

York Legal Record

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

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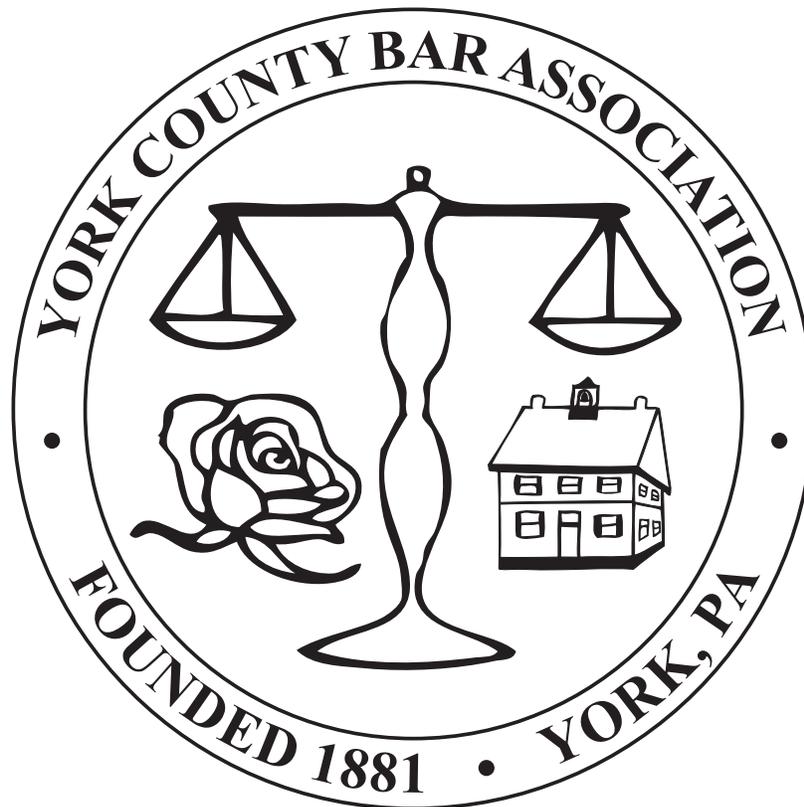
CASES REPORTED

SHIPLEY FAMILY LIMITED PARTNERSHIP V. JOHN T. KEMPER AND KAREN S. KEMPER

No. 2010-SU-000209-08

Declaratory Judgment – Deed Restriction

Page 11



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SHIPLEY FAMILY LIMITED PARTNERSHIP v.
JOHN T. KEMPER and KAREN S. KEMPER

Declaratory Judgment – Deed Restriction

1. Plaintiff Shipley filed a Complaint in Civil Action. At trial, Shipley characterized the action as a “quiet title” action. In its complaint, Shipley asks to have the Court enter a decree adjudicating that Lot 42 is free and clear of the deed restrictions and that the restrictions are null and void because the residential character of the neighborhood has been abandoned.
2. The Court found that, in essence, Shipley asked for a declaratory judgment concerning the continued viability of the deed restrictions.
3. At a bench trial, the Court held that, because Plaintiff has not provided facts that show their rights to the land have been affected by these deed restrictions, any opinion issued by this Court would be advisory and in violation of the Declaratory Judgment Act and case law.

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

SHIPLEY FAMILY	:	
LIMITED PARTNERSHIP	:	
<i>Plaintiff</i>	:	2010-SU-000209-08
	:	
v.	:	CIVIL DIVISION
	:	
JOHN T. KEMPER and	:	
KAREN S. KEMPER	:	
<i>Defendants</i>	:	

APPEARANCES:

For Plaintiff Shipley:	Donald B. Hoyt, Esq.
For Defendants Kemper:	George W. Swartz, Esq.

ORDER DISMISSING PLAINTIFF’S COMPLAINT

AND NOW, this 11th day of July, 2017, after holding a civil non-jury trial on this matter on June 21, 2017 and reviewing relevant case law, this Court hereby **DISMISSES** Plaintiff’s Complaint.

Factual and Procedural History

Plaintiff Shipley Family Limited Partnership is a Pennsylvania limited partnership that currently owns Lot 43 on Tax Assessment Map 8, District 53, Windsor Township, York County, Pennsylvania. It is located at the intersections of Mt. Rose Avenue, Prospect Road, and Rt. 24. The following undisputed facts are taken from Plaintiff’s Pre-Trial Memorandum, “Statement of Undisputed Facts . . .,” p. 2.

Plaintiff had operated a gas station and convenience store on this property for approximately fifty years. On December 30, 2009, Plaintiff became the contract purchaser of two adjacent tracts of real estate designated as Lot 42 on Tax Assessment Map 8, District 53, Windsor Township, York County, Pennsylvania from Wachovia National Bank Association.

In 1958 and 1959, these two parcels that Plaintiff agreed to purchase from Wachovia were subjected to deed restrictions. The “1958 Deed Restriction”, dated July 23, 1958, states that the premises shall be used exclusively for residential purposes and no business will be conducted on the premises. That restriction burdens the “back” portion of Lot 42, which borders Henry Lane. The “1959 Deed Restriction”, dated January 2, 1959, prohibits the property from being used as a gasoline station and other commercial uses stated in paragraph 6 of the deed restriction. That restriction burdens the “front” portion of Lot 42 which borders on Edgewood Road.

Defendants John and Karen Kemper own the property 845 Henry Lane, Windsor Township, York County, Pennsylvania and have lived

there since 1997. One of the two parcels of Lot 42 is directly across the street from the Defendants’ property.

On January 14, 2010, Plaintiff Shipley filed a Complaint in Civil Action. At trial, Shipley characterized the action as a “quiet title” action. In its complaint, Shipley asks to have the Court enter a decree adjudicating that Lot 42 is free and clear of the deed restrictions and that the restrictions are null and void because the residential character of the neighborhood has been abandoned. In essence, Shipley asks for a declaratory judgment concerning the continued viability of the deed restrictions. Plaintiffs served sixty-five different Defendants with the complaint, including the Kempers.

On February 18, 2010, Defendants John and Karen Kemper filed their answer. Eventually, the Court entered default or summary judgments against all remaining defendants except the Kempers. On March 31, 2015, Shipley filed a Motion for Summary Judgment against Defendants John and Karen Kemper. On May 24, 2016, the Honorable Joseph C. Adams denied Plaintiff’s motion for summary judgment.

On June 21, 2017, this Court held a Civil Non-Jury Trial with Plaintiff represented by Donald B. Hoyt, Esq. and Defendants represented by George Swartz, Esq.

Issues:

At trial, Plaintiff advanced two issues for the Court to consider:

(a) Whether a specific deed restriction imposed upon the first tract of Plaintiff’s property bordering Henry Lane on December 23, 1958 . . . has been abandoned by Defendants due to non-enforcement or whether its original purpose has been materially altered or destroyed by changed conditions in the neighborhood since December 23, 1958, such that the restriction no longer provides a substantial benefit to Defendants, owners of a neighboring property.

(b) Whether a portion of a specific deed restriction imposed upon the second tract of Plaintiff’s property bordering Edgewood Road on January 2, 1959 . . . has had its original purpose materially altered or destroyed by changed conditions in the neighborhood since January 2, 1959, such that the restriction no longer provides a substantial benefit to Defendants, owners of a neighboring property.

Discussion

Plaintiff asked this Court to declare the deed restrictions on Lot 42 null and void because the conditions of the neighborhood have changed so much since the restrictions were enacted that Defendants no longer receive a substantial benefit from those restrictions. The Court, however, is unable to reach the merits of these issues in the context of the evidence presented to us at trial. It is clear that the deed restrictions do not prohibit all uses for Lot 42, and they do not prohibit all commercial uses for the “front” tract of Lot 42. Shipley admitted at trial that, at present, it has no specific plans for the use of Lot 42, and has no prospective tenant for that lot. Thus, Shipley could, in fact, make use of the lot which would not violate the deed restrictions.

For guidance, we look to the Declaratory Judgment Act, 42 Pa.C.S. § 7533 which states:

Any person interested under a deed, will, written contract, or other writings constituting a contract, or whose rights, status, or other legal relations are affected by a statute, municipal ordinance, contract, or franchise, may have determined any question of construction or validity arising under the instrument, statute, ordinance, contract, or franchise, and obtain a declaration of rights, status, or other legal relations thereunder.

Id.

“The granting of a petition for declaratory judgment under the DJA is a matter lying within the sound discretion of a court of original jurisdiction.” *Berwick Township v. O’Brien*, 148 A.3d 872, 881 (Pa. Cmwlth. 2016); citing *Gmerek v. State Ethics Comm’n*, 751 A.2d 1241 (Pa. Cmwlth. 2000). “The court may refuse to render or enter a declaratory judgment or decree where such judgment or decree, if rendered or entered, would not terminate the uncertainty or controversy giving rise to the proceeding . . .” 42 Pa.C.S.A. § 7537. Declaratory judgment is appropriate when there is “imminent and inevitable litigation.” *Berwick*, 148 A.3d at

881; citing *Silo v. Ridge*, 728 A.2d 394 (Pa. Cmwlth. 1999). “Declaratory judgment is not appropriate to determine rights in anticipation of events that may never occur.” *Id.* “Thus, an action brought under the DJA must allege an interest by a party seeking relief that is direct, substantial, and present and must show the existence of an actual controversy related to the invasion or a threatened invasion of one’s legal rights.” *Id.*; citing *Bd. of Comm’rs of Bedford Cnty. v. Ling*, 92 A.3d 112 (Pa. Cmwlth. 2014). “Without an actual imminent or inevitable controversy, a party lacks standing to maintain a declaratory action.” *Silo*, 728 A.2d at 398.

In *Philadelphia Entertainment and Development Partners, L.P. v. City of Philadelphia*, 937 A.2d 385 (Pa. 2007), Plaintiff PEDP applied to the Pennsylvania Gaming Control Board for a slot machine license at their property in Philadelphia that was zoned as C-3 Commercial, which allows for a variety of commercial uses. On December 20, 2006, the Board approved Plaintiff’s license application. *Id.* at 388. On January 23, 2007, Plaintiff filed an application for a C-3 permit to construct a hotel on this property which would include an amusement arcade with licenses from the PA Liquor Control Board or the PA Gaming Control Board. *Id.* On the same date, Bill No. 070009 was introduced in City Council which later went into effect, to amend Philadelphia’s Zoning Maps by changing zoning designations in certain areas from C-3 Commercial to R-10A Residential. *Id.*

On June 1, 2007, Plaintiff filed an Emergency Application for Summary Relief pursuant to Pa.R.A.P. 1532(b) while Plaintiff’s application for the C-3 Permit was pending. *Id.* at 389. Plaintiff argued that the ordinance was arbitrary, discriminatory, and constituted illegal spot zoning and special legislation. *Id.* Defendants filed a Motion to Dismiss, arguing that the ordinance had not been applied, the prior C-3 designation would be used to evaluate Plaintiff’s property, and that the ordinance had no relevance in relation to developing gaming facilities. *Id.*

The Pennsylvania Supreme Court dismissed Plaintiff’s petition because the case was not ripe for adjudication. *Id.* at 392-93. The Court stated that “courts should not give answers to academic questions or render advisory opinions or make decisions based on assertions to hypothetical events that might occur in the future.” *Id.*; citing *Bliss Excavating Co. v. Luzerne County*, 211 A.2d 532 (Pa. 1965). The Court found that because the ordinance had not yet been applied against Plaintiff’s property, Plaintiff is only anticipating that the ordinance would hinder the use of the property as an amusement arcade and the case was not ripe for adjudication. *Id.*

In *Silo*, Plaintiff filed a petition for declaratory judgment and asked the Court to find that the Prison Medical Services Act was unconstitutional. 728 A.2d at 396-97. The Prison Medical Services Act created a co-pay program for inmate medical services that required an inmate to cover a portion of medical services they received. *Id.* The Act required the DOC to specify which medical services required fees, the amount of the fee, procedures for payment, which medical services were free, and fees applicable to medical emergencies, chronic care, and preexisting conditions. *Id.* at 397. The Act prohibited denying inmates access to medical services due to an inability to pay required fees. *Id.* Plaintiff argued that prisoners would forego medical treatment to avoid paying for medical services. Defendants Governor Tom Ridge and the Department of Corrections filed preliminary objections to Plaintiff’s declaratory judgment action arguing that Plaintiff’s complaint was legally insufficient for failing to state an actual controversy. *Id.*

The Commonwealth Court sustained Defendants’ preliminary objections and dismissed Plaintiff’s declaratory judgment action. *Id.* at 397-400. The Court found that Plaintiff’s action was “nothing more than mere conjecture and speculation.” *Id.* at 398. Plaintiff had not alleged that he sought medical care and was denied care, or that he was provided with inadequate care under the Act. *Id.* The Court found that “[plaintiff] has engaged in nothing more than an intellectual exercise without having been adversely affected by the Act and Policy Bulletin that are the subject of his attack. *Id.*

The Court finds the *PEDP* and *Silo* cases persuasive in dismissing Shipley’s complaint. In the present case, Plaintiff intends to purchase two tracts of land from Wachovia National Bank that are burdened with deed restrictions prohibiting certain, but not all, uses for the land, and with regard to one tract, not all commercial uses. Plaintiff does not have specific plans for the current lot. Plaintiff instituted this action to have the Court declare the deed restrictions null and void, but have not shown why the deed restrictions will directly, substantially, or presently affect their rights to develop Lot 42.

In *PEDP*, the ordinance had not been applied to Plaintiff’s land. Plaintiff was only anticipating that its use of the land as an amusement arcade would be prohibited. In the present case, Shipley is only anticipating

that the deed restrictions will prevent their use of the property in a certain way, but have not shown how they will actually use the land and how the deed restrictions will actually hinder that proposed use of the land. Based on the failure of Plaintiff to demonstrate how their use of the property would put them in violation of the deed restrictions, we find that no actual controversy exists.

Conclusion:

Because Plaintiff has not provided facts that show their rights to the land have been affected by these deed restrictions, any opinion issued by this Court would be advisory and in violation of the Declaratory Judgment Act and case law. Therefore, this Court must dismiss Plaintiff’s cause of action.

Copies of this Order shall be sent to counsel for the parties.

BY THE COURT,

Richard K. Renn, Judge

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 DRUSILLA L. ANAVITARTE, deceased
Late of Newberry Twp., York County, PA.
Executrix: Autumn Anavitarte, c/o Imblum Law Offices PC, 4615 Derry Street, Harrisburg, PA 17111
Attorney: IMBLUM LAW OFFICES PC, 4615 Derry Street, Harrisburg, PA 17111
07.20-3t

ESTATE OF SHEILA J. BASSO, deceased
Late of Fairview Twp., York County, PA.
Executor: H. Richard Basso, III, c/o Craig A. Hatch, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011
Attorney: Craig A. Hatch, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011
07.20-3t

ESTATE OF LEROY F. BOANES, deceased
Late of Peach Bottom Twp., York County, PA.
Executor: James E. Higgins, 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
07.20-3t

ESTATE OF GLADYS P. BURTON a/k/a GLADYS PEARL BURTON, deceased
Late of East Hopewell Twp., York County, PA.
Executor: Kenneth M. Burton, 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
07.20-3t

ESTATE OF VELMA MAY COFFMAN, deceased
Late of Lewisberry, York County, PA.
Executors: Terry Coffman, Lewisberry, PA and Marshall R. Coffman, Dunkirk, MD
Attorney: Barbara Suple-Sullivan, Esquire, 549 Bridge Street, New Cumberland, PA 17070
07.20-3t

ESTATE OF JEFFREY R. DIEHL, JR., deceased
Late of West Manchester Twp., York County, PA.
Administrator C.T.A.: Joseph Ryan, c/o 2675 Eastern Boulevard, York, PA 17402
Attorney: Douglas P. France, Esquire, 2675 Eastern Boulevard, York, PA 17402
07.20-3t

ESTATE OF VIRGINIA I. DILLER, a/k/a VIRGINIA IRENE DILLER, deceased
Late of Fairview Twp., York County, PA.
Co-Executors: Ronald L. Diller and Bonnie L. Williams, 652 Elliott Drive, Lewisberry, PA 17339
07.20-3t

ESTATE OF E. CORINTHIA HENRY a/k/a CORINTHIA B. HENRY a/k/a CORINTHIA E. HENRY, deceased
Late of Springfield Twp., York County, PA.
Executor: Bret A. Henry, c/o 340 Pine Grove Commons, York, PA 17403
Attorney: Erik D. Spurlin, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
07.20-3t

ESTATE OF STEVEN T. KOHR, deceased
Late of East Manchester Twp., York County, PA.
Administratrix: Linda S. Lutz, c/o P.O. Box 312, Stewartstown, PA 17363.
Attorney: Laura S. Manifold, Esquire, P.O. Box 312, Stewartstown, PA 17363
07.20-3t

ESTATE OF HELEN G. KREEGER, deceased
Late of Springettsbury Twp., York County, PA.
Executor: Darlene M. Kauffman, 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
07.20-3t

ESTATE OF NORMA L. KREPPS a/k/a NORMA L. SHOFF KREPPS, deceased
Late of York Twp., York County, PA.
Administrator: Steven M. Shoff, 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
07.20-3t

ESTATE OF NANCY J. NOONAN, deceased
Late of Spring Garden Twp., York County, PA.
Executors: Barbara S. Beaverson and Martha K. Noonan, c/o Gregory H. Gettle, Esquire, 13 E. Market St., York, PA 17401
Attorney: Gregory H. Gettle, Esquire, GETTLE & VELTRI, 13 E. Market St., York, PA 17401
07.20-3t

ESTATE OF BETTY I. ROHDE, deceased
Late of North Codorus Twp., York County, PA.
Administrator: Lisa J. Yeager, 5791 Bungalow Road, Spring Grove, PA 17362
Attorney: Dennis M. Twigg, Esquire, Hoffman, Comfort, Offutt, Scott & Halstad, LLP, 24 North Court Street, Westminster, MD 21157
07.20-3t

ESTATE OF CAROL B. SCHMEER, deceased
Late of Paradise Twp., York County, PA.
Executor: Richard E. Hinkle, Jr., 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
07.20-3t

ESTATE OF CAROLINE A. SCHMUCK, deceased
Late of Dover Borough, York County, PA.
Co-Executors: Wendy K. Gohn and Brian K. Schmuck, c/o Ream Carr Markey & Woloshin, LLP, 119 East Market Street, York, PA 17401
Attorney: Audrey E. Woloshin, Esquire, Ream Carr Markey & Woloshin, LLP, 119

East Market Street, York, PA 17401
07.20-3t

ESTATE OF LEONARD FREDRICK SHAFFER, deceased
Late of Penn Twp., York County, PA.
Administrator C.T.A.: Mr. Steven L. Morganti, P.O. Box 7321, York, PA 17404
Attorney: Arthur J. Becker, Jr., Esquire, Becker & Strausbaugh, P.C. 544 Carlisle Street, Hanover, PA 17331
07.20-3t

ESTATE OF RUTH L. SNYDER a/k/a RUTH LOUISE SNYDER, deceased
Late of Hellam Twp., York County, PA.
Executrix: Frances A. Fisher, c/o Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401
Attorney: Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401
07.20-3t

ESTATE OF BETTY J. WRIGHT, deceased
Late of Heidelberg Twp., York County, PA.
Executors: James L. Wright, 4420 Landis Road, Glenville, PA 17329 and Barbara A. Ruth, 6301 Straw Acres Road, Spring Grove, PA 17362
Attorney: Thomas E. Miller, Esquire, LAW OFFICE OF THOMAS E. MILLER, ESQUIRE LLC, 249 York Street, Hanover, PA 17331
07.20-3t

SECOND PUBLICATION

ESTATE OF GERTRUDE E. BACON, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Gregory L. Bacon, 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
07.13-3t

ESTATE OF WALTER E. DAVIES, DECEASED
Late of Carroll Twp., York County, PA.
Executor: Barbara A. Yandrasitz, c/o Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA, 17011
Attorney: Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA, 17011
07.13-3t

ESTATE OF ERVIN F. ECKERT, DECEASED
Late of Springettsbury Twp., York County, PA.
Co-Executors: Candy J. Toggas and Rick A. Eckert c/o Gillian A. Woodward, Esquire 1701 West Market Street, York, PA 17404
Attorney: Gillian A. Woodward, Esquire 1701 West Market Street, York, PA 17404
07.13-3t

ESTATE OF JAMES L. GABLE, a/k/a JAMES GABLE, DECEASED
Late of Codorus Twp., York County, PA.
Executrix: Donna M. Frick, c/o GARBER & GARBER LAW, 40 South Duke Street, York, PA 17401
Attorney: John M. Garber, Esquire, GARBER & GARBER LAW, 40 South Duke Street, York, PA 17401
07.13-3t

ESTATE OF DONALD E. GRIM, DECEASED
Late of Paradise Twp., York County, PA.
Co-Executors: Inez C. Foose and Keith
Foose, 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 07.13-3t

ESTATE OF CECIL C. GUNNET, DECEASED
Late of York County, PA.

