. STERNER,
DECEASED

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

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

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

ESTATE OF MARTHA L. WEITZEL,
DECEASED

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

ESTATE OF GLORIA E. WINTERS,
DECEASED

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

THIRD PUBLICATION

ESTATE OF LOUIS NELSON AMOS, a/k/a L.
NELSON AMOS, DECEASED

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

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

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

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

Late of West Manheim Twp., York County,
 PA.
 Executor: Thomas J. Gately, Jr., c/o
 Strausbaugh Law, PLLC, 1201 West Elm
 Avenue, Suite #2, Hanover, PA 17331
 Attorney: Scott J. Strausbaugh, Esquire,
 Strausbaugh Law, PLLC, 1201 West Elm
 Avenue, Suite #2, Hanover, PA 17331
 5.2-3t

ESTATE OF JOSEPH BISWA, DECEASED

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

ESTATE OF GENE W. DIEHL, DECEASED

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

ESTATE OF PATRICIA R. DIENER,
DECEASED

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

ESTATE OF RICHARD E. ECKENRODE,
DECEASED

Late of West York Boro., York County, PA.
 Executrix: Jane A. Eckenrode, c/o The
 Hamme Law Firm, LLC, 1946 Carlisle
 Road, York, PA 17408
 Attorney: Tessa Marie Myers, Esquire, The
 Hamme Law Firm, LLC, 1946 Carlisle
 Road, York, PA 17408 5.2-3t

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

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

ESTATE OF HELEN R. FLORENCE,
DECEASED

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

ESTATE OF FRANCES C. FOSTER,
DECEASED

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

ESTATE OF ALBERT ROBERT GABELLI,
JR., DECEASED

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

ESTATE OF NANCY J. GARRETT,
DECEASED

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

ESTATE OF WILLIAM F. HARROLD, SR.,
DECEASED

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

ESTATE OF SUSAN A. HOOVER, a/k/a
SUSAN ANN HOOVER, DECEASED

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

ESTATE OF RUTH A. JUNGUST, a/k/a
RUTH ALICE JUNGUST, DECEASED

Late of Hoepwell Twp., York County, PA.
 Executor: Erik G. Jungust, c/o Laura
 S. Manifold, Esquire, PO Box 312,
 Stewartstown, PA 17363
 Attorney: Laura S. Manifold, Esquire, PO
 Box 312, Stewartstown, PA 17363 5.2-3t

ESTATE OF EDWARD H. KNOLL, a/k/a
EDWARD HAROLD KNOLL, DECEASED

Late of Newberry Twp., York County, PA.
 Executrix: Gloria Knoll, 341 Evergreen
 Street, New Cumberland, PA 17070
 Attorney: David H. Stone, Esquire, Stone
 LaFaver & Shekletski, PO Box E, New
 Cumberland, PA 17070 5.2-3t

ESTATE OF JONATHAN LAU, DECEASED

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

ESTATE OF BETTY H. LECKRONE,
DECEASED

Late of Manchester Twp., York County, PA.
 Executor: Marsha L. Briggs, c/o Kearney
 Graybill, LLC, 940 South Queen Street,
 York, PA 17403
 Attorney: Jack L. Graybill II, Esquire,
 Kearney Graybill, LLC, 940 South Queen
 Street, York, PA 17403 5.2-3t

ESTATE OF KENNETH W. MORGAN,
DECEASED

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

ESTATE OF IRIS M. NIMMONS, DECEASED

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

ESTATE OF CLAIRE E. PATASHNA,
DECEASED

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

ESTATE OF MICHAEL J. PATASHNA,
DECEASED

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

ESTATE OF THOMAS M.G. PENN,
DECEASED

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

ESTATE OF LORETTA M. PFEFFER,
DECEASED

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

ESTATE OF DAVID B. PINNING,
DECEASED

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

ESTATE OF MARIANNE A. POLETTI,
DECEASED

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

ESTATE OF JAMES BRIAN RADER,
DECEASED

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

ESTATE OF MERLE R. RAUBENSTINE,
DECEASED

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

ESTATE OF WILLIAM L. SCHMID,
DECEASED

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

ESTATE OF GERALD E. SERFASS,
DECEASED

Late of West Manchester Twp., York County,
 PA.
 Executrix: Jennifer L. Dean, The Hamme
 Law Firm, LLC, 1946 Carlisle Road,
 York, PA 17408
 Attorney: Tessa Marie Myers, Esquire, The
 Hamme Law Firm, LLC, 1946 Carlisle
 Road, York, PA 17408 5.2-3t

