

York Legal Record

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

Vol. 131

YORK, PA, THURSDAY, MAY 18, 2017

No. 7

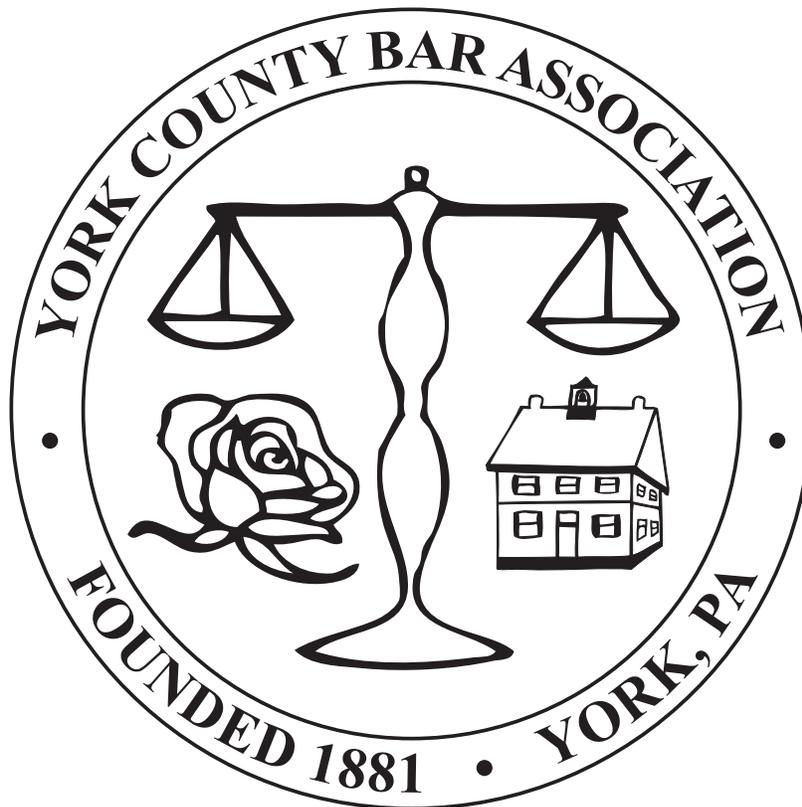
CASES REPORTED

COMMONWEALTH OF PENNSYLVANIA V. ELLIOT ROJAS

DUI – TRAFFIC STOP -SUPPRESSION – REASONABLE SUSPICION

No. CP-67-CR-6689-2016

Page 3



Dated Material Do Not Delay

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

The York Legal Record makes no representation as to the quality of services offered by advertiser in this publication.

Legal notices must be received by York Legal Record, 137 E. Market St., before four o' clock on Friday afternoon. Telephone 854-8755 ext. 202.

Subscription: \$45.00 per year to non-members.
Published Weekly, Periodicals Postage Paid, York, PA 17402
U.S.P.S. No. 696140

POSTMASTER: Send address changes to
York Legal Record, 137 E. Market St., York, PA 17401

Web: www.yorkbar.com • E-mail: yorklegalrecord@yorkbar.com

COMMONWEALTH OF PENNSYLVANIA v. ELLIOT ROJAS

DUI – Traffic Stop -Suppression – Reasonable Suspicion

1. **The Defendant is charged with driving under the influence, possession of marijuana---small amount, and possession of drug paraphernalia.**
2. **In his Omnibus Pre-Trial Motion (“Motion”), the Defendant argues the police illegally stopped him and searched his truck.**
3. **The Court found that the traffic stop was constitutional; that the police had reasonable suspicion to make the stop; that the search of the truck was permissible where the officers had legitimate concern for officer safety; and the chemical testing after the obtaining of a search warrant was proper.**

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

COMMONWEALTH	:	No. CP-67-CR-6689-2016
	:	
v.	:	
	:	
ELLIOT ROJAS,	:	

APPEARANCES:

Phoebe Yates, Esquire	Eric W. White, Esquire
Counsel for the Commonwealth	Counsel for the Defendant

ORDER AND SUPPORTING MEMORANDUM

AND NOW, this ____ day of February, 2017, the Court having held a hearing on the Defendant’s Omnibus Pre-Trial Motion, the Court hereby **DENIES** the motion for the following reasons.

Background

The Defendant is charged with driving under the influence, possession of marijuana---small amount, and possession of drug paraphernalia. In his Omnibus Pre-Trial Motion (“Motion”), the Defendant argues the police illegally stopped him and searched his truck. (Motion at 4-6.) He also argues for the suppression of all evidence obtained as a result of chemical testing of the blood draw after he was taken into custody. (*Id.* at 7.) The Court heard the Motion on January 30, 2017.

The Court heard testimony from Northeast Regional Police Officer Corey Sheaffer. On the night of September 24, 2016, he was on routine patrol traveling west on Saginaw Road in East Manchester Township behind a green and silver Dodge pickup truck. (N.T., 1/30/18, at 22.) Officer Sheaffer observed the truck drift to the right and the passenger side tires drift onto the fog line. (*Id.* at 22.) When he ran the registration plate through his computer, it came back with no expiration date, which Sheaffer identified as a “dead tag” or an unregistered plate. (*Id.* at 22.)

Officer Sheaffer then activated his emergency lights to initiate a traffic stop. (*Id.* at 23.) Sheaffer estimated that after he turned on his emergency lights, the truck continued to travel for 300-500 feet for around 45 seconds. (*Id.* at 24.) While he followed the truck with his emergency lights on, he observed the head and torso of the driver lean over 2 to 3 times at a 45 degree angle towards the center console. (*Id.* 23.)

Once the vehicle stopped, Sheaffer approached the vehicle and asked the driver, the Defendant, and a passenger to step out of the truck. (*Id.* at 24.) He asked them to step out of the vehicle for his own safety due to the furtive movements he witnessed while following the truck, and his belief that there was “a high probability that the Defendant could possibly be stashing a weapon or narcotics, or reaching for a weapon or narcotics.” (*Id.* at 26.) Sheaffer patted down both the Defendant and the passenger and found no weapons on their persons, and informed them he was conducting the pat down due to the furtive movements. (*Id.*)

Sheaffer then informed the Defendant and the passenger that he was going to search the truck, but was going to wait for his backup to arrive before beginning the search. (*Id.* at 27.) The backup then arrived and

after briefing his backup to the situation, Sheaffer walked back to the Defendant and asked him if there was anything in the vehicle of which he needed to be aware. (*Id.* at 28.) Sheaffer stated that the Defendant “stated something to the effect of that there was a little bud in the vehicle[.]” which from his training and experience the Trooper knew bud to mean marijuana. (*Id.* at 28.) The Defendant stated that the bud was under the driver’s seat. (*Id.* at 29.) Sheaffer asked the Defendant if he was attempting to stash the marijuana while Sheaffer was attempting to stop him, to which the Defendant replied yes. (*Id.*) Defendant also indicated that he was on his way back from a friend’s house and that he had smoked marijuana there. (*Id.*)

Sheaffer then conducted a search of the truck and found a multi colored glass pipe on the rear passenger seat floor board, which he knew is commonly used for smoking marijuana; he also found a partially burnt marijuana joint inside a pack of cigarettes on the passenger side dashboard. (*Id.* at 30.) Sheaffer could not find any marijuana in the place where Defendant indicated, but after questioning the Defendant again, Defendant indicated that the marijuana was under the rear seat of the vehicle and not the driver’s seat as previously indicated. (*Id.*) Schaeffer found a substance under the rear seat which was field tested, which resulted in a positive test for marijuana, and was sent to the State Police Lab in Harrisburg. (*Id.*)

While talking with the Defendant, Sheaffer noticed the order of intoxicating beverages coming from the Defendant, and after the search of the vehicle, had the Defendant attempt a series of field sobriety tests. (*Id.* at 31.) At the conclusion of the testing¹, Sheaffer placed the Defendant under arrest for suspicion of Driving Under the Influence. (*Id.* at 31.) After being placed under arrest, Defendant agreed to a Drug Recognition Evaluation (DRE) at the scene, but then changed his mind and would not submit to the DRE evaluation at the Police Station. (*Id.* at 32.) Defendant was then taken to York County Central Booking and read the DL-26 form to consent to blood draw for chemical testing. The Defendant did not consent to the blood draw (*Id.*) At that point, Sheaffer then got a search warrant for the blood draw for chemical testing, which was shown to the Defendant (*Id.* at 33.) Defendant then submitted to the blood draw per the search warrant. (*Id.*)

Discussion

The Traffic Stop

The parties dispute whether there was reasonable suspicion present for Officer Sheaffer to initiate a traffic stop on the defendant. The evidence in this case supports that the traffic stop was proper.

In *Commonwealth v. Chase*, the Supreme Court of Pennsylvania stated that “if the officer has a legitimate expectation of investigatory results,” that reasonable suspicion is sufficient to conduct a traffic stop. *Commonwealth v. Chase*, 960 A.2d 108 (Pa. 2008). Here, Sheaffer ran the registration plate and it came back without an expiration date. Through his experience this was indicative of an unregistered plate, or “dead tag,” which is a violation of the motor vehicle code. In conducting a traffic stop, Sheaffer would certainly gain an investigatory result, namely confirmation whether the vehicle had a current registration or not, along with the identity of the driver to potentially explain the dead tag response from the system. This stop would enable Officer Scheaffer to either determine the vehicle was unlicensed and to issue a citation, or to learn additional facts from the driver explaining why the vehicle was lawfully on the road. Accordingly, Officer Sheaffer had a reasonable suspicion to initiate the traffic stop.

The Search of the Truck

The Defendant also challenges under the Fourth and Fourteenth Amendments of the United States Constitution and Article I, Section 8 of the Pennsylvania Constitution the search of the truck. Specifically, Defendant argues that Officer Sheaffer lacked probable cause to search the vehicle prior to informing the Defendant he was going to do so, and that his claim of authority to search the vehicle was coercive. (Motion at 4)

Officer Sheaffer was legally justified to search the Defendant’s vehicle. Protective searches are justified when police have a reasonable belief that the suspect poses a danger. *Michigan v. Long*, 463 U.S. 1032 (1983). The search of a passenger compartment of an automobile is permissible if the officer possess a reasonable belief based on specific and articulable facts which, taken together with the rational inferences from those facts reasonably warrant the officer’s belief that the suspect is dangerous and may gain immediate control of weapons. *Id.* at 1049. Based upon the facts in the case at hand, Officer Sheaffer reasonably believed that the Defendant was potentially dangerous and was trying to conceal or retrieve a weapon. This was supported by the fact the Defendant did not immediately pull over once Officer Sheaffer engaged

his emergency lights, instead traveling another 500 feet before stopping his vehicle. Officer Sheaffer also witnessed the defendant making furtive movements towards the area of the center console. Officer Shaffer could make a rational inference based upon his training and experience that the Defendant was attempting to reach for or conceal a weapon. This inference would establish a reasonable belief that the defendant was dangerous and would justify a protective search.

Further, in the case before the Court, the defendant admitted prior to the search being conducted that he was engaged in illegal activity by possessing illegal drugs, namely marijuana. This in turn validated Officer Sheaffer's already existing concern that his safety might be at risk due to the Defendant's furtive movements and 45 second delay in pulling over, which suggested a potential attempt to conceal or retrieve a weapon. The fact that the Defendant was engaged in illegal activity with drugs provided a potential motive for him to utilize force against the officer to avoid apprehension. Accordingly, it would have been extremely hazardous for the officer to permit the Defendant and his passenger to return to the Defendant's vehicle without conducting a sweep for weapons upon the Defendant volunteering he possessed illegal drugs. Similarly, it would have been hazardous to leave it unresolved as to whether or not the Defendant had been concealing a weapon while a search warrant was obtained. A limited sweep for weapons was appropriate for officer safety under these facts, which created a reasonable suspicion to the officer that the Defendant had a weapon. Thus, Officer Sheaffer's claim of authority to search the vehicle was supported by the facts.

Officer Sheaffer's second search of the vehicle was also legally justified, but for distinct reasons. Sheaffer searched the truck a second time after the Defendant informed him of the true location of the marijuana as Officer Sheaffer was unable to locate it in the location Defendant initially indicated during his security sweep search. The prerequisite to conduct a warrantless search of a motor vehicle is probable cause to search, and no exigency beyond the inherent mobility of that vehicle is required. *Commonwealth v. Gary*, 91 A.3d 102 (Pa. 2014). Defendant's voluntary admission that there was marijuana in the vehicle created the probable cause necessary for Officer Sheaffer to conduct the warrantless second search of the car to locate the contraband in the location the Defendant indicated.

At the hearing, Defendant attempted to draw a parallel to the case in *Commonwealth v. Cartagena*, in which the Superior Court did not uphold a protective sweep of that defendant's vehicle by police. 63 A.3d 294 (Pa.Super. 2010). However, Defendant's case is distinguishable from the situation in the *Cartagena* case in several aspects. The defendant in *Cartagena* pulled over immediately, whereas Defendant did not pull over for 45 seconds after Officer Schaffer engaged his emergency lights, suggesting to the officer the Defendant was trying to buy time to conceal or retrieve a weapon. The Suppression hearing transcript in *Cartagena* also contained no information about the officer's level of training or experience in conducting traffic stops, whereas the Court finds that Officer Sheaffer possessed advanced training on DUI stops. He testified to receiving such training as Standard Field Sobriety Testing training, Advanced Roadside Impairment Driving Enforcement (ARIDE) school, conducting complete traffic stops training at the North East County Drug Training Center, Improving Vehicle Patrol Officers Safety and Awareness which had information on DUIs, and "The Wolf and the Raven, PCP and Club Drugs" training through Lancaster County Public safety center which also touched on DUIs and drug DUIs. The Officer's extensive training and experience distinguishes this case from *Cartagena*.

The Blood Draw

The Defendant lastly challenges the taking of Defendant's blood sample and subsequent chemical testing of it, namely that once the Defendant indicated his refusal to consent to the blood draw, that the blood draw should not have been taken under any circumstances. (Motion at 6) However, the statute contains no such limitation.

The Pennsylvania standards for conducting chemical testing to determine the amount of alcohol or controlled substance can be found at 75 Pa.C.S. §1547. Specifically, the Statute outlines that if an individual arrested for a violation of 75 Pa.C.S. §3802 refuses to submit to chemical testing that "the testing shall not be conducted..." 75 Pa.C.S. §1547(b) (1). Defense argues that this language states, if an actor refuses to submit to chemical testing, that the testing shall not happen at all, even if a valid search warrant is obtained to conduct the testing. The Court finds this unpersuasive.

In considering a question of statutory construction, the Court is guided by the principles of the Statutory Construction Act. 1 Pa.C.S. §1921. Courts may not add provisions to statutes that the General As-

sembly has omitted unless the phrase is necessary to the construction of the statute. *Commonwealth v. Campbell*, 758 A.2d 1231, 1234 (Pa.Super 2000). A phrase necessary to the construction of a statute may be added if it does not conflict with the obvious purpose and intent of the statute or in any way affects its scope. *Commonwealth v. Fisher*, 400 A.2d 1284, 1287 (Pa. 1979). Courts do not have the power to insert words into a statutory provision where the Legislature has failed to supply it. *Worley v. Augustine*, 456 A.2d 558 (Pa.Super 1983).

If it was the intent of the legislature that once an actor refuses to submit to chemical testing that no testing shall occur, even if a valid search warrant is obtained, then it would state that expressly in the statute that this is the case. The intent of the Implied Consent Law is to encourage those arrested for Driving Under the Influence to cooperate with police to provide a blood draw. "The purpose of 75 Pa.C.S. § 1547 and prior enactments has been to facilitate the acquisition of chemical analyses and to permit their utilization in legal proceedings." *Commonwealth v. Tylwalk*, 258 Pa. Super. 506, 511, 393 A.2d 473, 475 (1978) To read into the statute a ban on obtaining a search warrant once a suspect refuses a blood draw is not necessary to the construction of the statute, and it would conflict with the obvious purpose of the statute of facilitating chemical testing for DUI offenses. This is especially true in light of the fact that obtaining consent is in fact an exception to the requirement of obtaining a search warrant.

Conclusion

Every step of Officer Sheaffer's actions in this case was legally justified and did not violate the Fourth and Fourteenth Amendments of the United States Constitution and Article I, Section 8 of the Pennsylvania Constitution. The traffic stop was proper in light of the unregistered plate issue. The search of the truck was permissible where the officers had legitimate concern for officer safety. And the chemical testing after the obtaining of a search warrant was proper.

Disposition

For the foregoing reasons, the Court hereby **DENIES** the Defendant's Omnibus Pre-Trial Motion.

Copies of this Order to York County Clerk of Courts, Phoebe Yates, Esquire, Eric White, Esquire, and the Defendant, Elliot Rojas.

BY THE COURT:

CRAIG T. TREBILCOCK, JUDGE

FOOTNOTES

¹ The adequacy of the Field Sobriety Tests that lead to the Defendant being placed under arrest for DUI is not at issue before this Court.

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 JEANNETTE AIKEN a/k/a JEANNETTE S. AIKEN, DECEASED
Late of York City, York County, PA.
Executor: Patricia S. Smoczynski, c/o 25 North Duke Street, Suite 202, York, Pa 17401
Attorney: Charles J. Long, Esquire, Law Office of Charles J. Long, 25 North Duke Street, Suite 202, York, Pa 17401 05.18-3t

ESTATE OF CHARLES R. ALTLAND III, DECEASED
Late of Warrington Twp., York County, PA.
Executor: Lu Ann Altland, c/o Gregory E. Gettle, Esquire, 13 E. Market Street, York, PA 17401
Attorney: Gregory E. Gettle, Esquire,

GETTLE & VELTRI, 13 E. Market Street, York, PA 17401 05.18-3t

ESTATE OF GLADYS M. BAILEY, DECEASED
Late of Seven Valleys Borough, York County, PA.
Co-Executors: Lisa A. Wilt and Terry A. Bailey, c/o John M. Hamme, Esq., 1946 Carlisle Road, York, PA 17408
Attorney: John M. Hamme, Esquire, 1946 Carlisle Road, York, PA 17408 05.18-3t

ESTATE OF CONNIE B. COOPER a/k/a CONNIE BETH COOPER, DECEASED
Late of Fawn Grove Borough, York County, PA.
Administrator-Executor: Scott D. Scallorn, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: William H. Poole, Jr., Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 05.18-3t

ESTATE OF MICHAELINE CUFFARO a/k/a MICHAELINE R. CUFFARO, DECEASED
Late of Springettsbury Twp., York County, PA.
Administrator-Executor: Constance J. Fickes, c/o Rinaldi & Poveromo, P.C., 520 Spruce Street, Scranton, PA 18503
Attorney: Raymond C. Rinaldi, II, Esquire, 520 Spruce Street, Scranton, PA 18503 05.18-3t

ESTATE OF SILAS C. DILLMAN, DECEASED
Late of Dover Twp., York County, PA.
Executor: Daniel A. Dillman, c/o 135 North George Street, York, PA 17401
Attorney: Peter R. Andrews, Esquire, CGA

Law Firm, PC, 135 North George Street, York, PA 17401 05.18-3t

ESTATE OF BENJAMIN C. EMENHEISER, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Jonathan E. Emenheiser, c/o Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1402
Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401-1402 05.18-3t

ESTATE OF KATHERINE S. ENGLS, DECEASED
Late of York City, York County, PA.
Executor: Kathy S. Harrigan, c/o Katherman, Heim & Perry, 345 East Market Street, York, PA 17403
Attorney: J. Robert Katherman, Esquire, Katherman, Heim & Perry, 345 East Market Street, York, PA 17403 05.18-3t

ESTATE OF SHIRLEY F. FEESER, a/k/a SHIRLEY MAY FEESER, DECEASED
Late of Penn Twp., York County, PA.
Personal Representative: Paul H. Feeser, 2667 Chadbourne Drive, York, PA 17404
Attorney: Amy E.W. Ehrhart, Esquire, 118 Carlisle St., Suite 202, Hanover, PA 17331 05.18-3t

ESTATE OF CLYDE LEWIS FRANKENBERRY a/k/a C. FRANKENBERRY a/k/a CLYDE L. FRANKENBERRY, DECEASED
Late of York Twp., York County, PA.
Administratrix: Connie C. Frankenberg, c/o David A. Mills, Esquire, BYBR, 17 E. Market Street, York, PA 17401

ARMS AROUND AFRICA

Benefits the people of Sierra Leone

13th Annual Golf Outing - June 17, 2017 @ Cool Creek Golf Club

\$75/person (includes golf, cart, drinks, prizes and dinner after golf)

4 Man Scramble Format - Registration starts at 12:00 noon with Shotgun Start 1:00pm

Mulligans available, Closest to Pin, Longest Drive

Hole Sponsors Available for \$150 (includes one entry; your check is your receipt) – Ad copy due by June 10, 2017

Complete and return with entry fees by June 14, 2017 to:

Nancy & John Thompson - 1760 Felton Rd, Felton, PA 17322 Contact: (717) 244-0648

Name: _____ Phone: _____
Name: _____ Phone: _____
Name: _____ Phone: _____
Name: _____ Phone: _____

- Attorney: David A. Mills, Esquire, 17 E. Market Street, York, PA 17401 05.18-3t
- ESTATE OF BYRON L. GOOD, DECEASED
Late of North York Borough, York County, PA.
Administratrix: Twila F. Good, c/o 135 North George Street, York, PA 17401
Attorney: Hunter B. Schenck, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 05.18-3t
- ESTATE OF MAJORIE C. HALE a/k/a MARJORIE J. HALE, DECEASED
Late of Dover Twp., York County, PA.
Executor: George L. Hale, Jr., 3058 Jodi Lane, Dover, PA 17315
Attorney: Victor A. Neubaum, Esquire, 42 South Duke Street, York, PA 17401 05.18-3t
- ESTATE OF HELENE L. KEEFER, DECEASED
Late of Fairview Twp., York County, PA.
Co-Executors: Jack S. Keefer, 910 Acric Road, Mechanicsburg, PA 17050 and Mark E. Keefer, 253 Frog Hollow Road, Churchville, PA 18966
Attorney: Gerald J. Shekletski, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070 05.18-3t
- ESTATE OF HAZEL R. KELL, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Timothy S. Trimmer, c/o 2025 E. Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 05.18-3t
- ESTATE OF JOHN W. KINNIKIN, DECEASED
Late of Spring Garden Twp., York County, PA.
Executrix: Margery M. Kinnikin, c/o 340 Pine Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 05.18-3t
- ESTATE OF ALMA M. KLINEDINST, DECEASED
Late of Hanover Borough, York County, PA.
Executrix: Tisha L. Noel, 638 Broadway, Hanover, PA 17331
Attorney: John J. Mooney, III, Esquire, MOONEY & ASSOCIATES, 230 York Street, Hanover, PA 17331 05.18-3t
- ESTATE OF GEORGE E. LEGORE, DECEASED
Late of York Twp., York County, PA.
Co-Executors: Robert W. Foltz, Co-Executor, and Judith Burhans, Co-Executrix, c/o 129 E. Market St., York, PA 17401
Attorney: John C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 E. Market St., York, PA 17401 05.18-3t
- ESTATE OF WINNONA F. SMITH, DECEASED
Late of York City, York County, PA.
Executrix: Pamela Murdaugh, c/o William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 E. Market St., York, PA 17401
Attorney: William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 E. Market St., York, PA 17401 05.18-3t
- ESTATE OF HARRY E. SPAHR, DECEASED
Late of Dover Twp., York County, PA.
Executrix: Cathy A. Spahr, c/o John M. Hamme, Esq., 1946 Carlisle Road, York, PA 17408
Attorney: John M. Hamme, Esquire, 1946 Carlisle Road, York, PA 17408 05.18-3t
- ESTATE OF DENNIS BRADEN STERNER, a/k/a DENNIS B. STERNER, DECEASED
Late of Penn Twp., York County, PA.
Administrator: Brian D. Brooks, c/o 126 East King Street, Lancaster, PA 17602
Attorney: Nancy Mayer Hughes, Esquire, Barley Snyder, LLP, 126 East King Street, Lancaster, PA 17602 05.18-3t
- ESTATE OF HELEN W. STEWART, DECEASED
Late of York Twp., York County, PA.
Executrix: Pauline Hupper, c/o Stock and Leader, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite E600, York, PA 17401-2994 05.18-3t
- ESTATE OF EDWARD T. TAYLOE, A/K/A EDWARD THORNTON TAYLOE, DECEASED
Late of Hanover Borough Twp., York County, PA.
Executor: Anne E. Tayloe-Hauswald, c/o 118 Carlisle Street, Suite 202, Hanover, PA 17331
Attorney: Donald W. Dorr, Esquire, 118 Carlisle Street, Suite 202, Hanover, PA 17331 05.18-3t
- SECOND PUBLICATION**
- ESTATE OF PAUL E. ABEL a/k/a PAUL EDWARD ABEL a/k/a PAUL ABEL, DECEASED
Late of York Twp., York County, PA.
Executor: Michael E. Abel, 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 05.11-3t
- ESTATE OF CYNTHIA MAE BOESL, DECEASED
Late of Peach Bottom Twp., York County, PA.
Co-Executors: Amanda M. Pross and Daniel W. Boesl, c/o 135 North George Street, York, PA 17401
Attorney: Brent C. Diefenderfer, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 05.11-3t
- ESTATE OF DARLA L. DEARDORFF, DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Susan R. Reimold, c/o John M. Hamme, Esq., 1946 Carlisle Road, York, PA 17408
Attorney: John M. Hamme, Esquire, 1946 Carlisle Road, York, PA 17408 05.11-3t
- ESTATE OF DOLLY D. EINSIG, DECEASED
Late of City of York, York County, PA.
Executrix: Sherrill A. Gross, c/o 135 North
- George Street, York, PA 17401
Attorney: Brent C. Diefenderfer, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 05.11-3t
- ESTATE OF JEAN C. GARRETSON, DECEASED
Late of West Manchester Twp., York County, PA.
Executors: Frederick M. Garretson and Nicholas L. Garretson, c/o Gregory H. Gettle, Esquire, 13 E. Market Street, York, PA 17401
Attorney: Gregory H. Gettle, Esquire, GETTLE & VELTRI, 13 E. Market Street, York, PA 17401 05.11-3t
- ESTATE OF JOANN E. GIFFORD a/k/a JOANN ESTELLA GIFFORD, DECEASED
Late of York Twp., York County, PA.
Administrator-Executor: Tracy Gifford Springman, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: William H. Poole, Jr., Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 05.11-3t
- ESTATE OF DANIEL W. GOOD, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Kenneth L. Good, c/o McNeese Wallace & Nurick LLC, 100 Pine Street, P.O. Box 1166, Harrisburg, PA 17108-1166
Attorney: Elizabeth P. Mullaugh, Esquire, McNeese Wallace & Nurick LLC, 100 Pine Street, P.O. Box 1166, Harrisburg, PA 17108-1166 05.11-3t
- ESTATE OF CATHERINE LOIS HAUGH a/k/a CATHERINE L. HAUGH a/k/a CATHARINE L. HAUGH, DECEASED
Late of Wrightsville Borough, York County, PA.
Executor: James N. Haugh, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356
Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, PC, 105 West Broadway, Red Lion, PA 17356 05.11-3t
- ESTATE OF DOROTHY J. KLINEDINST, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: J. Thomas Zech, c/o 2675 Eastern Boulevard, York, PA 17402
Attorney: Edward A. Paskey, Esquire, 2675 Eastern Boulevard, York, PA 17402 05.11-3t
- ESTATE OF CORTEZ LAWRENCE, DECEASED
Late of Penn Twp., York County, PA.
Executrix: Peggy Trujillo-Lawrence, 259 Princess Street, Hanover, PA 17331
Attorney: Clayton A. Lingg, Esquire, MOONEY & ASSOCIATES, 230 York Street, Hanover, PA 17331 05.11-3t
- ESTATE OF MARIAN E. MUMMERT, DECEASED
Late of Dover Twp., York County, PA.
Executor: Mary R. Markle, c/o 135 North George Street, York, PA 17401
Attorney: Sharon E. Myers, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 05.11-3t