Administrator-Executor: Dennis M.
Beaverson, 3915 Farm Drive, York, PA
17402 07.13-3t

ESTATE OF WAITS J. HUGHES a/k/a WAITS
JONES HUGHES, DECEASED

Late of Dover Twp., York County, PA.
Executor: Larry E. Hughes, c/o Samuel A.
Gates, Esq., Gates & Gates, P.C., 250 York
Street, Hanover, PA 17331

Attorney: Samuel A. Gates, Esquire,
Gates & Gates, P.C., 250 York Street,
Hanover, PA 17331 07.13-3t

ESTATE OF RICHARD P. KLINEDINST,
DECEASED

Late of West Manheim Twp., York County, PA.
Executrix: Julie A. Eline, 2005 Jefferson Rd.,
Spring Grove, PA 17362

Attorney: Keith R. Nonemaker, Esquire,
Guthrie, Nonemaker, Yingst & Hart, LLP,
40 York Street, Hanover, PA 17331 07.13-3t

ESTATE OF GRACE G. ROSEMAN,
DECEASED

Late of Springettsbury Twp., York County, PA.
Executor: Lavere G. Roseman, c/o 25 North
Duke Street, Suite 202, York, PA 17401

Attorney: Charles J. Long, Esquire, SMITH,
ANDERSON, BAKER & LONG, 25
North Duke Street, Suite 202, York, PA
17401 07.13-3t

ESTATE OF AMELIA L. ROSER, DECEASED
Late of York Twp., York County, PA.

Executrix: LuAnn Smith, 144 Monument
Rd., York, PA 17403

Attorney: Matthew L. Guthrie, Esquire,
Guthrie, Nonemaker, Yingst & Hart, LLP,
40 York Street, Hanover, PA 17331
07.13-3t

ESTATE OF DOROTHY W. SATTERFIELD,
DECEASED

Late of Peach Bottom Twp., York County, PA.
Executrix: Donna L. Harrington, 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 07.13-3t

ESTATE OF CLARENCE E. STAMBAUGH,
DECEASED

Late of Manchester Borough, York County, PA.
Executor: Steven R. Stambaugh, c/o Richard
R. Reilly, Esquire, 54 N. Duke St., York,
PA 17401

Attorney: Richard R. Reilly, Esquire, 54 N.
Duke St., York, PA 17401 07.13-3t

ESTATE OF JOAN SATINOFF WEEKS,
DECEASED

Late of Springettsbury Twp., York County, PA.
Executrix: Wendy Bryant Bray, c/o Richard
R. Reilly, Esquire, 54 N. Duke St., York,
PA 17401

Attorney: Richard R. Reilly, Esquire, 54 N.
Duke St., York, PA 17401 07.13-3t

ESTATE/TRUST NOTICE

All persons having claims or demands against
the estate of MAE A. GROVE, deceased, late of
Dover, York County, Pennsylvania, are requested
to present the same without delay to Christina J.
Knaub pursuant to 20 Pa. C.S. §3162.

In addition, all persons having claims or demands
against The MAE A. GROVE Revocable Living
Trust dated April 26, 2007, are requested to
present the same without delay to Christina J.
Knaub pursuant to 20 Pa. C.S. §7755.

Christina J. Knaub,
Executrix and Trustee
1390 Hilton Ave, Dover PA 17315

Attorney: John W. Stitt, Esquire, 1434 W.
Market Street, York, PA 17404 07.13-3t

THIRD PUBLICATION

ESTATE OF HELEN L. ALWOOD a/k/a
HELEN LOUISE ALWOOD, DECEASED
Late of York Twp., York County, PA.

Executor: Lee Alan Alwood, c/o Laucks &
Laucks, PC, 105 West Broadway, Red
Lion, PA 17356

Attorney: David M. Laucks, Esquire,
LAUCKS & LAUCKS, P.C., 105 W.
Broadway, Red Lion, PA 17356 07.06-3t

ESTATE OF BONITA L. BIXLER a/k/a
BONITA LOUISE BIXLER, DECEASED

Late of Spring Garden Twp., York County, PA.
Administrator-Executor: Amy M. Young
and David B. Bixler, 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 07.06-3t

ESTATE OF DAVID MICHAEL
COLESTOCK, DECEASED

Late of Fairview Twp., York County, PA.
Executor: Margaret R. Colestock, c/o
Michael L. Bangs, Esquire, Bangs Law
Office, LLC, 429 South 18th Street, Camp
Hill, PA 17011

Attorney: Michael L. Bangs, Esquire, Bangs
Law Office, LLC, 429 South 18th Street,
Camp Hill, PA 17011 07.06-3t

ESTATE OF LEANDER J. EICHORN,
DECEASED

Late of York County, PA.
Administrator: William F. Hoffmeyer, Esq.,
30 N. George St., York, PA, 17401
Attorney: William F. Hoffmeyer, Esquire,
HOFFMEYER & SEMMELMAN, LLP,
30 N. George St., York, PA, 17401 07.06-3t

ESTATE OF LORENZO M. GILCHRIEST,
DECEASED

Late of Peach Bottom Twp., York County, PA.
Administratrix: Lorena Mary Siegmund,
c/o Stock and Leader, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite 600, York, PA
17401-2994

Attorney: Jody Anderson Leighty, Esquire,
STOCK AND LEADER, Susquehanna

Commerce Center East, 221 West
Philadelphia Street, Suite E600, York, PA
17401-2994 07.06-3t

ESTATE OF KEVIN E. HILDEBRAND,
DECEASED

Late of York Twp., York County, PA.
Co-Administrators: Carolyn Hildebrand,
Shania Hildebrand & Reba Hildebrand,
c/o Richard R. Reilly, Esquire, 54 North
Duke Street, York, PA 17401-1210

Attorney: Richard R. Reilly, Esquire, 54
North Duke Street, York, PA 17401-1210
07.06-3t

ESTATE OF ARVELLA I. KETTERMAN,
DECEASED

Late of Penn Twp., York County, PA.
Administratrix: Melissa A. Whisler, c/o
Samuel A. Gates, Esq., Gates & Gates,
P.C., 250 York Street, Hanover, PA 17331
Attorney: Samuel A. Gates, Esquire, Gates &
Gates, P.C., 250 York Street, Hanover, PA
17331 07.06-3t

ESTATE OF ELLIS E. LEHR, DECEASED
Late of York County, PA.

Co-Executors: David E. Lehr, 2220 Silver
Lane, Willow Street, PA 17584, and Roger
E. Lehr, 3555 Susquehanna Trail, York,
PA 17406

Attorney: William F. Hoffmeyer, Esquire,
HOFFMEYER & SEMMELMAN, LLP,
30 N. George St., York, PA, 17401 07.06-3t

ESTATE OF ELSIE A. LUCKENBAUGH a/k/a
ELSIE ANN LUCKENBAUGH, DECEASED

Late of Penn Twp., York County, PA.
Executrix: Patricia Ann Carr, c/o Samuel A.
Gates, Esq., Gates & Gates, P.C., 250 York
Street, Hanover, PA 17331

Attorney: Samuel A. Gates, Esquire, Gates &
Gates, P.C., 250 York Street, Hanover, PA
17331 07.06-3t

ESTATE OF REUBEN M. MILLER,
DECEASED

Late of Dover Twp., York County, PA.
Administrator: Annamarie K. Black, 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 07.06-3t

ESTATE OF RUBY M. MYERS, DECEASED
Late of York Twp., York County, PA.

Administrator: Annamarie K. Black, 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 07.06-3t

ESTATE OF EDWIN JOSE PACHECO-RUIZ,
DECEASED

Late of York City, York County, PA.
Co-Administrators: Edwin Q. Pacheco and
Betzaida R. Muniz, c/o Richard R. Reilly,
Esquire, 54 North Duke Street, York, PA
17401-1210

Attorney: Richard R. Reilly, Esquire, 54
North Duke Street, York, PA 17401-1210
07.06-3t

ESTATE OF GRACE A. SHELLEHAMER,
DECEASED

Late of Fairview Twp., York County, PA.
Executrix: Elizabeth J. Miller, 464 Marsh

Run Road, New Cumberland, PA 17070
 Attorney: David H. Stone, Esquire, Stone
 LaFaver & Shekletski, P.O. Box E, New
 Cumberland, PA 17070 07.06-3t

ESTATE OF NORMA J. SMELTZER a/k/a
 NORMA JEAN SMELTZER, DECEASED
 Late of York County, PA.
 Executor: Brenda Lee Yinger, c/o Jeffrey T.
 Bitzer, Esquire, 14 North George Street,
 York, PA 17401
 Attorney: Jeffrey T. Bitzer, Esquire, 14 North
 George Street, York, PA 17401 07.06-3t

ESTATE OF KENNETH E. STABLEY,
 DECEASED
 Late of York Twp., York County, PA.
 Executor: James Raver, 825 Lombard Road,
 Red Lion, PA 17356
 Attorney: Jan M. Wiley, Esquire, of Counsel,
 STONE, WILEY, & LINSÉN BACH, PC,
 3 N. Baltimore Street, Dillsburg, PA 17019
 07.06-3t

**ORPHAN'S COURT DIVISION
 AUDITING NOTICE**

To All legatees creditors and person interested:
 Notice is hereby given that the following ac-
 counts have been filed in the office of the Clerk
 of Orphans' Court Division for confirmation
 and distribution of the balance therein shown to
 the creditors, legatees next to kin, heirs and oth-
 ers legally entitled thereto on **August 2, 2017**
at 1:30 p.m. and will be called in the order
 named for audit and distribution by said Court,
 in **Courtroom No. 6003, on the 6th floor of**
the York County Judicial Center at 45 North
George St. in the City of York, Pennsylvania.

1. HALE – The First and Final Account
of Lisa M. Fuhrman, Executrix of the Last
Will and Testament of Robert L. Hale, Late
of Spring Garden Township, York County,
Pennsylvania, deceased, 6715-0560. (David
M. Laucks, Esq.)

2. RIKER – The First and Final Account
of Darlene A. Welsh and Simon A. Riker,
Co-Executors of the Last Will and Testament
of Simon A. Riker a/k/a Simon A. Riker, Sr.,
Late of Chanceford Township, York County,
Pennsylvania, deceased, 6712-0150. (David
M. Laucks, Esq.)

3. STONE – The First and Final Account
of Mary Stone, Administratrix d/b/n of the
Estate Danielle J. Stone, Late of York Haven
Borough, York County, Pennsylvania, de-
ceased, 6701- 0902. (L.C. Heim. Esq.)

4. POWERS – The First and Final Account
of Benjamin G. Zimmerman, Executor of the
Last Will and Testament of Jo Ellen Powers,
Late of West York Borough, York County,
Pennsylvania, deceased, 6715-1600. (John C.
Herrold, Esq.)

5. EVITTS – The First and Final Account
of John E. Evitts, Executor of the Last Will
and Testament of Delores E. Evitts, Late of

Chanceford Township, York County, Penn-
sylvania, deceased, 6715-1462. (John C. Her-
rold, Esq.)

6. NORRIS – The First and Final Account
of Carl M. Norris and Barbara J. Smith,
Co-Executors of the Last Will and Testament
of Gloria J. Norris a/k/a Gloria Jean Norris,
Late of York Township, York County, Penn-
sylvania, deceased, 6716-1871. (David M.
Laucks, Esq.)

7. GROSS-BOISVERT – The First and Fi-
nal Account of Byron M. Aldinger, Executor
of the Last Will and Testament of Gloria V.
Gross-Boisvert a/k/a Gloria V. Aldinger a/k/a
Gloria V. Fetrow a/k/a Gloria V. Gross, Late
of York Township, York County, Pennsylvania,
deceased, 6717-0275. (Rand A. Feder,
Esq.)

8. FRANK – The First and Final Account
of Jayne E. Gerbrick, Executrix of the Last
Will and Testament of Faye A. Frank, Late
of West Manchester Township, York County,
Pennsylvania, deceased, 6716-1641. (John R.
Elliott, Esq.)

9. CRAFT – The First and Final Account
of Vicki Craft Kearns and James L. Craft,
Co-Executors the Last Will and Testament
of Gloria J. Craft, Late of East Manchester
Township, York County, Pennsylvania, de-
ceased, 6714-1360. (Paul G. Lutz, Esq.)

FILED IN THE OFFICE OF THE CLERK
OF ORPHANS' COURT DIVISION OF
THE COMMON PLEAS COURT, YORK
COUNTY, PENNSYLVANIA ON OR BE-
FORE JULY 5, 2017.

BRADLEY C. JACOBS
COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA,
ORPHANS' COURT DIVISION

07.13-2t

CIVIL NOTICES

**ACTION IN MORTGAGE
 FORECLOSURE**

In The Court of Common Pleas
 Of York County, Pennsylvania
 Civil Action-Law
 No. 2017-SU-000629
 Notice of Action in Mortgage Foreclosure
 Nationstar Mortgage LLC, Plaintiff vs. Erica
 Marie Groff and United States of America,
 Defendants

To the Defendants, Erica Marie Groff and Unit-
 ed States of America: TAKE NOTICE THAT
 THE Plaintiff, Nationstar Mortgage LLC has
 filed an action Mortgage Foreclosure, as cap-
 tioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST
 ENTER A WRITTEN APPEARANCE PER-
 SONALLY 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 JUDG-
 MENT MAY BE ENTERED AGAINST YOU
 WITHOUT FURTHER NOTICE FOR THE
 RELIEF REQUESTED BY THE PLAINTIFF.
 YOU MAY LOSE MONEY OR PROPER-
 TY 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 TELE-
 PHONE THE OFFICE SET FORTH BELOW.
 THIS OFFICE CAN PROVIDE YOU WITH
 INFORMATION ABOUT HIRING A LAW-
 YER. IF YOU CANNOT AFFORD TO HIRE
 A LAWYER, THIS OFFICE MAY BE ABLE
 TO PROVIDE YOU WITH INFORMATION
 ABOUT AGENCIES THAT MAY OFFER LE-
 GAL 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

07.20-1t

Solicitor

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF
 YORK COUNTY, PENNSYLVANIA

No. 2017-SU-000907

Action in Quiet Title

536 South Duke Street

UPI No. 01-006-02-0054.00 -00000

City of York

PA Investments, LP,
Plaintiff

vs.

Finite Planet Properties, LLC;
The City of York;
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: Finite Planet Properties, LLC:

YOU ARE hereby notified that on April 5th, 2017, 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. 2017-SU-000907, 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 536 South Duke Street, City of York, Pennsylvania, UPI No. 01-006-02-0054.00-00000, pursuant to the Deed dated June 15th 2016, recorded on July 26th, 2016, in Record Book 2378, Page 8162, in the York County Recorder of Deeds Office, granted to the Plaintiff, PA Investments, LP.

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

07.20-1t Solicitor

**ARTICLES OF INCORPORATION
NON-PROFIT CORPORATION**

Notice is hereby given that a nonprofit corporation known as

**CHAMPIONSHIP FOUNDATION
OF YORK**

is being formed under the provisions of the Nonprofit Corporation Law of 1988, for the purpose of providing a community center and other related activities.

BARLEY SNYDER LLP

07.20-1t Solicitor

NOTICE is hereby given that Articles of Incorporation have been filed with the Pennsylvania Department of State for the purpose of forming a nonprofit corporation under The Pennsylvania Nonprofit Corporation Law of 1988, as amended. The name of the corporation is Swan Lake Interscholastic Equestrian Association. It has been organized to promote equestrian sports, competition and

instruction to students in private and public middle and secondary schools.

**CGA Law Firm
By: Michelle Pokrifka, Esquire**

07.20-1t Solicitor

CHANGE OF NAME

On June 21, 2017, Stephanie Rochelle Keirn filed a Petition in the Court of Common Pleas of York County, Pennsylvania, seeking to change her name to Sydnie Marie Keirn. The Court has scheduled a hearing for August 15, 2017 at 9:30 AM. in Court Room No. 7003 of the York County Judicial Center, 45 North George Street, York, PA 17401 where any person may show cause why the request of the Petitioner should not be granted.

ANDREA EVELER STANLEY, ESQUIRE
Attorney for Petitioner
2997 Cape Hom Road, Suite A-6
Red Lion, PA 17356
(717) 246-8000

07.20-1t Solicitor

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

NOTICE is hereby given that on June 20, 2017 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Nicolas Aaron Greer to: Nicolas Aaron Ely.

The Court has fixed the day of August 23, 2017 at 11:00 am in Courtroom #6003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

07.20-1t Solicitor

FICTITIOUS NAME

NOTICE is hereby given that an Application for Registration of a Fictitious Name is being filed with the Department of State of the Commonwealth of Pennsylvania, setting forth that KAC, INC. is the only entity interested in a business that will be conducted under the name KIMBERLY'S IMAGE SALON & DAY SPA. The principal office of said business is 970 South George Street, York, PA 17403.

Michael W. King, Esquire
STOCK AND LEADER

07.20-1t Solicitor

NOTICE

**PUBLIC NOTICE TO
MEREDITH KATHLEEN WOLFE,
KOLLEH WILLIY WILLIAMS, AND
DARRYL STEPHEN MURDOCK, JR.**

**In Re: Adoption of Alijah James Wolfe and
Aslynn Rose Williams, A Minor**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your children, Alijah James Wolfe and Aslynn Rose Williams. A Termination of Parental Rights Hearing has been scheduled for October 4, 2017, at 10:00 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 Alijah James Wolfe (DOB: June 10, 2009), whose Father is Darryl Stephen Murdock, Jr. and whose Mother is Meredith Kathleen Wolfe and Aslynn Rose Williams (DOB: August 16, 2007), whose Father is Kolleh Williy Williams and whose Mother is Meredith Kathleen Wolfe. 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.

07.06-3t Solicitor

NOTICE is hereby given that Hallam Borough Council will conduct a public hearing at its regularly scheduled meeting on August 14, 2017 at 7:00 p.m. to consider the adoption of an ordinance creating a joint recreation authority between Eastern School District, Hellam Township, Lower Windsor Township and Hallam Borough for the purpose of providing joint recreation programs and services, joint financing, and any other lawful purpose for any projects relative to parks, recreation, grounds and facilities, as set forth in 53 Pa. C.S. 5607(a) (4) of the Authorities Act. A copy of the full text of the proposed Ordinance may be examined at the Hallam Borough, Municipal Office, 250 W. Beaver St., Hallam, PA, 17406 and the Law Resource Center, located at the York County Judicial Center, 45 N. George St., York, PA 17401, during normal business hours.