ESTATE OF DORIS SMITH, a/k/a DORIS L. SMITH, a/k/a DORIS LEONA SMITH, DECEASED

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

ESTATE OF B. ROBERT SNYDER, a/k/a BRUCE ROBERT SNYDER, DECEASED

Late of York Twp., York County, PA.
 Executor: Holly Jo Seace, c/o McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601
 Attorney: Vance E. Antonacci, Esquire, McNees Wallace & Nurick LLC, 570 Lausch Lane, Suite 200, Lancaster, PA 17601 5.2-3t

ESTATE OF JEFFREY A. SPRENKLE, DECEASED

Late of Springettsbury Twp., York County, PA.
 Executor: Gordon D. Sprenkle, c/o Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403
 Attorney: Jack L. Graybill II, Esquire, Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403 5.2-3t

ESTATE OF JOAN A. STEINKE, DECEASED

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

ESTATE OF WILLIAM C. WAHL, DECEASED

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

ESTATE OF VADA L. WANTLAND, DECEASED

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

ESTATE OF GEORGE P. WIDA, JR., DECEASED

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

ESTATE OF JO CAROL ZARTMAN, DECEASED

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

ORPHANS' COURT DIVISION
 AUDITING NOTICE

To All legatees creditors and person interested: Notice is hereby given that the following accounts have been filed in the office of the Clerk of Orphans' Court Division for confirmation and distribution of the balance therein shown to the creditors, legatees next to kin, heirs and others legally entitled thereto on **June 5, 2024 at 9:00 a.m.** and will be called in the order named for audit and distribution by said Court, in **Courtroom No. 7003, on the 7th floor of the York County Judicial Center at 45 North George St. in the City of York, Pennsylvania.**

1. POPE - The First and Final Account of Michael L. Pope, Executor of the Last Will and Testament of Samuel L. Pope a/k/a Samuel Leroy Pope, Late of Dover Township, York County, Pennsylvania, deceased, 6723-0247. (Gregory E. Gettle Esq.)

2. ZAEPFEL- The First Account of Judith A. Heinen, Power of Attorney for Richard A. Zaepfel, late of York Township, York County, Pennsylvania, Deceased, 6722-2160. (Alex E. Snyder Esq.)

3. YELTON- The First and Final Account of Tina M. Hess, President/CEO of Good News Consulting INC, Administratrix for Susan N. Yelton, late of York Township, York County, Pennsylvania, Deceased, 6723-1595. (Amanda Snoko Dubbs Esq.)

4. MORRISON- The First and Final Account of Stephen A. Morrison, Executor of the Last Will and Testament of Richard L. Morrison, late of York Township, York County, Pennsylvania, deceased, 6723-2202. (David M. Laucks Esq)

5. KLINE- The First and Final Account of John C. Kline, Executor of the Last Will and Testament of Norma Jean Kline, late of Windsor Township, York County, Pennsylvania, Deceased, 6722-1385. (David M. Laucks Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK

COUNTY, PENNSYLVANIA ON OR BEFORE MAY 8, 2024.

BRYAN K. TATE
 COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA, ORPHANS' COURT DIVISION

05.16-2t

● ● ● ● ABA
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CIVIL NOTICES

**ARTICLES OF INCORPORATION
NONPROFIT**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on the 22nd of January, 2024, for the purpose of incorporating a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is: **York Chess Club.**

The purposes for which it has been organized are charitable purposes within the meaning of Section 501 (c)(3) of the Internal Revenue Code of 1986, as amended, or the corresponding provisions of any further United States Internal Revenue Law. The purposes include and are not yet restricted to playing, teaching, and promoting enjoyment of the game of chess.

05.16-1t Solicitor

CHANGE OF NAME

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

NO. 2024-SU-001274

CHANGE OF NAME

**IN THE MATTER OF
PETITION FOR CHANGE OF NAME OF:**

EVAN WAYNE GRIM, AN ADULT

NOTICE

Notice is hereby given that on the 1st day of May, 2024, the Petition for Change of Name of An Adult of EVAN WAYNE GRIM, was filed in the York County Court of Common Pleas seeking to change his name from EVAN WAYNE GRIM TO SCYLLA KONDRAKI GRIM. The Court has fixed July 2, 2024, at 9:30 a.m. in courtroom number 7002 in the York County Judicial Center, 45 North George Street, York, Pennsylvania, as the date for the hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the Petition should not be granted.