ESTATE OF MARGARET MYERS a/k/a
MARGARET ALMEDA MYERS, DECEASED
Late of Windsor Twp., York County, PA.
Administratrix: Janice E. Myers, c/o Eveler
& DeArment LLP, 2997 Cape Horn Rd.,
Suite A-6, Red Lion, PA 17356
Attorney: Eveler & DeArment LLP, 2997
Cape Horn Rd., Suite A-6, Red Lion, PA
17356 05.11-3t

ESTATE OF THOMAS M. NORRIE, a/k/a
THOMAS NORRIE, DECEASED
Late of Windsor Twp., York County, PA.
Administrator: Robert J. Pramik, c/o 2215
Forest Hills Drive, Suite 35, Harrisburg,
PA 17112
Attorney: Gary L. Rothschild, Esquire, 2215
Forest Hills Drive, Suite 35, Harrisburg,
PA 17112 05.11-3t

ESTATE OF BETTY L. RICE, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Robert A. Rice, c/o 2675 Eastern
Boulevard, York, PA 17402
Attorney: Edward A. Paskey, Esquire, 2675
Eastern Boulevard, York, PA 17402
05.11-3t

ESTATE OF LISA J. RUNKLE, DECEASED
Late of York Twp., York County, PA.
Co-Executors: Karen S. Evans, Eileen L.
Barrett, and Richard H. Runkle, c/o
Andrea S. Anderson, Esq., 901 Delta
Road, Red Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, 901
Delta Road, Red Lion, PA 17356 05.11-3t

ESTATE OF MACQUILLA A. SHEELEY,
DECEASED
Late of York New Salem Borough, York
County, PA.
Executor: Lori A. Matthews, c/o 2675
Eastern Boulevard, York, PA 17402
Attorney: Michael F. Fenton, Esquire, 2675
Eastern Boulevard, York, PA 17402
05.11-3t

ESTATE OF JANE R. SHOFFNER a/k/a JANE
WALTERMYER, DECEASED
Late of York County, PA.
Administrator-Executor: Daniel C. Shoffner,
945 Bayberry Drive, State College, PA
16801 05.11-3t

ESTATE OF MARTHA L. STEINBACK,
DECEASED
Late of North Hopewell Twp., York County, PA.
Executor: Nancy Widman, 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 05.11-3t

ESTATE OF NANCY S. UNGER, DECEASED
Late of Stewartstown Borough, York County, PA.
Co-Executrices: Bridget Eckrote and Shelly
Thompson, c/o Eveler & DeArment LLP,
2997 Cape Horn Rd., Suite A-6, Red Lion,
PA 17356
Attorney: Eveler & DeArment LLP, 2997
Cape Horn Rd., Suite A-6, Red Lion, PA
17356 05.11-3t

ESTATE OF JUNE C. YOUNG, DECEASED
Late of Dover Twp., York County, PA.
Administrator-Executor: Carolyn J. Pugh,

Law Office of Carolyn J. Pugh, 115 E.
Philadelphia St., York, PA 17401
Attorney: Carolyn J. Pugh, Esquire, Law
Office of Carolyn J. Pugh, 115 E.
Philadelphia St., York, PA 17401 05.11-3t

THIRD PUBLICATION

ESTATE OF LARRY C. BAKER, SR.,
DECEASED
Late of Manchester Twp., York County, PA.
Administrator-Executor: Christine H. Baker,
c/o 50 East Market Street, Hellam, PA
17406
Attorney: Alexis K. Sipe, Esquire, 50 East
Market Street, Hellam, PA 17406
05.04-3t

ESTATE OF LINDA L. BAUM, DECEASED
Late of Newberry Twp., York County, PA.
Administrator-Executor: Raymond E. Baum,
1308 Center Mills Rd., Aspers, PA 17304
05.04-3t

ESTATE OF ROBERT R. BOWMAN, a/k/a
ROBERT RALPH BOWMAN, DECEASED
Late of Penn Twp., York County, PA.
Executor: Dorothy B. Bowman, 660 Morning
Glory Drive, Hanover, PA 17331
Attorney: Dennis M. Twigg, Esquire,
Hoffman, Comfort, Offutt, Scott &
Halstad, LLP, 24 North Court Street,
Westminster, MD 21157 05.04-3t

ESTATE OF GLADYS L. BOYER,
DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Deborah A. Kunkle, c/o Paul G.
Lutz, Esquire, 110 South Northern Way,
York, PA 17402
Attorney: Paul G. Lutz, Esquire, 110 South
Northern Way, York, PA 17402 05.04-3t

ESTATE OF DOROTHY L. BRINDLEY,
DECEASED
Late of Dover Twp., York County, PA.
Executor: Theodore S. Brodbeck, c/o 129 E.
Market St., York, PA 17401
Attorney: John C. Herrold, Esquire, Griest,
Himes, Herrold, Reynosa LLP, 129 East
Market Street, York PA 17401 05.04-3t

ESTATE OF BERNICE T. CAPPETTA,
DECEASED
Late of Paradise Twp., York County, PA.
Executors: JoAnn Lehman and Robert L.
Cappetta, c/o Elinor Albright Rebert,
Esquire, 515 Carlisle Street, Hanover, PA
17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
05.04-3t

ESTATE OF RICHARD G. DRAUDE,
DECEASED
Late of Springettsbury Twp., York County, PA.
Co-Executors: Theodore R. Draude and
Thomas M. Draude, c/o 135 North George
Street, York, PA 17401
Attorney: Robert M. Strickler, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 05.04-3t

ESTATE OF DORIS M. DRUCK, DECEASED
Late of Codorus Twp., York County, PA.
Executor: Palmer E. Druck Jr., c/o 2675
Eastern Boulevard York, PA 17402

Attorney: Douglas P. France, Esquire, 2675
Eastern Boulevard York, PA 17402 05.04-3t

ESTATE OF ROBERT W. ERDOS a/k/a
ROBERT WILLIAM ERDOS, DECEASED
Late of Spring Garden Twp., York County, PA.
Executrix: Erda Erdos, c/o Harry J. Rubin,
Esquire, 100 E. Market Street, York PA
17401
Attorney: Harry J. Rubin, Esquire, Barley
Snyder LLP, 100 E. Market Street, York
PA 17401 05.04-3t

ESTATE OF RICHARD W. FISHER, JR.,
DECEASED
Late of Warrington Twp., York County, PA.
Executrix: Cassandra L. Fisher, c/o 129 E.
Market St., York, PA 17401
Attorney: John C. Herrold, Esquire, Griest,
Himes, Herrold, Reynosa LLP, 129 East
Market Street, York PA 17401 05.04-3t

ESTATE OF VIRGINIA K. FRISBY,
DECEASED
Late of Manchester Twp., York County, PA.
Executor: Robert W. Frisby, c/o 340 Pine
Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law
Firm of Robert Clofine, 340 Pine Grove
Commons, York, PA 17403 05.04-3t

ESTATE OF RICHARD G. GROVE,
DECEASED
Late of Windsor Twp., York County, PA.
Co-Executors: June T. Brown, Brian S.
Grove, and Wendy S. Grove, c/o Andrea
S. Anderson, Esq., 901 Delta Road, Red
Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, 901
Delta Road, Red Lion, PA 17356 05.04-3t

ESTATE OF ROBERT W. HUGHES,
DECEASED
Late of Fawn Grove Borough, York County, PA.
Executrix: Ann Celia Sherron, c/o Andrea
S. Anderson, Esq., 901 Delta Road, Red
Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, 901
Delta Road, Red Lion, PA 17356 05.04-3t

ESTATE OF GRANVILLE HENRY KOHR,
DECEASED
Late of York City, York County, PA.
Executrix: Brenda J. Musser, c/o William B.
Anstine, Jr., Esquire, Anstine & Sparler,
117 E. Market St., York, PA 17401
Attorney: William B. Anstine, Jr., Esquire,
Anstine & Sparler, 117 E. Market St.,
York, PA 17401 05.04-3t

ESTATE OF DALE L. MILLER, DECEASED
Late of Windsor Twp., York County, PA.
Administratrix: Jennifer K. Miller, c/o
Andrea S. Anderson, Esq., 901 Delta
Road, Red Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, 901
Delta Road, Red Lion, PA 17356 05.04-3t

ESTATE OF STEVEN NEUMAN a/k/a
STEVEN LEE NEUMAN, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Aaron Keith Neuman, 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 05.04-3t

ESTATE OF VERNON W. RIEDLIN a/k/a
VERNON WALTER RIEDLIN, DECEASED
Late of Peach Bottom Twp., York County, PA.
Administrator: Hope H. Bradley, 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
Administrators: Michael V. Riedlin and
Katherine E. Riedlin, c/o Fox Rothschild
Llp, 10 Sentry Parkway, Suite 200, P.O.
Box 3001, Blue Bell, PA 19422-3001
Attorney: Michael J. Maransky, Esquire,
FOX ROTHSCHILD LLP, 10 Sentry
Parkway, Suite 200, P.O. Box 3001, Blue
Bell, PA 19422-3001 05.04-3t

ESTATE OF PHILIP A. ROGERS,
DECEASED
Late of W. Manheim Twp., York County, PA.
Executor: Wendie Case, 5154 Watertank Rd.,
Glenville, PA 17329
Attorney: Gilbert G. Malone, Esquire, 42
South Duke Street, York, PA 17401 05.04-3t

ESTATE OF MARY D. SCHLAGER a/k/a
MARY DESCH SCHLAGER, DECEASED
Late of Spring Garden Twp., York County,
PA.
Executor: Charles E. Schlager, Jr., c/o Alex
E. Snyder, Esquire, 100 E. Market Street,
York PA 17401
Attorney: Alex E. Snyder, Esquire, Barley
Snyder LLP, 100 E. Market Street, York
PA 17401 05.04-3t

ESTATE OF MARGARET E. SHEFFER,
DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Susan E. Wolschleger, c/o Gettle
& Veltri, 13 East Market Street, York, PA
17401
Attorney: Gregory E. Gettle, Esquire,
Gettle & Veltri, 13 East Market Street,
York, PA 17401 05.04-3t

ESTATE OF HELEN E. SHUE, DECEASED
Late of York City, York County, PA.
Administrator-Executor: Robert A. Shue, 681
Brighton Dr., Seven Valleys, PA 17360 05.04-3t

ESTATE OF ESTHER LORENE SMITH, a/k/a
E. LORENE SMITH, DECEASED
Late of Dillsburg Borough, York County, PA.
Executor: William E. Smith, c/o Law
Office of Wm. D. Schrack, III, 124 West
Harrisburg Street, Dillsburg, PA 17019-
1268
Attorney: Wm. D. Schrack, III, Esquire,
124 West Harrisburg Street, Dillsburg, PA
17019-1268 05.04-3t

ESTATE OF THOMAS G. SNYDER,
DECEASED
Late of New Salem Borough, York County, PA.
Co-Administrators: Terry B. Snyder and
Vickie A. Snyder, c/o P.O. BOX 606, East
Berlin, PA 17316
Attorney: Sharon E. Myers, Esquire, CGA
Law Firm, PC, P.O. BOX 606, East Berlin,
PA 17316 05.04-3t

ESTATE OF IRENE C. WALKER,
DECEASED
Late of Hanover Borough, York County, PA.
Administratrix: Dawn M. Senft, 333 N.
Franklin St., Hanover, PA 17331
Attorney: Keith R. Nonemaker, Esquire,
Guthrie, Nonemaker, Yingst & Hart, LLP,
40 York Street, Hanover, PA 17331 05.04-3t

ESTATE OF MYRTLE H. WAREHIME,
DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Susan C. Kerchner, c/o Elinor
Albright Rebert, Esquire, 515 Carlisle
Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331 05.04-3t

ESTATE OF LORRAINE E. WEAVER a/k/a
LORRAINE E. MCCLEARY WEAVER,
DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Denise M. Hersey, c/o P.O. Box
312, Stewartstown, PA 17363
Attorney: Laura S. Manifold, Esquire, P.O.
Box 312, Stewartstown, PA 17363 05.04-3t

ESTATE OF WILSON J. WOOLLARD,
DECEASED
Late of West Manchester Twp., York County, PA.
Administratrix: Penelope S. Woollard, c/o
John M. Hamme, Esq., 1946 Carlisle
Road, York, PA 17408
Attorney: John M. Hamme, Esquire, 1946
Carlisle Road, York, PA 17408 05.04-3t

CIVIL NOTICES

ACTION IN MORTGAGE FORECLOSURE

York County
Court of Common Pleas
Number: 2017-SU-001040
Notice of Action in Mortgage Foreclosure

Broad Street Funding Trust I, Plaintiff v. Tammy
Cooper, Known Surviving Heir of Margaret
J. Kirschenhofer, Angeline Zinkand, Known
Surviving Heir of Margaret J. Kirschenhofer,
Susan Santivasci, Known Surviving Heir
of Margaret J. Kirschenhofer and Unknown
Surviving Heirs of Margaret J. Kirschenhofer,
Defendants

TO: Unknown Surviving Heirs of Margaret J. Kirschenhofer. Premises subject to foreclosure: 6741 Steltz Road, Glen Rock, Pennsylvania 17327. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. **Lawyer Referral Service, 137 East Market Street, York, Pennsylvania 17401, (717) 854-8755.** McCabe, Weisberg & Conway, P.C., Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010

05.18-1t

Solicitor

York County
Court of Common Pleas
Number: 2017-SU-001070
Notice of Action in Mortgage Foreclosure

Finance of America Reverse LLC, Plaintiff v. Barbara Sutherland, Known Surviving Heir of Arlene R. Webber and Unknown Surviving Heirs of Arlene R. Webber, Defendants

TO: Unknown Surviving Heirs of Arlene R. Webber. Premises subject to foreclosure: 5672 Eagles Landing, Hellam, Pennsylvania 17406. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you

cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. **Lawyer Referral Service, 137 East Market Street, York, Pennsylvania 17401, (717) 854-8755.** McCabe, Weisberg & Conway, P.C., Attorneys for Plaintiff, 123 S. Broad St., Ste. 1400, Phila., PA 19109, 215-790-1010

05.18-1t Solicitor

In The Court of Common Pleas
Of York County, Pennsylvania
Civil Action-Law
No. 2017-SU-000047

Notice of Action in Mortgage Foreclosure
Nationstar Mortgage LLC, Plaintiff vs. Josetta M. Grim and Rebecca J. Shaffer, Defendants
To the Defendant, Rebecca J. Shaffer: TAKE NOTICE THAT THE Plaintiff, Nationstar Mortgage LLC has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

York County Lawyer Referral Service, 137 E. Market St., York, PA 17401
Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Daniel T. Lutz, Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf, Attys. for Plaintiff
SHAPIRO & DeNARDO, LLC
3600 Horizon Dr., Ste. 150
King of Prussia, PA 19406
610.278.6800

05.18-1t Solicitor

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 2016-SU-002517-06
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

PNC Bank, National Association, Plaintiff vs. Danielle Thomas, Ryan Thomas, Known Heir of Larry Eugene Thomas and Unknown

Heirs, Successors, Assigns and All Person, Firms or Associations claiming Right, Title or Interest from or under Larry Eugene Thomas, Defendants

TO: Ryan Thomas, Known Heir of Larry Eugene Thomas, Defendant, whose last known address is 74 Cedar Valley Road, New Park, PA 17352.

**COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, PNC Bank, National Association, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to NO. 2016-SU-002517-06, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 74 Cedar Valley Road, New Park, PA 17352, whereupon your property would be sold by the Sheriff of York County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. LAWYERS REFERRAL SERVICE, York County Lawyer Referral Service, 137 E. Market St., York, PA 17401, 717.854.8755. Mark J. Udren, Lorraine Gazzara Doyle, Sherri J. Braunstein, Elizabeth L. Wassall, John Eric Kishbaugh, Nicole B. Labletta, David Neeren & Morris Scott, Attys. for Plaintiff, Udren Law Offices, P.C., 111 Woodcrest Rd., Ste. 200, Cherry Hill, NJ 08003, 856.669.5400.

05.18-1t Solicitor

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW**

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK COUNTY

No. 2017-SU-000677

WELLS FARGO BANK, N.A.
Plaintiff

vs.

LOUIS J. LEYES, in his capacity as Administrator and Heir of the Estate of JOSEPH P. LEYES, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH P. LEYES, DECEASED

Defendants

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH P. LEYES, DECEASED

You are hereby notified that on March 17, 2017, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of YORK County Pennsylvania, docketed to No. 2017-SU-000677. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 3201 EASTERN BOULEVARD, YORK, PA 17402-3031 whereupon your property would be sold by the Sheriff of YORK County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

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

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

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

Notice to Defend:
Lawyer Referral Service
York Legal Referral
137 East Market Street
York, PA 17401

Telephone (717) 854-8755 x201

05.18-1t Solicitor

ACTION TO QUIET TITLE

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

No. 2014-SU-003144-93

Action in Quiet Title

Pandora Investments, LP,
Plaintiff

vs.

David A. Pittman;
Santander Bank, Successor in interest to
Sovereign Bank and Waypoint Bank;
The City of York;
The School District of the City of York;
The County of York;
York City Sewer Rental Bureau;
York City Department of Refuse; and
York County Tax Claim Bureau,
Defendants

To: David A. Pittman

YOU ARE hereby notified that on September 10th, 2014, Plaintiff, filed a Quiet Title Action, endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania. Docketed to No. 2014-SU-003144-93, wherein Plaintiff seek legal title in fee simple and to terminate any estate, right, title or interest that you may have in the real estate located at 44 East Cottage Place, City of York, Pennsylvania, UPI No. 01-008-03-0024.00-00000, pursuant to the Deed dated June 16th, 2014, recorded on July 18th, 2014 in Record Book 2285, Page 3288, in the York County Recorder of Deeds Office, granted to the Plaintiff, Pandora Investments, LP.

BLAKE & SCHANBACHER LAW, L.L.C.
ATTORNEYS AND
COUNSELLORS AT LAW
29 East Philadelphia Street,
York, Pennsylvania 17401

05.18-1t

Solicitor

ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation [are about to be filed] were filed with the Commonwealth of Pennsylvania. The name of the corporation is: Phoenix Mountain Outfitters Inc. The corporation [is to be] has been incorporated under the provisions of the Business Corporation Law of the Commonwealth of Pennsyl-

vania Act of December 22, 1988.

Matthew J. Landis, Esquire
Russell, Krafft & Gruber, LLP
930 Red Rose Court, Suite 300,
Lancaster, PA 17601

05.18-1t

Solicitor

**ARTICLES OF INCORPORATION
NON-PROFIT CORPORATION**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on April 20, 2017, for a proposed nonprofit corporation to be known as:

REYNOLDS OVERLOOK
HOMEOWNERS' ASSOCIATION, INC.

formed pursuant to the provisions of the Nonprofit Corporation Law of 1988, 15 Pa. C.S. Section 5306, et seq.

The proposed nonprofit corporation is organized to be the Association of Unit Owners organized pursuant to Section 5301 of the Uniform Planned Community Act, Act of December 19, 1996, P.L. 1336, No. 180, with respect to Reynolds Overlook, pursuant to the provisions of the Uniform Planned Community Act. In furtherance of its purposes, the corporation may exercise all rights, privileges, powers and authority of a corporation organized under the Nonprofit Corporation Law of 1988, as amended, and of an association of unit owners organized under the Uniform Planned Community Act.

BARLEY SNYDER LLP, Attorneys

05.18-1t

Solicitor

CERTIFICATE OF ORGANIZATION

NOTICE is hereby given that a Certificate of Organization-Domestic Limited Liability Company was filed with the Commonwealth of Pennsylvania, Department of State, in Harrisburg, Pennsylvania, on April 27, 2017, under the provisions of the Pennsylvania Limited Liability Company Law of 1994 as amended.

The name of the Limited Liability Company is Local Client Takeover, LLC

Local Client Takeover, LLC is organized for the purpose of providing digital marketing and digital consulting services.

Arthur J. Becker, Jr., Esquire
Attorney for Local Client Takeover, LLC

05.18-1t

Solicitor

CHANGE OF NAME

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

No. 2017-SU-001191

In Re:

Change of Name of
DAVID LEE MOODY

NOTICE

NOTICE is hereby given that a Petition for Name Change of David Lee Moody was filed in the Court of Common Pleas of York County, Pennsylvania on May, 3, 2017 praying for a Decree for Name Change to David Lee Ford.

The Court has fixed Tuesday, June 27, 2017 at 10:00 a.m. in Court Room No. 6003, 6th Floor, of the York County Judicial Center, 45 North George Street, York, PA, before the Honorable John S. Kennedy, as the time and place for the hearing on said Petition via Order of Court dated May, 4, 2017. All interested persons may appear and show cause, if any they may have, why the prayer of the Petition for Name Change shall not be granted.

Leslie S. Arzt, Esquire
Attorney for Petitioner

05.18-1t

Solicitor

FICTITIOUS NAME

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Jennifer Gillis, 580 Poplar Rd., Dillsburg, PA 17019 are the only person(s) owning or interested in a business, the character of which is: Dog obedience training, behavior concerns, other training and that the name, style and designation under which said business is and will be conducted is: Blue Sky Dog Training and the location where said business is and will be located is: Poplar Rd., Dillsburg, PA 17019.

05.18-1t

Solicitor

NOTICE

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

CIVIL ACTION MUNICIPAL LIEN

No: 2016-MT-007777-59

BOROUGH OF HANOVER,
Plaintiff

v.

JAMES H. THOMAS,
Defendant

NOTICE

To: James H. Thomas

NOTICE is hereby given that a Writ of Scire Facias has been issued by Pamela S. Lee, Prothonotary of the Court of Common Pleas of York County, Pennsylvania, upon the municipal claim of the Borough of Hanover in the amount of \$18,375.76, plus costs and interest as allowed by law, for unpaid water and sewer bills, water service turn on fee, water installation fee, mowing, clean-up and debris removal costs, attorney's fees and court costs against the real property located at 229 Carlisle Street, Hanover, PA 17331, which claim is due and unpaid.

NOW THEREFORE, you are hereby notified to file your affidavit of defense to said claim, if defense you have thereto, in the Office of the Prothonotary of York County, Pennsylvania within fifteen (15) days after the service of the Writ upon you. If no affidavit of defense is filed within said time, judgment may be entered against you for the whole claim and the real property described in the claim be sold to recover the amount thereof.

Date: April 24, 2017
Borough of Hanover
James T. Yingst, Esquire
40 York Street
Hanover, PA 17331
(717) 632-5315
I.D. # 34358
Solicitor for the Borough of Hanover

05.04-3t Solicitor

**PUBLIC NOTICE TO
ISRAEL LEE SAEZ AND NATALIE JOY
MARIE ETNER**

**In Re: Adoption of Angelle Shammeeeka
Oshun Kianna Za'Niya Char'eese Etner, A
Minor**

A petition has been filed asking the Court to

put an end to all rights you have as a parent to your child, Angelle Shammeeeka Oshun Kianna Za'Niya Char'eese Etner. A Termination of Parental Rights Hearing has been scheduled for July 6, 2017, at 9:00 a.m., in Court Room No. 5002, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Angelle Shammeeeka Oshun Kianna Za'Niya Char'eese Etner (DOB: December 22, 2015), whose Father is Israel Lee Saez and whose Mother is Natalie Joy Marie Etner. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Jane Madison
Family Court Administrator
York County Court of Common Pleas
York County Judicial Center
45 North George Street
York, Pennsylvania 17401
Telephone No. (717) 771-9360

Martin Miller, Esquire
Solicitor for York County Offices of
Children, Youth & Families

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

05.11-3t Solicitor

SHERIFF'S SALE

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

Number 2016-SU-003083

CIT Bank, N.A.
v.
Joyce Haas, Known Surviving
Heir of Albert C. Raines,
Martha Phelps, Known Surviving
Heir of Albert C. Raines,
Michael Raines, Known Surviving
Heir of Albert C. Raines, and Unknown

Surviving Heirs of Albert C. Raines

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: Joyce Haas, Known Surviving Heir of Albert C. Raines

Your house (real estate) at **3500 North Susquehanna Trail, York, Pennsylvania 17406** is scheduled to be sold at Sheriff's Sale on **August 7, 2017** at 02:00 p.m. at Sheriff's Office, York County Judicial Center, 45 North George Street, York, Pennsylvania 17401 to enforce the court judgment of \$69,951.09 obtained by CIT Bank, N.A. against the above premises.