HALLAM BOROUGH
By: Peter D. Solymos, Solicitor

07.20-1t Solicitor

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA
THE REDEVELOPMENT AUTHORITY OF THE CITY OF YORK

vs.

226 PARK PLACE, LLC.

No. 2011-SU-001445-05

TO: 226 PARK PLACE, LLC.

NOTICE OF MEETING OF VIEWERS

Take notice that Byron H. LeCates, Thompson J. McCullough, and Kenneth Wallick, the Viewers appointed by the Court of Common Pleas of York County, Pennsylvania, to No. 2011-SU-001445-05, have scheduled the view in this matter and will meet to discharge the duties of their appointment on **Wednesday, July 19, 2017 at 10:00 a.m.**, prevailing time, at the premises which are the subject of the view, **245 East Poplar Street, York City, York County, Pennsylvania**, being land of 226 Park Place, LLC, when and where you may attend if you deem proper.

NOTICE OF HEARING

Also take notice that Byron H. LeCates, Thompson J. McCullough, and Kenneth Wallick, the Viewers appointed by the Court of Common Pleas of York County, Pennsylvania, to No. 2011-SU-01445-05, have scheduled a hearing in this matter, which shall be held on **Tuesday, August 15, 2017 at 10:00 a.m.**, prevailing time, to be held at **York County Judicial Center, 45 N. George St., 3rd Fl. Conference Room, York, Pennsylvania 17401**, when and where all parties may appear, present witnesses, and submit such evidence as they deem appropriate.

Byron H. LeCates, Esquire
Chairman, Board of View

07.20-1t Solicitor

SHERIFF'S SALE

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
NO. 2016-SU-002363-06

DITECH FINANCIAL LLC
Vs.
JESSE D. UNGER and AMANDA A. UNGER

NOTICE TO: JESSE D. UNGER
NOTICE OF SHERIFF'S SALE OF REAL
PROPERTY

Being Premises: 3337 NIGHT IN GALE DRIVE, DOVER, PA 17315-4737
Being in DOVER TOWNSHIP, County of YORK, Commonwealth of Pennsylvania, 240001201590000000
Improvements consist of residential property.
Sold as the property of JESSE D. UNGER and AMANDA A. UNGER

Your house (real estate) at 3337 NIGHT IN GALE DRIVE, DOVER, PA 17315-4737 is scheduled to be sold at the Sheriff's Sale on 10/02/2017 at 02:00 PM, at the YORK County Courthouse, 45 North George Street, York, PA 17401, to enforce the Court Judgment of \$196,453.78 obtained by, DITECH FINANCIAL LLC (the mortgagee), against the above premises.

PHELAN HALLINAN
DIAMOND & JONES, LLP
Attorney for Plaintiff

07.20-1t Solicitor

NOTICE OF SHERIFF SALE OF REAL ESTATE PURSUANT TO Pa.R.C.P. No. 3129 IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 2017-SU-000272
WELLS FARGO BANK, NA, Plaintiff,

vs.
Franklin S. Tate, Jr., AKA Frank S. Tate, Jr.; Jessica L. Tate, Defendants
TO: Franklin S. Tate, Jr., AKA Frank S. Tate, Jr.; Franklin S. Tate, Jr., AKA Frank S. Tate, Jr.
Take Notice that by virtue of the Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania, and directed to the Sheriff of York County, there will be exposed to Public Sale at the York County Courthouse, 45 North George Street, York, PA 17401 on December 4, 2017 at 2:00PM, prevailing local time, your real property described herein.

The Real Property To Be Sold is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the

buildings and any other major improvements erected on the land.

The Location of your property to be sold is: 671 East Philadelphia Street, York, PA 17403

The Judgment under or pursuant to which your property is being sold is docketed to: No. 2017-SU-000272

A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Kimberly A. Bonner, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028, 614-220-5611.

This Paper Is A Notice of the Time and Place of the Sale of Your Property. It has been issued because there is a Judgment Against You. It May Cause Your Property to be Held, to be Sold Or Taken to Pay the Judgment. You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of those rights. If you wish to exercise your rights, You Must Act Promptly. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

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

07.20-1t Solicitor

**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.

Tax Litigation Attorney

Pennsylvania Office of Attorney
General

The Pennsylvania Office of Attorney General is seeking a Pennsylvania licensed attorney with 2 to 6 years of experience in state and local taxation to join our Tax Litigation team in Harrisburg.

Litigation experience, including appellate or trial work is desired. Experience in federal taxation is also a plus.

The successful candidate must possess excellent oral communications and writing skills and strong organizational skills to effectively manage a heavy caseload.

To apply, please go to www.attorneygeneral.gov, click on **THE OFFICE**, then **EMPLOYMENT**.

SHERIFF SALES

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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 JTS CAPITAL 2, LLC vs. 3 CORD PROPERTIES, LLC Docket Number: 2015-SU-004012-06. 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:

3 CORD PROPERTIES, LLC

ALL that certain tract and parcel of land, situate in the City of York, York County, Pennsylvania, and more particularly described as follows:

BEGINNING on the south side of West Market Street, York City, Pennsylvania known and numbered as 282-284 West Market Street, bounded on the north by said West Market Street; on the east by property now or formerly of Benjamin Sweigert; on the south by a public alley known as West Mason Alley; and on the west by property now or formerly of Harper F. Myers. Containing in front on said West Market Street, thirty-two feet six inches (32'6") and extending in length or depth southwardly of a uniform width throughout, two hundred thirty feet (230') to said public alley known as West Mason Alley.

BEING the same premises which Michael S. Butler and Julie C. Butler, husband and wife, by their Deed dated October 12, 2010 and recorded on October 14, 2010, in and for York County, Pennsylvania in Book 2096, Page 6039, granted and conveyed unto 3 Cord Properties, LLC.

Property address: 282-284 W. Market Street, York, PA 17404

UPIN Number 09-190-04-0016.00-00000

PROPERTY ADDRESS: 282-284 WEST MARKET STREET, YORK, PA 17404

UPI# 09-190-04-0016.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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 PEOPLESBANK, A CODORUS VALLEY COMPANY vs. A. L. GDOVIN REAL ESTATE, LLC and ANN L. HAKE-GDOVIN A/K/A ANN L. GDOVIN Docket Number: 2017-NO-001632. 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:

A. L. GDOVIN REAL ESTATE, LLC
ANN L. HAKE-GDOVIN
A/K/A ANN L. GDOVIN

Case Caption: PeoplesBank, a Codorus Valley Company v. A. L. Gdovin Real Estate, LLC and Ann L. Hake-Gdovin, a/k/a Ann L. Gdovin

Docket No.: 2017-NO-001632

Property Address: 1600 Sixth Avenue, Suite 103, Township of Spring Garden, York County, Pennsylvania

Tax Parcel No.: 48-000-12-0001.00-C001C

Judgment: \$135,461.17

Reputed Owners: A. L. Gdovin Real Estate, LLC

Deed Book or Instrument No.: Record Book 1761, Page 8461

Municipality: Township of Spring Garden

Area: +/- 0.031 Acres (Per Assessment)

Improvements: Condominium Unit

PROPERTY ADDRESS: 1600 SIXTH AVENUE, SUITE 103, YORK, PA 17403

UPI# 48-000-12-0001.00-C001C

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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. ALL KNOWN AND UNKNOWN HEIRS OF LORRAINE C. BUCKLEY Docket Number: 2016-SU-001314-06. 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:

ALL KNOWN AND UNKNOWN HEIRS OF
LORRAINE C. BUCKLEY

ALL THAT CERTAIN parcel of land situate, lying and being in Franklin Township, York County, Commonwealth of Pennsylvania, being more bounded and described as follows, to-wit:

BEGINNING at a point in or near the centerline of Spring Drive Road (T-869) at the dividing line between Lot No. 3 and lands now or formerly of Timothy A. Lehmer; thence along last mentioned lands, South 59 degrees 10 minutes 55 seconds East, a distance of 341.91 feet to a point on the dividing line between Lots Nos. 1 and 3 on the hereinafter mentioned Plan of Lots; thence along the dividing line between Lots Nos. 1 and 3 South 30 degrees 49 minutes 10 seconds West, a distance of 345.43 feet to a point; thence along Lot No. 1 and lands now or formerly of Ronald L. Bradley, North 58 degrees 06 minutes 25 seconds West, a distance of 301.44 feet to a point in or near the centerline of Spring Drive Road (T-869); thence along said road, North 19 degrees 54 minutes 10 seconds East, a distance of 144.77 feet to a point; thence continuing along the same, North 22 degrees 02 minutes 55 seconds East, a distance of 199.95 feet to a point in the center of Spring Drive Road (T-869), the point and place of BEGINNING.

CONTAINING 2.609 acres to the center of road and 2.428 acres to the dedicated right of way line and being designated as Lot No. 3 on the Final Plan of Minor Subdivision for Anne L. Wertz prepared by Rodney Lee Decker & Assoc., Registered Surveyor, dated October 17, 1991, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book LL, Page 604.

UNDER AND SUBJECT, NEVERTHELESS, to all rights of way, easements, restrictions and/or conditions of record.

SUBJECT to a 20-foot drainage easement as shown on aforementioned plan of lots and to the following restrictions which shall be deemed covenants running with the land;

1. There shall be permitted no accumulation of debris, or unlicensed vehicles, unless garaged.
2. There shall be permitted no unenclosed dumping or stockpiling of materials, except firewood for owner's personal use.
3. There shall be permitted no mobile homes or trailer utilized on the within described parcel, for dwelling purposes or for storage or materials.
4. There shall be constructed on the within described tract no residence with a habitable, finished living area of less than 1,200 square feet.

Being the same property which Lorraine C. Buckley, widow, granted and conveyed unto Lorraine C. Buckley, widow by deed dated September 24, 2009 and recorded October 7, 2009 in the Recorder's Office of said County in Deed

Book 2045 Page 6103.

165 Spring Drive, Dillsburg, PA 17019

Permanent Parcel No.: 29-000-MB-0073.K0-00000

PROPERTY ADDRESS: 165 SPRING DRIVE, DILLSBURG, PA 17019

UPI# 29-000-MB-0073.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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. ISIAH ANDERSON, JR, HEATHER M ANDERSON and THE UNITED STATES OF AMERICA Docket Number: 2016-SU-001144-06. 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:

ISIAH ANDERSON, JR
 HEATHER M ANDERSON
 THE UNITED STATES OF AMERICA

ALL THAT CERTAIN tract of land, with the improvements thereon erected, situate, lying and being in SPRINGGETTSBURY TOWNSHIP, York County, Pennsylvania, being Lot No. 25 on a Final Subdivision Plan for Greystone, said Plan being recorded in the office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book RR, page 325, and said lot being more particularly described as follows, to wit:

BEGINNING at a point, said point being at the right-at-way of English Way, a fifty (50) foot wide right-of-way, by Lot No. 24, the following four (4) courses and distances 1) thence by said Lot No. 24, North eighty-six (86) degrees thirty-eight (38) minutes fifty-eight (58) seconds West a distance of one hundred eighty-one and sixty-two hundredths (181.62) feet to a point at Lot No. 18; 2) thence by said Lot No. 18, Lot No. 17, and a portion of Lot No. 16, North zero (00) degrees one (01) minute fifty-seven (57) seconds East a distance of one hundred thirty-nine and eighteen hundredths (139.18) feet to a point at Lot No. 26; 3) thence by said Lot No. 26, South seventy-nine (79) degrees fifty-two (52) minutes six (06) seconds East a distance of one hundred ninety-seven and ninety-two hundredths (197.92) feet to a point at the right-of-way of

English Way; 4) thence by said right-of-way of English Way, by a curve to the left having a radius of nine hundred eighty and zero hundredths (980.00) feet, an arc length at one hundred fifteen and eight-five hundredths (115.85) feet, a chord bearing South six (06) degrees forty-four (44) minutes forty-two (42) seconds West, a chord distance of one hundred fifteen and seventy-eight hundredths (115.78) feet to the point of BEGINNING.

UNDER AND SUBJECT, NEVERTHELESS, to conditions, restrictions, easements and right-of-ways of record.

Being 4260 English Way, York, PA 17402

Parcel # 46-000-24-0425.00-00000

PROPERTY ADDRESS: 4260 ENGLISH WAY, YORK, PA 17402

UPI# 46-000-24-0425.00-00000

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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. ISIAH ANDERSON and THE UNITED STATES OF AMERICA Docket Number: 2015-SU-004258-06. 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:

ISIAH ANDERSON
 THE UNITED STATES OF AMERICA

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

Beginning at a point on the northern line of Township Road No. 839, a thirty-three (33) feet wide road, said point of beginning being one hundred eighty-three and eighty-one hundredths (183.81) feet westwardly from the center line intersection of Pennsylvania Department of Highways Legislative Route 66020 and Township Road No. 839 and north seven (7) degrees, forty-five (45) minutes east, sixteen and fifty hundredths (16.50); thence along the northern line of the aforementioned Township Road No. 839, south seventy-nine (79) degrees, forty-sev-

en (47) minutes west, two hundred four and seventy-one hundredths (204.71) feet to a stake; thence along the same, south eighty-five (85) degrees, fifteen (15) minutes west, fifty-five and forty-eight hundredths (55.48) feet to a stake; thence along lands now or formerly of Laurence M. Smith and Jean F. Smith, and along lands now or formerly of Roy V. Mundis and wife, of which this tract was once a part, north seven (7) degrees, forty-five (45) minutes east, two hundred seventy-five and no hundredths (275.00) feet to a stake; thence along lands now or formerly of Roy V. Mundis and wife, of which this tract was once a part, north eighty-two (82) degrees, fifteen (15) minutes east, two hundred sixty and no hundredths (260.00) feet to a point, thence along last mentioned lands, south seven (7) degrees, forty-five (45) minutes west, two hundred sixty-six and nineteen hundredths (266.19) feet to a point on the northern line of Township Road No. 839, the place of beginning. Containing 1.62073 acres.

Title to said Premises vested in Isiah Anderson, a single man by Deed from Joseph C. Korsak and Marilyn G Korsak, his wife dated November 11, 2009 and recorded on December 7, 2009 in the York County Recorder of Deeds in Book 2054, Page 4461.

Being known as: 586 Mundis Race Road, York, PA 17406

Tax Parcel Number: 26-000-LI-0086.B0-00000

PROPERTY ADDRESS: 586 MUNDIS RACE ROAD, YORK, PA 17406

UPI# 26-000-LI-0086.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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. GERALD J. ARNOLD, JOANNE L. ARNOLD, ANGELA R. ERB and SHAWN E. ERB Docket Number: 2016-SU-003285. 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 J. ARNOLD
 JOANNE L. ARNOLD
 ANGELA R. ERB

SHAWN E. ERB

Owners of property situate in Dover Township, York County, Pennsylvania 2210 Blackberry Road, Dover, PA 17315

Property being known as Vacant land.

PROPERTY ADDRESS: 2210 BLACKBERRY ROAD, DOVER, PA 17315

UPI# 24-000-LF-0074.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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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 FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO METRO BANK F/K/A COMMERCE BANK/HARRISBURG, N.A. vs. DIANE AUGHENBAUGH A/K/A DIANA AUGHENBAUGH Docket Number: 2016-SU-003336. 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:

DIANE AUGHENBAUGH
A/K/A DIANA AUGHENBAUGH

ALL the following described tract of land situate, lying and being in Conewago Township, County of York and State of Pennsylvania; bounded and limited as follows, to wit:

BEGINNING at a point in the centerline of Township Road #827, said point being a corner of other property of the Grantees herein; thence along the centerline of said Township Road #827 South thirty-eight (38) degrees thirty (30) minutes West, one hundred thirteen and ninety-five one-hundredths (113.95) feet to a point; thence along other property of the Grantors herein, of which this is a part, North seventy-one (71) degrees thirty (30) minutes West, one hundred nineteen and forty-two one-hundredths (119.42) feet to a point; thence by the same North eighteen (18) degrees thirty (30) minutes East, one hundred five and no one-hundredths (105.00) feet to a point; thence along above mentioned property of the Grantees herein South seventy-two (72) degrees fifteen (15) minutes East, one hundred fifty-eight and forty one-hundredths (158.40) feet to a point the place of BEGINNING.

BEING the same premises which Francis Aughenbaugh and Florence Aughenbaugh, his wife, by their Deed dated October 15, 1971 and recorded on November 29, 1971, in and for York County, Pennsylvania, at Book 640, Page 338, granted and conveyed unto Daniel F. Aughenbaugh and Diana Aughenbaugh, his wife.

DANIEL F. AUGHENBAUGH DEPARTED THIS LIFE ON AUGUST 24, 2015.

Address: 185 Cemetery Road, Manchester, Pennsylvania 17345

UPIN Number 23-000-NH-0143.B0-00000

PROPERTY ADDRESS: 185 CEMETERY ROAD, MANCHESTER, PA 17345

UPI# 23-000-NH-0143.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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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 SELLENE FINANCE LP vs. HEATH R. BAILOR, SHELLY DICKENSHEETS, KNOWN HEIR OF KELLY L. KEENEY, DECEASED, BOBBI STIFF F/K/A BOBBI BAILOR, KNOWN HEIR OF KELLY L. KEENEY, DECEASED, ROBERT J. KEENEY, KNOWN HEIR OF KELLY L. KEENEY, DECEASED, ANGELINA MALLORY, KNOWN HEIR OF KELLY L. KEENEY, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KELLY L. KEENEY, DECEASED Docket Number: 2016-SU-000885-06. 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:

HEATH R. BAILOR
SHELLY DICKENSHEETS,
KNOWN HEIR OF
KELLY L. KEENEY, DECEASED
BOBBI STIFF F/K/A BOBBI BAILOR,
KNOWN HEIR OF
KELLY L. KEENEY, DECEASED
ROBERT J. KEENEY,
KNOWN HEIR OF
KELLY L. KEENEY, DECEASED
ANGELINA MALLORY,
KNOWN HEIR OF

KELLY L. KEENEY, DECEASED
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER
KELLY L. KEENEY, DECEASED

ALL THAT CERTAIN lot or piece of ground, with the improvement thereon erected known and numbered as 218 West Front Street, as the 13th Ward of York City, York County, Pennsylvania, more particularly bounded and described according to a property Plan made by Gordon L. Brown & Assoc., Engineers and Surveyors, York Pennsylvania dated February 24, 1973, Dwg. No. J-4648, as follows, to wit:

Property Address: 218 West Front Street
York, PA 17404

Parcel No. 13-448-03-0031.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2016-SU-000885-06

Judgment: \$92,315.80

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Heath R. Bailor, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Kelly L. Keeney, deceased, Robert J. Keeney, Known Heir of Kelly L. Keeney, deceased, Angelina Mallory, Known Heir of Kelly L. Keeney, deceased, Shelly Dickensheets, Known Heir of Kelly L. Keeney, deceased and Bobbi Stiff f/k/a Bobbi Bailor, Known Heir of Kelly L. Keeney, deceased

PROPERTY ADDRESS: 218 WEST FRONT STREET, YORK, PA 17404

UPI# 13-448-03-0031.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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 HOLDINGS, LLC F/K/A PENNYMAC MORTGAGE INVESTMENT TRUST HOLDINGS I, LLC vs. BECKY BANKES Docket Number: 2017-SU-000389. 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:

BECKY BANKES

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

2650 CONEWAGO Rd & CONEWAGO RD, Dover, PA 17315-2510
Parcel No. 24-000-LE-0088.A0-00000, 24-000-LE-0088.B0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$140,612.09

PROPERTY ADDRESS: 2650 CONEWAGO ROAD, DOVER, PA 17315

UPI# 24-000-LE-0088.A0-00000

PROPERTY ADDRESS: CONEWAGO ROAD, DOVER, PA 17315

UPI# 24-000-LE-0088.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,

07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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, IN TRUST FOR REGISTERED HOLDERS OF EQUI-FIRST MORTGAGE LOAN TRUST 2003-1, ASSET-BACKED CERTIFICATES, SERIES 2003-1 vs. MONICA BARNETT Docket Number: 2014-SU-002311-06. 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:

MONICA BARNETT

All that certain tract of unimproved land situated on the northwesterly intersection of Menlena Circle and Dunmore Drive in West Manheim Township, York County, Pennsylvania bounded and described according to a subdivision prepared by GHI Engineers and Surveyors, Inc. entitled, "Amended Final Plan Menlena Phase II", and being Lot 102 of said subdivision dated, August 13, 1999, project number 960006 and being recorded in the York County Recorder of Deeds Office in Plat Book QQ Page 361 and bounded

and limited as follows:

Beginning at a steel pin on the northerly right-of-way line of Menlena Circle at Lot 101; thence along Lot north 20 degrees 14 minutes 44 seconds west, 88.03 feet to a steel pin at the rear of Lot 101 and on line of Lot 100; thence along Lot 100 and Lot 103 north 89 degrees 50 minutes 03 seconds east, 133.64 feet to a steel pin at Lot 103 at the westerly right-of-way line of Dunmore Drive; thence along said right-of-way line, by a curve to the left, having a radius of 225.00 feet, an arc length of 28.33 feet, a chord bearing and distance of south 13 degrees 03 minutes 20 seconds east, 28.31 feet to a point on said right-of-way at the flared entrance to Menlena Circle; thence along said flared entrance south 26 degrees 32 minutes 46 seconds west, 20.54 feet to a point at said entrance and on the northerly right-of-way line of Menlena Circle; thence along said right-of-way line south 69 degrees 45 minutes 16 seconds west, 107.00 feet to the point of beginning. Containing 7,956 square feet.