05.16-1t Solicitor

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

NOTICE is hereby given that on March 27th, 2024 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Gabriella Sue Miller to Gabriella Sue Miller-Johanson. The Court has fixed the day of Tuesday, June 4th, 2024 at 9:30 a.m. in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

05.16-1t Solicitor

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

NO. 2024-SU-001165

CIVIL ACTION - LAW

IN THE MATTER OF

**PETITION FOR CHANGE OF NAME OF
ALIA RUTH EVA HACKETT, a minor**

NOTICE

Notice is hereby given that on the 22nd day of April, 2024, the Petition of Taylor N. Hackett, was filed in the York County Court of Common Pleas seeking to change the name of minor child from Alia Ruth Eva Hackett to Alia Ruth Eva Myers. The Court has fixed July 2, 2024, at 9:30 a.m. in Courtroom No. 7002 in the York County Judicial Center, 45 North George Street, York, Pennsylvania, 17401 as the date for the hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the Petition should not be granted.

05.16-1t Solicitor

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that **Prospect United Methodist Church of Gatchelville**, a Pennsylvania non-profit corporation, having its registered office located at 8 Orchard Rd., New Park, PA 17352, has filed Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, and that the said corporation is winding up its affairs in the manner prescribed by said law, so that its corporate existence shall cease.

05.16-1t Solicitor

**FOREIGN REGISTRATION
STATEMENT**

Notice of Intention to Withdraw

Notice is hereby given that, pursuant to the Pennsylvania Business Corporation Law of 1988, AP Scientific Blocker, Inc., a corporation incorporated under the laws of the State of Delaware, intends to withdraw from doing business in Pennsylvania. The address of its principal office in said jurisdiction is 8 The Green, Ste R, Dover, DE 19901 and the address of its registered office in Pennsylvania is 860 Gitts Run Road, Hanover, PA 17331.

05.16-1t 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 June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SPECIALIZED LOAN SERVICING LLC vs. CHELSIL BITZEL AKA CHELSI SAUSMAN, IN HER CAPACITY AS HEIR OF GARY W. SAUSMAN AKA GARY WILLIAM SAUSMAN, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GARY W. SAUSMAN AKA GARY WILLIAM SAUSMAN Docket Number: 2023-SU-002428. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

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

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

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

BEING KNOWN AS: 867 APACHE LANE WRIGHTSVILLE, PA 17368

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

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 867 APACHE LANE, WRIGHTSVILLE, PA 17368

UPI# 310000700320000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. DOUGLAS BROOM and ABIGAIL KNAUB Docket Number: 2023-SU-000245. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DOUGLAS BROOM
ABIGAIL KNAUB

Property of Douglas Broom and Abigail Knaub

Execution No. 2023-SU-000245

Judgment Amount: \$223,420.99

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

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

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

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

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

UPI# 38000PD0077A000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. CHRISTINA L. CHALK and RICHARD P. HUETHER Docket Number: 2023-SU-003266. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTINA L. CHALK
RICHARD P. HUETHER

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

PARCEL #: 520002202700000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$293,232.64

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 239 HOMESTEAD DRIVE, HANOVER, PA 17331

UPI# 520002202700000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. ERINN N. DAVIS and THE UNITED STATES OF AMERICA Docket Number: 2022-SU-000380. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ERINN N. DAVIS
THE UNITED STATES OF AMERICA

Docket No. 2022-SU-000380

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

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

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

Improvements: Residential Property

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

UPI# 54000GK00590000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CSMC 2020-RPL2 TRUST vs. RENE J. DIETZ Docket Number: 2023-SU-000418. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

RENE J. DIETZ

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

ALSO KNOWN AS 6829 Pleasantview Drive, Thomasville, PA 17364

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

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

PROPERTY ADDRESS: 6829 PLEASANTVIEW DRIVE, THOMASVILLE, PA 17364

UPI# 42000HE0028U000000

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

Seized, levied upon and taken into execution As

the Real Estate aforesaid by

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-12 C/O CARRINGTON MORTGAGE SERVICES, LLC vs. MARY M. FLORY Docket Number: 2022-SU-002144. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MARY M. FLORY

DOCKET #2022-SU-002144

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

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

PROPERTY ADDRESS: 2439 Delta Road, Brogue, PA 17309

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Mary M. Flory

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

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 2439 DELTA ROAD, BROGUE, PA 17309

UPI# 21000FM0078E000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common

Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. BRANDON S. FRANK Docket Number: 2023-SU-003334. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRANDON S. FRANK