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

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

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

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

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

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, P.C., Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, P.C. at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

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

McCABE, WEISBERG & CONWAY, P.C.
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400,
Phila., PA 19109, 215-790-1010

05.18-1t

Solicitor

New
**Confidential
Lawyers' Helpline**

**Alcohol, Drugs,
Gambling, Stress,
Depression,
Anxiety**

1-888-999-1941

*Call for a free
consultation.*

SHERIFF SALES

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. BARON E. ABEL and CASSANDRA E. ABEL Docket Number: 2016-SU-001974-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BARON E. ABEL
CASSANDRA E. ABEL

owner(s) of property situate in the LOWER WINDSOR TOWNSHIP, YORK County, Pennsylvania, being 73 Willow Creek Road, Wrightsville, PA 17368-9505

Parcel No. 35-000-JL-0091.B0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$496,383.80

PROPERTY ADDRESS: 73 WILLOW CREEK ROAD, WRIGHTSVILLE, PA 17368

UPI# 35-000-JL-0091.B0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. ELISA DOMINGA ADAMES Docket Number: 2014-SU-001878-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ELISA DOMINGA ADAMES

owner(s) of property situate in the WEST YORK BOROUGH, YORK County, Pennsylvania, being 1304 West King Street, York, PA 17404-3433

Parcel No. 88-000-05-0027.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$132,202.11

PROPERTY ADDRESS: 1304 WEST KING STREET, YORK, PA 17404

UPI# 88-000-05-0027.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. LINDA G. ADAMS Docket Number: 2016-SU-003120. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LINDA G. ADAMS

ALL the following described two parcels of land and the improvements thereon erected, being known and numbered as 124 North Rockburn Street, Springettsbury Township, County of York, Pennsylvania 17402, assessed as Parcel No. 46-000-01-0151.00-00000, and sold as property of Linda G. Adams, by virtue of a Deed dated February 26, 2002, and recorded on May 3, 2002, by the York County Recorder of Deeds in Deed Book 1493, at Page 6643, Instrument No. 2002036187.

PROPERTY ADDRESS: 124 NORTH ROCKBURN STREET, YORK, PA 17402

UPI# 46-000-01-0151.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 CIT BANK, N.A. vs. LEONARD O. ALTLAND, KNOWN SURVIVING HEIR OF RICHARD C. ALTLAND, GERALD R. ALTLAND, KNOWN SURVIVING HEIR OF RICHARD C. ALTLAND, PERRY C. ALTLAND, KNOWN SURVIVING HEIR OF RICHARD C. ALTLAND, UNKNOWN SURVIVING HEIRS OF RICHARD C. ALTLAND Docket Number: 2016-SU-002122-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LEONARD O. ALTLAND,
KNOWN SURVIVING HEIR OF
RICHARD C. ALTLAND
GERALD R. ALTLAND,
KNOWN SURVIVING HEIR OF
RICHARD C. ALTLAND
PERRY C. ALTLAND,
KNOWN SURVIVING HEIR OF
RICHARD C. ALTLAND
UNKNOWN SURVIVING HEIRS OF
RICHARD C. ALTLAND

All that certain piece or parcel or Tract of land situate in the Township of Penn, York County, Pennsylvania, and being known as 825 Hartman Avenue, Hanover, Pennsylvania 17331.

PARCEL NUMBER: 44-000-07-0236.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$156,477.74

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Richard C. Altland and Sylvia A. Altland

PROPERTY ADDRESS: 825 HARTMAN AVENUE, HANOVER, PA 17331

UPI# 44-000-07-0236.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. ELMER R. ANTHONY Docket Number: 2016-SU-002399-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ELMER R. ANTHONY

All that certain piece or parcel or Tract of land situate in Dover Township, York County, Pennsylvania, and being known as 3430 Cardinal Lane, Dover, Pennsylvania 17315.

PARCEL NUMBER: 24-000-21-0038.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$142,113.94

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Elmer R. Anthony

PROPERTY ADDRESS: 3430 CARDINAL LANE, DOVER, PA 17315

UPI# 24-000-21-0038.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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, D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2016-2 vs. GEORGE W. ARBOGAST and TERI L. ARBOGAST Docket Number: 2014-SU-000969-06. And to me directed, I will expose at public sale in the York County Judicial Center,

City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GEORGE W. ARBOGAST
TERI L. ARBOGAST

ALL THE HEREINAFTER described tract of land, with the improvements thereon erected, situate in the Borough of New Freedom, York County, Pennsylvania, pursuant to a survey by James R. Holley, P.E., more fully described in accordance therewith as follows to wit:

BEGINNING at a point on the south side of East High Street; thence extending South fifty (50) degrees eighteen (18) minutes forty (40) seconds West, four hundred twenty-eight and twenty one-hundredths (428.20) feet to a point at lands now or formerly of Claudia Bailey; thence extending along said lands, North thirty-four (34) degrees twenty-five (25) minutes forty (40) seconds West ninety-nine and sixteen one-hundredths (99.16) feet to a point; thence extending North fifty (50) degrees eight (08) minutes forty-two (42) seconds East, four hundred thirty-six and ninety-seven one-hundredths (436.97) feet to a point on the South side of East High Street; thence extending East along the South side of East High Street, South twenty-nine (29) degrees thirty-three (33) minutes forty-five (45) seconds East, one hundred one and fifty-nine one-hundredths (101.59) feet to a point and the place of BEGINNING.

PARCEL NO.: 78-000-02-0006.00-00000

BEING KNOWN AS: 136 East High Street, New Freedom, PA 17349

TITLE TO SAID PREMISES IS VESTED IN George W. Arbogast and Teri L. Arbogast, husband and wife by deed from George W. Arbogast, Jr. and Teri L. Arbogast, husband and wife, dated December 10, 1996, recorded January 3, 1997 in the York County Clerk's/Register's Office in Deed Book 1281, Page 1481.

PROPERTY ADDRESS: 136 EAST HIGH STREET, NEW FREEDOM, PA 17349

UPI# 78-000-02-0006.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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

LSF9 MASTER PARTICIPATION TRUST vs. TIMOTHY I. BARE and KAREN L. BARE Docket Number: 2016-SU-003459. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY I. BARE
KAREN L. BARE

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF TIMOTHY I. BARE AND KAREN L. BARE, OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF CODORUS, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA. HAVING ERRECTED THEREON A DWELLING KNOWN AND NUMBERED AS 6671 STELTZ ROAD, GLEN ROCK, PA 17327. DEED BOOK 91, PAGE 733, PIN NUMBER 22000BG0090A000000.

PROPERTY ADDRESS: 6671 STELTZ ROAD, GLEN ROCK, PA 17327

UPI# 22-000-BG-0090.A0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC4 vs. JOSHUA BARLOW Docket Number: 2016-SU-003322. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSHUA BARLOW

ALL THAT CERTAIN tract of land, lying, situate and being in PEACH BOTTOM TOWNSHIP, York County, Pennsylvania, the same being bounded, limited and described as follows, to wit:

BEGINNING at a point in the center line of a

road laid out and designated as Poplar Lane, the said point being at the northwestern most corner of lands now or formerly of Irwin Welker; thence departing from the center line of the said Poplar Lane and proceeding along the western side of lands now or formerly of Irwin Welker, South 17 degrees 56 minutes 20 seconds East 202.36 feet to a point at the line of lands now or formerly of Mary Louise Anderson; thence proceeding along the line of such lands, South 71 degrees 15 minutes 14 seconds West 120.46 feet to a point at Lot No. 9 of this development; thence proceeding along the eastern side of Lot No. 9 of this development, North 11 degrees 33 minutes 08 seconds West 208.99 feet to a point in the center line of the said Poplar Lane; thence proceeding along and through the center line of the said Poplar Lane along a curve bearing to the left, the said curve having a radius of 586.14 feet for a distance of 68.12 feet; thence continuing along and through the center line of the said Poplar Lane, North 72 degrees 03 minutes 40 seconds East 32 feet to the place of BEGINNING. It being known and numbered as Lot No. 10 on a plan of Lots of David Arnold as surveyed by Frederick Ward Associates, Inc. and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book X, at page 120.

66 POPLAR VIEW RD DELTA, PA — 17314

Parcel#: 43-000-07-0010.00-00000

PROPERTY ADDRESS: 66 POPLAR VIEW ROAD, DELTA, PA 17314

UPI# 43-000-07-0010.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of REVERSE MORTGAGE FUNDING, LLC vs. MARY J. BARNHART Docket Number: 2016-SU-002214-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARY J. BARNHART

All that certain piece or parcel or Tract of land situate in the City of York, York County, Pennsylvania, and being known as 234 East Springettsbury Avenue, York, Pennsylvania 17403.

PARCEL NUMBER: 10-278-03-0019.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$67,143.79

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Mary J. Barnhart

PROPERTY ADDRESS: 234 EAST SPRINGETTSBURY AVENUE, YORK, PA 17403

UPI# 10-278-03-0019.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 BAYVIEW LOAN SERVICING, LLC vs. THOMAS BATTICE, JR. Docket Number: 2015-SU-002648-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

THOMAS BATTICE, JR.

All that certain piece or parcel of land situate in the City of York, York County, Pennsylvania, and being known as 352 West Gay Avenue, York, Pennsylvania 17401.

PARCEL NUMBER: 05-082-03-0081.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$95,219.85

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Thomas Battice Jr.

PROPERTY ADDRESS: 352 WEST GAY AVENUE, YORK, PA 17401

UPI# 05-082-03-0081.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") vs. KADOVIA S. BAUBLITZ Docket Number: 2016-SU-003279. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KADOVIA S. BAUBLITZ

All that certain parcel of land, with improvements thereon erected, located in the Township of York, County of York and Commonwealth of Pennsylvania, being shown and designated as Lot No. 38 on a plan entitled Phase I Subdivision Plan for Heather Glen, by Dawood Engineering, Inc., said plan being recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book SS, page 8, being more fully described as follows, to wit:

Beginning at a rebar set at Lot No. 37 and the southeastern right-of-way line of Heather Glen Drive [a fifty (50) foot wide right-of-way]; thence along Lot No. 37, South twenty-four (24) degrees fifty-five (55) minutes thirty-six (36) seconds West, two hundred forty-six and forty hundredths (246.40) feet to a rebar set along the northeastern dedicated right-of-way line of Yoe Drive; thence along said right-of-way line, North forty-seven (47) degrees twenty-nine (29) minutes one (01) second West, one hundred forty-eight and ninety hundredths (148.90) feet to a rebar set at Lot No. 40; thence along Lot No. 40, North forty-two (42) degrees thirty (30) minutes fifty-nine (59) seconds East, one hundred eighteen and nine hundredths (118.09) feet to a rebar set at Lot No. 40 and Lot No. 39; thence along Lot No. 39, North forty-six (46) degrees fifty-one (51) minutes forty-six (46) seconds East, one hundred nine and forty-three hundredths (109.43) feet to a point on the southeastern right-of-way line of Heather Glen Drive; thence along said right-of-way line along a curve to the left having a radius of one hundred seventy-five and zero hundredths (175.00) feet, an arc length of sixty-seven and zero hundredths (67.00) feet, and a chord bearing and distance of South fifty-four (54) degrees six (06) minutes nineteen (19) seconds East, sixty-six and fifty-nine hundredths (66.59) feet to a rebar set at Lot No. 37 and the place of beginning.

Subject to a sanitary sewer easement running along the rear lot Line and to an open space easement on the rear half of said property.

BEING KNOWN AS: 119 Heather Glen Drive, Red Lion, PA 17356

TITLE TO SAID PREMISES IS VESTED IN Kadovia S. Baublitz

PROPERTY ADDRESS: 119 HEATHER GLEN DRIVE, RED LION, PA 17356

UPI# 54-000-59-0038.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST vs. BOBBY BEADY, AKA BOBBY L. BEADY and MELISSA BEADY AKA MELISSA Y. BEADY Docket Number: 2015-SU-000436-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BOBBY BEADY
AKA BOBBY L. BEADY
MELISSA BEADY
AKA MELISSA Y. BEADY

All that certain piece of land with the improvements thereon erected known as 156 South Pershing Avenue (formerly South Water Street), in the City of York, State of Pennsylvania, bounded and limited as follows, to wit:

On the north by property of Salvatore DiStifano; on the east by South Pershing Avenue (formerly Water Street); on the South by property of John E. Snyder; on the West by property formerly of Frank Irons, now of George F. Motters & Sons; having and containing a width or frontage of 18 feet 6 inches more or less on South Pershing Avenue and extending in depth same width westward 77 feet 7 inches more or less to property of said Matter Company.

BEING the same premises which The Creelman Group, L.P. a Pennsylvania Limited Partnership and Christine M. Keeney, single woman by Deed dated 1/14/2008 and recorded 1/18/2008 in the Recorder's Office of York County, Pennsylvania, Deed Book 1943 Page 7399 granted and conveyed unto Bobby L. Beady and Melissa Y. Beady, husband and wife.

Parcel #: 04-067-01-0023.00-00000

156 South Pershing Avenue, York, PA

PROPERTY ADDRESS: 156 SOUTH PERSHING AVENUE, YORK, PA 17403

UPI# 04-067-01-0023.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC. 2006-HE3, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-HE3 vs. SHANE A. BILLET and BETTY A. BILLET Docket Number: 2016-SU-003398. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SHANE A. BILLET
BETTY A. BILLET

owner(s) of property situate in the YORK CITY, YORK County, Pennsylvania, being 340 Fredrick Court, York, PA 17403-2528

Parcel No. 12-407-14-0052.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$78,820.53

PROPERTY ADDRESS: 340 FREDRICK COURT, YORK, PA 17403

UPI# 12-407-14-0052.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, N.A. vs. MICHELLE L. BLAKE Docket Number: 2014-SU-000321-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHELLE L. BLAKE

owner(s) of property situate in the FAWN TOWNSHIP, YORK County, Pennsylvania, being 9376 Woodbine Road, Airville, PA 17302-9012

Parcel No. 28-000-CO-0003.A0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$197,604.56

PROPERTY ADDRESS: 9376 WOODBINE ROAD, AIRVILLE, PA 17302

UPI# 28-000-CO-0003.A0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 FAIRVIEW TOWNSHIP vs. TIMOTHY D. BOOK and CHRISTINA M. BOOK Docket Number: 2015-SU-000729-21. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY D. BOOK
CHRISTINA M. BOOK

owners of property situate FAIRVIEW TOWNSHIP, YORK County, Pennsylvania being:

105 Greenwood Drive, New Cumberland, Pennsylvania 17070

Parcel No.: 27-000-07-0086.00-0000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$3,066.03

Attorneys for Plaintiff Stock and Leader

PROPERTY ADDRESS: 105 GREENWOOD DRIVE, NEW CUMBERLAND, PA 17070

UPI# 27-000-07-0086.00-0000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. MARCUS J. BORDELON, THE UNKNOWN HEIRS OF SAMANTHA M. YOUNG, DECEASED, ARTEYA BORDELON, KNOWN HEIR OF SAMANTHA M. YOUNG, DECEASED Docket Number: 2015-SU-003499-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARCUS J. BORDELON
THE UNKNOWN HEIRS OF
SAMANTHA M. YOUNG, DECEASED
ARTEYA BORDELON, KNOWN HEIR OF
SAMANTHA M. YOUNG, DECEASED

ALL THAT CERTAIN parcel of ground with the improvements thereon erected, situate and lying in the Borough of Wrightsville, York County, Pennsylvania, being 15'4" x 108' and having thereon erected a dwelling house known as: 121 CHESTNUT STREET WRIGHTSVILLE, PA 17368

PARCEL NO. 91-000-04-0146.00-00000

Reference York County Deed Book 2294, Page 1489

TO BE SOLD AS THE PROPERTY OF MARCUS J. BORDELON AND ARTEYA BORDELON, KNOWN HEIR OF SAMANTHA M. YOUNG, DECEASED AND THE UNKNOWN HEIRS OF SAMANTHA M. YOUNG, DECEASED ON JUDGMENT NO. 2015-SU-003499-06

PROPERTY ADDRESS: 121 CHESTNUT STREET, WRIGHTSVILLE, PA 17368

UPI# 91-000-04-0146.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. ARLYN M. BORTNER and JENNIFER L. BORTNER Docket Number: 2016-SU-001807-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ARLYN M. BORTNER
JENNIFER L. BORTNER

owner(s) of property situate in the SPRING GROVE BOROUGH, YORK County, Pennsylvania, being 49 East Third Avenue, a/k/a 49 Third Ave, Spring Grove, PA 17362-1225

Parcel No. 85-000-01-0194.00-C0049
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$74,656.21

PROPERTY ADDRESS: 49 EAST THIRD AVENUE, A/K/A 49 THIRD AVENUE, SPRING GROVE, PA 17362

UPI# 85-000-01-0194.00-C0049

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF AMERICA, N.A. vs. CHARLES R. BRINEGAR Docket Number: 2016-SU-003234. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES R. BRINEGAR

All that certain piece or parcel or Tract of land situate in the Lower Chanceford, York County, Pennsylvania, and being known as 4807 Delta Road, Delta, Pennsylvania 17314.

TAX MAP AND PARCEL NUMBER: 34-000-CP-0031.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$158,125.57

S

PROPERTY ADDRESS: 4807 DELTA ROAD, DELTA, PA 17314

UPI# 34-000-CP-0031.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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, NA vs. DEANNA LYNN BRUDJAR A/K/A DEANNA L. BRUDJAR Docket Number: 2016-SU-002811. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DEANNA LYNN BRUDJAR
A/K/A DEANNA L. BRUDJAR

owner(s) of property situate in the MANCHES-
TER TOWNSHIP, YORK County, Pennsylvania,
being 150 Harvest Drive, York, PA 17404-
8321

Parcel No. 36-000-26-0046.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$116,097.24

PROPERTY ADDRESS: 150 HARVEST
DRIVE, YORK, PA 17404

UPI# 36-000-26-0046.00-00000

Notice is further given that all parties in interest
and claimants that a Schedule of Proposed Distri-
bution 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 with-
in 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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIV-
EN THAT on June 12, 2017 At 2:00 O'Clock,
PM, prevailing time, by virtue of a Writ of Exe-
cution issued out of the Court of Common Pleas
of York County, Pennsylvania on Judgment of
WELLS FARGO BANK, N.A. S/B/M TO
WORLD SAVINGS BANK, FSB vs. DIANE L.
BUTLER and WILLIAM C. BUTLER Docket
Number: 2016-SU-000390-06. And to me di-
rected, I will expose at public sale in the York
County Judicial Center, City of York, County of
York, Commonwealth of Pennsylvania the fol-
lowing real estate to wit:

AS THE REAL ESTATE OF:

DIANE L. BUTLER
WILLIAM C. BUTLER

ALL THAT THE following tract of land with
any improvements thereon erected, situate, lying
and being in Manheim Township, York County,
Pennsylvania, bounded and limited as follows,
to wit:

PARCEL No. 37-000-BF-0071.A0-00000

PROPERTY ADDRESS: 6628 SAINT JOHNS
ROAD, GLENVILLE, PA 17329

IMPROVEMENTS: RESIDENTIAL DWELL-
ING.

SOLD AS PROPERTY OF: DIANE L. BUT-
LER and WILLIAM C. BUTLER

ATTORNEY FOR PLAINTIFF: Powers, Kim &
Associates, LLC

PROPERTY ADDRESS: 6628 SAINT JOHNS
ROAD, GLENVILLE, PA 17329

UPI# 37-000-BF-0071.A0-00000

Notice is further given that all parties in interest
and claimants that a Schedule of Proposed Distri-
bution 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 with-
in 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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIV-
EN THAT on June 12, 2017 At 2:00 O'Clock,
PM, prevailing time, by virtue of a Writ of Exe-
cution issued out of the Court of Common Pleas
of York County, Pennsylvania on Judgment of
WELLS FARGO BANK, N.A. vs. VINCENT
J. BYCZYNSKI Docket Number: 2012-SU-
001005-06. And to me directed, I will expose at
public sale in the York County Judicial Center,
City of York, County of York, Commonwealth of
Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

VINCENT J. BYCZYNSKI

ALL THAT TRACT OF LAND SITUATE, LY-
ING AND BEING IN THE BOROUGH OF LO-
GANVILLE, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 16
FERNDALE ROAD, SEVEN VALLEYS, PA
17360

UPIN NUMBER 75-000-04-0291.00-00000

PROPERTY ADDRESS: 16 FERNDALE
ROAD, SEVEN VALLEYS, PA 17360

UPI# 75-000-04-0291.00-00000

Notice is further given that all parties in interest
and claimants that a Schedule of Proposed Distri-
bution 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 with-
in 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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIV-
EN THAT on June 12, 2017 At 2:00 O'Clock,
PM, prevailing time, by virtue of a Writ of Exe-
cution issued out of the Court of Common Pleas
of York County, Pennsylvania on Judgment of
WELLS FARGO BANK, NA vs. ARLENE

CANBY AKA ARLENE S. MILLER Docket
Number: 2016-SU-002669. And to me directed,
I will expose at public sale in the York County
Judicial Center, City of York, County of York,
Commonwealth of Pennsylvania the following
real estate to wit:

AS THE REAL ESTATE OF:

ARLENE CANBY
AKA ARLENE S. MILLER

ALL THAT TRACT OF LAND SITUATE, LY-
ING AND BEING IN THE TOWNSHIP OF
JACKSON, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 6477
PIGEON HILL ROAD, HANOVER, PA 17331

UPIN NUMBER 33-000-FE-0193.B0-00000

PROPERTY ADDRESS: 6477 PIGEON HILL
ROAD, HANOVER, PA 17331

UPI# 33-000-FE-0193.B0-00000

Notice is further given that all parties in interest
and claimants that a Schedule of Proposed Distri-
bution 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 with-
in 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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIV-
EN THAT on June 12, 2017 At 2:00 O'Clock,
PM, prevailing time, by virtue of a Writ of Exe-
cution issued out of the Court of Common Pleas
of York County, Pennsylvania on Judgment of
WELLS FARGO BANK, NA vs. SCOTT A.
CARBAUGH and ANDREA L. CARBAUGH
Docket Number: 2016-SU-002972. And to me
directed, I will expose at public sale in the York
County Judicial Center, City of York, County of
York, Commonwealth of Pennsylvania the fol-
lowing real estate to wit:

AS THE REAL ESTATE OF:

SCOTT A. CARBAUGH
ANDREA L. CARBAUGH

owner(s) of property situate in the RED LION
BOROUGH, YORK County, Pennsylvania,
being 415 Summit Drive, Red Lion, PA 17356-
1119

Parcel No. 82-000-06-0310.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$108,818.66

PROPERTY ADDRESS: 415 SUMMIT DRIVE,
RED LION, PA 17356

UPI# 82-000-06-0310.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. JEFFERY J. CARROLL, SR. and JOLLY ANN CARROLL AKA JOLLY-ANN CARROLL Docket Number: 2016-SU-003100. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JEFFERY J. CARROLL, SR.
JOLLY ANN CARROLL
AKA JOLLY-ANN CARROLL

owner(s) of property situate in the MANCHESTER TOWNSHIP, YORK County, Pennsylvania, being 1502 Langshire Drive, York, PA 17404-9083

Parcel No. 36-000-38-0195.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$296,314.74

PROPERTY ADDRESS: 1502 LANGSHIRE DRIVE, YORK, PA 17404

UPI# 36-000-38-0195.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. MARIA CEJA and VALENTIN GARCIA-SANDOVAL Docket Number: 2016-SU-002581-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LITITIA YVETTE CARTER
A/K/A LITITIA Y. CARTER

All that certain tract of land with the improvements thereon erected situate on the east side of land known as No. 55 South Pine Street, in the sixth Ward of the City of York, York County, Pennsylvania, bounded and described as follows, to wit:

On the west by the Pine Street, on the north by property formerly of Lila R. Miller, now of C. Henry Miller and Charles E. Schwartz; on the east by property now or formerly of Hayward E. Blasser; and on the south by property formerly of John F. Lesh, now of Charles F. Borgel and Margie E. J. Borgel, his wife. Containing in frontage on south Pine Street sixteen (16) feet eleven (11) inches, more or less, and extending eastwardly therefrom of even width throughout seventy-seven (77) feet three (3) inches, more or less, to property now or formerly of Hayward E. Blasser. Together with the free use of a three (3) feet private alley on the east.

Title to said Premises vested in Lititia Y. Carter by Deed from Barry L. Moss and H. Lincoln Pero, by Barry L. Moss his attorney in fact dated November 16, 2006 and recorded on January 23, 2007 in the York County Recorder of Deeds in Book 1870, Page 631.

Being known as: 55 South Pine Street, York, PA 17403

Tax Parcel Number: 06-102-02-0033.00-00000

PROPERTY ADDRESS: 55 SOUTH PINE STREET, YORK, PA 17403

UPI# 06-102-02-0033.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. MARIA CEJA and VALENTIN GARCIA-SANDOVAL Docket Number: 2016-SU-002581-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARIA CEJA
VALENTIN GARCIA-SANDOVAL

All that certain parcel of land with the improvements thereon erected situate, lying and being in Dover Township, York County, Pennsylvania, and known as Lot #67 on a Revised Final Subdivision Plan of Section "C" of Edgewood Park, prepared by William E. Sacra & Associates, dated April 26, 1978 and recorded on July 11, 1978, in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in plan Book AA, Page 380, bounded and described as follows, to wit:

Beginning at an iron pin set on the Southern right of way line of Wynnefield Road, a 50.00 foot wide road, at the common corner with lands of Lot No. 68; thence by the said Southern right of way line of Wynnefield Road and by a curve to the left with a chord bearing of South 58 degrees 6 minutes 53 seconds East, a chord distance of 10.05 feet and an arc distance of ten and five hundredths (10.05) feet to an iron pin; thence continuing by same and by a curve to the right with a chord bearing of South 50 degrees 6 minutes 15 seconds East, a chord distance of 89.63 feet and an arc distance of 89.95 to an iron pin at lands of Lot No. 66; thence by said lands of Lot No. 66, South 49 degrees 55 minutes 57 seconds West, a distance of 183.43 feet to an iron pin at lands of Lot No. 58; thence by said lands of Lot No. 58. North forty-three (43) degrees twenty-four (24) minutes thirty (30) seconds West, a distance of forty-seven and zero hundredths (47.00) feet to an iron pin at lands of Lot No. 68; thence by said lands of Lot No. 68, North thirty-three (33) degrees one (01) minutes thirty-seven (37) seconds East, a distance of one hundred seventy-five and zero hundredths (175.00) feet to an iron pin set on the southern right-of-way line of Wynnefield Road, the point and place of Beginning. Containing 0.3037 acres.

Under and Subject, nevertheless, to a 7.5 foot wide utility easement along and parallel to the Eastern, Western and Southern lot lines.

Also under and subject to Amended conditions and restriction, dated April 16, 1973 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Book 69-E, Page 309.