Subject to all easements, right-of-ways aminos as shown and noted on a subdivision plan by GHI Engineers and Surveyors project 941116 entitled, "Amended Final Plan of Menlena Phase II", and recorded in the York County Recorder of Deeds Office in Plan Book QQ, Page 361.

Subject to a twelve (12) foot wide macadam access drive as shown on the above referenced subdivision plan for access to the storm water management lot identified as Lot No. 126 on the subdivision plan known as Menlena Phase II, which plat is recorded in the Office of the Recorder of Deeds for York County, Pennsylvania in Plat Book QQ, Page 361.

Title to said Premises vested in Monica D. Barnett by Deed from Menlena, LLC, a Maryland Limited Liability Company dated August 29, 2002 and recorded on November 6, 2002 in the York County Recorder of Deeds in Book 1526, Page 6346.

Being known as: 56 Menlena Circle, Hanover, PA 17331

Tax Parcel Number: 52-000-14-0102.00-00000

PROPERTY ADDRESS: 56 MENLENA CIRCLE, HANOVER, PA 17331

UPI# 52-000-14-0102.00-00000

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,

07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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. HAROLD R. BEATTY, JR. A/K/A HAROLD R. BEATTY Docket Number: 2017-SU-000221. 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:

HAROLD R. BEATTY, JR.
A/K/A HAROLD R. BEATTY

ALL THAT CERTAIN tract of land with the improvement thereon erected, situate on the Eastern side of, and known as, No. 817 South Duke Street, York City, 10th Ward, York County, Pennsylvania, being more fully bounded and described according to a plan by Gordon L. Brown and Asso., Engineers & Surveyors, dated January 5, 1972, bearing Drawing No. J-4255, as follows:

BEGINNING at an iron pipe on the Eastern side of South Duke Street, which iron pipe is located 421 feet Northwardly from the northeast corner of South Duke Street and East Springettsbury Avenue; thence along the Eastern side of South Duke Street, North five (5) degrees thirty (30) minutes West, twenty-five and forty-three hundredths (25.43) feet to a point at land now or formerly of Harold R. Helf; thence along said land the following three courses and distances: 1) passing through a dwelling division wall, North eighty-four (84) degrees thirty (30) minutes East one hundred sixteen and seventy-six hundredths (116.76) feet to a point; 2) South five (5) degrees thirty (30) minutes East, one and twenty-four hundredths (1.24) feet to a point; 3) passing through a block garage division wall, North eighty-four (84) degrees thirty (30) minutes East, twenty-five and twenty-four hundredths (25.24) feet to a point on the Western side of a fifteen (15) feet wide public alley; thence along the Western side of said alley, South five (5) degrees thirty (30) minutes East, twenty-four and nineteen hundredths (24.18) feet to a point at land now or formerly of Miriam L. Bupp; thence along said land, South eighty-four (84) degrees thirty (30) minutes West, one hundred forty-two and no hundredths (142.00) feet to an iron pipe on the Eastern side of South Duke Street, and the place of BEGINNING.

BEING THE SAME PREMISES which William H. Trimmer, widower, by deed dated January 31, 1972 and recorded February 2, 1972, in the Recorder of Deeds Office in and for York County, PA in Record Book 642, page 94, granted and conveyed unto Harold R. Beatty, Jr. and Christine D. Beatty, his wife.

Parcel#: 10-271-04-0002.00-00000

PROPERTY ADDRESS: 817 SOUTH DUKE STREET, YORK, PA 17403

UPI# 10-271-04-0002.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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. DEREK A. BELL and AMANDA N. SUNDAY Docket Number: 2017-SU-000518. 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:

DEREK A. BELL
AMANDA N. SUNDAY

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

1208 Overbrook Drive, York, PA 17404-3550
Parcel No. 51-000-17-0138.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$78,409.92

PROPERTY ADDRESS: 1208 OVERBROOK DRIVE, YORK, PA 17404

UPI# 51-000-17-0138.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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. BARRY J. BESBRIS Docket Number: 2016-SU-002892. 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:

BARRY J. BESBRIS

All that certain piece or parcel or Tract of land situate in the Township of Springfield, York County, Pennsylvania, and being known as 7329 North Sentinel Lane, York, Pennsylvania 17403.

TAX MAP AND PARCEL NUMBER: 47-000-06-0164.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$159,358.55

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Barry J. Besbris

PROPERTY ADDRESS: 7329 NORTH SENTINEL LANE, YORK, PA 17403

UPI# 47-000-06-0164.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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. MICHAEL BICKLE and DELYNN BICKLE Docket Number: 2016-SU-002840. 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 BICKLE
DELYNN BICKLE

All THAT CERTAIN tract of land situate in Dillsburg Borough, York County, Pennsylvania

PARCEL No. 58-000-02-0166.A0-00000

PROPERTY ADDRESS: 23 S. CHESTNUT STREET, DILLSBURG, PA 17019

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: MICHAEL BICKLE and DELYNN BICKLE

ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 23 SOUTH CHESTNUT STREET, DILLSBURG, PA 17019

UPI# 58-000-02-0166.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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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. BRADLEY LEE BILLET and MARTHA S. BILLET Docket Number: 2016-SU-1932-06. 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:

BRADLEY LEE BILLET
MARTHA S. BILLET

ALL THAT CERTAIN lot of ground with the improvements thereon erected, situate, lying and being in the Township of Manchester, York County, Pennsylvania, on the northern side of Lehrs Drive, being Lot No. 38 as drawn on "Subdivision of Roundtown Heights" by Clark H. Bentzel, Registered Surveyor, and HAVING THEREON erected a dwelling house known as: 3185 LEHRS DRIVE YORK, PA 17404

PARCEL NO. 36-000-LH-0088.G0-00000

Reference York County Record Book 2143, Page 3232

TO BE SOLD AS THE PROPERTY OF BRADLEY LEE BILLET AND MARTHA S. BILLET ON JUDGMENT NO. 2016-SU-001932-06

PROPERTY ADDRESS: 3185 LEHRS DRIVE, YORK, PA 17404

UPI# 36-000-LH-0088.G0-00000

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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. TONYA L. BLESSING, SOLELY AS HEIR OF THE ESTATE OF BENJAMIN F. GRUNDEN, DECEASED TAMMY L. LIGHTY, SOLELY AS HEIR OF THE ESTATE OF BENJAMIN F. GRUNDEN, DECEASED THE UNKNOWN HEIR(S), ADMINISTRATOR(S), EXECUTOR(S) AND DEVISEE(S) OF THE ESTATE OF BENJAMIN F. GRUNDEN, DECEASED Docket Number: 2016-SU-002697. 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:

TONYA L. BLESSING,
 SOLELY AS HEIR OF THE ESTATE OF
 BENJAMIN F. GRUNDEN, DECEASED
 TAMMY L. LIGHTY,
 SOLELY AS HEIR OF THE ESTATE OF
 BENJAMIN F. GRUNDEN, DECEASED
 THE UNKNOWN HEIR(S), ADMINISTRATOR(S),
 EXECUTOR(S) AND DEVISEE(S)
 OF THE ESTATE OF
 BENJAMIN F. GRUNDEN, DECEASED

ALL THAT CERTAIN lot or piece of ground situate in Manchester Township, County of York, Commonwealth of Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at a point at the intersection of West Wind Lane with a 50 foot wide private street; thence north by said private drive 52 degrees 45 minutes West, 200 feet to a point at other lands of Noah B. and Ruby E. Hershey; thence by said last mentioned lands, North 37 degrees 15 minutes East, 100 feet to a point at Lot No. 8; thence by Lot No. 8, South 52 degrees 45 minutes East, 200 feet to a point on West Wind Lane; thence along West Wind Lane, South 37 degrees 15 minutes West, 100 feet to a point at the place of BEGINNING.

Town/City/Village: Manchester Township
 County: York
 Section — Block- Lot: 36-000-LH-0186.00-00000

AND THE SAID Benjamin F. Grunden having departed this life on October 1, 2015, leaving Tonya L. Blessing and Tammy L. Lighty as his known heirs-at-law.

WHEREBY TITLE TO THE PREMISES vested with Tonya L. Blessing, Tammy L. Lighty and the Unknown Heir(s), Administrator(s), Execu-

tor(s) and Devisee(s) of the Estate of Benjamin F. Grunden, Deceased, by Operation of Law.

BEING KNOWN AND NUMBERED AS 2964 Westwind Lane, York, PA 17404.

PARCEL NO.: 36-000-LH-0186.00-00000

Fee Simple Title Vested in Benjamin F. Grunden, as sole owner by deed from Market Ready Properties, LLC, dated April 27, 2007, recorded May 10, 2007, in the York County Recorder of Deeds Office in Deed Book 1893, Page 658 and Instrument Number 2007034814.

PROPERTY ADDRESS: 2964 WESTWIND LANE, YORK, PA 17404

UPI# 36-000-LH-0186.00-00000

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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. STEVEN E. BONENE and MELISSA A. BONENE Docket Number: 2016-SU-003409. 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 E. BONENE
 MELISSA A. BONENE

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

194 Alanthia Lane, Eters, PA 17319-8933
 Parcel No. 27-000-QG-0086.J0-00000
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$395,331.49

PROPERTY ADDRESS: 194 ALANTHIA LANE, ETTERS, PA 17319

UPI# 27-000-QG-0086.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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. ANTHONY J BONITZ, III A/K/A ANTHONY BONITZ III A/K/A ANTHONY BONITZ and NICOLE K. DONAHUE Docket Number: 2017-SU-000071. 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:

ANTHONY J BONITZ, III
 A/K/A ANTHONY BONITZ III
 A/K/A ANTHONY BONITZ
 NICOLE K. DONAHUE

ALL that certain tract of land together with the improvements thereon erected, being situate in York Township, York County, Pennsylvania, and being designated as Lot No. 3 on a Subdivision Plan recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book AA, Page 273, and being more fully described as follows, to wit:

BEGINNING at a point on the northwest side of Reynolds Mill Road, (L.R. 66049), at the corner of lands now or formerly of Richard W. Hibner; thence along the said northwest side of Reynolds Mill Road, South fifty-eight (58) degrees eleven (11) minutes forty (40) seconds West, one hundred and zero one-hundredths (100.00) feet to a point at the corner of Lot No. 2; thence along the said Lot No. 2, North thirty-two (32) degrees forty-three (43) minutes fifty-five (55) seconds West, one hundred eighty-six and fifty one-hundredths (186.50) feet to a point at Lot No. 1; thence along the said Lot No. 1, North fifty-eight (58) degrees eleven (11) minutes forty (40) seconds East, one hundred and zero one-hundredths (100.00) feet to a point at lands now or formerly of Richard W. Hibner; thence along the said lands now or formerly of Richard W. Hibner, South thirty-two (32) degrees forty-three (43) minutes fifty-five (55) seconds East, one hundred eighty-six and fifty one-hundredths (186.50) feet to the point and place of BEGINNING. Containing 18,648 square feet.

KNOWN and numbered as 241 Reynolds Mill Road, York, Pennsylvania 17403.

PARCEL #54-000-GI-0119.A0-00000

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights-of-way, easements and agreements of record.

PROPERTY ADDRESS: 241 REYNOLDS MILL ROAD, YORK, PA 17403

UPI# 54-000-GI-0119.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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. HENRY W. BOWMAN, III Docket Number: 2016-SU-003514. 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:

HENRY W. BOWMAN, III

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

2460 Church Road, York, PA 17408-3924
Parcel No. 51-000-12-0022.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$124,163.25

PROPERTY ADDRESS: 2460 CHURCH ROAD, YORK, PA 17408

UPI# 51-000-12-0022.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 BANK OF AMERICA, N.A. vs. SHANNON BRETZ, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH BRETZ, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH BRETZ, DECEASED, RYLAND BRETZ, KNOWN HEIR OF THE ESTATE OF JOSEPH BRETZ, ESTATE OF JOSEPH BRETZ, C/O SHANNON BRETZ, PERSONAL REPRESENTATIVE Docket Number: 2013-SU-000965-06. 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:

SHANNON BRETZ, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH BRETZ UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH BRETZ, DECEASED RYLAND BRETZ, KNOWN HEIR OF THE ESTATE OF JOSEPH BRETZ, ESTATE OF JOSEPH BRETZ, C/O SHANNON BRETZ, PERSONAL REPRESENTATIVE

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

BEING KNOWN AS 370 Cly Road, (Newberry Township), York Haven, PA 17370

PARCEL NUMBER: 39-000-PH-0059.G0-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 370 CLY ROAD, YORK HAVEN, PA 17370

UPI# 39-000-PH-0059.G0-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 MATRIX FINANCIAL SERVICES CORPO-

RATION vs. TERRENCE BROOKS, VERNELL GOLDEN and UNITED STATES OF AMERICA C/O U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PENNSYLVANIA Docket Number: 2016-SU-003203. 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:

TERRENCE BROOKS
VERNELL GOLDEN
UNITED STATES OF AMERICA
C/O U.S. ATTORNEY FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

All that certain piece or parcel or Tract of land situate in the Township of York, York County, Pennsylvania, and being known as 251 Country Ridge Drive, Red Lion, Pennsylvania 17356.

TAX MAP AND PARCEL NUMBER: 54-000-61-0316.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$189,778.29

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Terrence Brooks, Vernell Golden and United States of America c/o U.S. Attorney for the Middle District of Pennsylvania

PROPERTY ADDRESS: 251 COUNTRY RIDGE DRIVE, RED LION, PA 17356

UPI# 54-000-61-0316.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. CHANTA R. BROWN Docket Number: 2014-SU-003443-06. 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:

CHANTA R. BROWN

owner(s) of property situate in the YORK CITY, 5TH, YORK County, Pennsylvania, being

310 West North Street, York, PA 17401-2909
Parcel No. 05-084-02-0055.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$93,940.74

PROPERTY ADDRESS: 310 WEST NORTH STREET, YORK, PA 17401

UPI# 05-084-02-0055.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. MICHELE BROWN AKA MICHELE L. BROWN and ROBERT C. BROWN, JR. Docket Number: 2017-SU-000538. 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:

MICHELE BROWN
AKA MICHELE L. BROWN
ROBERT C. BROWN, JR.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Conewago, County of York, Commonwealth of Pennsylvania, known as Lot No. 4 and fully described on a Subdivision Plan prepared by Associated Land Measurers, Inc. dated December 27, 1993 and recorded in Plan Book MM, page 787, described as follows:

BEGINNING at a point on Copenhaffer Road (T-828), said point being measured Northwestwardly the distance of 155.74 feet from land of Knute L. & Kay L. Wagman; thence North 51 degrees 31 minutes 01 seconds East the distance of 25 feet to a point, thence Southeastwardly curving to the right on a radius of 25 feet, the arc distance of 37.52 feet to a point; thence South 42 degrees 33 minutes 18 seconds East the distance of 106.74 feet to a point, thence Southeastwardly curving to the left on a radius of 75 feet the arc distance of 114.03 feet to land of Knute L. & Kay L. Wagman, thence North 50 degrees 20 minutes 10 seconds East along land of Knute L. & Kate I. Wagman and land of James E. & Patricia M. McCoy, the distance of 334.37 feet to a point;

thence North 50 degrees 43 minutes 20 seconds East along land of James E. & Patricia M. McCoy and land of Harold Z. & Ethel Gross and land of Robert O. & Nanette Q. Emswiller, the distance of 971.96 feet to a point; thence North 39 degrees 00 minutes 40 seconds West along the land of Tany A. Love the distance of 356.86 feet to a point; thence South 55 degrees 54 minutes 50 seconds West along the land of Tany A. Love the distance of 278.38 feet to a point; thence North 23 degrees 29 minutes 50 seconds West along land of Tany A. Love the distance of 239.89 feet to a point; thence South 55 degrees 41 minutes 40 seconds West along land of William & Martha Beck the distance of 526.30 feet to a point of being the division line between Lot No. 3 and 4; thence South 39 degrees 40 minutes 40 seconds East, along the division line between Lot No. 3 and 4 the distance of 633.35 feet to a point; thence South 50 degrees 43 minutes 20 seconds West along the Southeast line of Lot No. 3, the distance of 242 feet to a point; thence South 50 degrees 20 minutes 10 seconds West the distance of 334.37 feet to a point; thence Northwestwardly curving to the right on a radius of 50 feet, the arc distance of 76.05 feet to a point; thence North 42 degrees 33 minutes 18 seconds West the distance of 106.74 feet to a point; thence Southwestwardly curving to the left on a radius of 50 feet, the arc distance of 75.01 feet to a point; thence South 51 degrees 31 minutes 01 seconds West the distance of 25 feet to a point on Copenhaffer Road (T-828); thence South 42 degrees 33 minutes 18 seconds East along Copenhaffer Road (T-828) the distance of 25 feet to the point and place of BEGINNING

1565 Copenhaffer Road Dover, PA 17315

23-000-NG-0135.A0-00000

PROPERTY ADDRESS: 1565 COPENHAFER ROAD, DOVER, PA 17315

UPI# 23-000-NG-0135.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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. NICHOLAS J. BURNS and DANIELLE H. BURNS Docket Number: 2016-SU-002878. 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:

NICHOLAS J. BURNS
DANIELLE H. BURNS

All that certain piece, parcel or tract of land, together with the improvements thereon erected, situate, lying and being in Jackson Township, York County, Pennsylvania.