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

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

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

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

PROPERTY ADDRESS: 3431 SKYVIEW DRIVE, GLENVILLE, PA 17329

UPI# 37000CF0050D000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SANTANDER BANK, N.A. vs. DOUGLAS D GEARY Docket Number: 2023-SU-001785. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DOUGLAS D GEARY

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

SANTANDER BANK, N.A.

v.
DOUGLAS D GEARY

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

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

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 19 TROUT LANE,
STEWARTSTOWN, PA 17363

UPI# 86000020007N000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. JULIA GRECO Docket Number: 2023-SU-000509. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JULIA GRECO

SHERIFF'S SALE

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

Pennsylvania Housing Finance Agency,
Plaintiff

vs
Julia Greco,
Defendant

Real Estate: 3154 NORTH GEORGE STREET
EMIGSVILLE, PA 17318

Municipality: Manchester Township

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

See Instrument #: 2018-022750

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

Assessment: \$96,700

Improvements thereon: a residential dwelling

house as identified above.

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

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

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

UPI# 360000100540000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: COLONIAL SAVINGS, F.A. vs. MICHAEL GWYNN, JR Docket Number: 2023-SU-003544. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL GWYNN, JR

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

PARCEL #: 530003201460000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount \$225,701.85

Attorneys for Plaintiff

KML Law Group P.C.

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

UPI# 530003201460000000

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

Seized, levied upon and taken into execution As

the Real Estate aforesaid by

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A., AS TRUSTEE, ON BEHALF OF REGISTERED HOLDERS OF BEAR STEARNS ASSET-BACKED SECURITIES I TRUST 2007-AC3, ASSET-BACKED CERTIFICATES, SERIES 2007-AC3 vs. MELINDA S. HARBOLD Docket Number: 2023-SU-000576. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MELINDA S. HARBOLD

Owner(s) of property situate in the BOROUGH OF DOVER, YORK COUNTY, Pennsylvania, being

76 RESERVOIR DRIVE AKA 76 SOUTH RESERVOIR DRIVE, DOVER, PA 17315

PARCEL #: 590000200380000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount \$478,978.63

Attorneys for Plaintiff

KML Law Group P.C.

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

UPI# 590000200380000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. STEVEN L. HARRIS JR. AKA STEVEN HARRIS JR. Docket Number: 2023-SU-002670. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

STEVEN L. HARRIS JR. AKA STEVEN HARRIS JR.

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

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$255,251.70

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 12 JOSHUA DRIVE, HANOVER, PA 17331

UPI# 520001902270000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office,

5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SPECIALIZED LOAN SERVICING LLC vs. GERALD T. HARRIS and MICHELLE HARRIS Docket Number: 2023-SU-001645. 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:

GERALD T. HARRIS MICHELLE HARRIS

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

Specialized Loan Servicing LLC v. Gerald T. Harris and Michelle Harris

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

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

Improvements thereon: Residential Dwelling

Judgment Amount: \$58,754.22

ATTORNEYS FOR PLAINTIFF Padgett Law Group

700 Darby Road, Suite 100 Havertown, PA 19083

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

UPI# 020240200500000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office,

5.02-3t York County, Pennsylvania

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

AS THE REAL ESTATE OF:

HEATHER M. HARTMAN

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

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$289,319.27

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 401 FULTON STREET, HANOVER, PA 17331

UPI# 670000403500000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office,

5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC vs. JODY A. HEIM Docket Number: 2023-SU-002299. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JODY A. HEIM

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

Property Address: 15 Westminster Avenue, Hanover, PA 17331

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

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-002299

Judgment: \$42,906.01

Attorney: Christopher A. DeNardo, Esquire

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

PROPERTY ADDRESS: 15 WESTMINSTER AVENUE, HANOVER, PA 17331

UPI# 440000701320000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office,

5.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. WILLIAM C. HENSHAW, II Docket Number: 2022-SU-002332. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM C. HENSHAW, II

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

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

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

UPI# 820000301900000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION vs. SAMUEL A. HOFF, JR., IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF GUST E. VASTARDIS; KEITH MUMMERT, IN HIS CAPACITY AS HEIR OF GUST E. VASTARDIS; TODD MUMMERT, IN HIS CAPACITY AS HEIR OF GUST E. VASTARDIS; CHRISTOPHER VASTARDIS, IN HIS CAPACITY AS HEIR OF GUST E. VASTARDIS; WILLIAM VASTARDIS, IN HIS CAPACITY AS HEIR OF GUST E. VASTARDIS; AMANDA ZEKANY, IN HER CAPACITY AS HEIR OF GUST E. VASTARDIS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GUST E. VASTARDIS; and MELISSA EDWARDS, IN HER CAPACITY AS HEIR OF GUST E. VASTARDIS Docket Number: 2023-SU-000596. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