Property Address: 4373 Wynnefield Drive A/K/A 4373 Wynnefield Road

Parcel #: 24-000-15-0067.00-00000

PROPERTY ADDRESS: 4373 WYNNEFIELD DRIVE, A/K/A 4373 WYNNEFIELD ROAD, DOVER, PA 17315

UPI# 24-000-15-0067.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR ELLINGTON LOAN ACQUISITION TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1 vs. TIMOTHY C. CRANE AKA TIMOTHY CRANE Docket Number: 2016-SU-003000. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY C. CRANE
AKA TIMOTHY CRANE

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

BEING KNOWN AND NUMBERED AS 224 BERMUDIAN CHURCH ROAD, EAST BERLIN, PA 17316

UPIN NUMBER 50-000-KD-0011.00-00000

PROPERTY ADDRESS: 224 BERMUDIAN CHURCH ROAD, EAST BERLIN, PA 17316

UPI# 50-000-KD-0011.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PNC BANK, NATIONAL ASSOCIATION

vs CRYSTAL CRANK, KNOWN HEIR OF DIANNE E. CRIMMINS, DEBRA BAKER, KNOWN HEIR OF DIANNE E. CRIMMINS, JENNIFER CRIMMINS, KNOWN HEIR OF DIANNE E. CRIMMINS, MARY GREEN, KNOWN HEIR OF DIANNE E. CRIMMINS, SHAWN BAKER, KNOWN HEIR OF DIANNE E. CRIMMINS, JOHN L. CRIMMINS, INDIVIDUALLY, AND AS KNOWN HEIR OF DIANNE E. CRIMMINS, MELISSA YETTMAN, KNOWN HEIR OF DIANNE E. CRIMMINS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DIANNE E. CRIMMINS Docket Number: 2016-SU-002541-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CRYSTAL CRANK, KNOWN HEIR OF DIANNE E. CRIMMINS
DEBRA BAKER, KNOWN HEIR OF DIANNE E. CRIMMINS
JENNIFER CRIMMINS, KNOWN HEIR OF DIANNE E. CRIMMINS
MARY GREEN, KNOWN HEIR OF DIANNE E. CRIMMINS
SHAWN BAKER, KNOWN HEIR OF DIANNE E. CRIMMINS
JOHN L. CRIMMINS, INDIVIDUALLY, AND AS KNOWN HEIR OF DIANNE E. CRIMMINS
MELISSA YETTMAN, KNOWN HEIR OF DIANNE E. CRIMMINS
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DIANNE E. CRIMMINS

ALL THAT CERTAIN LOT OF LAND SITUATE IN CITY OF YORK, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 758 Fahs Street, York, PA 17404

PARCEL NUMBER: 14-543-06-0002.00-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 758 FAHS STREET, YORK, PA 17404

UPI# 14-543-06-0002.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 PACIFIC UNION FINANCIAL, LLC vs. JUSTIN W. CRISWELL Docket Number: 2016-SU-003260. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JUSTIN W. CRISWELL

All that certain piece or parcel or Tract of land situate in the Borough of Red Lion, York County, Pennsylvania, and being known as 129 W. Gay Street, Red Lion, Pennsylvania 17356.

PARCEL NUMBER: 82-000-06-0193.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$106,153.90

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Justin W. Criswell

PROPERTY ADDRESS: 129 WEST GAY STREET, RED LION, PA 17356

UPI# 82-000-06-0193.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CALIBER HOME LOANS, INC. vs. GARY DEAL A/K/A GARY W. DEAL Docket Number: 2016-SU-003271. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GARY DEAL
A/K/A GARY W. DEAL

ALL THAT CERTAIN tract of land, with any improvements thereon erected, situate in Peach Bottom Township, York County, Pennsylvania, being described by Plat prepared by Joseph W. Shaw, R.S.. dated July 13, 1977, Drawing No.

14-6 OT wit:

BEGINNING at a point in the center of Slate Hill Road a/k/a Legislative Route No. 66069 at corner of lands now or formerly of Strowder Delp and David Beakes and Wife; thence through the center of said road and opposite lands of David Beakes and Wife, North Twenty-three (23) degrees eight (8) minutes forty (40) seconds east one hundred eight and eighty-eight hundredths (108.88) feet to a P.K. Nail; thence through the center of said road and opposite lands of David Beakes, North fifteen (15) degrees twenty-one (21) minutes twenty (20) seconds east four hundred forty-five (445) feet to a point in the center of said road; thence by other lands of Charles W. Macksison, of which this was once a part and through an iron pin located on said line thirty (30) feet from last mentioned point, south seventy-four (74) degrees thirty-eight (38) minutes forty (40) seconds east two hundred eight (208) feet to an iron pipe; thence along lands now or formerly of Strowder Delp, South thirty-seven (37) degrees eighteen (18) minutes west five hundred ninety-six and six hundredths (596.06) feet to a point in the center of Slate Hill Road a/k/a Legislative Route No. 66069 and place of BEGINNING. (said point being offset by an iron pin located on last mentioned line one hundred twenty (120) feet from said point.)

BEING known and numbered as 225 Flintville Road, Delta, PA 17314

BEING the same premises in which Sue Alden by deed dated December 2, 2004 and recorded in the Office of Recorder of Deeds in and for York County on February 15, 2005 in Book 1705, Page 8098 and instrument #2005011853, conveyed unto Gary W. Dean.

Parcel No. 43-000-BQ-0039.B0-00000

PROPERTY ADDRESS: 225 FLINTVILLE ROAD, DELTA, PA 17314

UPI# 43-000-BQ-0039.B0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 LSF9 MASTER PARTICIPATION TRUST vs. AMANDA M. DELRIDGE AND GLENN M. LEHIGH, IN THEIR CAPACITY AS HEIRS-IN-LAW OF DENISE M. LEHIGH, DECEASED, UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES,

DEVISEES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DENISE M. LEHIGH, DECEASED Docket Number: 2015-SU-002531-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

AMANDA M. DELRIDGE AND
GLENN M. LEHIGH,
IN THEIR CAPACITY AS HEIRS-IN-LAW
OF DENISE M. LEHIGH, DECEASED
UNKNOWN HEIRS, SUCCESSORS AND
ASSIGNS, REPRESENTATIVES, DEVISEES,
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER
DENISE M. LEHIGH, DECEASED

ALL that certain ground, with improvements, situate on the north side of Maple Street (formerly named Railroad Street), in Manchester Borough, York County, Pennsylvania, bounded and described as follows:

BOUNDED on the South by Maple Street (formerly Railroad Street); on the East by land now or formerly of Levi Small; on the North by a sixteen (16) feet wide alley; on the West by lands now or formerly of Daniel Gross. Extending along Maple Street (formerly Railroad Street) thirty-three (33) feet; thence northwardly of a uniform width of thirty-three (33) feet one hundred fifty-six (156) feet to said sixteen feet wide alley. It being the eastern half of Lot No. 13 on the plan of said lots.

Known and numbered as 426 Maple Street, Manchester, PA 17345

Parcel #76-000-02-0187.00-00000

BEING KNOWN AS: 426 Maple Street, Manchester, PA 17345

TITLE TO SAID PREMISES IS VESTED IN Amanda M. Delridge and Glenn M. Lehigh, in their Capacity as Heirs-at-Law of Denise M. Lehigh, Deceased and Unknown Heirs, Successors and Assigns, Representatives, Devisees, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Denise M. Lehigh

PROPERTY ADDRESS: 426 MAPLE STREET, MANCHESTER, PA 17345

UPI# 76-000-02-0187.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. MICHAEL P. DEROSA Docket Number: 2016-SU-002544-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL P. DEROSA

ALL that certain lot of ground, with any improvements thereon erected situate in Dover Township, York County, Pennsylvania, known and numbered as 3296 Partridge Drive, bounded and limited as follows:

BEGINNING at a point on the southeast side of Partridge Drive at the northwest corner of Lot No.19; thence by same, South 21 degrees 55 minutes 00 seconds East, 106.70 feet to a point at lands now or formerly of Edna M. Lankford, Leon B. Lankford and Patricia A. Gurreri; thence by same, South 54 degrees 37 minutes 00 seconds West, 81 feet to a point at Lot: No. 17; thence by same, North 29 degrees 59 minutes 50 seconds West, 123.72 feet to a point on the southeast side of said Partridge Drive; thence by same by a curve to the right having a radius of 380.62 feet; an arc distance of 51.15 feet to a point; thence continuing by same, North 68 degrees 05 minutes 00 seconds East, 45.43 feet to a point and the place of BEGINNING.

BEING Lot No. 18 on a plan of Gordon L. Brown & Assoc., known as their Plan E-371, recorded in the Recorder's Office at York, Pennsylvania, in Plan Book X, page 103, said plan being of section Two, Sunrise Acres.

Tax Parcel #24-000-12-0218.00-00000

3296 Partridge Drive Dover, PA 17315

PROPERTY ADDRESS: 3296 PARTRIDGE DRIVE, DOVER, PA 17315

UPI# 24-000-12-0218.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 OCWEN LOAN SERVICING, LLC vs. JOSE A. DEVARIE-MORALES Docket Number: 2016-SU-002583-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSE A. DEVARIE-MORALES

ALL THAT CERTAIN LOT OF LAND SITUATE IN 12TH WARD OF THE CITY OF YORK, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 257 N Sherman St, York, PA 17403

PARCEL NUMBER: 12-360-03-0022.00-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 257 NORTH SHERMAN STREET, YORK, PA 17403

UPI# 12-360-03-0022.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 FAIRVIEW TOWNSHIP vs. BROOK M. DONMOYER A/K/A BROOK M. SHATZER Docket Number: 2015-SU-003878-21. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BROOK M. DONMOYER
A/K/A BROOK M. SHATZER

owner of property situate in FAIRVIEW TOWNSHIP, YORK County, Pennsylvania being:

498 Skyline Road, New Cumberland, Pennsylvania 17070
Parcel No.: 27-000-RF-0045.J0-00000

Improvements thereon: RESIDENTIAL

DWELLING
Judgment Amount: \$5,319.70

Attorneys for Plaintiff Stock and Leader

PROPERTY ADDRESS: 498 SKYLINE ROAD, NEW CUMBERLAND, PA 17070

UPI# 27-000-RF-0045.J0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 LSF9 MASTER PARTICIPATION TRUST vs. MARY DONOHUE and MICHAEL MYERS Docket Number: 2015-SU-000390-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARY DONOHUE
MICHAEL MYERS

All that certain tract of land situate in Hopewell Township, York County, Pennsylvania, known as Lot 10 on a Final Subdivision Plan prepared for Arthur L. and Delores H. Kilbourne by Shaw Surveying, Inc., File 99101, dated September 13, 1999, approved June 1, 2000 by the Hopewell Township Board of Supervisors, and recorded June 2, 2000 in the Office of the Recorder of Deeds of York County, Pennsylvania in Plan Book QQ, Page 753, bounded and described as follows:

Beginning at a point in Hopewell Township Road T-557, known as Anderson Road, at corner of Lot 11 on the above mentioned plan; thence in and through Anderson Road south 70 degrees 23 minutes 00 seconds west 25.00 feet to a point at corner of Lot 6 on the above mentioned plan, being lands now or formerly of Wayne and Virginia Wissman; thence along Lot 6, passing through an iron pin found 30.00 feet from the beginning of this course, north 19 degrees 37 minutes 00 seconds west 230.00 feet to an iron pin found; thence continuing along Lot 6 and Lot 5 on the above mentioned plan, being lands now or formerly of Tommy M. and Nancy L. Adams, south 70 degrees 23 minutes 00 seconds west 400.00 feet to an iron pin found at common corner of Lot 5, Lot 4 on the above mentioned plan, lands now or formerly of Peter G and Beverly M. Casale, and Lot 9, lands now or formerly of Gilbert

C. O'Donnell, Jr., on the above mentioned plan; thence along Lot 9 and crossing the streambed of Leibs Creek, passing through an iron pin set 93.92 feet from the terminus of this course, north 19 degrees 37 minutes 00 seconds west 647.34 feet to an iron pipe set at lands now or formerly of Robert N. and Virginia C. Ragland; thence along lands now or formerly of Robert N. and Virginia C. Ragland north 82 degrees 25 minutes 00 seconds east 438.32 feet to an iron pin found at corner of aforementioned Lot 11; thence along Lot 11 south 19 degrees 14 minutes 10 seconds east 555.96 feet to a point; thence continuing along Lot 11, passing through an iron pin found 30.00 feet from the terminus of this course, south 19 degrees 37 minutes 00 seconds east 230.00 feet to the point in first mentioned Anderson Road and the place of beginning; containing 6.029 access (6.012 acres net);

Being part of the same premises which Koller Fertilizer Company, Inc., a Pennsylvania Corporation, by Deed dated April 21, 1958 and recorded April 25, 1958 in the Office of the Recorder of Deeds of York County, Pennsylvania in Record Book 46-F, Page 73, granted and conveyed to Arthur L. Kilbourne and Delores H. Kilbourne, husband and wife, the above named grantors;

Under and subject to all restrictions, conditions, covenants, agreements, easements and rights-of-way of record or appearing on the ground, and to all matters affecting the above described premises as set forth in York County Plan Book QQ Page, 753;

Together with the right, forever, in common with the owners and occupiers of Lot 11 as shown on the above mentioned Final Subdivision Plan recorded in York County Plan Book QQ, Page 753, of ingress, egress and regress for normal foot and vehicular traffic in, over, along and through that certain 50-foot wide private driveway extending in a northerly direction from the northernmost dedicated right-of-way line of Hopewell Township Road T-557, known as Anderson Road, the center line of which is the common boundary line between Lot 10 and Lot 11, for a distance of 200.00 feet; the cost of repair, maintenance and upkeep of said private driveway to be shared equally by the owners of Lot 10 and Lot 11.

Title to said Premises vested in Michael D. Myers and Mary G Donohue, single person, as joint tenants with the right of survivorship by Deed from Arthur L. Kilbourne and Delores H. Kilbourne, husband and wife dated September 21, 2001 and recorded on September 25, 2011 in the York County Recorder of Deeds in Book 1457, Page 815.

Being known as: 5993 Anderson Road, Stewartstown, PA 17363

Tax Parcel Number: 32-000-BL-0035.K0-00000

PROPERTY ADDRESS: 5993 ANDERSON ROAD, STEWARTSTOWN, PA 17363

UPI# 32-000-BL-0035.K0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. ERIKA L. DORN and JEREMY N. PRESSEL Docket Number: 2016-SU-003145. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ERIKA L. DORN
JEREMY N. PRESSEL

ALL that certain tract of land in Dover Township, York County, Pennsylvania, being approximately 140 x 80, and HAVING THEREON erected a dwelling house known as: 2408 EMIG MILL ROAD DOVER, PA 17315.

PARCEL NO. 24-000-11-0002.00-00000

York County Deed Book 2270, page 4965.

PROPERTY ADDRESS: 2408 EMIG MILL ROAD, DOVER, PA 17315

UPI# 24-000-11-0002.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of MIDFIRST BANK vs. LAURA J. DURHAM F/K/A LAURA J. ROBERTS Docket Number: 2016-SU-002366-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LAURA J. DURHAM
F/K/A LAURA J. ROBERTS

ALL THAT CERTAIN lot of ground, with improvements thereon erected, situate on the eastern side of North Eberts Lane, in the 12th Ward of the City of York, York County, Pennsylvania, and HAVING THEREON ERECTED a dwelling house known as: 217 NORTH EBERTS LANE, YORK, PA 17404

PARCEL NO. 12-364-04-0077.00-00000
Reference York County Record Book 1711 Page 2093.

TO BE SOLD AS THE PROPERTY OF LAURA J. DURHAM F/K/A LAURA J. ROBERTS ON JUDGMENT NO. 2016-SU-002366-06

PROPERTY ADDRESS: 217 NORTH EBERTS LANE, YORK, PA 17404

UPI# 12-364-04-0077.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE ALTERNATIVE LOAN TRUST 2005-56, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-56 vs. DAVID EDWARDS and VIVIAN M. ERICKSON Docket Number: 2014-SU-004528-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID EDWARDS
VIVIAN M. ERICKSON

All that certain tract of land situate in East Hopewell Township, York County, Pennsylvania, known as Lot 28 on a Final Re-Subdivision Plan prepared for Land Development Corp., by Joseph W. Shaw, R.S., dated May 20, 1980, and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book CC, Page 72, bounded and described as follows:

Beginning at a point at or near the center line of Dolf Road at corner of lands of Lot No. 25 of the above-referenced subdivision plan; thence along

or near the center line of Dolf Road, south 53 degrees 20 minutes west, 26.10 feet to a point at corner of Lot No. 24 of the above-referenced plan; thence along Lot No. 24, north 20 degrees 00 minutes west, 286.33 feet to another corner of Lot No. 24; thence continuing along Lot No. 24, south 68 degrees 42 minutes west, 84.99 feet to a corner of Lot No. 29 of the above-referenced plan; thence along Lot No. 29, north 15 degrees 34 minutes 22 seconds west, 315.83 feet to a corner of lands of Lot No. 12 of the above-referenced subdivision plan; thence along Lot No. 12, north 69 degrees 47 minutes east, 195.51 feet to a corner of lands of Lot No. 27 of the above-referenced subdivision plan; thence along Lot No. 27, south 16 degrees 19 minutes 57 seconds east, 311.72 feet to a corner of lands of Lot No. 25 of the above-referenced subdivision plan; thence along Lot No. 25, south 68 degrees 42 minutes west, 90.01 feet to another corner of Lot No. 25; thence continuing along Lot No. 25, south 20 degrees 00 minutes east, 279.42 feet to a point at or near the center line of Dolf Road, the point and place of beginning.

Title to said Premises vested in David Edwards and Vivian M. Erickson, husband and wife by Deed from David Edwards, married dated April 2, 2004 and recorded on April 5, 2004 in the York County Recorder of Deeds in Book 1643, Page 5106.

Being known as: 16562 Dolf Road, Stewartstown, PA 17363

Tax Parcel Number: 25-000-04-0028.00-00000

PROPERTY ADDRESS: 16562 DOLF ROAD, STEWARTSTOWN, PA 17363

UPI# 25-000-04-0028.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT2, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT2 vs. ESTATE OF CARL R. HARRISON, C/O SANDRA F. HARRISON, PERSONAL REPRESENTATIVE PATRICE HARRISON, KNOWN HEIR OF CARL R. HARRISON UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CARL R. HAR-

RISON, DECEASED CARLA HARRISON, KNOWN HEIR OF CARL R. HARRISON CARLITA HARRISON, KNOWN HEIR OF CARL R. HARRISON SANDRA F. HARRISON, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CARL R. HARRISON Docket Number: 2012-SU-000316-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ESTATE OF CARL R. HARRISON, C/O SANDRA F. HARRISON, PERSONAL REPRESENTATIVE PATRICE HARRISON, KNOWN HEIR OF CARL R. HARRISON UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CARL R. HARRISON, DECEASED CARLA HARRISON, KNOWN HEIR OF CARL R. HARRISON CARLITA HARRISON, KNOWN HEIR OF CARL R. HARRISON SANDRA F. HARRISON, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CARL R. HARRISON

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF MANCHESTER, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 3058 Gemstone Lane, (Manchester Township), York, PA 17404

PARCEL NUMBER: 36-000-46-0028.00-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 3058 GEMSTONE LANE, YORK, PA 17404

UPI# 36-000-46-0028.00-00000

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, 05.11-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2005-7 vs. MARY C. FELDER Docket Number: 2016-SU-002926.

And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARY C. FELDER

All that certain piece, parcel or Tract of land situate in the City of York, York County, Pennsylvania, and being known as 528 Dallas Street, York, Pennsylvania 17403.

PARCEL NUMBER: 12-424-21-0017.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$53,521.98

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Mary C. Felder

PROPERTY ADDRESS: 528 DALLAS STREET, YORK, PA 17403

UPI# 12-424-21-0017.00-00000

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, 05.11-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 BRANCH BANKING AND TRUST COMPANY vs. ELIZABETH FEW A/K/A ELIZABETH M. FEW Docket Number: 2016-SU-003099. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ELIZABETH FEW A/K/A ELIZABETH M. FEW

owner(s) of property situate in the HEIDELBERG TOWNSHIP, YORK County, Pennsylvania, being 1222 Porters Road, Spring Grove, PA 17362-8930

Parcel No. 30-000-01-0046.00-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$145,837.10

PROPERTY ADDRESS: 1222 PORTERS ROAD, SPRING GROVE, PA 17362

UPI# 30-000-01-0046.00-00000

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, 05.11-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PINGORA LOAN SERVICING, LLC vs. TARA LYNN FINKBONER A/K/A TARA L. FINKBONER Docket Number: 2017-SU-000003. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TARA LYNN FINKBONER A/K/A TARA L. FINKBONER

owner(s) of property situate in the FAIRVIEW TOWNSHIP, YORK County, Pennsylvania, being 101 Oak Drive, Camp Hill, PA 17011-8333

Parcel No. 27-000-08-0118.00-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$185,157.96

PROPERTY ADDRESS: 101 OAK DRIVE, CAMP HILL, PA 17011

UPI# 27-000-08-0118.00-00000

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, 05.11-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock,

PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK vs. MICHAEL L. FISHER A/K/A MICHAEL FISHER Docket Number: 2016-SU-002830. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL L. FISHER
A/K/A MICHAEL FISHER

ALL THAT CERTAIN lot of ground with the improvements thereon erected, situate, lying and being in the City of York, York County, Pennsylvania, and known as 704 Pennsylvania Avenue, bounded and described as follows, to wit:

BEGINNING at a point on the south side of Pennsylvania Avenue, thirty (30) feet west of the southwestern intersection of said Pennsylvania Avenue with Belvidere Avenue, and extending thence along property now or formerly of Helen F. Ottmyer, Southwardly at right angles with said Pennsylvania Avenue, one hundred sixty (160) feet to a twenty (20) feet wide alley; thence along said alley, Westwardly, twenty-one (21) feet; thence along property now or formerly of Harry C. Sunday, Northwardly, at right angles with said Pennsylvania Avenue, one hundred sixty (160) feet to said Pennsylvania Avenue; thence along said Pennsylvania Avenue, Eastwardly, twenty-one (21) feet to the place of BEGINNING.

Property Address: 704 Pennsylvania Avenue York, PA 17404

Parcel#: 14-474-12-0002.00-00000

PROPERTY ADDRESS: 704 PENNSYLVANIA AVENUE, YORK, PA 17404

UPI# 14-474-12-0002.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR

GSAMP TRUST 2007-FM2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-FM2 C/O OCWEN LOAN SERVICING, LLC vs. JILL C. FITZSIMMONS A/K/A JILL FITZSIMMONS Docket Number: 2016-SU-001008-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JILL C. FITZSIMMONS
A/K/A JILL FITZSIMMONS

ALL THE FOLLOWING described tract of land, with any improvements thereon erected, situate in Shrewsbury Borough, York County, Pennsylvania, being known as Lot 37, and as shown on a Final Subdivision Plan of Lots for Bridlewood Estates, prepared by C.S. Davidson, Inc., Registered Professional Engineers, bearing Drawing No. 1887.3.01.00, dated May 9, 1986, and revised September 30, 1996, and November 30, 1986 and recorded November 18, 1991, in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book LL, Page 229, and bounded and described as follows:

BEGINNING at a point on the southern right-of-way line of a fifty (50) foot wide right-of-way for a road laid out and designated as Morgan Drive and the northernmost corner of Lot No. 21; thence along said right of-way line by a curve to the left into a cul-de-sac for Morgan Drive having a radius of sixty (60) feet, the chord of which is North eighty (80) degrees four (04) minutes twenty-eight (28) seconds East, one hundred six and eighty-two one-hundredths (106.82) feet for an arc distance of one hundred thirty-one and seventy-three one hundredths (131.73) feet to a point at the southwest corner of Lot No. 38, and the center line of a twenty (20) foot wide sanitary sewer right-of-way; thence along the southwest side of Lot No. 38 and the center line of said twenty (20) foot wide sanitary sewer right-of-way, South seventy-two (72) degrees forty-nine (49) minutes twenty-five (25) seconds East, two hundred thirty-nine and fifteen one-hundredths (239.15) feet to a point on the northwest side of Lot No. 36; thence along the northwest side of Lot No. 36, South forty (40) degrees fifty-four (54) minutes twenty-five (25) seconds West, one hundred ninety-five and fortynine one-hundredths (195.49) feet to a point and the easternmost corner of Lot No. 22; thence along the northeast sides of Lots Nos. 22 and 21, North forty-five (45) degrees forty-eight (48) minutes thirty-five (35) seconds West, two hundred eighty-six and eighty-seven one-hundredths (286.87) feet to a point on the southern right-of-way line of Morgan Drive and the place of Beginning.

CONTAINING 31,321 square feet, more or less.

UNDER AND SUBJECT to all conditions and restrictions as set forth on the above mentioned sub-division plan. Under And Subject to the Declaration of Protective Covenants, Reservations and Restrictions recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, on September 22, 1988, in Record Book 100-Q, Page 601.

BEING KNOWN AS 11 Morgan Drive, Shrews-

bury, PA 17361

PARCEL# 84-000-07-0237.00-00000

BEING the same premises which Thomas K. Fitzsimmons and Jill Cherie Fitzsimmons a/k/a Jill C. Fitzsimmons, husband and wife, by Deed dated October 25, 2006 and recorded in the Office of Recorder of Deeds of York County on November 2, 2006 at Book 1852, Page 3174 granted and conveyed unto Jill C. Fitzsimmons.

PROPERTY ADDRESS: 11 MORGAN DRIVE, SHREWSBURY, PA 17361

UPI# 84-000-07-0237.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 SUN WEST MORTGAGE COMPANY, INC. vs. MARK A FONTI Docket Number: 2016-SU-002079-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARK A FONTI

All that certain piece or parcel or Tract of land situate in North Codorus Township, York County, Pennsylvania, and being known as 4570 Walters Hatchery Road, Spring Grove, Pennsylvania 17362.