PARCEL No. 33-000-12-0039.00-00000

PROPERTY ADDRESS: 199 NORTH ALPINE DRIVE, YORK, PA 17408

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: NICHOLAS J. BURNS and DANIELLE H. BURNS

ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 199 NORTH ALPINE DRIVE, YORK, PA 17408

UPI# 33-000-12-0039.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 EMBRACE HOME LOANS, INC. vs. STEPHANIE R. BUTLER Docket Number: 2016-SU-003326. 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 R. BUTLER

ALL the following tract of land situate, lying and being in Penn Township, York County, Pennsylvania, being more fully described in accordance with a final Subdivision Plan of "Southwest Subdivision", dated September 12, 1990, and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book KK, Page 823, more fully bounded, limited and described as follows, to wit:

BEGINNING for a point on the southern edge of the cul-de-sac of Debbi Court as Lot No. 16

of the hereinafter referenced subdivision plan; thence along said southern edge of the cul-de-sac of Debbi Court by a curve to the left whose radius is fifty (50.00) feet and whose long chord bearing is North eighteen (18) degrees seventeen (17) minutes thirty (30) seconds East, seventeen and forty-one hundredths (17.41) feet for an arc distance of seventeen and fifty hundredths (17.50) feet to a point at Lot No. 18 of said plan; thence along same, South eleven (11) degrees forty-four (44) minutes seven (07) seconds East, one hundred five and ninety-five hundredths (105.95) feet to a point at lands now or formerly of Ronnie L. Martin and Geneta H. Murphy; thence along same, South seventy-one (71) degrees fifty-five (55) minutes zero (00) seconds West, fifty-nine and seventy-hundredths (59.70) feet to a point at Lot No. 16 of said plan; thence along same. North eight (08) degrees nineteen (19) minutes six (06) seconds East, one hundred twenty-three and four hundredths (123.04) feet to a point on the southern edge of the cul-de-sac of Debbi Court, the point and place of BEGINNING. Identified as Lot No. 17.

UNDER AND SUBJECT to Declaration of Protective Covenants as recorded in Record Book 461, Page 781.

For title reference see deed from Bryan Sweeney and Sarah Sweeney recorded August 19, 2008 in Book 1981, page 4806

PARCEL #44-000-11-0054.S0-00000

PROPERTY ADDRESS: 421 DEBBIE COURT, HANOVER, PA 17331

UPI# 44-000-11-0054.S0-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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 ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-FM1, ASSET BACKED PASSTHROUGH CERTIFICATES C/O OCWEN LOAN SERVICING, LLC vs. BRIAN M. BYNAKER A/K/A BRIAN M. and STEPHANIE A. BYNAKER Docket Number: 2017-SU-000144. 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:

BRIAN M. BYNAKER
A/K/A BRIAN M.
STEPHANIE A. BYNAKER

ALL THAT CERTAIN TRACT OF LAND WITH THE IMPROVEMENTS THEREON ERECTED SITUATE, LYING AND BEING ON BROADWAY, IN THE BOROUGH OF HANOVER, YORK COUNTY, PENNSYLVANIA, BOUNDED AND LIMITED AS FOLLOWS, TO-WIT:

BEGINNING FOR A CORNER ON SAID BROADWAY AT LOT OWNED BY FRED A. STEVENS AND WIFE; THENCE ALONG SAID LOT WESTWARD, TWO HUNDRED TWENTY-FIVE (225) FEET TO A CORNER AT A TWENTY (20) FEET WIDE ALLEY; THENCE ALONG SAID ALLEY SOUTHWARD THIRTY-TWO (32) FEET, NINE (9) INCHES TO A CORNER AT LOT OWNED BY CURTIS A. SEIDENSTRICKER; THENCE ALONG SAID LAST MENTIONED LOT EASTWARD, TWO HUNDRED TWENTY-FIVE (225) FEET TO A CORNER AT BROADWAY AFORESAID, AND THENCE ALONG SAID BROADWAY NORTHWARD, THIRTY-TWO (32) FEET, NINE INCHES TO THE PLACE OF THE BEGINNING.

IT BEING THE SAME LOT OF GROUND WHICH MINERVA B. MARKEL, WIDOW, BY HER DEED DATED THE 30TH DAY OF SEPTEMBER, 1961, RECORDED IN THE RECORDER'S OFFICE IN AND FOR YORK COUNTY, PENNSYLVANIA IN DEED BOOK 51X, PAGE 310, SOLD AND CONVEYED UNTO WILLIAM FORBES, WHO PASSED AWAY ON JANUARY 11, 1998, AND CAROLINE S. FORBES, HIS WIFE, THUS PASSING TITLE BY OPERATION OF LAW TO CAROLINE S. FORBES, THE GRANTOR HEREIN.

BEING KNOWN AS 632 Broadway, Hanover, PA 17331

BEING PARCEL No. 67-000-15-0212.00-00000

BEING the same premises in which Caroline S. Forbes, widow by her Attorney-in-Fact, Goldie F. Cramer, by Power of Attorney dated June 22, 1994 by deed dated 11/05/2003 and recorded 03/03/2004 in the office of the recorder of deeds for York County in Book 1636 Page 8829, granted and conveyed unto Brian M. and Stephanie A. Bynaker, husband and wife, as tenants by the entireties.

PROPERTY ADDRESS: 632 BROADWAY, HANOVER, PA 17331

UPI# 67-000-15-0212.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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 WELLS FARGO HOME EQUITY ASSET-BACKED SECURITIES 2005-2 TRUST, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2005-2 vs. JACQUELINE C. CARPENTER and ANTHONY D. SPEARS Docket Number: 2011-SU-004957-06. 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:

JACQUELINE C. CARPENTER
ANTHONY D. SPEARS

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

108 East Beaver Street, Hallam, PA 17406-9065
Parcel No. 66-000-02-0003.B0-C0108
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$179,391.27

PROPERTY ADDRESS: 108 EAST BEAVER STREET, HALLAM, PA 17406

UPI# 66-000-02-0003.B0-C0108

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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. JESSICA M. CASSEDAY and DUANE R. CASSEDAY Docket Number: 2017-SU-000377. 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:

JESSICA M. CASSEDAY
DUANE R. CASSEDAY

ALL the following described real estate in Manchester Borough, York County, Pennsylvania, being approximately 166.28 x 56.88. HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 158 Hartman Street, Manchester, PA 17345.

PARCEL ID#: 76-000-02-0143.00-00000
York County Deed Book 1744, page 262.

TO BE SOLD AS THE PROPERTY OF JESSICA M. CASSEDAY AND DUANE R. CASSEDAY ON JUDGMENT NO. 2017-SU-000377

PROPERTY ADDRESS: 158 NORTH HARTMAN STREET, MANCHESTER, PA 17345

UPI# 76-000-02-0143.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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 BELCO COMMUNITY CREDIT UNION vs. CITALY, LLC Docket Number: 2013-SU-003440-06. 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:

CITALY, LLC

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF CITALY, LLC, OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF YORK, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 601 VANDER AVENUE, YORK, PA 17403. DEED BOOK 2073, PAGE 5471.

PIN NUMBER 12-430-20-0031.00-00000

PROPERTY ADDRESS: 601 VANDER AVENUE, YORK, PA 17403

UPI# 12-430-20-0031.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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. SHARON K. CLOUSER and TED L. CLOUSER Docket Number: 2015-SU-002203-06. 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:

SHARON K. CLOUSER
TED L. CLOUSER

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

49 Misty Court, Hanover, PA 17331-9627
Parcel No. 52-000-10-0109.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$175,290.46

PROPERTY ADDRESS: 49 MISTY COURT, HANOVER, PA 17331

UPI# 52-000-10-0109.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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. JEFFREY L. COOK and SABRINA H. COOK Docket Number: 2016-SU-001264-06. 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:

JEFFREY L. COOK
SABRINA H. COOK

ALL THAT CERTAIN TRACT OF LAND, WITH IMPROVEMENTS THEREON ERECTED, LYING, BEING AND SITUATE IN SPRING GARDEN TOWNSHIP, YORK COUNTY, PENNSYLVANIA

PARCEL No. 48-000-34-0165.00-00000

PROPERTY ADDRESS: 1246 LAUREL OAK LANE, YORK, PA 17403

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: JEFFREY L. COOK and SABRINA H. COOK

ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 1246 LAUREL OAK LANE, YORK, PA 17403

UPI# 48-000-34-0165.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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. TIMOTHY S. CORNELL and KATHARYN M. CORNELL Docket Number: 2011-SU-001400-06. 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:

TIMOTHY S. CORNELL
KATHARYN M. CORNELL

All that certain piece, parcel or tract of land, together with the improvements thereon erected, situate, lying and being in Jackson Township, York County, Pennsylvania, more particularly bounded, limited and described as follows, to wit:

HET a dwg k/a 324 Mineral Drive, York, PA 17408.

Parcel #33-000-12-0034.E0-00000

PROPERTY ADDRESS: 324 MINERAL DRIVE, YORK, PA 17408

UPI# 33-000-12-0034.E0-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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. ALAN R. CROWL and DAWN A. CROWL Docket Number: 2017-SU-000194. 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:

ALAN R. CROWL
DAWN A. CROWL

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

2500 Broad ST, York, PA 17408-1406
Parcel No. 51-000-13-0052.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$142,207.60

PROPERTY ADDRESS: 2500 BROAD STREET, YORK, PA 17408

UPI# 51-000-13-0052.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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., F/K/A NORWEST MORTGAGE, INC. vs. CHARLES R. DELL, SR Docket Number: 2016-SU-003021. 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. DELL, SR

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

40 McAllister Street, Hanover, PA 17331-3231
Parcel No. 67-000-05-0247.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$39,198.22

PROPERTY ADDRESS: 40 MCALLISTER STREET, HANOVER, PA 17331

UPI# 67-000-05-0247.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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. DUANE H. DEPPEN and JULIE A. DEPPEN Docket Number: 2016-SU-002836. 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:

DUANE H. DEPPEN
JULIE A. DEPPEN

ALL THAT CERTAIN TRACT OF LAND, SITUATE, LYING, AND BEING IN EAST HOPEWELL TOWNSHIP, YORK COUNTY, PENNSYLVANIA.

PARCEL No. 25-000-06-0009.00-00000

PROPERTY ADDRESS: 15592 CROSS MILL ROAD A/K/A LOT 9 CROSS MILL ROAD, FELTON, PA 17322

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: DUANE H. DEPPEN and JULIE A. DEPPEN ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 15592 CROSS MILL ROAD, A/K/A LOT 9 CROSS MILL ROAD, FELTON, PA 17322

UPI# 25-000-06-0009.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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. RICHARD W. DRGOS AKA RICHARD WILLIAM DRGOS and LAURA B. DRGOS Docket Number: 2016-SU-1861-06. 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 W. DRGOS
AKA RICHARD WILLIAM DRGOS
LAURA B. DRGOS

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

BEING KNOWN AND NUMBERED AS 41

WEST MIDDLE STREET, HANOVER, PA 17331

UPIN NUMBER 67-000-07-0129.00-00000

PROPERTY ADDRESS: 41 WEST MIDDLE STREET, HANOVER, PA 17331

UPI# 67-000-07-0129.00-00000

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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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., AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF PARK PLACE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-WCW2 vs. JESSICA E. DURG, CO-ADMINISTRATRIX OF THE ESTATE OF EDWARD W. BELT, LINDSAY P. NOEL, CO-ADMINISTRATRIX OF THE ESTATE OF EDWARD W. BELT, ZACHARY M. BELT, CO-ADMINISTRATOR OF THE ESTATE OF EDWARD W. BELT Docket Number: 2015-SU-001746-06. 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:

JESSICA E. DURG, CO-ADMINISTRATRIX OF THE ESTATE OF EDWARD W. BELT LINDSAY P. NOEL, CO-ADMINISTRATRIX OF THE ESTATE OF EDWARD W. BELT ZACHARY M. BELT, CO-ADMINISTRATOR OF THE ESTATE OF EDWARD W. BELT

All the following described tract of land situate in West Manheim Township, York County, Pennsylvania, bounded and limited as follows, to wit:

Beginning at a point in the center of Pennsylvania State Legislative Route No. 65077 at lands now or formerly of Harold Utz; thence along said lands now or formerly of Harold Utz north fourteen (14) degrees west thirty (30) feet to a steel pin; thence along same north fourteen (14) degrees west one hundred sixty-five (165) feet to a steel pin at other lands now or formerly of T. Emerald Smith and Dorothy I. Smith, his wife; thence along said lands now or formerly of T. Emerald Smith and Dorothy I. Smith, his wife, south eighty-nine (89) degrees thirty-nine (39) minutes east one hundred twenty (120) feet to a steel pin; thence along same south seven (7)

degrees five (5) minutes fifty-two (52) seconds east one hundred sixty and fifty-three hundredths (165.53) feet to a steel pin; thence along same south seven (7) degrees five (5) minutes fifty-two (52) seconds east thirty (30) feet to a point in the center of the aforesaid Pennsylvania State Legislative Route No. 66077; thence in and through the center of said road north eight-nine (89) degrees thirty-nine (39) minutes west ninety-six and thirty-seven hundredths (96.37) feet to the point and place of beginning. Containing .4692 acres. This description is taken from a plan of survey made by J.H. Rife, Registered Engineer, dated September 26, 1961.

Title to said Premises vested in Edward W. Belt and Michele E. Belt, husband and wife of an estate by entirety by Deed from Roy K. Swartz and Kay J. Swartz, his wife dated April 5, 1991 and recorded on April 17, 1991 in the York County Recorder of Deeds in Book 152, Page 530.

Being known as: 448 Fuhrman Mill Road, Hanover, PA 17331

Tax Parcel Number: 52-000-BE-0071.C0-00000

PROPERTY ADDRESS: 448 FUHRMAN MILL ROAD, HANOVER, PA 17331

UPI# 52-000-BE-0071.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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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. WILLIAM A. EBERLY Docket Number: 2014-SU-003977-06. 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:

WILLIAM A. EBERLY

All the following described tract of land, with any improvements thereon erected, situate on the southern side of Maryland Avenue, in York City, York County, Pennsylvania, known as 810 Maryland Avenue bounded and described as follows:

Beginning at a point on the southern side of said Maryland Avenue eighty-five (85) feet south

from the intersection of the westerly line of Hawthorne Street and said Maryland Avenue at corner of lands now or formerly of Harvey Weigel; thence along the southerly line of said Maryland Avenue forty (40) feet to a point at lands now or formerly of Alice A. Croll; then along same in a southeasterly direction one hundred sixty (160) feet to a point on the northern side of a twenty (20) feet wide alley; then along the northern side of said alley in a northeasterly direction forty (40) feet to a point on the northern side of said alley at a corner of lands now or formerly of Harvey Weigel; then along said last mentioned lands in a northwesterly direction one hundred sixty (160) feet to a point on the southern side of said Maryland Avenue and place of Beginning. Containing a frontage of forty (40) feet on said Maryland Avenue and a uniform width to a depth of one hundred sixty (160) feet to said twenty (20) feet wide alley.

Parcel #14-482-12-0033.00-00000

BEING KNOWN AS: 810 Maryland Avenue, York, PA 17404

TITLE TO SAID PREMISES IS VESTED IN William A. Eberly and Winifred F. Eberly, husband and wife,

PROPERTY ADDRESS: 810 MARYLAND AVENUE, YORK, PA 17404

UPI# 14-482-12-0033.00-00000

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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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 SUNTRUST MORTGAGE, INC. vs. AMANDA LEE ELLER A/K/A AMANDA L. PETERS Docket Number: 2017-SU-000459. 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 LEE ELLER
 A/K/A AMANDA L. PETERS

owner(s) of property situate in the YORK CITY, 14TH, YORK County, Pennsylvania, being

948 Wood Street a/k/a, 948 Wood & Tioga ST, York, PA 17404-2642
 Parcel No. 14-540-13-0018.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$131,013.85

PROPERTY ADDRESS: 948 WOOD STREET, A/K/A 948 WOOD & TIOGA STREET, YORK, PA 17404

UPI# 14-540-13-0018.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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 TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE IGLOO SERIES II TRUST vs. GEORGE H. EMIG, III and SUSAN E. EMIG Docket Number: 2017-SU-000284. 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 H. EMIG, III
SUSAN E. EMIG

PARCEL NO.: 24-000-08-0084.00-00000

ALL the following described lot of ground, with the improvements thereon erected, situate in Dover Township, York County, Pennsylvania, numbered 3313 Groton Lane and being known as Lot No. 84 on a certain plan of lots known as Andover, said plan recorded in the Recorder's Office, York County, Pennsylvania, in Map Book K, Page 116, more particularly described as follows, to wit:

BEGINNING at a point on the North side of Groton Lane, said point being located Westwardly one hundred fifteen (115) feet from the Northwest corner of the intersection of Groton Lane and Dorwood Drive; and running thence along the North side of Groton Lane by a curve to the right having a radius of eight hundred seventy-one and seventeen one-hundredths (871.17) feet, for a distance of sixty-seven and sixty-six one-hundredths (67.66) feet, the chord of which in North 48 degrees 39 minutes 10 seconds West, sixty-seven and sixty-four one-hundredths (67.64) feet to a point; and running thence still along the North side of Groton forty-six and twenty-four one hundredths (46.24) feet, the

chord of which is North 48 degrees 14 minutes 50 seconds West, forty-six and twenty-three one-hundredths (46.23) feet to a point at Lot No. 83; and running thence along Lot No. 83, North 41 degrees 03 minutes 20 seconds East, one hundred sixty and seventeen one-hundredths (160.17) feet to a point at Lot No. 89, and running thence along Lot No. 89, South 73 degrees 01 minute 50 seconds East, sixty-three and nine one-hundredths (63.09) feet to a point at Lot No. 86; and running thence along Lot No. 86, South 12 degrees 36 minutes 20 seconds West, seventy-five and fifteen one-hundredths (75.15) feet to a point at Lot No. 85; and running thence along Lot No. 85, South 31 degrees 24 minutes 20 seconds West, one hundred twenty-two and thirty-five one-hundredths (122.35) feet to a point on the North side of Groton Land and the place of BEGINNING.

Property known as: 3313 Groton Lane, Dover, PA 17315. / Tax ID#: 24-000-08-0084.00-00000

Fee Simple Title Vested in George H. Emig III and Susan E. Emig, his wife by deed from, Raymond E. Kling and Carmella Kling, his wife, dated 10/20/1995, recorded 10/20/1995, in the York County Recorder of deeds in Deed Book 1199, Page 429.