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

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

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

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

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

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

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

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

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

BEING KNOWN AS: 3328 HUB CT DOVER, PA 17315

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

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 3328 HUB COURT, DOVER, PA 17315

UPI# 240002602740000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR LB-IGLOO SERIES IV TRUST vs. TIMOTHY L. KREIGER Docket Number: 2023-SU-000993. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY L. KREIGER

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

SITUATE IN DOVER BOROUGH, YORK COUNTY, COMMONWEALTH OF PENNSYLVANIA

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

UPI# 590000101390000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs. PATRICIA K. LADD Docket Number: 2023-SU-003504. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

PATRICIA K. LADD

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

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

PROPERTY ADDRESS: 414 CHARLES AVENUE, HANOVER, PA 17331

UPI# 44000390005D000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: J.P. MORGAN MORTGAGE ACQUISITION CORP. vs. BENJAMIN G. LANDA Docket Number: 2023-SU-002393. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

BENJAMIN G. LANDA

Property of Benjamin G. Landa

Execution No. 2023-SU-002393

Judgment Amount: \$117,190.24

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

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

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

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue North Wales, PA 19454

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

UPI# 42000GD00540000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW HOME SERVICING, LLC vs. JAMES R LATTUCA and KELLY E LATTUCA Docket Number: 2023-SU-001094. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES R LATTUCA KELLY E LATTUCA

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

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

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

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

Attorneys for Plaintiff Brock & Scott, PLLC

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

UPI# 620000100580000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AMERISAVE MORTGAGE CORPORATION vs. LILLIAN M. LISCEK Docket Number: 2023-SU-003333. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

LILLIAN M. LISCEK

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

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

UPIN NUMBER 44-000-07-0265.00-00000

PROPERTY ADDRESS: 214 WESTMINSTER

AVE, HANOVER, PA 17331

UPI# 440000702650000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2 vs. JOHNNANNA L. MARKLEY Docket Number: 2023-SU-003129. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JOHNNANNA L. MARKLEY

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

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

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

UPI# 29000NC0095G000000

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

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

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

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. BRIAN L. MILLER and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2022-SU-002726. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN L. MILLER
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

SHERIFF'S SALE

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

Pennsylvania Housing Finance Agency,
Plaintiff

vs

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

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

Municipality: DALLASTOWN BOROUGH

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

See Instrument #: 2019-040614

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

Assessment: \$77,150

Improvements thereon: a residential dwelling house as identified above.

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

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

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

UPI# 560000200930000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

5.02-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CARRINGTON MORTGAGE SERVICES, LLC vs. KEENA MINIFIELD Docket Number: 2023-SU-001418. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KEENA MINIFIELD

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

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

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

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU001418

Judgment: \$161,703.77

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Keena Minifield

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

UPI# 730000100470000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

5.02-3t York County, Pennsylvania

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

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

AS THE REAL ESTATE OF:

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

AS THE REAL ESTATE OF:

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

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

Improvements thereon: Residential Dwelling

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

UPI #48-000-24-0106.00-00000

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

UPI# 480002401060000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

5.02-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ALLIED FIRST BANK, SB DBA SERVBANK vs. JOSEPH SCOTT MOORE Docket Number: 2022-SU-002140. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOSEPH SCOTT MOORE

All that certain piece or parcel or Tract of land situate in Windsor Township, York County, Pennsylvania, and being known as 315 Wimpleton Way, Red Lion, Pennsylvania 17356.

TAX MAP AND PARCEL NUMBER:53-000-28-0010-00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$247,186.88

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

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

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

UPI# 530002800100000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F vs. CRAIG MOSS Docket Number: 2018-SU-002042. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CRAIG MOSS

Docket No. 2018-SU-002042

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

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

Property: 180 Asbury Court, Mount Wolf, PA 17347

Improvements: Residential Property

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

UPI# 260001301730000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CARRINGTON MORTGAGE SERVICES LLC vs. JANET D. MUMMERT Docket Number: 2023-SU-002835. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JANET D. MUMMERT

All the following described message, tenement, piece or parcel of land situate, lying and being in the Township of North Codorus, County of York and Commonwealth of Pennsylvania, bounded and limited as follows, to wit:

Property Address: 2163 Martin Road, York, PA 17408

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

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-002835

Judgment: \$181,984.99

Attorney: Christopher A. DeNardo, Esquire

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

UPI# 40000GG00380000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: UNION HOME MORTGAGE CORPORATION vs. AMBER NURSE Docket

Number: 2023-SU-003297. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

AMBER NURSE

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

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

UPIN NUMBER 35-000-IM-0025.00-00000

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

UPI# 35000IM00250000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. PAUL A ROCKWELL, III Docket Number: 2023-SU-000983. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

PAUL A ROCKWELL, III

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

FREEDOM MORTGAGE CORPORATION
v.
PAUL A ROCKWELL, III

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

310 CHESTNUT STREET, DELTA, PA 17314
Tax ID No. 57-000-02-0014.00-00000

(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$208,240.69

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 310 CHESTNUT
STREET, DELTA, PA 17314

UPI# 570000200140000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. JOSEPH J. SKALOS and HEATHER M. RHEIN Docket Number: 2023-SU-002609. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOSEPH J. SKALOS
HEATHER M. RHEIN

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

WELLS FARGO BANK, N.A.
v.

JOSEPH J. SKALOS; HEATHER M. RHEIN

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

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

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

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 919 WELLINGTON
STREET, YORK, PA 17403

UPI# 123891100510000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK vs. UNKNOWN HEIRS OF KENNETH E. BAKER JR. and GEORGE BAKER III SOLEY IN HIS CAPACITY AS HEIR OF KENNETH E. BAKER JR., DECEASED Docket Number: 2022-SU-002799. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS OF KENNETH E. BAKER JR.

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

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

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

PROPERTY ADDRESS: 933 LINDEN AVENUE, YORK, PA 17404

UPI# 113320400200000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MEMBERS 1ST FEDERAL CREDIT UNION vs. DYLAN C. WARD Docket Number: 2023-SU-003276. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real

estate to wit:

AS THE REAL ESTATE OF:

DYLAN C. WARD

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

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

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

414 Maple St, York, Pennsylvania 17345

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

Premises consist of a Residential Two-Story House.

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

PROPERTY ADDRESS: 414 MAPLE STREET, MANCHESTER, PA 17345

UPI# 760000201910000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MATRIX FINANCIAL SERVICES CORP. vs. ADAM WEINSTEIN, AS CO-ADMINISTRATOR OF THE ESTATE OF ROBERT TRYSON A/K/A ROBERT ALAN TRYSON, DECEASED and STEPHANI TRYSON, AS CO-ADMINISTRATOR OF THE ESTATE OF ROBERT TRYSON A/K/A ROBERT ALAN TRYSON, DECEASED Docket Number: 2023-SU-002644. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

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

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

Property of Robert Tryson, Deceased

Execution No. 2023-SU-002644

Judgment Amount: \$437,977.67

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

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

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

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue North Wales, PA 19454

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

UPI# 22000AG0015B000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SPECIALIZED LOAN SERVICING, LLC vs. NATHANIEL C. WEST Docket Number: 2022-SU-002316. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

NATHANIEL C. WEST

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

SPECIALIZED LOAN SERVICING, LLC NATHANIEL C. WEST

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

15 DOGWOOD TERRACE, DILLSBURG, PA 17019

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

(Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$257,346.91

PROPERTY ADDRESS: 15 DOGWOOD TERRACE, DILLSBURG, PA 17019

UPI# 200001300110000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. THOMAS EUGENE WILEY and ANGELA PFAHLER Docket Number: 2022-SU-003082. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

THOMAS EUGENE WILEY ANGELA PFAHLER

Owner(s) of property situate in the MANCHESTER TOWNSHIP, YORK COUNTY, Pennsylvania, being 3539 LIVERPOOL TURNPIKE, EMIGSVILLE, PA 17318

PARCEL #: 36000LI00060000000

(Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$142,392.73

Attorneys for Plaintiff KML Law Group P.C.

PROPERTY ADDRESS: 3539 LIVERPOOL TURNPIKE, EMIGSVILLE, PA 17318

UPI# 36000LI00060000000

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

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 03, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FELTON BOROUGH vs. JASON B WILT Docket Number: 2023-MT-005361. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JASON B WILT

AS THE REAL ESTATE OF:

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

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 42 BEAVER STREET, FELTON, PA 17322

UPI #62-000-01-0043.00-00000

PROPERTY ADDRESS: 42 BEAVER STREET, FELTON, PA 17322

UPI# 620000100430000000

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

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

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

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