TAX MAP AND PARCEL NUMBER: 40-000-FG-0070.C0-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$169,836.47

PROPERTY ADDRESS: 4570 WALTERS HATCHERY ROAD, SPRING GROVE, PA 17362

UPI# 40-000-FG-0070.C0-00000

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 with-

in 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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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, NA vs. MICHAEL FOURHMAN and MEGAN KIRKPATRICK AKA MEGAN FOURHMAN Docket Number: 2016-SU-001112-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL FOURHMAN
MEGAN KIRKPATRICK
AKA MEGAN FOURHMAN

owner(s) of property situate in the SPRINGFIELD TOWNSHIP, YORK County, Pennsylvania, being 570 Monarch Drive, York, PA 17403-9003

Parcel No. 47-000-07-0012.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$216,795.55

PROPERTY ADDRESS: 570 MONARCH DRIVE, YORK, PA 17403

UPI# 47-000-07-0012.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. S/B/M WELLS FARGO HOME MORTGAGE INC. vs. GINA M. FRANCIS Docket Number: 2016-SU-002810. And to me directed, I will expose at public sale in the York County Judicial Center,

City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GINA M. FRANCIS

owner(s) of property situate in the CHANCEFORD TOWNSHIP, YORK County, Pennsylvania, being 956 Trinity Road, Red Lion, PA 17322

Parcel No. 21-000-01-0246.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$117,890.23

PROPERTY ADDRESS: 956 TRINITY ROAD, RED LION, PA 17322

UPI# 21-000-01-0246.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS ASSET-BACKED CERTIFICATES TRUST 2005-BC4 vs. RYAN CHRISTOPHER FREED, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF LINDA DIANE SIPE A/K/A LINDA D. SIPE A/K/A LINDA SIPE, DECEASED Docket Number: 2016-SU-002442-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RYAN CHRISTOPHER FREED,
INDIVIDUALLY AND AS ADMINISTRATOR
OF THE ESTATE OF LINDA DIANE SIPE
A/K/A LINDA D. SIPE A/K/A LINDA SIPE,
DECEASED

ALL that certain tract of land with the improvements thereon erected situate, lying and being in the Township of Shrewsbury, County of York, and State of Pennsylvania, being more particularly described as follows, to wit:

BEGINNING at a point in the public road lead-

ing from Glen Rock to New Freedom, and running thence along land now or formerly of Jacob W. Brillhart and wife, South three and one-half (3 1/2) degrees East, three hundred eighty-four and five tenths (384.5) feet to an iron pin, formerly a wild cherry tree; thence along same South twenty-four and one-half (24 1/2) degrees West, one hundred and seventy-five (175) feet to an ash tree; thence along same, South twelve and one-half (12 1/2) degrees West, one hundred and fifty-eight (158) feet to a maple tree; thence along same, South forty-two and one-half (42 1/2) degrees West, two hundred and seventy-five (275) feet to a point at the creek, said point being South eighty (80) degrees East, five (5) feet from the center of a large maple tree; thence along land now or formerly of George S. Fritz and wife, South eighty (80) degrees East, three hundred eighteen and four tenths (318.4) feet to a stone; thence along same, South ten and one-fourth (10 1/4) degrees East, four hundred sixty-two and one-tenth (462.1) feet to a stone; thence along land now or formerly of Lloyd Keeney and wife, North seventy-one and one-half (71 1/2) degrees East, six hundred and twenty-seven (627) feet to an iron pin, thence along the right-of-way of the Pennsylvania Railroad Company, North seventeen (17) degrees West; thirteen hundred twenty-six and six-tenths (1326.6) feet to a point, which point is twenty-seven (27) feet from the corner of a stone arch railroad bridge; thence along and in the aforementioned public road South eighty-seven and one-fourth (87 1/4) degrees West, three hundred forty-two and four tenths (342.4) feet to the point and place of BEGINNING. Containing an area of eighteen .0(18) acres, more or less.

BEING the same lands and premises which Amos A. Altland and Treva F. Altland, his wife, as tenants by the entirety, parties of the first part, and Marvin E. Moose and Linda D. Sipe, as joint tenants with the right of survivorship, parties of the second part, and as tenants in common conveyed to Linda D. Sipe, single woman, by deed dated and recorded on August 19, 1983 in the office of the Recorder of Deeds in and for the County of York, Pennsylvania, in Deed Book 86E, Page 127.

BEING KNOWN AS: 12934 Glen Brook Court, Glen Rock, PA 17327.

TAX PARCEL NO. 45-000-CI-0051.00-00000 Residential Property.

TO BE SOLD AS THE property of LINDA D. SIPE.

PROPERTY ADDRESS: 12934 GLEN BROOK COURT, GLEN ROCK, PA 17327

UPI# 45-000-CI-0051.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. TIMOTHY S. FREYMAN A/K/A TIMOTHY FREYMAN Docket Number: 2016-SU-003318. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY S. FREYMAN
A/K/A TIMOTHY FREYMAN

owner(s) of property situate in the NEW SALEM BOROUGH, YORK County, Pennsylvania, being 105 West George Street, York New Salem, PA 17371

Parcel No. 79-000-02-0005.C0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$117,574.34

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

UPI# 79-000-02-0005.C0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 SELENE FINANCE LP vs. LOUIS S. FRUEHSTORFER Docket Number: 2016-SU-003256. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LOUIS S. FRUEHSTORFER

ALL that certain lot of ground together with all

improvements thereon erected situate on the south side of East College Avenue, in the City of York, County of York, and State of Pennsylvania. bounded and described as follows, to wit:

Property Address: 350 East College Avenue
York, PA 17403

Parcel No. 10-252-02-0021.00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
Judgment: \$48,749.33
Attorney: Samantha Gable, Esquire

PROPERTY ADDRESS: 350 EAST COLLEGE AVENUE, YORK, PA 17403

UPI# 10-252-02-0021.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. JEANNETTE FULP Docket Number: 2013-SU-002161-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JEANNETTE FULP

owner(s) of property situate in the YORK CITY, 11TH, YORK County, Pennsylvania, being 37 North Belvidere Avenue, York, PA 17401-3345

Parcel No. 11-302-05-0027.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$84,632.25

PROPERTY ADDRESS: 37 NORTH BELVIDERE AVENUE, YORK, PA 17401

UPI# 11-302-05-0027.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. DANIEL M. GAJEWSKI Docket Number: 2016-SU-000217-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DANIEL M. GAJEWSKI

All that certain tract of land situate in the Township of Fairview, County of York and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

Beginning at a point on the southwest corner of Lot No. 1 of the hereinafter mentioned subdivision plan at lands now or late of Robert A. Norton; thence by lands now or late of Norton, south eighty-one (81) degrees three (3) minutes thirty (30) seconds west, a distance of fifty-nine and two hundred eighty-nine one-thousandths (59.289) feet to a point; thence by the northern right-of-way line of the Pennsylvania Turnpike Commission along a curve to the right, having a radius of five thousand six hundred fourteen and sixty-five one-hundredths (5,614.65) feet, an arc distance of one hundred ten and four hundred eighty-eight one-thousandths (110.488) feet to Station 183+00 of the Pennsylvania Turnpike Commission; thence by said Pennsylvania Turnpike Commission land north sixty-two (62) degrees forty-seven (47) minutes twenty-one (21) seconds west a distance of ninety-nine and two hundred sixty-three one-thousandths (99.263) feet to Station 182+00; thence by said Pennsylvania Turnpike Commission land along a curve to the right, having a radius of five thousand six hundred twenty-nine and sixty-five one-hundredths (5,629.65) feet, an arc distance of one hundred twenty-seven and eight hundred fifteen one-hundredths (127.815) feet to a point; thence by lands now or late of Samuel R. Brinton, north eighty-five (85) degrees forty-one (41) minutes forty-two (42) seconds east, a distance of three hundred twenty-one and thirty-eight one-hundredths (321.38) feet (previously given erroneously as north eighty-four (84) degrees forty-two (42) minutes east, a distance of three hundred twenty-five and five hundred thirty-five one-thousandths (325.535) feet) to a point; thence by Lot No. 1 of the hereinafter mentioned subdivision plan south five (05) degrees twenty-five (25) minutes fifty-five (55) seconds east, a distance of two hundred one and three hundred

thirty-two one-thousandths (201.332) feet to the point and place of beginning.

Containing 40,047.83 square feet.

Being Lot No. 2 of a subdivision plan of a tract of land for Thomas H. Ertwine and surveyed by William B. Whittock, R.P.E., on March 18, 1974 and recorded in York County Plan Book X, Page 485.

Less, however, that certain conveyance to the Commonwealth of Pennsylvania as set forth in the deed which is recorded in the York County Recorder of Deeds Office in Record Book 774, Page 335, being dated October 27, 1995.

Title to said Premises vested in Daniel M. Gajewski by Deed from Daniel M. Galewski, correctly spelled, Daniel M. Gajewski dated March 22, 2012 and recorded on April 19, 2012 in the York County Recorder of Deeds in Book 2170, Page 3430.

Being known as: 22 Springers Lane, New Cumberland, PA 17070

Tax Parcel Number: 27-000-RF-0053.A0-00000

PROPERTY ADDRESS: 22 SPRINGERS LANE, NEW CUMBERLAND, PA 17070

UPI# 27-000-RF-0053.A0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. NORMAN S. GASKINS, JR. Docket Number: 2012-SU-003215-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

NORMAN S. GASKINS, JR.

owner(s) of property situate in the YORK TOWNSHIP, YORK County, Pennsylvania, being 108 Country Ridge Drive, Red Lion, PA 17356-8853

Parcel No. 54-000-38-0150.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$201,401.03

PROPERTY ADDRESS: 108 COUNTRY RIDGE DRIVE, RED LION, PA 17356-8853

UPI# 54-000-38-0150.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. ELIAS G. GEORGARAS, STEPHANIE HOLDEN, GEORGIOS E. GEORGARAS and PAULINE G. GEORGARAS Docket Number: 2016-SU-001989-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ELIAS G. GEORGARAS
STEPHANIE HOLDEN
GEORGIOS E. GEORGARAS
PAULINE G. GEORGARAS

ALL THAT CERTAIN lot of ground with the improvements thereon erected, situated on the south side of Mount Rose Avenue in Spring Garden Township, York County, Pennsylvania and known as 1216 Mount Rose Avenue, being more fully bounded, limited and described as follows:

PARCEL No. 48-000-13-0204.00-00000

PROPERTY ADDRESS: 1216 MOUNT ROSE AVENUE, YORK, PA 17403

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: ELIAS G. GEORGARAS and STEPHANIE HOLDEN

ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 1216 MOUNT ROSE AVENUE, YORK, PA 17403

UPI# 48-000-13-0204.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") vs. THERESA M. GEROUX, WILLIAM G. WARD and JOANN D. WARD Docket Number: 2016-SU-001839-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

THERESA M. GEROUX
WILLIAM G. WARD
JOANN D. WARD

ALL that certain piece, parcel or tract of land situate, lying and being in Stewartstown Borough, York County, Pennsylvania, more particularly bounded, limited and described as follows, to wit:

BEGINNING at a point along the right of way line of North Sycamore Lane, (having a 50-foot wide right of way) and a corner of Lot No. 59 of the hereinafter referred to subdivision plan; thence along Lot No. 59, North 59 degrees 04 minutes 00 seconds West 216.06 feet to a point along Lot No. 58 of the hereinafter referred to subdivision plan; thence along Lot No. 58, North 12 degrees 11 minutes 46 seconds East, 91.26 feet to a point along line of lands now or formerly of Stewartstown Station Subdivision; thence continuing along same, North 86 degrees 45 minutes 30 seconds East, 231.31 feet to a point at corner of Lot No. 61 of the hereinafter referred to subdivision plan, said point also being in a 30-foot wide utility easement; thence along Lot No. 61 and in and through said utility easement, South 03 degrees 14 minutes 30 seconds East, 90.65 feet to a point along the right of way of the cul-de-sac of North Sycamore Lane; thence along the right of way line of the cul-de-sac of North Sycamore Lane, by a curve to the left, having a radius of 50.00 feet, an arc length of 101.08 feet, and a long chord bearing and distance of South 28 degrees 50 degrees 45 seconds West, 84.72 feet to a point along the right of way line of North Sycamore Lane, aforesaid; thence along the right of way line of North Sycamore Lane, South 30 degrees 56 minutes 00 seconds West, 56.70 feet to the point and place of BEGINNING. CONTAINING 35,716 square feet and designated as lot No. 60 on final subdivision plan prepared for Royal Building, Inc., by C. S.

Davidson, Inc., Consulting Civil Engineers, dated October 1, 1997, as finally revised 02/24/98, Drawing No. 28333A01, File No. 2833.3.05.00, which said plan is recorded in the Office of the Recorders of Deeds of York County, Pennsylvania, in Plan Book PP, page 406.

BEING KNOWN AS: 13 North Sycamore Lane, Stewartstown, PA 17363

TITLE TO SAID PREMISES IS VESTED IN Theresa M. Geroux and William G. Ward and Joann D. Ward

PROPERTY ADDRESS: 13 NORTH SYCAMORE LANE, STEWARTSTOWN, PA 17363

UPI# 86-000-04-0060.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PNC BANK, NATIONAL ASSOCIATION vs. ANGELA WILSON GOWL, KNOWN HEIR OF RONALD J. WILSON, ESTATE OF RONALD J. WILSON, C/O XIAOQIN WILSON, PERSONAL REPRESENTATIVE, GARY L. WILSON, KNOWN HEIR OF RONALD J. WILSON, JOSHUA WILSON (MINOR), KNOWN HEIR OF RONALD J. WILSON, C/O XIAOQIN WILSON, GUARDIAN, RONALD JEFFREY WILSON, KNOWN HEIR OF RONALD J. WILSON, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD J. WILSON, XIAOQIN WILSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF RONALD J. WILSON DONALD C. WILSON Docket Number: 2016-SU-001338-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JULIE ANN GLADFELTER,
KNOWN HEIR TO
MICHAEL R. GLADFELTER, DECEASED
MICHAEL R. GLADFELTER II,
KNOWN HEIR TO
MICHAEL R. GLADFELTER, DECEASED
UNKNOWN HEIRS OF
MICHAEL R. GLADFELTER

owners of property situate in WEST MANCHESTER TOWNSHIP, York County, Pennsylvania, being 2441 LOG CABIN ROAD, YORK, PA 17408

Parcel No. 51-000-12-0027.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL

Judgment Amount: \$145,191.41

Attorneys for Plaintiff Parker McCay, PA

PROPERTY ADDRESS: 2441 LOG CABIN ROAD, YORK, PA 17408

UPI# 51-000-12-0027.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PNC BANK, NATIONAL ASSOCIATION vs. ANGELA WILSON GOWL, KNOWN HEIR OF RONALD J. WILSON, ESTATE OF RONALD J. WILSON, C/O XIAOQIN WILSON, PERSONAL REPRESENTATIVE, GARY L. WILSON, KNOWN HEIR OF RONALD J. WILSON, JOSHUA WILSON (MINOR), KNOWN HEIR OF RONALD J. WILSON, C/O XIAOQIN WILSON, GUARDIAN, RONALD JEFFREY WILSON, KNOWN HEIR OF RONALD J. WILSON, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD J. WILSON, XIAOQIN WILSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF RONALD J. WILSON DONALD C. WILSON Docket Number: 2016-SU-000269-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANGELA WILSON GOWL,
KNOWN HEIR OF RONALD J. WILSON
ESTATE OF RONALD J. WILSON,
C/O XIAOQIN WILSON,
PERSONAL REPRESENTATIVE
GARY L. WILSON, KNOWN HEIR OF
RONALD J. WILSON
JOSHUA WILSON (MINOR),
KNOWN HEIR OF RONALD J. WILSON
C/O XIAOQIN WILSON, GUARDIAN
RONALD JEFFREY WILSON,
KNOWN HEIR OF RONALD J. WILSON
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER
RONALD J. WILSON, XIAOQIN WILSON,
PERSONAL REPRESENTATIVE OF THE

ESTATE OF RONALD J. WILSON
DONALD C. WILSON

ALL THAT CERTAIN LOT OF LAND SITUATE IN PEACH BOTTOM TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 5460 Delta Road, Delta, PA 17314

PARCEL NUMBER: 43-000-BP-0055.00-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 5460 DELTA ROAD, DELTA, PA 17314

UPI# 43-000-BP-0055.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. KYLE J. GREGORY Docket Number: 2016-SU-001268-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KYLE J. GREGORY

ALL the following described tract of land with the improvements thereon erected, situate, tying and being in Lower Windsor Township, York County, Pennsylvania, being known and numbered as Lot No. 1 as shown on a final subdivision plan dated August 20, 1987, prepared by Gordon L Brown 8 Associated, Drawing No. L-2499 and recorded September 18, 1987 In the Office of the Recorder of Deeds In and For York County, Pennsylvania In Plan Book HH, Page 922, bounded and described as follows, to wit:

PARCEL No. 35-000-JL-0079.F0-00000

PROPERTY ADDRESS: 5192 E. PROSPECT ROAD, YORK, PA 17406

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: KYLE J. GREGORY

ATTORNEY FOR PLAINTIFF: Powers, Kirm & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 5192 EAST PROSPECT ROAD, YORK, PA 17406

UPI# 35-000-JL-0079.F0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. E. GREM, IN HER CAPACITY AS HEIR OF DAVID M. GREM A/K/A DAVID MICHAEL GREM, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID M. GREM, A/K/A DAVID MICHAEL GREM, DECEASED Docket Number: 2016-SU-001741-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

E. GREM, IN HER CAPACITY AS HEIR OF DAVID M. GREM A/K/A DAVID MICHAEL GREM, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID M. GREM, A/K/A DAVID MICHAEL GREM, DECEASED

owner(s) of property situate in the SPRINGFIELD TOWNSHIP, YORK County, Pennsylvania, being 6834 Seneca Ridge Drive, York, PA 17403-9477

Parcel No. 47-000-06-0006.00-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$128,201.00

PROPERTY ADDRESS: 6834 SENECA RIDGE DRIVE, YORK, PA 17403

UPI# 47-000-06-0006.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 HUNTINGTON NATIONAL BANK vs. AMY S. GRIFFITH and HUGH C. GRIFFITH, JR. Docket Number: 2016-SU-003440. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

AMY S. GRIFFITH
HUGH C. GRIFFITH, JR.

All that certain piece or parcel or Tract of land situate in Peach Bottom Township, York County, Pennsylvania, and being known as 1042 Atom Road, Delta, Pennsylvania 17314.

PARCEL NUMBER: 43-000-08-0014.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$111,408.72

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Amy S. Griffith and Hugh C. Griffith, Jr.

PROPERTY ADDRESS: 1042 ATOM ROAD, DELTA, PA 17314

UPI# 43-000-08-0014.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Exe-

cution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION vs. SCOTT A. GROSS Docket Number: 2015-SU-003465-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT A. GROSS

owner(s) of property situate in the HANOVER BOROUGH, YORK County, Pennsylvania, being 230 Centennial Avenue, Hanover, PA 17331-3515

Parcel No. 67-000-07-0369.00-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$88,219.84

PROPERTY ADDRESS: 230 CENTENNIAL AVENUE, HANOVER, PA 17331

UPI# 67-000-07-0369.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of HOME POINT FINANCIAL CORPORATION vs. COURTNEY L. GUIMARAES, EXECUTRIX OF THE ESTATE OF FAYE C. BIXLER Docket Number: 2016-SU-002995. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

COURTNEY L. GUIMARAES,
EXECUTRIX OF THE ESTATE OF
FAYE C. BIXLER

All that certain piece or parcel or Tract of land situate in West Manheim Township, York County, Pennsylvania, and being known as 328 Shorbs Hill Road, Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER: 52-000-11-0011.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$116,193.14

PROPERTY ADDRESS: 328 SHORBS HILL
ROAD, HANOVER, PA 17331

UPI# 52-000-11-0011.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. JEANETTE A. HALL Docket Number: 2016-SU-003411. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JEANETTE A. HALL

owner(s) of property situate in the SPRING GARDEN TOWNSHIP, YORK County, Pennsylvania, being 433 Edgehill Road, York, PA 17403-4755

Parcel No. 48-000-23-0124.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$117,322.90

PROPERTY ADDRESS: 433 EDGEHILL
ROAD, YORK, PA 17403

UPI# 48-000-23-0124.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. VIRGIE HALL Docket Number: 2017-SU-000073. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

VIRGIE HALL

All that certain tract of land with the improvements thereon erected, situate in East Manchester Township, York County, Pennsylvania, more particularly described in accordance with a "Final Subdivision Plan-Asbury Pointe, Ltd.", said plan made by Stallman & Stahlman, Inc., Planning, Engineering & Surveying, York Pennsylvania, Drawing No. a-86-001.01, dated October 18, 1986, and recorded in the York County Recorder of Deeds Office in Plan Book MM, Page 993, bounded, limited and described as follows, to wit:

Property Address: 10 Asbury Court
Mount Wolf, PA 17347

Parcel No. 26-000-13-0116.00-00000
Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2017-su-000073

Judgment: \$221,637.57

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Virgie Hall

PROPERTY ADDRESS: 10 ASBURY COURT,
MOUNT WOLF, PA 17347

UPI# 26-000-13-0116.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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, NA vs. SHAWN M. HANSEL Docket Number: 2015-SU-000359-

06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SHAWN M. HANSEL

owner(s) of property situate in the NEWBERRY TOWNSHIP, YORK County, Pennsylvania, being 15 Diane Court, York Haven, PA 17370-8916

Parcel No. 39-000-18-0043.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$161,529.67

PROPERTY ADDRESS: 15 DIANE COURT,
YORK HAVEN, PA 17370

UPI# 39-000-18-0043.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QS3 vs. BRITTANY HARRIS A/K/A BRITTANY N HARRIS A/K/A BRITTANY N.Y HARRIS and NORMA ORTIZ Docket Number: 2016-SU-002775. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRITTANY HARRIS
A/K/A BRITTANY N HARRIS
A/K/A BRITTANY N.Y HARRIS
NORMA ORTIZ

ALL THAT CERTAIN LOT OF LAND SITUATE IN 9TH WARD OF THE CITY OF YORK, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 654 W Princess St, York, PA 17404 N/K/A, York, PA 17401

PARCEL NUMBER: 09-224-06-0028.00-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 654 WEST PRINCESS STREET, YORK PA 17404 N/K/A, YORK, PA 17401

UPI# 09-224-06-0028.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. CAROLYN HARRIS and GREGORY HARRIS Docket Number: 2014-SU-004213-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CAROLYN HARRIS
GREGORY HARRIS

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Jackson, County of York and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for Pahagaco Heights Section 2, Phase III, made by Daewood Engineering, and recorded in York County in Plan Book 1849 page 1366, revised subdivision plan for Lots 80 and 85 in Plan Book 1944 page 2114 recorded January 23, 2008, as follows to wit:

Property Address: 331 Courtney Court
Spring Grove, PA 17362

Parcel No. 33-000-10-0085.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2014-SU-004213-06

Judgment: \$360,842.55

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Carolyn Harris and Gregory Harris

PROPERTY ADDRESS: 331 COURTNEY COURT, SPRING GROVE, PA 17362

UPI# 33-000-10-0085.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. RITA A. HARTLAUB and CATHERINE M. GEMMILL Docket Number: 2016-SU-003154. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RITA A. HARTLAUB
CATHERINE M. GEMMILL

ALL that certain tract of land, with the improvements thereon erected, situate in DOVER TOWNSHIP York County, Pennsylvania, known as and numbered 1818 Hilton Avenue, Dover, Pennsylvania 17315, designated Lot No. 252 and the southern 30 foot portion of Lot No. 251, as shown on a plan of Bon-Air Heights, dated September 25, 1961, which was prepared by Gordon L. Brown, Registered Surveyor, and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Record Book 23-Z, Page 701, more particularly described as follows, to wit:

Property Address: 1818 Hilton Avenue
Dover, PA 17315

Parcel No. 24-000-05-0032.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2016-SU-003154

Judgment: \$155,031.85

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Rita A. Hartlaub and Catherine M. Gemmill

PROPERTY ADDRESS: 1818 HILTON AVENUE, DOVER, PA 17315

UPI# 24-000-05-0032.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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, NA vs. JODY A. HARTMAN A/K/A JODI A. HARTMAN A/K/A JODIE A. HARTMAN Docket Number: 2011-SU-003827-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JODY A. HARTMAN
A/K/A JODI A. HARTMAN
A/K/A JODIE A. HARTMAN

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF WRIGHTSVILLE, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 612 LOCUST STREET, WRIGHTSVILLE, PA 17368

UPIN NUMBER 91-000-02-0154.00-00000

PROPERTY ADDRESS: 612 LOCUST STREET, WRIGHTSVILLE, PA 17368

UPI# 91-000-02-0154.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EMX8 vs. ZAVIER O. HENRY and VISHUA MARTYN PAYSOUR Docket Number: 2009-SU-001206-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ZAVIER O. HENRY
VISHUA MARTYN PAYSOUR

owner(s) of property situate in the YORK TOWNSHIP, YORK County, Pennsylvania, being 2531 Knobhill Road, York, PA 17403-4871

Parcel No. 54-000-56-0006.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$400,290.79

PROPERTY ADDRESS: 2531 KNOBHILL ROAD, YORK, PA 17403

UPI# 54-000-56-0006.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CITIZENS BANK OF PENNSYLVANIA vs. KATHRYN R. HERR A/K/A KATHRYN R. RUDACILLE and ALAN L. HERR Docket Number: 2016-SU-002513-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KATHRYN R. HERR
A/K/A KATHRYN R. RUDACILLE
ALAN L. HERR

ALL THAT CERTAIN tract of land, with the improvements erected thereon, situate in the Township of West Manchester, County of York and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, said point being on the centerline of an 80 foot wide road, known as Pennsylvania Department of Transportation L.R. No. 66050 and also being 148.49 feet along said centerline from the corner of land now or formerly of Clair M. Hoover; thence by a curve to the left having a radius of 1,034.32 feet along an arc, a distance of 148.54 feet having a chord bearing, North 57° 3' 58" East, a distance of 148.41 feet to a point on said centerline at Lot No. 3; thence by Lot No. 3, other lands of Kram-

er's of York Incorporated, South 40° 41' 16" East, a distance of 177.84 feet to a point at lands now or formerly of George C. and Lodell Ruby; thence by lands of said George Ruby and a curve to the right having a radius of 1,211.84 feet along an arc, a distance of 170.34 feet having a chord bearing, South 56° 26' 47" West, a distance of 170.28 feet to a point at Lot No. 1, other lands of Kramer's of York Incorporated; thence by said Lot No. 1, of which this was a part, North 33° 37' 13" West, a distance of 178.07 feet to a point and place of BEGINNING.