PROPERTY ADDRESS: 3313 GROTON LANE, DOVER, PA 17315

UPI# 24-000-08-0084.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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 SOLUTIONS, INC. vs. ESTATE OF MERKEL L. FERNBAUGH, C/O MARSHALL L. FERNBAUGH, KNOWN HEIR AND EXECUTOR, MARSHALL L. FERNBAUGH, KNOWN HEIR AND EXECUTOR OF THE ESTATE OF MERKEL L. FERNBAUGH, SR., TERESA L. FERNBAUGH KNOWN HEIR OF MERKEL L. FERNBAUGH JR., KNOWN HEIR OF MERKEL L. FERNBAUGH, SR., UNKNOWN HEIRS, SUCCESSORS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MERKEL L. FERNBAUGH, SR., RACHAEL L. FERNBAUGH, KNOWN HEIR OF MERKEL L. FERNBAUGH SR., UNKNOWN HEIRS, SUCCESSORS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST

FROM OR UNDER MERKEL L. FERNBAUGH, JR., KNOWN HEIR OF MERKEL L. FERNBAUGH, SR., MICKI L. FERNBAUGH KNOWN HEIR OF MERKEL L. FERNBAUGH SR Docket Number: 2015-SU-000152-06. 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 MERKEL L. FERNBAUGH,
C/O MARSHALL L. FERNBAUGH
KNOWN HEIR AND EXECUTOR
MARSHALL L. FERNBAUGH,
KNOWN HEIR AND EXECUTOR OF THE
ESTATE OF MERKEL L. FERNBAUGH, SR.
TERESA L. FERNBAUGH KNOWN HEIR
OF MERKEL L. FERNBAUGH JR.,
KNOWN HEIR OF MERKEL
L. FERNBAUGH, SR.
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
MERKEL L. FERNBAUGH, SR.
RACHAEL L. FERNBAUGH, KNOWN HEIR
OF MERKEL L. FERNBAUGH SR.
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
MERKEL L. FERNBAUGH, JR., KNOWN
HEIR OF MERKEL L. FERNBAUGH, SR.
MICKI L. FERNBAUGH KNOWN HEIR OF
MERKEL L. FERNBAUGH SR

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

BEING KNOWN AS 1 Cold Springs Road, Dillsburg, PA 17019

PARCEL NUMBER: 20-000-OB-0013.B0-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 1 COLD SPRINGS ROAD, DILLSBURG, PA 17019

UPI# 20-000-OB-0013.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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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. ESTATE OF RONALD L. SEITZ, SAMANTHA A. AIKINS, PERSONAL REPRESENTATIVE OF THE ESTATE OF RONALD L. SEITZ, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD L. SEITZ Docket Number: 2017-SU-000255. 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 RONALD L. SEITZ
SAMANTHA A. AIKINS,
PERSONAL REPRESENTATIVE OF THE
ESTATE OF RONALD L. SEITZ
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER
RONALD L. SEITZ

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

BEING KNOWN AS 2837 Oakland Road, Dover, PA 17315

PARCEL NUMBER: 24-000-02-0009.00-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 2837 OAKLAND ROAD, DOVER, PA 17315

UPI# 24-000-02-0009.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. DENNIS E. FAHS, JR and WINIFRED C. FAHS Docket Number: 2017-SU-000291. 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:

DENNIS E. FAHS, JR

WINIFRED C. FAHS

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

2967 Solar Dr, Dover, PA 17315-4593
Parcel No. 24-000-19-0097.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$122,532.53

PROPERTY ADDRESS: 2967 SOLAR DRIVE, DOVER, PA 17315

UPI# 24-000-19-0097.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. CARL L. FAVERS Docket Number: 2016-SU-003368. 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:

CARL L. FAVERS

ALL THAT CERTAIN piece, parcel or lot of land, together with improvements, situated in Newberry Township, York County, Pennsylvania, and bounded and described as follows

Property Address: 25 Holly Lane
Etters, PA 17319

Parcel No. 39-000-29-0072.00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2016-SU-003368
Judgment: \$211,908.76
Attorney: Samantha Gable, Esquire
To be sold as the Property Of: Carl L. Favers

PROPERTY ADDRESS: 25 HOLLY LANE, ETTERS, PA 17319

UPI# 39-000-29-0072.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 TO WACHOVIA BANK, NATIONAL ASSOCIATION vs. N RICHARD FETROW and JOANN M. FETROW Docket Number: 2017-SU-000069. 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:

N RICHARD FETROW
JOANN M. FETROW

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

335 Scotch Pine Road,
Dillsburg, PA 17019-8812
Parcel No. 29-000-MB-0037.K0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$78,468.15

PROPERTY ADDRESS: 335 SCOTCH PINE ROAD, DILLSBURG, PA 17019

UPI# 29-000-MB-0037.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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 SERV-
ING, LLC vs. JAMES P. FIORENTINO A/K/A
JAMES P. FIORENTINO, JR. and STEPHANIE
N. FIORENTINO Docket Number: 2016-SU-
000946-06. 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 P. FIORENTINO
A/K/A JAMES P. FIORENTINO, JR.
STEPHANIE N. FIORENTINO

ALL THAT CERTAIN tract of land, with the
improvements thereon erected situate in MAN-
CHESTER TOWNSHIP, York County, Pennsylv-
ania, Being Lot No. 16 as shown on a Plan en-
titled "Crown Properties Final Subdivision Plan
for Woodmont Estates Phase IIA", prepared by
Land Survey Consultants, Inc., Plan No. 510-4,
dated April 24, 1942, last revised November 5,
1992, and recorded in the York County Office of
the Recorder of Deeds in Plan Book MM, Page
17, bounded and described as follows, to wit:

PARCEL No. 36-000-26-0016.00-00000

PROPERTY ADDRESS: 2525 WOODMONT
DRIVE, YORK, PA 17404

IMPROVEMENTS: RESIDENTIAL DWELL-
ING.

SOLD AS PROPERTY OF: JAMES P. FIOREN-
TINO A/K/A JAMES P. FIORENTINO, JR. and
STEPHANIE N. FIORENTINO

ATTORNEY FOR PLAINTIFF: Powers, Kim &
Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 2525 WOODMONT
DRIVE, YORK, PA 17404

UPI# 36-000-26-0016.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIV-
EN THAT on August 07, 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 Judg-
ment of NEW PENN FINANCIAL, LLC D/B/A
SHELLPOINT MORTGAGE SERVICING vs.
MELISSA FISHER and DANIEL F. FISHER
Docket Number: 2016-SU-002988. 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:

MELISSA FISHER
DANIEL F. FISHER

Tract No. 1: All That Certain Lot Or Piece Of
Ground Situate In East Prospect Borough, Coun-
ty Of York, Commonwealth Of Pennsylvania,
And Known And Numbered As Lot No. 1 On A
Subdivision Plan Of Robert E. Haag, Inc., Land
Surveyors, For Donald R. Aldinger And Karen
E. Aldinger And Glen A. Yohe And Cindy A.
Yohe And Richard E. Slayburgh And Laura M.
Slayburgh Bearing Drawing No. 2236-435, Dated
December 1988 And Recorded August 10,
1989 In The Office Of The Recorder Of Deeds
In And For York County, Pennsylvania In Plan
Book Jj, Page 460, As More Particularly De-
scribed As Follows, To Wit:

Beginning At A P.K. Nail Set On The Northeast
Corner Of The Intersection Of The Eastern Side
Of A Thirty (30) Feet Wide Public Access Road
With The Northern Side Of A Fourteen (14) Feet
Wide Alley; Thence Along Lands Nor Or For-
merly Of The Estate Of Ethel M. Frey, North
Nineteen (19) Degrees Fifty Two (52) Min-
utes Twenty (20) Seconds West, A Distance Of
Two Hundred Seventy Eight And Eighty Sev-
en One-Hundredths (278.87) Feet To A Steel
Pin Set At Lands Now Or Formerly Of H. Paul
Stein; Thence Continuing Along Same, North
Fifty-Four (54) Degrees Seven (07) Minutes
Thirty (30) Seconds East, A Distance Of Three
Hundred Seventy Eight And Twenty One-Hun-
dredths (378.20) Feet To A Steel Pin At Said
Lands And Lot No. 4 On Said Plan; Thence
Continuing Along Said Lot No. 4, South Three
(03) Degrees Twenty (20) Minutes Ten (10) Sec-
onds West, A Distance Of One Hundred Nine
And Seventy One-Hundredths (109.70) Feet To
A Steel Pin Set At Said Lot 4; Thence Contin-
uing Along Same And Lot No. 2 On Said Plan,
South Fifty-Four (54) Degrees Seven (07) Min-
utes Thirty (30) Seconds West, A Distance Of
Two Hundred Six And Thirty Seven One-Hun-
dredths (206.37) Feet To A Steel Pin Set At Said
Lot 2; Thence Continuing Along Same, South
Eleven (11) Degrees Seven (07) Minutes Thirty
(30) Seconds West, A Distance Of One Hundred
Seventeen And Eighty-Five One-Hundredths
(117.85) Feet To A Steel Pin Set; Thence Con-
tinuing Along Same, South Nineteen (19) De-
grees Seventeen (17) Minutes Fifty-Five (55)
Seconds East, A Distance Of One Hundred
Twenty-Five And Zero One-Hundredths 125.00
Feet To A Steel Pin Set On The North Side Of
Said Alley; Thence Continuing Along Same,
South Seventy (70) Degrees Forty-Two (42)
Minutes Five (05) Seconds West, A Distance Of
Sixty And Zero One-Hundredths (60.00) Feet To
A P.K. Nail Set, The Point And Place Of Begin-
ning.

Tract No. 2: All The Following Described Piece,
Parcel And Lot Of Ground Situate, Lying And
Being In The Borough Of East Prospect, In The
County Of York And Commonwealth Of Pennsylv-
ania, Bounded And Limited As Follows, To
Wit:

Beginning At A Peg On The Northern Side Of

Maple Street And The Eastern Side Of A Street
Thirty (30) Feet 0Wide; Thence Along Said Side
Of Said Street, North Twenty-One And One-Half
(21 1/2) Degrees West, One Hundred Seventy
(170) Feet To A Stake On The Southern Side Of
A Fourteen (14) Feet Alley; Thence Along Said
Side Of Said Alley, North Sixty-Eight And One-
Half (68 1/2) Degrees East, Thirty-Six (36) Feet
To A Stake; Thence By Lot Now Or Formerly
Of Reginald A. Koons And Dorothy L. Koons,
His Wife, South Twenty-One And One-Half (21
1/2) Degrees East, Twenty-Four (24) Feet To A
Stake; Thence By The Same, North Sixty-Eight
And One-Half (68 1/2) Degrees East, One (1)
Feet Six (06) Inches To Stake; Thence By The
Same, South Twenty-One And One-Half (21
1/2) Degrees East, One Hundred Forty-Six (146)
Feet To Stake On The Northern Side Of Said
Maple Street; Thence Along Said Side Of Said
Street, South Sixty-Eight And One-Half (68 1/2)
Degrees West, Thirty-Seven (37) Feet Six (06)
Inches To The Place Of Beginning.

Parcel-ID: 60-000-01-0056.B0-00000

49 West Maple Street Wrightsville, Pa 17368

PROPERTY ADDRESS: 49 WEST MAPLE
STREET, WRIGHTSVILLE, PA 17368

UPI# 60-000-01-0056.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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIV-
EN THAT on August 07, 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
PENNYMAC LOAN SERVICES, LLC vs.
MATTHEW S. FRY and DEBORAH J. FRY
Docket Number: 2017-SU-000279. 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:

MATTHEW S. FRY
DEBORAH J. FRY

ALL THAT CERTAIN piece, parcel or tract of
land known as 7 Riverview Drive, with the im-
provements thereon erected, situate in East Pros-
pect Borough (formerly Lower Windsor Town-
ship), York County, Pennsylvania

PARCEL No. 60-000-01-0113.A0-00000

PROPERTY ADDRESS: 7 RIVERVIEW

DRIVE, WRIGHTSVILLE, PA 17368

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: MATTHEW S. FRY and DEBORAH J. FRY

ATTORNEY FOR PLAINTIFF: Powers, Kirm & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 7 RIVERVIEW DRIVE, WRIGHTSVILLE, PA 17368

UPI# 60-000-01-0113.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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. LISA D. GANDY Docket Number: 2017-SU-000289. 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 D. GANDY

All that lot or parcel of ground situate, lying and being in the City of York, York County, Commonwealth of Pennsylvania, and being more particularly described as follows:

ALL that certain lot of ground with the improvements thereon erected, situate on the Southwest corner of Florida and Belvidere Avenues in the City of York, York County, Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at a point at the Southeast corner of the intersection of Belvidere Avenue, a sixty (60) feet wide street and Florida Avenue, a Sixty (60) feet wide street; extending thence along the South street line of Belvidere Avenue, South 46 degrees 30 minutes 00 seconds East, one hundred sixty (160) feet to a point on the West side of a twenty (20) feet wide public alley; extending thence along the West side of said alley, South 43 degrees 30 minutes 00 seconds West, forty-five (45) feet to a point at lands now or formerly of Richard A. Sultner; extending thence along said last mentioned lands, North 46

degrees 30 minutes 00 seconds West, one hundred sixty (160) feet to a point on the East street line of Florida Avenue, extending thence along said street line, North 43 degrees 30 minutes 00 seconds East, forty-five (45) feet to a point and the place of BEGINNING.

KNOWN and numbered as 700 Florida Avenue.

PARCEL #: 14-487-12-0020.00-00000

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights-at-way, easements and agreements of record.

PROPERTY ADDRESS: 700 FLORIDA AVENUE, YORK, PA 17404

UPI# 14-487-12-0020.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. DEBORAH M. GILBERT Docket Number: 2016-SU-002857. 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:

DEBORAH M. GILBERT

All that certain piece or parcel or Tract of land situate in the City of York, York County, Pennsylvania, and being known as 618 Smith Street, York, Pennsylvania 17404.

PARCEL NUMBER: 13-450-01-0006.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$19,790.76

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Deborah M. Gilbert

PROPERTY ADDRESS: 618 SMITH STREET, YORK, PA 17404

UPI# 13-450-01-0006.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. M KATE GILLMEN A/K/A MALVINA KATE GILLMEN A/K/A MELVINA KATE GILLMEN, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX CTA OF THE ESTATE OF WILLIAM E. GILLMEN, SR Docket Number: 2017-SU-000328. 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:

M KATE GILLMEN A/K/A
MALVINA KATE GILLMEN
A/K/A MELVINA KATE GILLMEN,
INDIVIDUALLY AND IN HER
CAPACITY AS ADMINISTRATRIX CTA OF
THE ESTATE OF
WILLIAM E. GILLMEN, SR

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

75 Kirkland Drive, Red Lion, PA 17356-8210
Parcel No. 53-000-HJ-0093.W0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$156,580.20

PROPERTY ADDRESS: 75 KIRKLAND DRIVE, RED LION, PA 17356

UPI# 53-000-HJ-0093.W0-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 ON BEHALF OF THE GSAMP TRUST 2004-WF vs. SCOTT D. GLADFELTER and JAMI A. GLADFELTER Docket Number: 2013-SU-002884-06. 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 D. GLADFELTER
JAMI A. GLADFELTER

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

8 Whitcraft Lane, Shrewsbury, PA 17361-1314
Parcel No. 84-000-07-0019.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$112,641.40

PROPERTY ADDRESS: 8 WHITCRAFT LANE, SHREWSBURY, PA 17361

UPI# 84-000-07-0019.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. vs. ROBIN A. GLATFELTER AS EXECUTRIX OF THE ESTATE OF ROBERT EDWARD SILK DECEASED Docket Number: 2017-SU-000163. 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 A. GLATFELTER AS
EXECUTRIX OF THE ESTATE OF
ROBERT EDWARD SILK DECEASED

ALL that certain lot, parcel or piece of ground, with the improvements thereon erected, located in WEST MANCHESTER TOWNSHIP, York County, Pennsylvania, being known as Lot No. 7, Aldinger Addition, known as 2100 Leonard Street, bounded and described as follows:

BEGINNING for a corner at an iron pin at the Southwest corner of Berwick and Leonard Streets; thence extending along Berwick Street, South three (3) degrees fifty-seven (57) minutes East, one hundred thirty-five and six tenths (135.6) feet to a point at corner of lands now or formerly of Joseph Keeney, thence along lands now or formerly of Joseph Keeney South eighty-six (86) degrees three (3) minutes West seventy-five (75) feet to a point adjoining lands now or formerly of L. Quinten; thence along said lands North three (03) degrees fifty-seven (57) minutes West, one hundred thirty-five and six tenths (135.6) feet to a point on the South side of Leonard Street; thence along the South side of said Leonard Street North eighty-six (86) degrees three (03) minutes East seventy-five (75) feet to an iron pin and place of BEGINNING.

Property Address: 2100 Leonard Street York, PA 17404

Parcel#: 51-000-03-0135.00-00000

PROPERTY ADDRESS: 2100 LEONARD STREET, YORK, PA 17404

UPI# 51-000-03-0135.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 USAA FEDERAL SAVINGS BANK vs. HARRY GOODE Docket Number: 2015-SU-003467-06. 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:

HARRY GOODE

All that certain lot, piece or parcel of ground, with the improvements thereon, erected, situated on the north side of Wellington Street, in the Twelfth Ward of the City of York, York County, Pennsylvania, bounded and limited as follows, to wit:

Beginning at a point on the northern side of East Wellington Street, a fifty (50) feet wide street, said point being south sixty (60) degrees nine (09) minutes fifty (50) seconds west eighty-two and eighteen one-hundredths (82.18) feet from the western side of South Hartman Street, a fifty (50) feet wide street; thence along the northern side of said East Wellington Street, south sixty (60) degrees nine (09) minutes fifty (50) seconds west thirty-four (34) feet to a point; thence along the property now or formerly of Luther C. Sultner, north twenty-nine (29) degrees fifty (50) minutes ten (10) seconds west, ninety-five and six one-hundredths (95.06) feet to a point; thence along the south side of Oerman Alley, a twenty (20) feet wide alley, north sixty (60) degrees seven (07) minutes fifty (50) seconds east thirty-four (34) feet to a point; thence along the property now or formerly of Raymond G. Myers, south twenty-nine (29) degrees fifty (50) minutes ten (10) seconds east ninety-five and eight one-hundredths (95.08) feet to a point; the place of beginning.

Under and subject to the same rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyances, or visible on ground.

Title to said premises vested in Harry Goode, adult individual by Deed from Marshall G. Gregory, III and Lorraine E. Gregory, husband and wife dated 09/27/2012 and recorded 10/10/2012 in the York County Recorder of Deeds in Book 2196, Page 1274.

Being known as 1151 Wellington Street, York, PA 17403

PARCEL #12-387-12-0052.00-00000

PROPERTY ADDRESS: 1151 WELLINGTON STREET, YORK, PA 17403

UPI# 12-387-12-0052.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. MARK L. GOSEWISCH and JENNIFER K. GOSEWISCH Docket Number: 2015-SU-001307-06. 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 L. GOSEWISCH
JENNIFER K. GOSEWISCH

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

BEGINNING at a point at the Southeasternmost corner of Lot No. K-99, the said point being at the line of lands now or formerly of O. Knowles Blanchard; thence departing from the line of lands now or formerly of O. Knowles Blanchard, and proceeding along the South/Southeastern side of Lot No. K-99, South sixty-seven (67) degrees one (01) minute West two hundred (200) feet to appoint in the center line of a road laid out and designated as Oak Heights Trail; thence proceeding along and through the center line of the said Oak Heights Trail, South twenty-two (22) degrees fifty-nine (59) minutes East one hundred (100) feet to a point in the center line of the said Oak Heights Trail; thence departing from the center line of the said Oak Heights Trail and proceeding along the North/Northwestern side of Lot No. K-101, North sixty-seven (67) degrees one (01) minute East two hundred (200) feet to a point at the line of lands now or formerly of O. Knowles Blanchard; thence proceeding along the line of lands now or formerly of O. Knowles Blanchard, North twenty-two (22) degrees fifty-nine (59) minutes West one hundred (100) feet to the place of BEGINNING. It being known and numbered as Lot No. K-100 on a plan of lots surveyed by Gordon L. Brown on October 31, 1963 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book O, page 33.

Being the same premise, which became vested in Mark L. Gosewisch and Jennifer K. Cruts, joint tenants, by deed from Timothy R. Fox and Sylvia C. Fox, his wife, dated April 27th 2007 and recorded May 2nd 2007 in record book 1890 page 8547.

Title to said Premises vested in Mark L. Gosewisch and Jennifer K. Gosewisch by Deed from Mark L. Gosewisch and Jennifer K. Cruts dated May 22, 2009 and recorded on June 17, 2009 in the York County Recorder of Deeds in Book 2027, Page 2741 as Instrument No. 2009034869.