PARCEL No. 51-000-HH-0010.A0-00000

PROPERTY ADDRESS: 3175 West College Avenue, York, PA 17408

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Kathryn R. Herr a/k/a Kathryn R. Rudacille and Alan L. Herr

ATTORNEY FOR PLAINTIFF: Law Office of Gregory Javardian, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 3175 WEST COLLEGE AVENUE, YORK, PA 17408

UPI# 51-000-HH-0010.A0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. RAYMOND C. HESS A/K/A RAYMOND C. HESS, JR. and DONNA E. HESS Docket Number: 2012-SU-000358-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RAYMOND C. HESS
A/K/A RAYMOND C. HESS, JR.
DONNA E. HESS

ALL that certain tract or parcel of land and premises, situate, lying and being, in the Township of Newberry, in the County of York and Commonwealth of Pennsylvania, more particularly described as follows, to wit:

Property Address: 480 Miller Road York Haven, PA 17370

Parcel No. 39-000-OG-0052.D0-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2012-SU-000358-06

Judgment: \$152,709.55

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Raymond C. Hess a/k/a Raymond C. Hess Jr. and Donna E. Hess

PROPERTY ADDRESS: 480 MILLER ROAD, YORK HAVEN, PA 17370

UPI# 39-000-OG-0052.D0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. GWENDOLYN E. HOLLIS IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF SUSIE C. HAINES Docket Number: 2017-SU-000005. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GWENDOLYN E. HOLLIS IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF SUSIE C. HAINES

owner(s) of property situate in the YORK CITY, YORK County, Pennsylvania, being 173 Lincoln Street, York, PA 17404-2700

Parcel No. 13-443-02-0007.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$45,714.73

PROPERTY ADDRESS: 173 LINCOLN STREET, YORK, PA 17404

UPI# 13-443-02-0007.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") vs. ABBAS HONARDOOST and MARYAM HONARDOOST AKA MARYAM T. HONARDOOST Docket Number: 2016-SU-000925-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ABBAS HONARDOOST
MARYAM HONARDOOST
AKA MARYAM T. HONARDOOST

ALL that certain tract of land, with the improvements thereon erected, situate partly in Fawn Township and partly in Peach Bottom Township, York County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of a public road leading from Woodbine to Fawn Grove at the bridge across Muddy Creek; and extending thence along the center of said public road South 43 degrees West 19 rods to a point in the center of said road; thence along property now or formerly of Cora V. Ady, South 47-1/2 degrees East 5.5 rods to an iron pin; thence along property now or formerly of Weldon Ruff, South 24 degrees East 8.3 rods to a stone; thence along same South 88-1/4 degrees East 16.7 rods to a stone; thence along same South 43 degrees East 15.5 rods to a stone; thence along same North 57 degrees East 13.1 rods to a willow tree at a stream; thence North 48 degrees West 43.2 rods to a point in the center of said public road and the place of BEGINNING; CONTAINING 4 acres and 14 perches, more or less.

LESS, HOWEVER, that certain tract of land which the said David Andrew Hoffmaster and Helen Elizabeth Hoffmaster, husband and wife, sold and conveyed to Wilson H. Oldhouser and Judson E. Ruch, co- partners, by deed dated September 28, 1970 and recorded the same date in the Office of the Recorder of Deeds of York County, Pennsylvania, in Record Book 63-0, Page 561, bounded and described as follows: Beginning at an iron pipe, a corner with lands of Merle Patton and Judson E. Ruch (formerly Amos Hively); and then bounding on lands of said Judson E. Ruch, South 88 degrees 15 minutes East 275.55 feet to a point; thence by same, South 43 degrees East 151.24 feet to a point on line of lands of Weldon Packing Co.; thence running with lands of said Weldon Packing Co.,

North 70 degrees 51 minutes 47 seconds East 58.97 feet to an iron pin and lands of David Andrew Hoffmaster and wife; thence bounding on said lands of David Andrew Hoffmaster and wife, North 43 degrees West 255.75 feet to an iron pipe; thence by same South 71 degrees 25 minutes West 274.15 feet to an iron pipe and the place of BEGINNING. CONTAINING 0.553 of an acre.

BEING KNOWN AS: 9478 Woodbine Road, Airville, PA 17302

TITLE TO SAID PREMISES IS VESTED IN Abbas Honardoost and Maryam Honardoost A/K/A Maryam T. Honardoost

PROPERTY ADDRESS: 9478 WOODBINE ROAD, AIRVILLE, PA 17302

UPI# 28-000-CO-0009.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of MIDFIRST BANK vs. TERRY L. JACOBS Docket Number: 2016-SU-002177-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TERRY L. JACOBS

ALL that certain tract of land in the Tenth Ward of the City of York, Pennsylvania, being approximately 50 x 107.5. HAVING THEREON erected a dwelling house known as: 926 CALVERT STREET YORK, PA 17403.

PARCEL NO. 10-279-03-0002.C0-00000
York County Deed Book 1670, page 3690.

TO BE SOLD AS THE PROPERTY OF TERRY L. JACOBS ON JUDGMENT NO. 2016-SU-002177-06.

PROPERTY ADDRESS: 926 CALVERT STREET, YORK, PA 17403

UPI# 10-279-03-0002.C0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. DONALD D. JACOBY and NORMA J. JACOBY Docket Number: 2016-SU-001411-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DONALD D. JACOBY
NORMA J. JACOBY

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

BEING KNOWN AND NUMBERED AS 3911 SILVER SPUR DRIVE, YORK, PA 17402

UPIN NUMBER 46-000-27-0019.00-00000

PROPERTY ADDRESS: 3911 SILVER SPUR DRIVE, YORK, PA 17402

UPI# 46-000-27-0019.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. ADOLPHIA J. JOHNSON Docket Number: 2016-SU-002642-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ADOLPHIA J. JOHNSON

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Hanover, County of York and Commonwealth of Pennsylvania, being described as Phase 1 and Phase 2 of Cherry Tree Subdivision as taken from a Plat, entitled, "Cherry Tree, Phase 1 and 2 Final, Sheets 1 thru 35", which Plat is recorded in the County of York in Book 1846 page 4231, revised Plan recorded December 3, 2009 and recorded in County of York in Book 2053 page 6346, as follows to wit:

BEING Lot #115, as shown on said Plan
BEING Parcel #67-000-23-0115.00-00000
BEING: 711 Grant Drive Hanover, PA 17331

PROPERTY ADDRESS: 711 GRANT DRIVE,
HANOVER, PA 17331

UPI# 67-000-23-0115.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 CITIMORTGAGE, INC S/B/M TO ABN AMRO MORTGAGE GROUP INC. vs. ROBERT A. JONES and KAREN O. JONES Docket Number: 2016-SU-003181. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT A. JONES
KAREN O. JONES

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

621 Martin Drive, Mechanicsburg, PA 17055
Parcel No. 27-000-19-0023.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$121,838.96

PROPERTY ADDRESS: 621 MARTIN DRIVE,
MECHANICSBURG, PA 17055

UPI# 27-000-19-0023.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of MIDFIRST BANK vs. CYNTHIA A. JUSTICE Docket Number: 2010-SU-006741-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CYNTHIA A. JUSTICE

ALL THAT CERTAIN tract of land situate in the Township of Carroll, York County, Pennsylvania, containing 4,164 square feet, being Lot No. 10, Final Subdivision Plan for Logan Pointe, by R. J. Fisher & Associates, Inc., York County Plan Book NN, Page 39. Having thereon erected a dwelling known as 110 ORE BANK ROAD, DILLSBURG, PA 17019

TAX PARCEL NO.: 20-000-09-0010.00-00000
REFERENCE: York County Record Book 1468,
Page 4371.

TO BE SOLD AS THE PROPERTY OF CYNTHIA A. JUSTICE ON JUDGMENT NO. 2010-SU-006741-06

PROPERTY ADDRESS: 110 ORE BANK
ROAD, DILLSBURG, PA 17019

UPI# 20-000-09-0010.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 SPRINGLEAF HOME EQUITY, INC. vs. RICHARD M. KEENEY, MURIEL SNIDER KEENEY AKA MURIEL S. KEENEY and THE UNITED STATES OF AMERICA Docket Number: 2016-SU-002368-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RICHARD M. KEENEY
MURIEL SNIDER KEENEY
AKA MURIEL S. KEENEY
THE UNITED STATES OF AMERICA

ALL THAT CERTAIN lot or piece of ground, situate, lying and being on the East side of Baltimore Street, in the Borough of Hanover, York County, Pennsylvania, bounded and described as follows, to wit:

BOUNDED on the Southeast by lot formerly owned by Mrs. E. A. Trimmer; on the Southwest by Baltimore Street aforesaid; on the Northeast by a twenty (20) feet wide public alley; and on the Northwest by property now or formerly owned by Mrs. A. E. Wege. Containing in width on Baltimore Street, twenty-eight (28) feet nine (9) inches and extending in depth two hundred thirty (230) feet, and known on a general plan of the Borough of Hanover, as one-half (1/2) of Lot No. 60.

Subject to easements, restrictions, and covenants of record, if any.

Being known as: 112 Baltimore Street Hanover,
PA 17331

Tax ID: 67-000-05-0015.00-00000

PROPERTY ADDRESS: 112 BALTIMORE
STREET, HANOVER, PA 17331

UPI# 67-000-05-0015.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. ANDREW W. KOPP Docket Number: 2016-SU-002559-06. And to me directed, I will expose at public sale in the York

County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANDREW W. KOPP

ALL THAT CERTAIN lot of ground with the improvements thereon erected, situated on the South side of West Cottage Place in YORK CITY, York County, Pennsylvania, and known as 254 West Cottage Place, bounded and limited as follows, to wit:

BOUNDED on the north by West Cottage Place; on the west by property now or formerly of Mary E. Giggs; on the south by a fifteen (15) feet wide private alley; in front on said West Cottage Place, seventeen (17) feet and one and one-half (1 1/2) inches, more or less, and extending in length or depth southwardly the same width throughout, one hundred thirty-one (131) feet, more or less, to said alley.

Parcel#: 08-169-05-0003.00-00000

254 West Cottage Place, York, PA 17403

PROPERTY ADDRESS: 254 WEST COTTAGE PLACE, YORK, PA 17403

UPI# 08-169-05-0003.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 BAYVIEW LOAN SERVICING, LLC vs. STEPHANIE KUNDER and CHRIS BOLLINGER Docket Number: 2015-SU-001712-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEPHANIE KUNDER
CHRIS BOLLINGER

owner(s) of property situate in the HANOVER BOROUGH, YORK County, Pennsylvania, being 507 High Street, Hanover, PA 17331-5108

Parcel No. 67-000-11-0019.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$123,630.30

PROPERTY ADDRESS: 507 HIGH STREET, HANOVER, PA 17331

UPI# 67-000-11-0019.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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, AS TRUSTEE FOR FIRST HORIZON MORTGAGE PASS-THROUGH TRUST 2003-AR3 vs. MARTIN L. LASKY AKA MARTIN LASKY and CAROLYN S. LASKY AKA CAROLYN LASKY Docket Number: 2015-SU-001936-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARTIN L. LASKY
AKA MARTIN LASKY
CAROLYN S. LASKY
AKA CAROLYN LASKY

All the following described tract of land situate, lying and being in Spring Garden Township, York County, Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the westerly right of way line of Brittany Drive (a fifty (50) foot wide public street), said point being located a distance of three hundred seventy-two and forty-five hundredths (372.45) feet from the northwesterly corner of the intersection of said Brittany Drive and Rosepoint Drive (a fifty (50) foot wide public street) as measured along the westerly right of way line of said Brittany Drive; extending thence along Lot #35 - Brittany - Phase I, south forty-five (45) degrees forty (40) minutes forty-five (45) seconds west a distance of two hundred forty-four and seventy-three hundredths (244.73) feet to a point at lands now or formerly of Conewago Farms, Inc.; extending thence along said last mentioned lands north thirty-three (33) degrees fifty-eight (58) minutes thirty-seven (37) seconds west a distance of one hundred twenty-one and ninety-eight hundredths (121.98) feet to a point at Lot #37 - Brittany - Phase I; extending thence along said Lot #37,

north forty-five (45) degrees forty (40) minutes forty-five (45) seconds east a distance of two hundred twenty-two and eighty-two hundredths (222.82) feet to a point on the westerly right of way line of the aforementioned Brittany Drive; extending thence along the westerly right of way line of said Brittany Drive south forty-four (44) degrees nineteen (19) minutes fifteen (15) seconds east a distance of one hundred twenty and zero hundredths (120.00) feet to a point at Lot #35 - Brittany - Phase I, and the point of beginning. Contains 28,053 square feet.

It being Lot No. 36 on a plan entitled "Swan Associates - Final Subdivision Plan for Phase I Brittany" prepared by Land Survey Consultants, Inc., Plan No. 528-1, revision dated June 12, 1990, and recorded in the Office of the Recorder of Deeds of York County in Plan Book KK, at Page 254.

It further being part of the same premises which Frederick H. Herbat, widower, David R. Schad, single man, and Norman Berman, joined by his wife, Marzenna Berman, by their deed dated September 19, 1989, and recorded in the Office of the Recorder of Deeds, in and for York County, Pennsylvania, in Deed Book 104-A, at page 054, granted and conveyed unto Swan Associates, a Pennsylvania general partnership, and the grantor herein.

Under and subject to that certain Declaration of Covenants for Brittany recorded in the Office of the Recorder of Deeds, in and for York County, Pennsylvania, in Deed Book 106-C, at page 301, and further subject to any further restrictions, easements and covenants appearing of record.

Title to said Premises vested in Martin L. Lasky and Carolyn S. Lasky, his wife by Deed from SWAN Associates, a Pennsylvania general partnership dated July 12, 1990 and recorded on July 13, 1990 in the York County Recorder of Deeds in Book 106W, Page 0971.

Being known as: 790 Glenwood Drive, York, PA 17403

Tax Parcel Number: 48-000-32-0144.00-00000

PROPERTY ADDRESS: 790 GLENWOOD DRIVE, YORK, PA 17403

UPI# 48-000-32-0144.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Exe-

cution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. JULIA A. LAUGERMAN Docket Number: 2016-SU-003370. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JULIA A. LAUGERMAN

ALL the following two described tracts of land:

Tract No. 1: ALL that certain tract of land in the Township of Manchester, County of York, Pennsylvania, being known as Lot Nos. 16 and 17, Plan of Lots of North York Gardens, York County Deed Book 184, page 701. HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 1406 NORTH QUEEN STREET, YORK, PA 17404.

PARCEL ID: 36-000-08-0047.00-00000
York County Deed Book 1767, page 7660.

Tract No. 2: ALL that certain tract of land in the Township of Manchester, County of York, Pennsylvania, being known as Lot No. 18, Plan of North York Gardens, York County Deed Book 18-J, page 701; County Assessment Map 8, Parcel 46. BEING A VACANT PARCEL OF LAND KNOWN AND NUMBERED AS: 1400 NORTH QUEEN STREET, YORK PA 17404

PARCEL ID: 36-000-08-0046.00-00000
York County Deed Book 1767, page 7660.

TO BE SOLD AS THE PROPERTY OF JULIA A. LAUGERMAN ON JUDGMENT NO. 2016-SU-003370.

PROPERTY ADDRESS: 1406 NORTH QUEEN STREET, YORK, PA 17404

UPI# 36-000-08-0047.00-00000

PROPERTY ADDRESS: 1400 NORTH QUEEN STREET, YORK, PA 17404

UPI# 36-000-08-0046.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 GREEN TREE SERVICING LLC vs. MARY A. LISLE and JOHN W. LISLE, JR. Docket Number: 2013-SU-003126-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARY A. LISLE
JOHN W. LISLE, JR.

All That Parcel Of Land In Township Of Manheim, York County, Commonwealth Of Pennsylvania, As More Fully Described In Deed Book 299, Page 639, Id# 37-Cf-94.Y, Being Known And Designated Al Lot 3, Mable Shorb Estate, Field In Plat Book II, Page 184 Recorded 01/19/1988.

Also known as:

ALL that certain tract of land situate, lying and being in Manheim, Township, York County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the State Road (S.R. 3037) also known as the Blue Hill Road, at land now or formerly of Mable Shorb Estate identified as Lot i2 in Drawing E2273 by Donald Worley, Registered Surveyor, and recorded in the land records of York County, Pennsylvania, at II - 184; thence in and through said road, North thirty-four (34) degrees forty-eight (48) minutes one (01) second West, one hundred forty-nine and ninety-nine hundredths (149.99) feet to a point in said road 1 at other land now or formerly of said Estate; thence by land of the same, North sixty-five (65) degrees twenty-five (25) minutes seven (07) seconds East, three hundred thirty and fifty-two hundredths (330.52) feet to a point at land of RBL Development Corporation; thence by land of same, south, thirty-four (34) degrees forty-nine (49) minutes fifty-three (53) seconds East, one hundred fifty (150) feet to a point at land now or formerly of said Estate; thence by said land, South sixty-five (65) degrees twenty-five (25) minutes seven (07) seconds East, three hundred thirty and sixty hundredths (330.60) feet to a point and the place of BEGINNING. CONTAINING in all 1.0166 acres, being identified as Lot 13 in Drawing E2273 of Donald Worley, Registered Surveyor, recorded in the land records of York County, Pennsylvania, at II - 184.

Parcel No.: 37-000-CF-0094.Y0-00000

Property Address: 3892 Blue Hill Road, Hanover, PA 17331

PROPERTY ADDRESS: 3892 BLUE HILL ROAD, HANOVER, PA 17331

UPI# 37-000-CF-0094.Y0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. CHRISTINA MAGSINO and RENE MAGSINO Docket Number: 2015-SU-003247-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTINA MAGSINO
RENE MAGSINO

All that certain lot, piece or parcel of land situate in Windsor Township, York County, Pennsylvania, being Lot No. 81 as shown on the Revised Final Subdivision Plan, "Taylor Estates" -Phase II - Section B, as said plan is of record in the Office of the Recorder of Deeds in and for York County, State of Pennsylvania, and recorded in Plan Book S.S., Page 199, and being more particularly bounded and described in accordance with the said Revised Final Subdivision Plan, Sheet 2 of 5, as prepared by Stahlman & Stahlman, Inc., York, Pennsylvania, as follows to wit;

Property Address: 650 Clydesdale Drive
York, PA 17402

Parcel No. 53-000-33-0081.00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
Judgment: \$352,366.27
Attorney: Samantha Gable, Esquire

PROPERTY ADDRESS: 650 CLYDESDALE DRIVE, YORK, PA 17402

UPI# 53-000-33-0081.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 SPRING GARDEN TOWNSHIP vs. AARON B. MALONE and JOANN P. RUGGLES Docket Number: 2015-SU-000368-21. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

AARON B. MALONE
JOANN P. RUGGLES

owners of property situate SPRING GARDEN TOWNSHIP, YORK County, Pennsylvania being:

1321 Valley View Road,
York, Pennsylvania 17403
Parcel No.: 48-000-33-0146.00-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$ 2,128.98

Attorneys for Plaintiff
Stock and Leader

PROPERTY ADDRESS: 1321 VALLEY VIEW ROAD, YORK, PA 17403

UPI# 48-000-33-0146.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. DONALD F. MARSHALL and HEATHER L. MARSHALL Docket Number: 2016-SU-000836-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DONALD F. MARSHALL
HEATHER L. MARSHALL

owner(s) of property situate in the GLEN ROCK BOROUGH, YORK County, Pennsylvania, being 7 Baltimore Street, Glen Rock, PA 17327-1347

Parcel No. 64-000-02-0077.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$58,768.34

PROPERTY ADDRESS: 7 BALTIMORE STREET, GLEN ROCK, PA 17327

UPI# 64-000-02-0077.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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, NA vs. JENNIFER L. MATTES and ROBERT A. MATTES A/K/A ROBERT ANDREW MATTES Docket Number: 2016-SU-002437-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JENNIFER L. MATTES
ROBERT A. MATTES
A/K/A ROBERT ANDREW MATTES

owner(s) of property situate in the YORK CITY, 14TH, YORK County, Pennsylvania, being 705 Kelly Drive, York, PA 17404-2432

Parcel No. 14-605-05-0041.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$104,956.01

PROPERTY ADDRESS: 705 KELLY DRIVE, YORK, PA 17404

UPI# 14-605-05-0041.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 DITECH FINANCIAL LLC vs. DUSTIN E. MATTHEWS Docket Number: 2016-SU-002927. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DUSTIN E. MATTHEWS

All that certain piece or parcel or Tract of land situate in the City of York, York County, Pennsylvania, and being known as 651 Florida Avenue, York, Pennsylvania 17404.

TAX MAP AND PARCEL NUMBER: 14-491-15-0008.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$136,958.09

PROPERTY ADDRESS: 651 FLORIDA AVENUE, YORK, PA 17404

UPI# 14-491-15-0008.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of MIDFIRST BANK vs. AMY M. MCDANIEL and HARRY T. MCDANIEL, III Docket Number: 2016-SU-003439. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

AMY M. MCDANIEL
HARRY T. MCDANIEL, III

ALL that certain piece of ground in the Town-

ship of Dover, York County, Pennsylvania, being known as Lot No. 53, Wandering Stream Estates, York County Record Book MM, page 490. HAVING THEREON erected a dwelling house known as: 2010 WYATT CIRCLE DOVER, PA 17315.

PARCEL NO. 24-000-25-0053.00-00000.
York County Deed Book 1371, page 5576.

PROPERTY ADDRESS: 2010 WYATT CIRCLE, DOVER, PA 17315

UPI# 24-000-25-0053.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS TRUSTEE OF MFRA TRUST 2014-2 vs. PHILIP MELLOWSHIP and DEBBIE MELLOWSHIP Docket Number: 2015-SU-001011-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PHILIP MELLOWSHIP
DEBBIE MELLOWSHIP

All that certain piece or parcel or Tract of land situate in Windsor Township, York County, Pennsylvania, and being known as 335 Lartry Drive, Red Lion, Pennsylvania 17356.

TAX MAP AND PARCEL NUMBER: 53-000-36-0025.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$260,316.86

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Philip Mellowship and Debbie Mellowship

PROPERTY ADDRESS: 335 LARTRY DRIVE, RED LION, PA 17356

UPI# 53-000-36-0025.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. DANIEL A. MOORE and CHRISTINA L. MOORE Docket Number: 2016-SU-000261-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DANIEL A. MOORE
CHRISTINA L. MOORE

ALL THAT CERTAIN lot or piece of ground being known as LOT NO. 92, Situate in the TOWNSHIP OF WINDSOR, County of York and Commonwealth of Pennsylvania, bounded and described according to a Revised Final Subdivision Plan Chatham Creek Phase 2 prepared by RGS Associates, dated 3-12-2004, last revised 11-11-2004 and recorded in Plan Book SS, page 817, as follows, to wit:

Property Address: 640 Thomas Armor Drive Windsor, PA 17366

Parcel No. 53-000-34-0092.00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2016-SU-000261-06
Judgment: \$305,673.77
Attorney: Samantha Gable, Esquire
To be sold as the Property Of: Daniel A. Moore and Christina L. Moore

PROPERTY ADDRESS: 640 THOMAS ARMOR DRIVE, WINDSOR, PA 17366

UPI# 53-000-34-0092.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. JAMES T MORTON A/K/A JAMES T. MORTON, III and CHRISTINA A. MORTON A/K/A CHRISTINA MORTON Docket Number: 2016-SU-002109-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES T MORTON
A/K/A JAMES T. MORTON, III
CHRISTINA A. MORTON
A/K/A CHRISTINA MORTON

owner(s) of property situate in the YORK TOWNSHIP, YORK County, Pennsylvania, being 2782 Meadow Cross Way, York, PA 17402-8537

Parcel No. 54-000-54-0058.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$380,467.74

PROPERTY ADDRESS: 2782 MEADOW CROSS WAY, YORK, PA 17402

UPI# 54-000-54-0058.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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., BY SUCCESSOR BY MERGER TO WACHOVIA BANK, NATIONAL ASSOCIATION vs. JANE M. MUMMERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DAWN E. KEPLER, BRIAN C. KEPLER AS SPECIFIC DEVISEE DAWN E. KEPLER Docket Number: 2015-SU-001304-06. And to me directed, I will expose at public sale in the York County

Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JANE M. MUMMERT, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DAWN E. KEPLER
BRIAN C. KEPLER AS SPECIFIC DEVISEE
DAWN E. KEPLER

All that certain described tract of land situate in York Township, York County, Pennsylvania, being Lot No. 28 on a Plan of Lots prepared by Gordon L. Brown, Registered Surveyor, for John S. Brant, Jr. and recorded in Plan Book "T", page 178, York County Records, bounded and limited as follows, to wit:

Beginning at a point on the west side of Brant Drive, said point of beginning is two hundred twenty-six and thirty-one one-hundredths (226.31) feet from the southwest intersection of Lions Drive and Brant Drive measured south-eastwardly along the western line of Brant Drive; thence along Brant Drive by a curve to the left having a radius of four hundred twenty-five and thirty-six one-hundredths (425.36) feet for a distance of forty (40) feet; thence continuing along said public street south forty-seven (47) degrees thirty-seven (37) minutes twenty (20) seconds east, sixty (60) feet to a point; thence along other property of the grantor south forty-two (42) degrees twenty-two (22) minutes forty (40) seconds west, sixty-two and ninety-one one-hundredths (62.91) feet to a point; thence continuing along said property of the grantor and property of Walter B. Snyder south seventy-three (73) degrees forty (40) minutes twenty (20) seconds west, one hundred thirty and sixteen one-hundredths (130.16) feet to a point; thence along Lot No. 33 on said plan north twenty (20) degrees forty-nine (49) minutes thirty (30) seconds west, fifty-two and thirty-two one-hundredths (52.32) feet to a point; thence along Lot No. 29 on said plan north forty-seven (47) degrees forty-six (46) minutes east, one hundred fifty-three and nine one-hundredths (153.09) feet to a point, the place of beginning.

Title to said Premises vested in John W. Kepler, Jr. and Dawn E. Kepler, husband and wife by Deed from John S. Brant, Jr. and Ruth A. Brant, husband and wife dated March 5, 1970 and recorded on March 5, 1970 in the York County Recorder of Deeds in Book 63A, Page 157.

Being known as: 125 Brant Drive, Dallastown, PA 17313

Tax Parcel Number: 54-000-32-0028.00-00000

PROPERTY ADDRESS: 125 BRANT DRIVE, DALLASTOWN, PA 17313

UPI# 54-000-32-0028.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. NANCY R. NEIDIG and PAUL I. NEIDIG Docket Number: 2016-SU-002521-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

NANCY R. NEIDIG
PAUL I. NEIDIG

ALL THAT CERTAIN lot of ground situate in Spring Garden Township, York County, Pennsylvania

PARCEL No. 48-000-16-0155.A0-00000

PROPERTY ADDRESS: 1240 SOUTHERN ROAD, YORK, PA 17403

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: NANCY R. NEIDIG and PAUL I. NEIDIG

ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 1240 SOUTHERN ROAD, YORK, PA 17403

UPI# 48-000-16-0155.A0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA

HOUSING FINANCE AGENCY vs. LAWRENCE E. ORDWAY Docket Number: 2016-SU-002451-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LAWRENCE E. ORDWAY

ALL the three tracts of land, consisting of 128 perches of land, more or less, in the Borough of Seven Valleys, York County, Pennsylvania as follows:

TRACT NO. 1: being approximately 2.6 x 25.9 x 1.4 x 25.4 perches (51 perches);
TRACT NO 2: being approximately 3.2 x 20.2 perches (32 perches); AND
TRACT NO. 3: being approximately 34 x 361 (45 perches).

HAVING THEREON erected a dwelling house known as: 149 CHURCH STREET SEVEN VALLEYS, PA 17360.

PARCEL NO: 83-000-02-0019.00-00000
York County Deed Book 2083, page 5716.

TO BE SOLD AS THE PROPERTY OF LAWRENCE E. ORDWAY ON JUDGMENT NO. 2016-SU-002451-06.

PROPERTY ADDRESS: 149 CHURCH STREET, SEVEN VALLEYS, PA 17360

UPI# 83-000-02-0019.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 SPRING GARDEN TOWNSHIP vs. JEREMY D. ORWIG and HEATHER KAUFFMAN A/K/A HEATHER ORWIG Docket Number: 2014-SU-004222-21. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JEREMY D. ORWIG
HEATHER KAUFFMAN
A/K/A HEATHER ORWIG

owners of property situate SPRING GARDEN

TOWNSHIP, YORK County, Pennsylvania being:

625 Mulberry Street, York, Pennsylvania 17403
Parcel No.: 48-000-03-0140.00-00000

Improvements thereon: RESIDENTIAL
Judgment Amount: \$3,333.40

Attorneys for Plaintiff Stock and Leader

PROPERTY ADDRESS: 625 MULBERRY STREET, YORK, PA 17403

UPI# 48-000-03-0140.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF AMERICA, N.A. vs. STANLEY K. OTTEY and PAMELA OTTEY Docket Number: 2016-SU-003329. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STANLEY K. OTTEY
PAMELA OTTEY

All that certain piece or parcel or Tract of land situate in the Borough of New Freedom, York County, Pennsylvania, and being known as 28 Washington Road, New Freedom, Pennsylvania 17349.

PARCEL NUMBER: 78-000-04-0076.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$194,923.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Stanley K. Ottey and Pamela Ottey

PROPERTY ADDRESS: 28 WASHINGTON ROAD, NEW FREEDOM, PA 17349

UPI# 78-000-04-0076.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 DITECH FINANCIAL LLC vs. BRYANT A. PAGAN and DIVERSIFIED INVESTMENTS, LLC Docket Number: 2016-SU-003182. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRYANT A. PAGAN
DIVERSIFIED INVESTMENTS, LLC

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

Parcel No. 12-375-07-0005.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$73,441.50

PROPERTY ADDRESS: 713 EAST PHILADELPHIA STREET, YORK, PA 17403

UPI# 12-375-07-0005.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2014-12TT vs. DAVID G. PECK, JR. and MICHELLE L. PECK Docket Number: 2015-SU-

001902-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID G. PECK, JR.
MICHELLE L. PECK

ALL THAT CERTAIN parcel or lot of ground with improvements thereon erected, situate in Fairview Township, York County, Pennsylvania, more particularly bounded and limited as follows:

BEGINNING at an iron pin, said point being a common corner between Lot 4A and Lot 4 of a plan of which this is a part and along the western right-of-way line of Highland Drive (T-956); thence, along said Lot 4, South 89 degrees 58 minutes 00 seconds West, for a distance of 222.40 feet to an iron pin; thence, along the same, North 34 degrees 23 minutes 13 seconds west, for a distance of 174.50 feet to an iron pin; thence, along the same, North 55 degrees 36 minutes 47 seconds East, for a distance of 183.61 feet right-of-way line of Highland Drive; thence, along said right-of-way line of Highland Drive; thence, along said right-of-way line South 34 degrees 23 minutes 13 seconds East, for a distance of 300.00 feet to an iron pin, the point of BEGINNING.

CONTAINING 1.00 acres of land.

BEING LOT 4A on a Final Subdivision Plan for Richard Moore as recorded in York County Records in Plan Book LL, Page 812.

Parcel #27-000-QE-0014.J0-00000

1194 Highland Drive, Mechanicsburg, PA 17055

PROPERTY ADDRESS: 1194 HIGHLAND DRIVE, MECHANICSBURG, PA 17055

UPI# 27-000-QE-0014.J0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 DITECH FINANCIAL LLC vs. CARRIE-ANN GLORIA PHILLIP Docket Number: 2016-SU-001095-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth

of Pennsylvania the following real estate to wit:
AS THE REAL ESTATE OF:

CARRIE-ANN GLORIA PHILLIP

owner(s) of property situate in the SPRINGGETTSBURY TOWNSHIP, YORK County, Pennsylvania, being 416 Wynwood Road, York, PA 17402-4006

Parcel No. 46-000-43-0009.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$275,153.51

PROPERTY ADDRESS: 416 WYNWOOD ROAD, YORK, PA 17402

UPI# 46-000-43-0009.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 LSF9 MASTER PARTICIPATION TRUST vs. BETTY JEAN PIATT Docket Number: 2014-SU-001841-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BETTY JEAN PIATT

owner(s) of property situate in the YORK HAVEN BOROUGH, YORK County, Pennsylvania, being 71 South Front Street, York Haven, PA 17370-8816

Parcel No. 94-000-02-0065.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$40,701.50

PROPERTY ADDRESS: 71 SOUTH FRONT STREET, YORK HAVEN, PA 17370

UPI# 94-000-02-0065.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 KINGSMEAD ASSET HOLDING TRUST vs. DWAYNE E. PIPER AKA DEBRA PIPER Docket Number: 2016-SU-002262-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DWAYNE E. PIPER
AKA DWAYNE PIPER
DEBBI PIPER
AKA DEBRA PIPER

owner(s) of property situate in the HEIDELBERG TOWNSHIP, YORK County, Pennsylvania, being 6165 Acorn Drive, Spring Grove, PA 17362-9136

Parcel No. 30-000-EE-0060.A0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$426,989.48

PROPERTY ADDRESS: 6165 ACORN DRIVE, SPRING GROVE, PA 17362

UPI# 30-000-EE-0060.A0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Exe-

cution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC4 vs. JULIE E. POLAND and JAMES M. POLAND Docket Number: 2016-SU-003067. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JULIE E. POLAND
JAMES M. POLAND

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

BEING KNOWN AND NUMBERED AS 5 RIDING SILKS LANE, YORK, PA 17404

UPIN NUMBER 36-000-24-0041.00-00000

PROPERTY ADDRESS: 5 RIDING SILKS LANE, YORK, PA 17404

UPI# 36-000-24-0041.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of MIDFIRST BANK vs. KAY E. POMROY Docket Number: 2016-SU-003371. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KAY E. POMROY

ALL that certain tract of land known as Lot No. 14, in East Manchester Township, York County, Pennsylvania, Final Subdivision Plan for James E. Craft, by Stallman and Stahlman, Inc., York, PA Drawing No. A-88-010-01F, dated April 12, 1988. Containing 57,770.9 square feet or 1.326 acre. HAVING THEREON erected a dwelling house known as: 145 NORTH GRIFFITH LANE MANCHESTER, PA 17345.

PARCEL NO. 26-000-09-0014.00-00000.

York County Deed Book 1467, page 7667.

TO BE SOLD AS THE PROPERTY OF KAY E. POMROY ON JUDGMENT NO. 2016-SU-003371

PROPERTY ADDRESS: 145 NORTH GRIF-FITH LANE, MANCHESTER, PA 17345

UPI# 26-000-09-0014.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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, NA vs. JOHN E. POOLE, JR Docket Number: 2016-SU-003515. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN E. POOLE, JR

owner(s) of property situate in the DOVER TOWNSHIP, YORK County, Pennsylvania, being 4112 Trabert Court, Dover, PA 17315-4267

Parcel No. 24-000-26-0148.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$111,685.01

PROPERTY ADDRESS: 4112 TRABERT COURT, DOVER, PA 17315

UPI# 24-000-26-0148.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. LISA POWER, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF SANDRA K. MULDER Docket Number: 2015-SU-000691-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LISA POWER, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF SANDRA K. MULDER

owner(s) of property situate in the CARROLL TOWNSHIP, YORK County, Pennsylvania, being 204 Chestnut Grove Road, Dillsburg, PA 17019-9321

Parcel No. 20-000-PC-0047.X0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$229,091.70

PROPERTY ADDRESS: 204 CHESTNUT GROVE ROAD, DILLSBURG, PA 17019

UPI# 20-000-PC-0047.X0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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, NA, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II, INC., BEAR STEARNS MORTGAGE FUNDING, TRUST 2007-AR2, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-AR2 vs. GLORIOUS REED, ADMINISTRATRIX OF THE ESTATE OF ANTONIO C. DAVENPORT A/K/A AN-

TONIO CARLOS DAVENPORT A/K/A TONY DAVENPORT Docket Number: 2015-SU-003396-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GLORIOUS REED, ADMINISTRATRIX OF THE ESTATE OF ANTONIO C. DAVENPORT A/K/A ANTONIO CARLOS DAVENPORT A/K/A TONY DAVENPORT

All that certain lot or piece of ground situate in Shrewsbury Borough, York County, Commonwealth of Pennsylvania, designated as Lot No. 28 according to a Plan recorded July 23, 2003, in the Office of the Recorder of Deeds for York County, PA in Plan Book SS, Page 220.

Being Lot No. 28 as shown on said Plan.

Title to said Premises vested in Antonio Davenport by Deed from Kurtis Earl Bachman and Kelly Lynn Bachman, married dated November 21, 2006 and recorded on January 11, 2007 in the York County Recorder of Deeds in Book 1867, Page 6853.

Being known as: 13 Tree Hollow Road, Shrewsbury, PA 17361

Tax Parcel Number: 84-000-10-0028.00-00000

PROPERTY ADDRESS: 13 TREE HOLLOW ROAD, SHREWSBURY, PA 17361

UPI# 84-000-10-0028.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FORMERLY KNOWN AS BANKERS TRUST COMPANY OF CALIFORNIA, N.A. AS TRUSTEE OF MELLON CRA MORTGAGE LOAN TRUST 1998-A vs. KURT A. REIGLE Docket Number: 2017-SU-000116. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KURT A. REIGLE

ALL THAT CERTAIN following described lot of ground, with the improvements thereon erected, situate in York City, York County, Pennsylvania, known as 20 North Belvidere Avenue, bounded and described as follows;

Property Address: 20 North Belvidere Avenue York, PA 17404

Parcel No. 11-303-04-0018.00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2017-su-000116
Judgment: \$17,594.37
Attorney: Samantha Gable, Esquire
To be sold as the Property Of: Kurt A. Reigle

PROPERTY ADDRESS: 20 NORTH BELVIDERE AVENUE, YORK, PA 17404

UPI# 11-303-04-0018.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. BRENDA M. RINARD AS ADMINISTRATRIX OF THE ESTATE OF MARY JANICE PRINCE DECEASED Docket Number: 2016-SU-003441. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRENDA M. RINARD AS
ADMINISTRATRIX OF THE ESTATE OF
MARY JANICE PRINCE DECEASED

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

BEGINNING at a point in the center line of Township Road No. 612 leading from Bryansville to Woodbine, said point being one thousand one hundred eight seven tenths (1,187.7) feet in a westerly direction from the intersection of said Township Road with a subdivision road right of way known as Trails Road; thence leaving said Township Road and continuing along Lot No. F19 of this development, North forty eight (48)

degrees thirty two (32) minutes east two hundred fifty eight and five tenths (258.5) feet to a point; thence continuing along Lot No. F-9 of this development, North thirty six (36) degrees fifty eight (58) minutes West one hundred (100) feet to a point; thence continuing along Lot No. F-17 of this development, South forty eight (48) degrees thirty two (32) minutes West two hundred ninety four (294) feet to a point in the center line of the aforementioned Township Road No. 612; thence continuing in and through the center line of said Township Road, South fifty seven (57) degrees thirty eight (38) minutes east one hundred three (103) feet to a point and the Place of Beginning.

Being known and numbered as Lot No. F-18 on a Plan of Lots surveyed June 8, 1962 by David R. Wilson.

7724 Woodbine Road Airville, PA 17302

Parcel ID # 43-000-02-0418.00-00000

PROPERTY ADDRESS: 7724 WOODBINE ROAD, AIRVILLE, PA 17302

UPI# 43-000-02-0418.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. JOSE A. RIVERA Docket Number: 2016-SU-003408. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSE A. RIVERA

owner(s) of property situate in the LOWER WINDSOR TOWNSHIP, YORK County, Pennsylvania, being 876 Elham Drive, York, PA 17406-8677

Parcel No. 35-000-05-0005.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$153,369.34

PROPERTY ADDRESS: 876 ELHAM DRIVE, YORK, PA 17406

UPI# 35-000-05-0005.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. TONDA L. ROACH A/K/A TONDA ROACH Docket Number: 2016-SU-003036. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TONDA L. ROACH
A/K/A TONDA ROACH

ALL that following described lot or parcel of ground, situate in the City of York, County of York, Pennsylvania, and known as No. 531 Vander Avenue, bounded and described as follows, to wit:

Property Address: 531 Vander Avenue York, PA 17403

Parcel No. 12-430-20-0027.00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2016-SU-003036
Judgment: \$44,944.57
Attorney: Samantha Gable, Esquire
To be sold as the Property Of: Tonda L. Roach a/k/a Tonda Roach

PROPERTY ADDRESS: 531 VANDER AVENUE, YORK, PA 17403

UPI# 12-430-20-0027.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. ROBERT B. ROBBINS Docket Number: 2016-SU-002057-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT B. ROBBINS

ALL THAT CERTAIN lot or piece of ground, situate in the Borough of Hanover, County of York and Commonwealth of Pennsylvania, being described as Phase 1 and Phase 2 of Cherry Tree Subdivision as taken from a Plat, entitled, "Cherry Tree, Phase 1 and 2 Final, Sheets 1 thru 35", which Plat is recorded in the County of York in Book 1846 page 4231, revised Plan recorded December 3, 2009 and recorded in County of York in Book 2053 Page 6346, as follows to wit:

Property Address: 723 Grant Drive Hanover, PA 17331

Parcel No. 67-000-23-0121.00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
Judgment: \$170,491.41
Attorney: Samantha Gable, Esquire

PROPERTY ADDRESS: 723 GRANT DRIVE, HANOVER, PA 17331

UPI# 67-000-23-0121.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. KEVIN M. RUSHING and DOTTIE D. RUSHING Docket Number: 2016-SU-003123. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KEVIN M. RUSHING
DOTTIE D. RUSHING

ALL THAT CERTAIN tract of land, commonly known as: 74 York Avenue, Spring Grove, PA 17326. All those two certain lots, parcels, pieces of ground with the improvements thereon erected, situate in Spring Grove Borough, Spring Grove Area School District, York County, Pennsylvania, bounded and described as follows, to wit:

Property Address: 74 York Avenue
Spring Grove, PA 17362

Parcel No. 85-000-02-0311.A0-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2016-SU-003123
Judgment: \$174,209.38
Attorney: Samantha Gable, Esquire
To be sold as the Property Of: Kevin M. Rushing and Dottie D. Rushing

PROPERTY ADDRESS: 74 YORK AVENUE, SPRING GROVE, PA 17362

UPI# 85-000-02-0311.A0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC vs. DONNA D. SCHEERER and STEPHAN L. SCHEERER Docket Number: 2016-SU-002898. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DONNA D. SCHEERER
STEPHAN L. SCHEERER

owner(s) of property situate in the PENN TOWNSHIP, YORK County, Pennsylvania, being 4 Magnolia Lane, Hanover, PA 17331

Parcel No. 44-000-24-0154.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$202,559.78

PROPERTY ADDRESS: 4 MAGNOLIA LANE,

HANOVER, PA 17331

UPI# 44-000-24-0154.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. PETER W. SCHOETTLER A/K/A PETER SCHOETTLER and CAROLYN P. SCHOETTLER A/K/A CAROLYN SCHOETTLER Docket Number: 2016-SU-002996. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PETER W. SCHOETTLER
A/K/A PETER SCHOETTLER
CAROLYN P. SCHOETTLER
A/K/A CAROLYN SCHOETTLER

owner(s) of property situate in the HOPEWELL TOWNSHIP, YORK County, Pennsylvania, being 74 Smokebox Circle, Stewartstown, PA 17363-8780

Parcel No. 32-000-04-0084.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$303,769.13

PROPERTY ADDRESS: 74 SMOKEBOX CIRCLE, STEWARTSTOWN, PA 17363

UPI# 32-000-04-0084.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 CITIFINANCIAL SERVICING, LLC vs. ROBERT CURTIS SELL and LISA SPENCER Docket Number: 2016-SU-002313-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT CURTIS SELL
LISA SPENCER

owner(s) of property situate in the WEST MANHEIM TOWNSHIP, YORK County, Pennsylvania, being 36 Christians Drive, a/k/a 36 Christians, Hanover, PA 17331-8470

Parcel No. 52-000-18-0165.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$532,902.49

PROPERTY ADDRESS: 36 CHRISTIANS DRIVE, AKA 36 CHRISTIANS, HANOVER, PA 17331

UPI# 52-000-18-0165.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 LSF9 MASTER PARTICIPATION TRUST vs. PAMELA A. SENFT Docket Number: 2016-SU-002973. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PAMELA A. SENFT

owner(s) of property situate in the PENN TOWNSHIP, YORK County, Pennsylvania, being 643 Boundary Avenue, Hanover, PA 17331-3808

Parcel No. 44-000-07-0208.C0-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$156,211.25

PROPERTY ADDRESS: 643 BOUNDARY AVENUE, HANOVER, PA 17331

UPI# 44-000-07-0208.C0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of LAKEVIEW LOAN SERVICING, LLC vs. RAYMOND E. SHARP Docket Number: 2016-SU-003320. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RAYMOND E. SHARP

Property Address: 275 Blymire Road, Dallastown, PA 17313, York County, Pennsylvania

Tax ID: 54-000-31-0306.00-00000

All that certain tract of land, situate, lying and being in York Township, York County, Pennsylvania, being Lot No. 6 on a Plan of West View; recorded in Plan Book K, Page 384, York County Records, bounded and limited as follows, to wit:

BEGINNING at a point on the west side of Blymire Road, said point of beginning is South eight (08) degrees fifty-nine (59) minutes fifty (50) seconds East, two hundred forty (240) feet measured along the west side of Blymire Road from the southwest corner of Blymire Road and Gary Drive North; thence along the west side of Blymire Road, South eight (08) degrees fifty-nine (59) minutes fifty (50) seconds East, one hundred five (105) feet to a point; thence along Lot No. 5 on said Plan of Lots, South eighty-one (81) degrees zero (00) minutes ten (10) seconds West, one hundred twenty (120) feet to a point; thence along property now or formerly of Gary J. Schroeder and Kathleen D. Schroeder, his wife, North eight (08) degrees fifty-nine (59) minutes fifty (50) seconds West, one hundred five (105) feet to a point; thence along Lot No. 7 on said

Plan of Lots, North eighty-one (81) degrees zero (00) minutes ten (10) seconds East, one hundred twenty (120) feet to a point, the place of BEGINNING.

PROPERTY ADDRESS: 275 BLYMIRE ROAD, DALLASTOWN, PA 17313

UPI# 54-000-31-0306.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 FAIRVIEW TOWNSHIP vs. BRADLEY J. SIMMONS and LORI A. OYLER Docket Number: 2015-SU-003903-21. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRADLEY J. SIMMONS
LORI A. OYLER

owners of property situate FAIRVIEW TOWNSHIP, YORK County, Pennsylvania being:

432 Shuler Road, Eppers, Pennsylvania 17319
Parcel No.: 27-000-23-0204.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$6,378.81

Attorneys for Plaintiff Stock and Leader

PROPERTY ADDRESS: 432 SHULER ROAD, ETTERS, PA 17319-9545

UPI# 27-000-23-0204.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 CITIMORTGAGE, INC. vs. DAVID P. SMITH and DENISE S. SMITH Docket Number: 2014-SU-002277-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID P. SMITH
DENISE S. SMITH

All the following described lot of ground situate on the north side of East Main Street in the Borough of Dallastown, County of York and Commonwealth of Pennsylvania, bounded and limited as follows, to wit:

Beginning at a stone on the curb line on the north side of said Main Street, a corner of lot now or formerly of Bert Kinard; thence along the line of the lot of the same, north sixteen (16) degrees east, one hundred sixty-five (165) feet to a stone on the south side of an alley; thence along said alley, south seventy-four (74) degrees east, thirty-five (35) feet to a stone on the edge of said alley, a corner of lot now or formerly of Lloyd S. Slenker; thence along line of lot of the same, south sixteen (16) degrees west, one hundred sixty-five (165) feet to a stone on the curb line of said Main Street; thence along said Street, north seventy-four (74) degrees west, thirty-five (35) feet to the place of beginning. Containing twenty-one and two-tenths (21.2) perches, neat measure.

Title to said Premises vested in David P. Smith and Denise S. Smith, husband and wife by Deed from Joseph A. Gallagher, by his agent Janet A. Gallagher, and Janet A. Gallagher, husband and wife dated November 21, 2007 and recorded on November 27, 2007 in the York County Recorder of Deeds in Book 1934, Page 8479.

Being known as: 349 East Main Street, Dallastown, PA 17313

Tax Parcel Number: 56-000-02-0059.00-00000

PROPERTY ADDRESS: 349 EAST MAIN STREET, DALLASTOWN, PA 17313

UPI# 56-000-02-0059.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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, NA vs. GLENDA KAYE SMITH and JEROD HAGENS Docket Number: 2016-SU-000575-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GLENDA KAYE SMITH
JEROD HAGENS

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

BEING KNOWN AND NUMBERED AS 1833 WYATT CIRCLE, DOVER, PA 17315

UPIN NUMBER 24-000-25-0070.00-00000

PROPERTY ADDRESS: 1833 WYATT CIRCLE, DOVER, PA 17315

UPI# 24-000-25-0070.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 MTGLQ INVESTORS, L.P. vs. VALERIE R. SMITH and BRIAN A. SMITH Docket Number: 2016-SU-001183-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

VALERIE R. SMITH
BRIAN A. SMITH

All that certain piece or parcel or Tract of land situate in Monaghan Township, York County, Pennsylvania, and being known as 8 Elicker

Road, Dillsburg, Pennsylvania 17019.

PARCEL NUMBER: 38-000-PD-0048.Q0-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$426,773.77

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Valerie R. Smith and Brian A. Smith

PROPERTY ADDRESS: 8 ELICKER ROAD, DILLSBURG, PA 17019

UPI# 38-000-PD-0048.Q0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of M&T BANK vs. JAMES H. SNEAD, JR. and TANISHA SNEAD A/K/A TANISAH D. SNEAD Docket Number: 2007-SU-003945-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES H. SNEAD, JR.
TANISHA SNEAD
A/K/A TANISAH D. SNEAD

ALL the following described tract, piece or parcel of land located in Springettsbury Township, York County, Pennsylvania, with the improvements thereon erected, known as Lot No. 9 in Block "G" Hiestand Heights of Yorklyn, and also known as 3921 Silver Spur Drive, more particularly described as follows:

BEGINNING at a point on the north side of Silver Spur Drive, said point being located westwardly 52.95 feet from the intersection of the centerline of Rita Road East with the north side of Silver Spur Drive; and running thence along the north side of Silver Spur Drive by a curve to the left, having a radius of 461.29 feet for a distance of 25.98 feet, the chord of which is South 79 degrees 27 minutes 38 seconds West, 25.97 feet to a point; and running thence still along the north side of Silver Spur Drive; South 77 degrees 50 minutes 50 seconds West, 35.00 feet to a point at Lot No. 8, Block "G"; and running

thence along Lot No. 8, Block "G" North 12 degrees 09 minutes 10 seconds West, 115.00 feet to a point at lands now or formerly of Herman Realty Corporation; and running thence along said last mentioned lands North 57 degrees 34 minutes 34 seconds East, 83.78 feet to a point on the west side of Rita Road East; and running thence along the west side of Rita Road East by a curve to the right having a radius of 237.91 feet for a distance of 123.37 feet, the chord of which is South 17 degrees 34 minutes 06 seconds East, 121.99 feet to a point; and running thence by a curve to the right having a radius of 27.95 feet to a distance of 40.87 feet, the chord of which is South 39 degrees 10 minutes 50 seconds West, 37.32 feet to a point on the north side of Silver Spur Drive and the place of BEGINNING.

Tax parcel no: 46-000-27-0018.00-00000

Property Address: 3921 Silver Spur Drive, York, PA 17402

PROPERTY ADDRESS: 3921 SILVER SPUR DRIVE, YORK, PA 17402

UPI# 46-000-27-0018.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. JAMES ALEXANDER SNEDDON and COURTNEY NICOLE SNEDDON Docket Number: 2015-SU-004067-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES ALEXANDER SNEDDON
COURTNEY NICOLE SNEDDON

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

Property Address: 679 Maryland Avenue York, PA 17404

Parcel No. 14-486-12-0018.00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No

C.P. NO. 2015-SU-004067-06

Judgment: \$127,660.51

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: James Alexander Sneddon and Courtney Nicole Sneddon

PROPERTY ADDRESS: 679 MARYLAND AVENUE, YORK, PA 17404

UPI# 14-486-12-0018.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 NATIONAL MORTGAGE ASSOCIATION "(FANNIE MAE)" vs. KIM L. SNYDER and JOAN M. SNYDER Docket Number: 2016-SU-003172. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KIM L. SNYDER
JOAN M. SNYDER

All that certain tract of land situate, lying and being in North Hopewell Township, York County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at a point in the centerline of Township Road No. 550, also known as Westview Road at the corner of lands now or formerly of Robert L. Snyder; thence continuing along lands now or formerly of Robert L. Snyder North two (02) degrees fifteen (15) minutes East three hundred ninety-three and twenty hundredths (393.20) feet to an iron pipe; thence continuing along the same North sixty-eight (68) degrees thirty-six (36) minutes fifty-seven (57) seconds East one hundred four and seventy-five hundredths (104.75) feet to an iron pipe at lands now or formerly of Wolf Farms, Inc.; thence continuing along lands now or formerly of Wolf Farms, Inc. South eighteen (18) degrees twenty-eight (28) minutes East four hundred twenty-seven and eighty-seven hundredths (427.87) feet to a point in the centerline of Township Road No. 550; thence continuing along the centerline of Township Road No. 550 South eighty-three (83) degrees no (00) minutes West two hundred and no hundredths (200.00) feet to a point; thence continuing along the same South eighty-nine (89) degrees no (00) minutes West fifty and no

hundredths (50.00) feet to a point and place of BEGINNING. Containing 1.642 Acres of land. Being known and numbered as Lot No. 1 on Plan of lots prepared by Joseph W. Shaw, R.S. for Robert L. Snyder dated July 10, 1980 and revised May 1, 1981 and bearing Drawing No. 26-5, and recorded in the Recorder's Office in and for York County, Pennsylvania in Plan Book CC, Page 632.