Being known as: 99 South Oak Heights Trail, Delta, PA 17314

Tax Parcel Number: 43-000-01-0100.00-00000

PROPERTY ADDRESS: 99 SOUTH OAK HEIGHTS TRAIL, DELTA, PA 17314

UPI# 43-000-01-0100.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 AS TRUSTEE FOR WINSTED FUNDING TRUST 2015-1 vs. MARK J. GRESSLEY A/K/A MARK JOSEPH GRESSLEY Docket Number: 2016-SU-003345. 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 J. GRESSLEY
A/K/A MARK JOSEPH GRESSLEY

ALL THAT CERTAIN lot of ground situate, lying and being in Penn Township, York County, Pennsylvania, bounded and limited as follows:

BEGINNING for a corner on the Eastern side of a street known as McClellan Lane at Lot No. 11 on the hereinafter referred to subdivision plan; thence along said Lot No. 11, South seventy-seven (77) degrees thirty-one (31) minutes forty-three (43) seconds East, one hundred twenty-two and fifty-three hundredths (122.53) feet to a point at lands now or formerly owned by the York County Holiness Camp Meeting Ground; thence along said last mentioned lands South two (2) degrees forty-six (46) minutes sixteen (16) seconds East sixty (60) feet to a point at Lot No. 13 on the hereinafter referred to subdivision plan; thence along said Lot No. 13, South eighty-seven (87) degrees thirteen (13) minutes forty-four (44) seconds West, one hundred twenty-five (125) feet to a point on the Eastern side of McClellan Lane aforesaid; thence along the Eastern side of McClellan Lane, North two (2) degrees forty-six (46) minutes sixteen (16) seconds West, forty-one and fifty-seven hundredths (41.57) feet to a point on the Eastern side of McClellan Lane by a curve to the right, having a radius of one hundred ninety-two and sixty-five hundredths (192.65) feet, the long chord of which is North four (4) degrees fifty-one (51) minutes one (1) second East (1) second East, fifty-one and one-tenth (51.1) feet, an arc distance of fifty-one and twenty-five hundredths (51.25) feet to a point on the Eastern side of McClellan Lane at Lot No. 11 aforesaid, the point and place of BEGINNING. Containing 9,509 square feet. Subject to all matter set forth in a subdivision plan prepared by Donald E. Worley, Registered surveyor, dated September 7, 1972 entitled "PENN VILLAGE" and recorded in the office of the recorder of deeds in and for York County, Pennsylvania in plat book V, Page 487. Subject to deed Restrictions as contained in deed book 85-0, page 987.

BEING the same premises which Donald J. Sanders, widower, by deed dated July 31, 2001 and recorded August 3, 2001 in the Recorder of Deeds Office in and for York County, PA in Deed Book 1450, Page 0986, Instrument Number 2001047820, granted and conveyed unto Mark J. Gressley.

BEING PARCEL ID NO.: 44-000-13-0012.00-00000

PROPERTY ADDRESS: 30 MCCLELLAN LANE, HANOVER, PA 17331

UPI# 44-000-13-0012.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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, IN TRUST FOR REGISTERED HOLDERS OF MERRILL LYNCH MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-MLN1 vs. ALBERT L. GRIFFIN, III AKA ALBERT L. GRIFFIN Docket Number: 2014-SU-003791-06. 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:

ALBERT L. GRIFFIN, III
AKA ALBERT L. GRIFFIN

All that certain lot or piece of ground with the buildings and improvements thereon erected, with the hereditaments and appurtenances, situate in the Township of Springfield, County of York, Commonwealth of Pennsylvania and described according to a Final Subdivision Plan, Phase III of Seneca Ridge made by Stahlman and Stahlman, Inc., Planning Engineering & Surveying of York, Pennsylvania, dated 6/3/2003 and last revised 7/18/2003 and recorded in York County Plan Book SS Page 299.

Being Lot 92 on said Plan.

Title to said Premises vested in Albert L. Griffin, III, unmarried by Deed from Falisha Z. Ball, unmarried dated June 22, 2006 and recorded on September 11, 2006 in the York County Recorder of Deeds in Book 1839, Page 6897.

Being known as: 7603 Seneca Ridge Drive,
York, PA 17403

Tax Parcel Number: 47-000-06-0092.00-00000

PROPERTY ADDRESS: 7603 SENECA
RIDGE DRIVE, YORK, PA 17403

UPI# 47-000-06-0092.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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. THOMAS GRIMES Docket Number: 2017-SU-000517. 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 GRIMES

owner(s) of property situate in the YORK CITY, 9TH, YORK County, Pennsylvania, being

521 West Princess Street, York, PA 17401-3725
Parcel No. 09-203-02-0041.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$24,382.45

PROPERTY ADDRESS: 521 WEST PRINCESS STREET, YORK, PA 17401

UPI# 09-203-02-0041.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP vs. JOSE M. GUERRA-PENA and AIDA L. MATOS A/K/A AIDA LUZ MATOS Docket Number: 2015-SU-000863-06. 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 M. GUERRA-PENA
AIDA L. MATOS
A/K/A AIDA LUZ MATOS

ALL THAT CERTAIN PIECE OR LOT OF GROUND, WITH THE BUILDINGS THEREON ERECTED, SITUATE, LYING AND BEING IN THE ELEVENTH WARD OF THE CITY OF YORK, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA.

PARCEL No. 11-303-04-0026.00-00000

PROPERTY ADDRESS: 36 NORTH BELVIDERE AVENUE, YORK, PA 17404

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: JOSE M. GUERRA-PENA and AIDA L. MATOS A/K/A AIDA LUZ MATOS

ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 36 NORTH BELVIDERE AVENUE, YORK, PA 17404

UPI# 11-303-04-0026.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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. JOYCE HAAS, KNOWN SURVIVING HEIRS OF ALBERT C. RAINES, UNKNOWN SURVIVING HEIR OF ALBERT

C. RAINES, MARTHA PHELPS, KNOWN SURVIVING HEIR OF ALBERT C. RAINES and MICHAEL RAINES, KNOWN SURVIVING HEIR OF ALBERT C. RAINES Docket Number: 2016-SU-003083. 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:

JOYCE HAAS, KNOWN SURVIVING
HEIRS OF ALBERT C. RAINES
UNKNOWN SURVIVING
HEIR OF ALBERT C. RAINES
MARTHA PHELPS, KNOWN SURVIVING
HEIR OF ALBERT C. RAINES
MICHAEL RAINES, KNOWN SURVIVING
HEIR OF ALBERT C. RAINES

All that certain piece or parcel or Tract of land situate in Manchester Township, York County, Pennsylvania, and being known as 3500 North Susquehanna Trail, York, Pennsylvania 17406.

TAX MAP AND PARCEL NUMBER: 36-000-06-0092.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$69,951.09

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Unknown Surviving Heirs of Albert C. Raines, Joyce Haas, Known Surviving Heir of Albert C. Raines, Martha Phelps, Known Surviving Heir of Albert C. Raines and Michael Raines, Known Surviving Heir of Albert C. Raines

PROPERTY ADDRESS: 3500 NORTH SUSQUEHANNA TRAIL, YORK, PA 17406

UPI# 36-000-06-0092.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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 FIRST GUARANTY MORTGAGE CORPORATION vs. TAVAUGHN P. HAMLET Docket Number: 2017-SU-000216. 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:

TAVAUGHN P. HAMLET

PARCEL NO.: 24-000-26-0165.00-00000

BEING KNOWN AND DESIGNATED as Lot No. 165, in a subdivision known as "Plan of Salem Run — Phase 4", situate in Dover Township, York County, Pennsylvania as per plat thereof recorded in Record Book 1897, page 604, among the Land Records of York County, Pennsylvania.

The improvements thereon being known as No.: 4096 Majestic Court.

Fee Simple Title Vested in Tavaughn P. Hamlet, a single person, as sole owner by deed from, Fredrick D. Williams and Alisha N. Williams, Husband and Wife, dated 6/13/2014, recorded 6/17/2014, in the York County Recorder of deeds in Deed Book 2281, Page 7158 as Instrument No. 2014023529.

PROPERTY ADDRESS: 4096 MAJESTIC COURT, DOVER, PA 17315

UPI# 24-000-26-0165.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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. SETH R. HARBAUGH Docket Number: 2017-SU-000446. 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:

SETH R. HARBAUGH

owner(s) of property situate in the YORK TOWNSHIP, YORK County, Pennsylvania, being 164 Country Ridge Drive, Red Lion, PA 17356-8867

Parcel No. 54-000-38-0178.00-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$144,811.43

PROPERTY ADDRESS: 164 COUNTRY RIDGE DRIVE, RED LION, PA 17356

UPI# 54-000-38-0178.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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. JENNIFER HASSA Docket Number: 2017-SU-000165. 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 HASSA

All that certain unit No. 620 in the property known, named and identified in the Declaration referred to below as "Carriage Crossings" located in York Township, County of York, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A 3101, et seq., by the recording in the Office of the Recorder of Deeds in and for York County, Pennsylvania a Declaration dated October 28, 2004, and recorded in Land Record Book 1687, Page 2269, and a First Amendment to Public Offering Statement and Declaration dated July 8, 2005 and recorded July 20, 2005, in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Land Record Book 1740, Page 5583, and further amended by a Third Amendment to Public Offering Statement and Declaration dated November 2, 2005, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Land Record Book 1769, Page 8723, and further amended by a Fourth Amendment to Public Offering Statement and Declaration dated February 7, 2006 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Land Record Book 1791, Page 3801, and further amended by a Fifth Amendment to Public Offering Statement and Declaration dated May 17, 2006 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Land record Book 1813, Page 5696, and further amended by a Sixth Amendment to Public Offering Statement and Declaration dated August 14, 2006 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Land Record Book 1835, Page

5945, and further amended by a Seventh Amendment to Public Offering Statement and Declaration dated November 16, 2006 and recorded January 5, 2007 in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Land Record Book 1866, Page 6154, and further amended by Eighth Amendment to the Public Offering Statement and Declaration dated January 28, 2008 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Land Record Book 1946, Page 3782, and further amended by Ninth Amendment to Declaration dated January 14, 2010, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Land Record Book 2060, Page 3416 (collectively, in the "Declaration") being and designated in such Declaration as Unit No. 620, 620 Lantern Court, as more fully described in such Declaration, together with proportionate undivided interest in the Common Elements (as defined in such Declaration) of 2.381% Under and Subject to restrictions and conditions as now appear of record.

UPI 54-000-GK-0352.A0-C0620

BEING THE SAME PREMISES which The Townes at Carriage Crossing, LP, by Deed Dated 4/26/2011 and Recorded 5/2/2011, in the Office of the Recorder of Deeds in and for the County of York, in Deed Book 2125, Page 2245, granted and conveyed unto Jennifer Hassa, a married woman.

PROPERTY ADDRESS: 620 LANTERN COURT, RED LION, PA 17356

UPI# 54-000-GK-0352.A0-C0620

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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 LSF8 MASTER PARTICIPATION TRUST vs. JOSEPH M. HILKER and DAWN D. HILKER Docket Number: 2013-SU-001915-06. 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 M. HILKER
DAWN D. HILKER

ALL THAT CERTAIN tract of land, with any improvements thereon erected, situate, lying

and being in Windsor Township, York County, Pennsylvania, being Lot #25 on a Plan of lots prepared by Gordon L. Brown and Associates, Inc., dated July 26, 1989, Drawing No. L-2777 and recorded in the Recorder of Deeds Office, in and for York County, Pennsylvania, in Plan Book JJ, page 966, being more fully described as follows, to wit:

BEGINNING at a point on the South side of a fifty (50) foot wide street known as Pleasant View Drive, said point being North seventy-five (75) degrees, sixteen (16) minutes, twenty (20) seconds West, three hundred twenty and fifty-eight one-hundredths (320.58) feet from the southwest corner of said Pleasant View Drive and a fifty (50) foot wide road known as Snyder Corner Road; thence along Lot No. 26, South fourteen (14) degrees, forty-three (43) minutes, forty (40) seconds West, two hundred ninety and zero one-hundredths (290.00) feet to a point; thence along property belonging to Howard Snyder, North seventy-five (75) degrees sixteen (16) minutes, twenty (20) seconds West, one hundred fifty-one and zero one-hundredths (151.00) feet to a point; thence along Lot No. 24, North fourteen (14) degrees, forty-three (43) minutes, forty (40) seconds East, two hundred ninety and zero one-hundredths (290.00) feet to a point on the South side of above mentioned Pleasant View Drive; thence along the South side of Pleasant View Drive, South seventy-five (75) degrees, sixteen (16) minutes, twenty (20) seconds East, one hundred fifty-one and zero one-hundredths (151.00) feet to a point, the place of beginning. Containing 1.005 acres.

For identification purposes only, being known as Parcel No. 53-000-GL-0145.A0-00000 in the Office of the York County Tax Assessor.

BEING known and numbered as 205 Pleasant View Drive, Red Lion, PA 17356

BEING the same premises which Terry W. Eckert, a single man, by Deed dated August 30, 2006, and recorded October 11, 2006, in Book 1846, Page 7425, granted and conveyed unto Joseph M. Hilker and Dawn S. Hilker, husband and wife, in fee.

PROPERTY ADDRESS: 205 PLEASANT VIEW DRIVE, RED LION, PA 17356

UPI# 53-000-GL-0145.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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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 NATIONSTAR MORTGAGE LLC vs. SHARON M. HOLLINGSHEAD and WILLIAM D. HOLLINGSHEAD, SR. Docket Number: 2013-SU-004441-06. 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:

SHARON M. HOLLINGSHEAD
WILLIAM D. HOLLINGSHEAD, SR.

ALL that certain piece or parcel of land situate in the Borough of Red Lion, County of York, and State of Pennsylvania, bounded and described as follows, to wit:

Property Address: 146 Keener Avenue
Red Lion, PA 17356

Parcel No. 82-000-05-0052.00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2013-SU-004441-06
Judgment: \$111,473.55
Attorney: Samantha Gable, Esquire
To be sold as the Property Of: Sharon M. Hollingshead and William D. Hollingshead, Sr.

PROPERTY ADDRESS: 146 KEENER AVENUE, RED LION, PA 17356

UPI# 82-000-05-0052.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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. ABBAS HONARDOOST and MARYAM T. HONARDOOST Docket Number: 2016-SU-002198-06. 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 T. HONARDOOST

ALL that certain tract or 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 fro Woodbine to Fawn Grove at the bridge across Muddy Creek; and extending thence along 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 803 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, copartners, 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 the same property which John I. Lindinger, single man, granted and conveyed unto Maryam T. Honardoost and Abbas Honardoost, her husband by deed dated November 01, 1995 and recorded November 02, 1995 in the Recorder's Office of said County in Book 1208, Page 434.

YORK COUNTY PARCEL I.D. NO. 28-000-CO-0009.00-00000.

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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. S/B/M CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION vs. TAMMY G. HOPKINS Docket Number: 2016-SU-003180. 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:

TAMMY G. HOPKINS

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

808 Oatman Street, York, PA 17404-2422
 Parcel No. 14-561-08-0032.00-00000
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$48,730.71

PROPERTY ADDRESS: 808 OATMAN STREET, YORK, PA 17404

UPI# 14-561-08-0032.00-00000

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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY, LLC vs. RONALD HOUSTON, SR. and VANESSA Y. HOUSTON Docket Number: 2016-SU-002815. 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 HOUSTON, SR.

VANESSA Y. HOUSTON

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

BEING KNOWN AND NUMBERED AS 3001 SOLAR DRIVE, DOVER, PA 17315

UPIN NUMBER 24-000-19-0310.00-00000

PROPERTY ADDRESS: 3001 SOLAR DRIVE, DOVER, PA 17315

UPI# 24-000-19-0310.00-00000

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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. AMANDA J. HURLEY and DAVID HURLEY Docket Number: 2017-SU-000260. 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 J. HURLEY
 DAVID HURLEY

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

1752 Powder Mill Road, York, PA 17403-4945
 Parcel No. 54-000-HI-0256.00-00000
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$221,733.31

PROPERTY ADDRESS: 1752 POWDER MILL ROAD, YORK, PA 17403

UPI# 54-000-HI-0256.00-00000

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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. MARY HELEN KEITHLEY Docket Number: 2016-SU-002772. 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 HELEN KEITHLEY

ALL THAT CERTAIN lot or piece of ground located in the Township of Springfield, County of York, Commonwealth of Pennsylvania, known and designated as lot 106 in the Declaration of Covenants and Restrictions for Logan's Reserve, A Planned Community and Declaration Plats and Plans recorded in the Office of the York County Recorder of Deeds in Record Book 1653, Page 882 and Plan Book GG, Page 2289, together and with any and all amendments thereto, (collectively, the "LR Declaration"); the Declaration of Covenants and Restrictions for Logan's Reserve 2, A Planned Community in Record Book 2126, Page 8218, together with any and all amendments thereto (collectively, The "LR2 Declaration"); and modified by the Merger Agreement recorded in Record Book 2127, Page 3861 (the "Merger Agreement"). The LR Declaration and LR2 Declaration, as modified by the Merger Agreement, shall be referred to herein as the "Declaration".

TOGETHER with the undivided Allocated Interest appurtenant to the Lot as mote particularly set forth in the aforesaid Declaration, as last amended,

TOGETHER with any Limited Common Elements appurtenant to the Lot, if any, and the percentage interest appurtenant to the Lot, all as more particularly set forth in the aforesaid Declaration, as last amended.

UNDER AND SUBJECT to a certain Amended and Restated Declaration of Development Covenants for Logan's Reserve dated April 19, 2004 and recorded in York County Record Book 1650, Page 4867; to the Declaration; to any and all covenants, conditions, restrictions, rights-of-way, easements and agreements of record in the aforesaid Office, including but not limited to, the prohibitions set forth in that certain Permanent Conservation Easement Logan's Reserve Wetlands Easement recorded in Record Book 1592, Page 7535 and that certain Permanent Conservation Easement Logan's Reserve Vegetated Stream Buffer Easement recorded in Record Book 1592, Page 7545; and to matters which a physical inspection and survey Of the Lot and Common Elements would disclose.

BEING Lot: 106

BEING known as Parcel Number: 47-000-09-0106.00-00000

909 Cougar Pointe Circle Seven Valleys, PA 17360

PROPERTY ADDRESS: 909 COUGAR POINTE CIRCLE, SEVEN VALLEYS, PA 17360

UPI# 47-000-09-0106.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 DRB, INC D/B/A SUPERIOR HOMES vs. WILLIAM S KELLER Docket Number: 2013-SU-003465-94. 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:

WILLIAM S KELLER

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

2735 Roosevelt Ave., York, PA 17408
Parcel No. 36-000-KG-0043.00-00000

Improvements thereon: Residential Dwelling
Judgment Amount: \$126,538.18

PROPERTY ADDRESS: 2735 ROOSEVELT AVENUE, YORK, PA 17408

UPI# 36-000-KG-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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR GFT MORTGAGE LOAN TRUST 2015-GFT2 vs. GEORGE KEST Docket Number: 2017-SU-000132. 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 KEST

ALL THAT CERTAIN piece of parcel of land situate in Dover Township, York County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at a pin on the northeastern side of Staunton Street at other lands now or formerly of Ernest E. Frey, et ux; thence along said northeastern side of Staunton Street South 76 degrees 15 minutes East, one hundred twenty-six and seven tenths (126.7) feet to a pin, the northwestern intersection of Staunton Street and Hoffeins Avenue; thence along the western side of Hoffeins Avenue, North 16 degrees 38 minutes East two hundred and twenty-five hundredths (200.25) feet to a pin at other lands now or formerly of Ernest E. Frey, et ux; thence along same North 76 degrees 15 minutes West one hundred thirty-six and seventy-seven hundredths (136.77) feet to a pin at other lands now or formerly of Ernest E. Frey, et ux; thence along said last mentioned land South 13 degrees 45 minutes West, two hundred (200) feet to a pin and place of BEGINNING.

BEING THE SAME PREMISES which RAYMOND E. MILLER and MARY JANE MILLER, HUSBAND AND WIFE by Deed dated November 25, 2009 and intended for immediate recording in the Office of the Recorder of Deeds in and for York County, Pennsylvania, granted and conveyed unto GEORGE KEST, ADULT INDIVIDUAL, Mortgagor(s) herein.

PARCEL #24-000-07-0065.00-00000

PROPERTY ADDRESS: 3075 STAUNTON AVENUE, DOVER, PA 17315

UPI# 24-000-07-0065.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 FULTON BANK, N.A. vs. KREG INVESTMENT PROPERTIES, L.L.C. Docket Number: 2016-SU-003492. 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:

KREG INVESTMENT PROPERTIES, L.L.C.