BEING KNOWN AS: 3745 Westview Drive, F/K/A Lot 1 Westview Drive, Stewartstown, PA 17363

PARCEL #41-000-DK-0061.D0-00000

TITLE TO SAID PREMISES IS VESTED IN Kim L. Snyder and Joan M. Snyder

PROPERTY ADDRESS: 3745 WESTVIEW DRIVE, F/K/A LOT 1 WESTVIEW DRIVE, STEWARTSTOWN, PA 17363

UPI# 41-000-DK-0061.D0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 LSF9 MASTER PARTICIPATION TRUST vs. JOSEPH G. SPATARO and SUSAN E. SPATARO Docket Number: 2016-SU-001628-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSEPH G. SPATARO
SUSAN E. SPATARO

owner(s) of property situate in the NORTH CORDORUS TOWNSHIP, YORK County, Pennsylvania, being 4437 Lynwood Drive, Spring Grove, PA 17362-7862

Parcel No. 40-000-FG-0200.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$197,808.56

PROPERTY ADDRESS: 4437 LYNWOOD DRIVE, SPRING GROVE, PA 17362

UPI# 40-000-FG-0200.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 YORK TRADITIONS BANK vs. THADDEAUS A. SPRENKLE and BRANDY L. SPRENKLE Docket Number: 2016-SU-003363. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

THADDEAUS A. SPRENKLE
BRANDY L. SPRENKLE

owners of property situate in WRIGHTSVILLE BOROUGH, York County, Pennsylvania being:

321 North Seventh Street, Wrightsville, Pennsylvania 17368
Parcel No.: 91-000-02-0404.00-00000

Improvements thereon: Residential Dwelling

Attorneys for Plaintiff Senft Law Firm, LLC

PROPERTY ADDRESS: 321 NORTH SEVENTH STREET, WRIGHTSVILLE, PA 17368

UPI# 91-000-02-0404.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION,

AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. STEVEN P. SPRING, JR. A/K/A STEVEN P. SPRING Docket Number: 2016-SU-002729. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEVEN P. SPRING, JR.
A/K/A STEVEN P. SPRING

ALL that certain tract of land being containing the front on said Eighth Avenue, Borough of North York, York County, Pennsylvania, being approximately 34 feet and 6 inches x 94 feet. HAVING THEREON erected a dwelling house known as: 28 WEST 8TH AVENUE YORK, PA 17404.

PARCEL NO. 80-000-04-0094.00-00000
York County Instrument No. 2015-015530.

TO BE SOLD AS THE PROPERTY OF STEVEN P. SPRING JR. A/K/A STEVEN P. SPRING ON JUDGMENT NO. 2016-SU-002729.

PROPERTY ADDRESS: 28 WEST 8TH AVENUE, YORK, PA 17404

UPI# 80-000-04-0094.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. AMANDA M. STEINMENTZ A/K/A AMANDA M. WHITE Docket Number: 2016-SU-003023. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

AMANDA M. STEINMENTZ
A/K/A AMANDA M. WHITE

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situate in the Borough of West York, County of York and Commonwealth of Pennsylvania, described in accordance with a plan and survey made by Gordon L. Brown & Associates, Engineers

& Surveyors, York, Pennsylvania, Dwg. No. J-5134, as follows, to wit:

Property Address: 1435 West King Street
York, PA 17404

Parcel No. 88-000-06-0014.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2016-SU-003023

Judgment: \$109,990.29

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Amanda M. Steinmentz a/k/a Amanda M. White

PROPERTY ADDRESS: 1435 WEST KING STREET, YORK, PA 17404

UPI# 88-000-06-0014.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. DARLENE STERNER, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF ROBERT E. MILLER Docket Number: 2016-SU-003407. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DARLENE STERNER, IN HER CAPACITY
AS EXECUTRIX AND DEVISEE OF THE
ESTATE OF ROBERT E. MILLER

owner(s) of property situate in the PARADISE TOWNSHIP, YORK County, Pennsylvania, being 8476 Orchard Road, Spring Grove, PA 17362-8549

Parcel No. 42-000-GE-0113.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$126,011.26

PROPERTY ADDRESS: 8476 ORCHARD ROAD, SPRING GROVE, PA 17362

UPI# 42-000-GE-0113.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. CHAD STRABRIDGE, SOLELY IN HIS CAPACITY AS HEIR OF DEBORAH DIANE BLOSS, DECEASED KIM FORNEY, SOLELY IN HER CAPACITY AS HEIR OF DEBORAH DIANE BLOSS DECEASED Docket Number: 2016-SU-001083-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHAD STRABRIDGE, SOLELY IN HIS CAPACITY AS HEIR OF DEBORAH DIANE BLOSS, DECEASED KIM FORNEY, SOLELY IN HER CAPACITY AS HEIR OF DEBORAH DIANE BLOSS DECEASED

ALL THAT CERTAIN TRACT OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN SPRINGGETTSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SIDE OF CANTERBURY LANE AT THE SOUTHWEST CORNER OF LOT NO. 32; THENCE ALONG THE NORTH SIDE OF CANTERBURY LANE NORTH 83 DEGREES 00 MINUTES WEST 54 FEET TO A POINT; THENCE BY SAME FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 38.89 FEET A DISTANCE OF 70.76 FEET TO A POINT; THENCE BY SAME NORTH 21 DEGREES 15 MINUTES EAST A DISTANCE OF 56.65 FEET TO A POINT; THENCE ALONG LOT NO. 34 SOUTH 82 DEGREES 00 MINUTES EAST A DISTANCE OF 77.76 FEET TO A POINT; THENCE ALONG LOT NO. 32 SOUTH 7 DEGREES 00 MINUTES WEST A DISTANCE OF 102 FEET TO THE PLACE OF BEGINNING.

BEING KNOWN AS LOT NO. 33 ON A PLAN OF LOTS KNOWN AS MORNINGSIDE IN SPRINGGETTSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA.

IT BEING THE SAME PREMISES WHICH MILTON W. GROVE AND MYRNA V. BOW-

ERS, EXECUTORS UNDER THE LAST WILL AND TESTAMENT OF STERLING D. GROVE BY DEED DATED JULY 8, 2004 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR YORK COUNTY, PENNSYLVANIA IN RECORD BOOK 1664, PAGE 4177 GRANTED AND CONVEYED UNTO MILTON W. GROVE, MYRNA V. BOWERS AND DWIGHT GROVE AS TENANTS IN COMMON, EACH OWNING AN UNDIVIDED ONE-THIRD INTEREST, GRANTORS HEREIN.

Parcel #: 46-000-06-0167.00-00000

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

1346 Canterbury Lane York, PA 17406

PROPERTY ADDRESS: 1346 CANTERBURY LANE, YORK, PA 17406

UPI# 46-000-06-0167.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON, SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE, ON BEHALF OF REGISTERED HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES TRUST 2005-SD3, ASSET-BACKED CERTIFICATES, SERIES 2005-SD3 vs. DUSTIN E. SWARTZ Docket Number: 2015-SU-004025-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DUSTIN E. SWARTZ

All that certain tract or parcel of land with improvements thereon erected, situate in the Township of Dover, County of York, Commonwealth of Pennsylvania, more particularly bounded and described, as follows to wit, on Exhibit A attached hereto and made a part hereof;

Being Lot No. 80 as shown on the Revised Preliminary Subdivision Plan for Barwood, formerly Dovernest Estates as set forth and recorded

in Plan Book HH, Page 236, and Plan Book GG, Page 717, more commonly known as 3120 Sundial Road, Dover, PA 17315;

Being part of the same premises which First Lehigh Bank, by its deed dated November 21, 1977 and recorded November 25, 1977 in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Land Record Book 1307, Page 7491 granted and conveyed unto Gary L. Sweitzer Enterprises, Inc., a Pennsylvania corporation being the grantor herein.

Under and subject to all restrictions, reservations, covenants and conditions of record.

Title to said Premises vested in Dustin E. Swartz by Deed from Gary L. Sweitzer Enterprises, Inc. dated August 28, 2002 and recorded on September 3, 2002 in the York County Recorder of Deeds in Book 1514, Page 130.

Being known as: 3120 Sundial Road, Dover, PA 17315

Tax Parcel Number: 24-000-19-0580.00-00000

PROPERTY ADDRESS: 3120 SUNDIAL ROAD, DOVER, PA 17315

UPI# 24-000-19-0580.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NORTH AMERICAN SAVINGS BANK F.S.B. vs. JOHN W. TAYLOR, JR. Docket Number: 2016-SU-003205. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN W. TAYLOR, JR.

All that certain parcel of land situate in York Township, County of York and State of Pennsylvania bounded and described as follows:

ALL that certain tract of land lying and being situate in YORK TOWNSHIP, York County, Pennsylvania, being known as Lot No, 104 in a revised subdivision Plan of Lots known as Blossom Hill Phase III, said plan prepared by Gordon L. Brown & Associates, Inc., and recorded in the

Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book RR, page 508, more fully bounded and described as follows, to wit:

Property Address: 603 Butterfly Circle
Dallastown, PA 17313

Parcel No. 54-000-52-0104.00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2016-SU-003205
Judgment: \$284,251.49
Attorney: Samantha Gable, Esquire
To be sold as the Property Of: John W. Taylor, Jr.

PROPERTY ADDRESS: 603 BUTTERFLY CIRCLE, DALLASTOWN, PA 17313

UPI# 54-000-52-0104.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 NATIONAL MORTGAGE ASSOCIATION vs. ROBIN J. TAYLOR A/K/A ROBIN JILL TAYLOR and JENNINGS C. PERRINE, JR. Docket Number: 2013-SU-000777-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBIN J. TAYLOR
A/K/A ROBIN JILL TAYLOR
JENNINGS C. PERRINE, JR.

owner(s) of property situate in the PEACH BOTTOM TOWNSHIP, YORK County, Pennsylvania, being 30 Pond Road, Delta, PA 17314-8657

Parcel No. 43-000-04-0509.A0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$168,423.22

PROPERTY ADDRESS: 30 POND ROAD, DELTA, PA 17314

UPI# 43-000-04-0509.A0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. WAYNE M. TAYLOR Docket Number: 2013-SU-002417-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WAYNE M. TAYLOR

owner(s) of property situate in the SPRINGGETTSBURY TOWNSHIP, YORK County, Pennsylvania, being 466 Marion Road, York, PA 17406-1561

Parcel No. 46-000-KI-0233.A0-C0466
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$151,369.26

PROPERTY ADDRESS: 466 MARION ROAD, YORK, PA 17406

UPI# 46-000-KI-0233.A0-C0466

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 *** (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY) vs. KATH-

LEEN B. THOMAS IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF BRIAN W. ROBERSON, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRIAN W. ROBERSON, DEC Docket Number: 2016-SU-000916-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KATHLEEN B. THOMAS IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF BRIAN W. ROBERSON, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRIAN W. ROBERSON, DEC

All that certain tract of land, with the improvements thereon erected, situate on the North side of West Poplar Street, in West York Borough, York County, Pennsylvania, bounded and described as follows, to wit:

Beginning at a point at the Northwestern corner of South Sumner and West Poplar Streets and extending along the Northern side of West Poplar Street, forty (40) feet to a point; thence at a right angle Northwardly along lands now or formerly of Homer Jackson, one hundred forty (140) feet to a point on Newton Alley; thence at a right angle Eastwardly along said Newton Alley, forty (40) feet to a point on South Sumner Street; thence at a right angle Southwardly along said South Sumner Street, one hundred forty (140) feet to a point on West Poplar Street and the place of beginning. Having a frontage on West Poplar Street of forty (40) feet and extending Northwardly in depth of an equal width throughout one hundred forty (140) feet to said Newton Alley.

Under and subject, nevertheless, to restrictions, covenants and conditions now appearing of record.

Parcel No. 88-000-07-0039.00-00000

BEING KNOWN AS: 1701 West Poplar Terrace, York, PA 17404

TITLE TO SAID PREMISES IS VESTED IN Kathleen B. Thomas, in her Capacity as Administratrix of the Estate of Brian W. Roberson, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Brian W. Roberson, Deceased

PROPERTY ADDRESS: 1701 WEST POPLAR TERRACE, YORK, PA 17404

UPI# 88-000-07-0039.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 MTGLQ INVESTORS, LP vs. BETH A. THOMPSON Docket Number: 2015-SU-002399-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BETH A. THOMPSON

owner(s) of property situate in the DOVER TOWNSHIP, YORK County, Pennsylvania, being 3072 Muirfield Drive, a/k/a 3072 Muirfield Road, Dover, PA 17315-3462

Parcel No. 24-000-15-0010.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$103,902.08

PROPERTY ADDRESS: 3072 MUIRFIELD DRIVE, AKA 3072 MUIRFIELD ROAD, DOVER, PA 17315

UPI# 24-000-15-0010.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 GOLDSBORO MUNICIPAL AUTHORITY vs. GENE L. TROY, JR. Docket Number: 2016-MT-008162. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GENE L. TROY, JR.

ALL THAT CERTAIN tract or parcel of land situate in the Borough of Goldsboro, York County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the westerly line of Railroad Street, which point is 76 feet North of the Northwesterly corner of Ziegler and Railroad Streets and at the Northerly line of property now or late of Charles E. Bair; THENCE along same South 87 degrees 0 minutes West, 122 feet to a point on the easterly line of First Street; THENCE along same North 3 degrees 0 minutes West, 24 feet to a point at the Southerly line of other property now or late of Charles E. Bair; THENCE along same North 87 degrees 0 minutes East and through the center of a partition wall 122 feet to a point on the westerly line of Railroad Street aforesaid; THENCE along the same South 3 degrees 0 minutes East, 24 feet to a point, the Place of BEGINNING.

BEING premises known as No. 110 Railroad Street.

BEING the same premises which Gene Leon Troy, by deed dated September 23, 1985 and recorded February 26, 1986, in York County Recorder's Office in Deed Book 91-O, Page 646, granted and conveyed unto Shirley E. Troy, his wife, one of the grantors herein. The said Gene Leon Troy joins in this deed to convey any interest he may have in the said premises as husband of Shirley E. Troy and does not warrant title in any way.

SEIZED, taken in execution and to be sold as the property of Gene L. Troy, Jr., judgment debtor and real owner.

PARCEL #65-000-01-0032.A0-00000

PROPERTY ADDRESS: 110 RAILROAD STREET, ETTERS, PA 17319

UPI# 65-000-01-0032.A0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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, NA vs. GARY S. WARNICK and CATHERINE T. WARNICK Docket Number: 2016-SU-002986. And to me

directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GARY S. WARNICK
CATHERINE T. WARNICK

owner(s) of property situate in the HANOVER BOROUGH, YORK County, Pennsylvania, being 207 Princess Street, Hanover, PA 17331-2309

Parcel No. 67-000-09-0024.A0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$145,307.46

PROPERTY ADDRESS: 207 PRINCESS STREET, HANOVER, PA 17331

UPI# 67-000-09-0024.A0-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-6 vs. HEATHER WEBB and UNITED STATES OF AMERICA Docket Number: 2014-SU-004523-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HEATHER WEBB
UNITED STATES OF AMERICA

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate in Paradise Township, York County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a steel pin (set) on the curblin at the Southern edge of a 44-foot cartway known as U.S. Route No. 30, Lincoln Highway, at cor-

ner of land now or formerly of Wayne Thomas; thence by said land of Wayne Thomas South 22° 55' 40" East, 65.54 feet to a steel pin (found); thence continuing by said South 38° 40' 40" East, 127.22 feet to a steel pin (set); thence continuing by same South 41° 28' 18" East, 94.05 feet to a steel pin (set) at corner of land now or formerly of Henry Nickol; thence by said land of Henry Nickol South 23° 59' 20" East, 207.36 feet to an iron (found) at corner of land now or formerly of Walter Shearer; thence by said land of Walter Shearer South 37° 26' 10" East, 79.45 feet to an iron pipe (found); thence continuing by same South 56° 26' 38" West, 103.69 feet to a steel pin (found) at corner of land now or formerly of Hazel McCoury; thence by said land of Hazel McCoury South 55° 11' 1" West, 123.71 feet to an iron pipe (found) at corner of land now or formerly of Clinton Wagaman; thence by said land of Clinton Wagaman North 35° 44' 58" West, 210.24 feet to a steel pin (found) as set by James R. Holley & Associates, at corner of land now or formerly of William W. Adams, Jr.; thence by said land of William W. Adams, Jr., North 57° 37' 40" East, 122.10 feet to a steel pin (found) as set by James R. Holley & Associates; thence by same North 33° 49' 28" West, 230.32 feet to a steel pin (found); thence continuing by same North 26° 33' 1" West, 181.50 feet to a small railroad spike on the curbline at the Southern edge of a 44-foot cartway known as U. S. Route No. 30, Lincoln Highway; thence along said curbline at the Southern edge of 44-foot cartway known as U. S. Route No. 30, Lincoln Highway, North 79° 52' 12" East, 118.95 feet to a steel pin (set) at corner of land now or formerly of Wayne Thomas, the point and place of BEGINNING.

CONTAINING 2.2296 acres.

UNDER AND SUBJECT, NEVERTHELESS, to the same conditions, restrictions, exceptions and reservations as exist by virtue of prior recorded instruments, deeds and conveyances.

PARCEL No. 42-000-HE-0041.00-00000

PROPERTY ADDRESS: 6818 Lincoln Highway, Thomasville, PA 17364

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Heather Webb and United States of America

ATTORNEY FOR PLAINTIFF: Law Office of Gregory Javardian, LLC

PROPERTY ADDRESS: 6818 LINCOLN HIGHWAY, THOMASVILLE, PA 17364

UPI# 42-000-HE-0041.00-00000

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,
 05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. GERALD M. WESTRY AND JOY L. WESTRY Docket Number: 2016-SU-003294. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GERALD M. WESTRY
JOY L. WESTRY

ALL of the following described premises known and numbered as 313 West King Street, situate, lying and being in the City of York, York County, Pennsylvania, bounded and described as follows:

On the North by property now or formerly of Edward Myers; on the West by property now or formerly of Lizzie C. Weigle; on the South by said West King Street, and on the East by property now or formerly of the Estate of Nathaniel Weigle; fronting on said West King Street, seventeen (17) feet ten and one-half (10 1/2) inches, and extending in length or depth same width northwardly one hundred fifteen (115) feet to property now or formerly of Edward Myers. Possessing the joint use of the alley or passageway as it now is between this property and the property adjoining on the West, said alley to be kept open and in repair by the owners or occupiers of the adjoining properties.

IT BEING the same premises which Home Resources, Inc., a Pennsylvania Corporation, by Deed dated October 31, 2006, and about to be recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, granted and conveyed unto Gerald M. Westry and Joy L. Westry.

Parcel number: 09-191-03-0044.00-00000

Being known as 313 West King Street, York, PA 17401

PROPERTY ADDRESS: 313 WEST KING STREET, YORK, PA 17401

UPI# 09-191-03-0044.00-00000

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,
 05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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. ALBERT EDWARD WHITESTONE, III and LEANNE BOWERSOX WHITESTONE Docket Number: 2016-SU-003316. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ALBERT EDWARD WHITESTONE, III
LEANNE BOWERSOX WHITESTONE

owner(s) of property situate in the PENN TOWNSHIP, YORK County, Pennsylvania, being 895 Westminster Avenue, Hanover, PA 17331-9232

Parcel No. 44-000-CD-0084.A0-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$245,216.19

PROPERTY ADDRESS: 895 WESTMINSTER AVENUE, HANOVER, PA 17331

UPI# 44-000-CD-0084.A0-00000

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,
 05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, N.A. vs. JASON M. ZITTLE A/K/A JASON MICHAEL ZITTLE and JESSICA P. ZITTLE A/K/A JESSICA PAM ZITTLE Docket Number: 2016-SU-002890. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JASON M. ZITTLE
A/K/A JASON MICHAEL ZITTLE
JESSICA P. ZITTLE
A/K/A JESSICA PAM ZITTLE

owner(s) of property situate in the PENN TOWNSHIP, YORK County, Pennsylvania, being 77 Gardenia Drive, Lot 48 and 77 Gardenia Drive, f/k/a Jasmine Drive, Hanover, PA 17331-3457

Parcel No. 44-000-23-0248.00-00000, 44-000-23-0153.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$173,821.54

PROPERTY ADDRESS: 77 GARDENIA DRIVE, LOT 48, HANOVER, PA 17331

UPI# 44-000-23-0248.00-00000

PROPERTY ADDRESS: 77 GARDENIA DRIVE, F/K/A JASMINE DRIVE, HANOVER, PA 17331

UPI# 44-000-23-0153.00-00000

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,
05.11-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 12, 2017 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 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC vs. RONALD R. ZORBAUGH Docket Number: 2015-SU-004123-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:
AS THE REAL ESTATE OF:

RONALD R. ZORBAUGH

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate in the southwestern side of and known as No. 1630 South Drive, West Manchester Township, York County, Pennsylvania, being more fully bounded and described according to a plan by Gordon L. Brown & Associates, Engineers & Surveyors, dated April 18, 1997, bearing Drawing No. 1-4349, as follows:

BEGINNING at an iron pipe on the southwestern side of South drive, which iron pipe is lo-

cated two hundred and zero hundredths (200.00) feet northwestwardly from the southwest corner of South Drive and Laucks Road and at land now or formerly of Robert H. Flichbaugh, thence along said land and land now or formerly of Harold L. Heaps, South twenty-two (22) degrees fifty-five (55) minutes West, one hundred ninety-three and ten hundredths (193.10) feet to a point at land now or formerly of Stuart H. Boyer; thence along said land, North seventy (70) degrees fifty-eight (58) minutes West, one hundred and twenty-three (100.23) feet to an iron pipe at land now or formerly of Larry A. Gross; thence along said land, North twenty-two (22) degrees fifty-five (55) minutes East, one hundred ninety-nine and eighty-nine hundredths (199.80) feet to an iron pipe on the southwestern side of South Drive; thence along the southwestern side of South Drive, South sixty-seven (67) degrees five (05) minutes West, one hundred and zero hundredth (100.00) feet to an iron pipe on the southwestern side of South Drive and place of BEGINNING.

Title to said premises is vested in Ronald R. Zorbaugh, by Deed from Gary Lucas and F. Arlene Lucas, Husband and Wife dated March 30, 2007 and recorded April 13, 2007 in Book Number 1886, Page 4321.

Parcel ID: 51-000-09-0108.00-00000

Being known as: 1630 South Drive, York, Pennsylvania 17408.

PROPERTY ADDRESS: 1630 SOUTH DRIVE, YORK, PA 17408

UPI# 51-000-09-0108.00-00000

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,
05.11-3t York County, Pennsylvania

SAXTON & STUMP LLC
LAWYERS AND CONSULTANTS

ASSOCIATE ATTORNEY

Growing Central Pennsylvania law firm is seeking a motivated associate attorney for its Litigation Group in their Lancaster office. This is a unique opportunity for an entrepreneurial attorney looking for career growth potential. Candidate must have strong research and writing skills. A judicial clerkship and 1-3 years of litigation experience are preferred.

Our associates are provided a very competitive compensation and benefits package. Please submit confidential cover letter and resume to:

Saxton & Stump
c/o Shaun J. Mumford, Esq.
280 Granite Run Drive, Ste 300
Lancaster, PA 17601
or email
sjm@saxtonstump.com

We are a 20 + attorney firm in Lancaster, Pennsylvania seeking a talented associate with 2-4 years of experience advising clients in federal and state taxation and general corporate matters including business planning and entity formation. An LLM in taxation is strongly preferred but not required. The successful candidate is someone with ties to Lancaster or a willingness to relocate to Lancaster. We offer a competitive salary, immediate client contact and challenging work in a supportive environment. Interested candidates should send their resume and cover letter to Jeffrey Mills at 212 North Queen Street, Lancaster, PA 17603.

**WANTED
ALIVE ONLY**

An attorney with a minimum of three to five years' experience who truly enjoys interacting with clients, who truly enjoys solving clients' problems, who understands that a workday may not end at 5:00, who understands that marketing is a way of life in the practice of law.

Please send your resume to
Marci Heidelbaugh, Office
Manager, Hoffmeyer &
Sемmelman, LLP
(717) 846-8846
info@hoffsemm.com

Or if you happen to see Bill Hoffmeyer out and about and think you qualify, come on up and talk to me.

We are a 20 + attorney firm in Lancaster County, Pennsylvania seeking an entry level associate with a demonstrated interest in federal and state taxation and general corporate matters. An LLM in taxation is strongly preferred but not required. The successful candidate is someone with ties to the Lancaster County community or a willingness to relocate to Lancaster County. We offer a competitive salary, immediate client contact and challenging work in a supportive environment. Interested candidates should send their resume and cover letter to Jeffrey Mills at 212 North Queen Street, Lancaster, PA 17603.

**Assistant
County Solicitor**

County of Lancaster,
Pennsylvania

Will work closely with the County Solicitor, Board of Commissioners, department heads, and other County officials; the Assistant Solicitor will be responsible to provide and/or supervise a full range of legal services relating to County operations under the direction of the County Solicitor. Qualified candidates will have a JD Degree from an accredited law school, admission to the Pennsylvania Bar (or able to promptly obtain such admission through waiver of bar examination), and two or more years of relevant legal experience. For a detailed job description and application, refer to www.co.lancaster.pa.us