Fulton Bank, N.A. v. Kreg Investment Properties, L.L.C.

Docket No. 2016-SU-003492

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

224 S. Sherman Street, York, PA 17403

Properties being known as: Parcel ID No. 12-396-10-0019.00-00000

Improvements therein consist of residential real estate.

PROPERTY ADDRESS: 224 SOUTH SHERMAN STREET, YORK, PA 17403

UPI# 12-396-10-0019.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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, SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR TO LASALLE BANK, N.A. AS TRUSTEE FOR THE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-3 vs. JULIE A. KRESS Docket Number: 2015-SU-001715-06. 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 A. KRESS

DOCKET #2015-SU-001715-06

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON ERECTED SITUATE, LYING AND BEING IN THE BOROUGH OF HANOVER, YORK COUNTY, PENNSYLVANIA

PROPERTY ADDRESS: 224 LOCUST STREET, HANOVER, PA 17331

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: JULIE A KRESS

ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 224 LOCUST STREET, HANOVER, PA 17331

UPI# 67-000-04-0139.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. KEITH A. KUHN, EXECUTOR OF THE ESTATE OF FRED A. WARNER Docket Number: 2017-SU-000220. 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:

KEITH A. KUHN, EXECUTOR OF THE ESTATE OF FRED A. WARNER

All that certain piece or parcel or Tract of land situate in the Borough of Hanover, York County, Pennsylvania, and being known as 190 East Walnut Street, Unit #6, The Brownstone Luxury Condominiums, Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER: 67-000-04-0604.00-C0006

THE IMPROVEMENTS THEREON ARE: Condominium Dwelling

REAL DEBT: \$121,410.70

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Fred A. Warner, Deceased

PROPERTY ADDRESS: 190 EAST WALNUT STREET, UNIT #6, THE BROWNSTONE LUXURY CONDOMINIUMS, HANOVER, PA 17331

UPI# 67-000-04-0604.00-C0006

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. KEVIN H. KUYKENDALL and LISA L. KUYKENDALL Docket Number: 2015-SU-004238-06. 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:

KEVIN H. KUYKENDALL
LISA L. KUYKENDALL

All that certain tract of land, with the improvement thereon erected, situate in the Township of Washington, County of York and Commonwealth of Pennsylvania.

PARCEL No. 50-000-LC-0023.C0-00000

PROPERTY ADDRESS: 106 BARRENS CHURCH ROAD, DILLSBURG, PA 17019

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: KEVIN H. KUYKENDALL and LISA L. KUYKENDALL

ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 106 BARRENS CHURCH ROAD, DILLSBURG, PA 17019

UPI# 50-000-LC-0023.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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. PRISCILLA S. LANE Docket Number: 2017-SU-000007. 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:

PRISCILLA S. LANE

All that certain piece or parcel or Tract of land situate in the Township of Peach Bottom, York County, Pennsylvania, and being known as 262 Highview Drive, Airville, Pennsylvania 17302. TAX MAP AND PARCEL NUMBER: 43-000-02-0257.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$123,771.08

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Priscilla S. Lane

PROPERTY ADDRESS: 262 HIGHVIEW DRIVE, AIRVILLE, PA 17302

UPI# 43-000-02-0257.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 NORTHWEST BANK, DBA NORTHWEST SAVINGS BANK vs. TAMELA M. LARDARELLO Docket Number: 2016-SU-002937. 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:

TAMELA M. LARDARELLO

All that certain piece or parcel or Tract of land situate in the Township of West Manheim, York County, Pennsylvania, and being known as 1491 Wanda Drive, Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER: 52-000-14-0023.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$157,050.49

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Tamela M. Lardarello

PROPERTY ADDRESS: 1491 WANDA DRIVE, HANOVER, PA 17331

UPI# 52-000-14-0023.00-00000

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,

07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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 JAMES B NUTTER & COMPANY vs. VERON RICHARD LEREW A/K/A RICHARD V. LEREW Docket Number: 2014-SU-003337-06. 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:

VERON RICHARD LEREW
A/K/A RICHARD V. LEREW

ALL THAT CERTAIN TRACT OF LAND WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN SPRINGGETTSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA.

PARCEL No. 46-000-31-0211.00-00000

PROPERTY ADDRESS: 2373 WASHINGTON ROAD, YORK, PA 17402

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: VERNON RICHARD LEREW A/K/A RICHARD V. LEREW

ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 2373 WASHINGTON ROAD, YORK, PA 17402

UPI# 46-000-31-0211.00-00000

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,

07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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 AMERIHOM MORTGAGE COMPANY, LLC vs. LANDY E. LOWE and DORIS L. LOWE Docket Number: 2016-SU-001007-06. 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:

LANDY E. LOWE
DORIS L. LOWE

All that certain piece or parcel or Tract of land situate in the North Codorus, York County, Pennsylvania, and being known as 1806 Stoverstown Road, Spring Grove, Pennsylvania 17362.

PARCEL NUMBER: 40-000-03-0035.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$155,625.31

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Landy E. Lowe and Doris L. Lowe

PROPERTY ADDRESS: 1806 STOVERSTOWN ROAD, SPRING GROVE, PA 17362

UPI# 40-000-03-0035.00-00000

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,

07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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. NANCY C. LUCAS Docket Number: 2014-SU-004230-06. 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 C. LUCAS

All THAT CERTAIN property situate in Springettsbury Township, York County, Pennsylvania. PARCEL No. 46-000-09-0040.C0-00000

PROPERTY ADDRESS: 1101 KALREDA ROAD, YORK, PA 17406

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: NANCY C LUCAS ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 1101 KALREDA ROAD, YORK, PA 17406

UPI# 46-000-09-0040.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,

07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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. ROBERT

JEFFREY MARTIN and CATHY ROMAINE MARTIN Docket Number: 2012-SU-000993-06. 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 JEFFREY MARTIN
CATHY ROMAINE MARTIN

All that certain piece or parcel or Tract of land situate in North Codorus Township, York County, Pennsylvania, and being known as 3209 Keeney Court, Spring Grove, Pennsylvania 17362-0000.

TAX MAP AND PARCEL NUMBER: 40-000-08-0112.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$261,255.75

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Robert Jeffrey Martin and Cathy Romaine Martin

PROPERTY ADDRESS: 3209 KEENEY COURT, SPRING GROVE, PA 17362

UPI# 40-000-08-0112.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 FULTON BANK, N A vs. LAUREN A. MASON and CHRISTOPHER K. MASON Docket Number: 2016-SU-002929. 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:

LAUREN A. MASON
CHRISTOPHER K. MASON

All that certain piece or parcel or Tract of land situate in the Township of Dover, York County, Pennsylvania, and being known as 6291 Mountain Road, Dover, Pennsylvania 17315.

TAX MAP AND PARCEL NUMBER: 24-000-

LF-0135.G0-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$28,947.30

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Lauren A. Mason and Christopher K. Mason

PROPERTY ADDRESS: 6291 MOUNTAIN ROAD, DOVER, PA 17315

UPI# 24-000-LF-0135.G0-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 PHH MORTGAGE CORPORATION vs. JIMMY L. MCELROY and JESSICA A. MCELROY Docket Number: 2017-SU-000253. 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:

JIMMY L. MCELROY
JESSICA A. MCELROY

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

528 Baer Avenue, Hanover, PA 17331
Parcel No. 44-000-02-0062.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$120,268.66

PROPERTY ADDRESS: 528 BAER AVENUE, HANOVER, PA 17331

UPI# 44-000-02-0062.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. SALLIE MCHUGH AKA SALLIE M. MYERS Docket Number: 2016-SU-002557-06. 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:

SALLIE MCHUGH
AKA SALLIE M. MYERS

DOCKET #2016-SU-002557-06

ALL THAT CERTAIN tract of land located in the City of York, York County, Pennsylvania, known as Lot No. 1 on a Plan of Lots known as Fahs-Smith Estate prepared by C.S. Davidson, Inc. on April 2, 1964, and more fully bounded, limited and described as follows, to wit:

BEGINNING at a point on the North side of Delaware Avenue at lands now or formerly of Greenmount Cemetery; thence along said lands North 6° 41' 50" East, 233.21 feet to a point; thence along Lot No. 2 South 54° 51' 20" East, 111.09 feet to a point on the North side of Delaware Avenue; thence along the North side of Delaware Avenue South 35° 8' 40" West, 205.05 feet to a point and the place of BEGINNING.

PARCEL No. 14-499-14-0030.00-00000

PROPERTY ADDRESS: 851 Delaware Avenue, York, PA 17404

I
MPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Sallie McHugh a/k/a Sallie M. Myers

ATTORNEY FOR PLAINTIFF: Law Office of Gregory Javardian, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 851 DELAWARE AVENUE, YORK, PA 17404

UPI# 14-499-14-0030.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. DAWN D. MCWILLIAMS A/K/A DAWN D. BOWINGS and SHELDON E. BOWINGS Docket Number: 2016-SU-002888. 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:

DAWN D. MCWILLIAMS
A/K/A DAWN D. BOWINGS
SHELDON E. BOWINGS

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

220 East Main Street,
Dallastown, PA 17313-2210
Parcel No. 56-000-04-0216.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$61,642.22

PROPERTY ADDRESS: 220 EAST MAIN STREET, DALLASTOWN, PA 17313

UPI# 56-000-04-0216.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. FREDERICK G. MILES Docket Number: 2017-SU-000329. 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:

FREDERICK G. MILES

owner(s) of property situate in the YORK CITY, 10TH, YORK County, Pennsylvania, being

556 Wilson Court, York, PA 17403-2758
Parcel No. 10-259-01-0055.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$97,144.67

PROPERTY ADDRESS: 556 WILSON COURT, YORK, PA 17403

UPI# 10-259-01-0055.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. DIANNE M. MINAHAN A/K/A DIANE M. MINAHAN A/K/A DIANNE MM and WILLIAM F. MINAHAN Docket Number: 2017-SU-000251. 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:

DIANNE M. MINAHAN
A/K/A DIANE M. MINAHAN
A/K/A DIANNE MM
WILLIAM F. MINAHAN

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE Township of Fairview, County of York and Commonwealth of Pennsylvania, being shown and designated as Lot No. 6 on a final Resub division Plan of LotNo.4 Subdivision Plan of Roy E. Walters for Martin W. Petratos, prepared by Jarmolenko Professional Land Surveyor & Associates, dated September 3, 2004 and recorded in the Office of the Recorder of Deeds on January 20, 2005, in Land Recorded 1701, Page 1774, more particularly described as follows:

BEGINNING at a spike on the centerline of a public road known as Schoolhouse Lane also known as T-927 at a corner of lands now or formerly of Glenn Diller; thence along said cen-

terline North eighty (80) degrees (01) minute twenty-two (22) seconds East, for a distance of two hundred thirty-one and sixty-two hundredths (231.62) feet to a spike on the centerline of said Schoolhouse Lane at a corner of lands now or formerly of Sharon Rife; thence along the last mentioned lands and passing through an iron pinset on the dedicated right-of-way line of therefore said Schoolhouse Lane and along lands now or formerly of Roy Walters, South six (06) degrees thirty-one (31) minutes twenty-three (23) seconds West, for a distance two hundred sixty and seventy-eight hundredths (260.78) feet to an iron pin set at a corner of Lot No. 5 on the above mentioned plan; thence along said Lot No. 5, North eighty-three (83) degrees twenty-eight (28) minutes thirty-seven (37) seconds West for a distance of two hundred twenty-one and twenty-two hundredths (221.22) feet to an iron pin set in line of lands now or formerly of the aforesaid Glenn Diller; thence along the last mentioned lands and passing through an iron pin set on the dedicated right-of-way line of the aforesaid Schoolhouse Lane, North six (06) degrees sixteen (16) minutes twelve (12) seconds East, for a distance of one hundred ninety-five and zero hundredths (195.00) feet to a spike on the centerline of a public road known as Schoolhouse Lane, the point marking the place of BEGINNING.

CONTAINING 1.1599 acres.

BEING KNOWN AS 844 School House Lane, Lewisberry, PA 17339

BEING PARCEL No. 27-000-QF-0006.B0-00000

Fee Simple Title Vested in William F. Minahan and Diane M. Minahan, Husband and Wife by deed from, Gary Shettel, Single Man, dated 9/2/2005, recorded 9/8/2005, in the York County Recorder of deeds in Deed Book 1753, Page 6997, as Instrument 2005069192.

PROPERTY ADDRESS: 844 SCHOOL HOUSE LANE, LEWISBERRY, PA 17339

UPI# 27-000-QF-0006.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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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, ASTRUSTEE FOR BNC MORTGAGE LOAN TRUST 2006-2 MORTGAGE PASS-

THROUGH CERIFICATES, SERIES 2006-2 vs. BARBARA S. MUNDIS and LOUIS K. LEGRANT Docket Number: 2016-SU-003226. 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:

BARBARA S. MUNDIS
LOUIS K. LEGRANT

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

1902 Ashcombe Drive, Dover, PA 17315-4677
Parcel No. 24-000-31-0020.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$297,941.15

PROPERTY ADDRESS: 1902 ASHCOMBE DRIVE, DOVER, PA 17315

UPI# 24-000-31-0020.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. DAVID A. MYERS, AS KNOWN HEIR OF JUDITH B. MYERS AND R. KENNETH MYERS, SCOTT K. MYERS, AS KNOWN HEIR JUDITH B. MYERS AND R. KENNETH MYERS, AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF R. KENNETH MYERS, SUSAN L. NELSON, AS KNOWN HEIR OF JUDITH B. MYERS AND R. KENNETH MYERS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUDITH B. MYERS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER R. KENNETH MYERS, ESTATE OF R. KENNETH MYERS Docket Number: 2016-SU-002592-06. 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 A. MYERS, AS KNOWN HEIR OF JUDITH B. MYERS AND R. KENNETH MYERS,
SCOTT K. MYERS, AS KNOWN HEIR OF JUDITH B. MYERS AND R. KENNETH MYERS,
AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF R. KENNETH MYERS,
SUSAN L. NELSON, AS KNOWN HEIR OF JUDITH B. MYERS AND R. KENNETH MYERS
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER JUDITH B. MYERS
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER R. KENNETH MYERS
ESTATE OF R. KENNETH MYERS

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

BEING KNOWN AS 501 McCosh Street, Hanover, PA 17331

PARCEL NUMBER: 67-000-17-0212.00-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 501 MCCOSH STREET, HANOVER, PA 17331

UPI# 67-000-17-0212.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 SUNTRUST MORTGAGE, INC. vs. RICHARD W. NATH and RONALDA A. NATH Docket Number: 2017-SU-000393. 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 W. NATH
RONALD A. NATH

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

2200 Nena Drive, York, PA 17408-4400
Parcel No. 51-000-42-0018.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$235,946.00

PROPERTY ADDRESS: 2200 NENA DRIVE, YORK, PA 17408

UPI# 51-000-42-0018.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 NEWLANDS ASSET HOLDING TRUST vs. CARL D. OLSSON and ALLISON OLSSON Docket Number: 2016-SU-000751-06. 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:

CARL D. OLSSON
ALLISON OLSSON

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

96 Main Street, Felton, PA 17322-9051
Parcel No. 62-000-01-0080.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$219,103.19

PROPERTY ADDRESS: 96 MAIN STREET, FELTON, PA 17322

UPI# 62-000-01-0080.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-4 vs. KIMBERLY S. OSBORN and CHRISTOPHER M. OSBORN Docket Number: 2016-SU-002007-06. 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:

KIMBERLY S. OSBORN
CHRISTOPHER M. OSBORN

ALL that certain tract of land, with the improvements thereon erected, situate in Peach Bottom Township, York County, Pennsylvania, designated Lots W-33 and W-35 on a plan of lots recorded in Plan Book O, Page 13, known as and numbered 302 Forest View Drive, more particularly described as follows, to wit:

Property Address: 302 Forest View Drive
Delta, PA 17314

Parcel No. 43-000-04-0333.00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2016-SU-002007-06
Judgment: \$130,684.26
Attorney: Samantha Gable, Esquire
To be sold as the Property Of: Kimberly S. Osborn and Christopher M. Osborn

PROPERTY ADDRESS: 302 FOREST VIEW DRIVE, DELTA, PA 17314

UPI# 43-000-04-0333.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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. DONNA E PAULUS AKA DONNA E. FAKE, KNOWN SURVIVING HEIR OF STEPHEN E. PAULUS, JULIEANN L. SHOEMAKER, KNOWN SURVIVING HEIR OF STEPHEN E. PAULUS, JUSTIN A. PAULUS, KNOWN SURVIVING HEIR OF STEPHEN E. PAULUS, and UNKNOWN SURVIVING HEIRS OF STEPHEN E. PAULUS Docket Number: 2016-SU-002332-06. 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:

DONNA E PAULUS AKA DONNA E. FAKE,
KNOWN SURVIVING HEIR OF
STEPHEN E. PAULUS
JULIEANN L. SHOEMAKER,
KNOWN SURVIVING HEIR OF
STEPHEN E. PAULUS
JUSTIN A. PAULUS,
KNOWN SURVIVING HEIR OF
STEPHEN E. PAULUS
UNKNOWN SURVIVING HEIRS OF
STEPHEN E. PAULUS

All that certain piece or parcel or Tract of land situate in Windsor Borough, York County, Pennsylvania, and being known as 55 West High Street, Windsor, Pennsylvania 17366.

PARCEL NUMBER: 89-000-02-0191.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$74,732.75

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Donna E. Paulus a/k/a Donna E. Fake, Known Surviving Heir of Stephen E. Paulus, Julieann L. Shoemaker, Known Surviving Heir of Stephen E. Paulus, Justin A. Paulus, Known Surviving Heir of Stephen E. Paulus and Unknown Surviving Heirs of Stephen E. Paulus

PROPERTY ADDRESS: 55 WEST HIGH STREET, WINDSOR, PA 17366

UPI# 89-000-02-0191.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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. vs. KATRINA PIERCE-SHUE Docket Number: 2015-SU-1656-06. 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:

KATRINA PIERCE-SHUE

All that certain tract of land lying and being situate in the Borough of Manchester, York County, Pennsylvania, being identified as Lot #13 as shown on a plan of lots known as Dauberton Lot 127 as prepared by Stallman & Stahlman, Inc., York, Pennsylvania and recorded at the York County Recorder of Deeds Office in Plan Book 00, Page 219 and being more fully described as follows:

Beginning at a point on the eastern right of way of Alder Court; said point also being the northeast corner of Lot No. 12 on the hereinabove referenced plan; thence along Alder Court on a curve to the left having a radius of 50.00 feet, an arc length of 75.00 feet and chord bearing of north 44 degrees 16 minutes 25 seconds east for a distance of 68.16 feet to a point on the southern side of Lot No. 14; thence along Lot No. 14, north 70 degrees 43 minutes 36 seconds east for a distance of 130.61 feet to a point on the common boundary line of East Manchester Township and Manchester Borough; thence along said common boundary line south 17 degrees 56 minutes 49 seconds west for a distance of 114.50 feet to a point being the northeast corner of Lot No. 12; thence along Lot No. 12 north 82 degrees 50 minutes 55 seconds west for a distance of 136.65 feet to a point and place of beginning. Containing 9,040 square feet of land.

Title to said Premises vested in Katrina Pierce-Shue by Deed from James E. Craft and Gloria J. Craft, TDBA Susquehanna Land Company dated August 3, 2004 and recorded on August 12, 2004 in the York County Recorder of Deeds in Book 1670, Page 8477.

Being known as: 115 Alder Court, Manchester, PA 17345

Tax Parcel Number: 76000040127N000000

PROPERTY ADDRESS: 115 ALDER COURT, MANCHESTER, PA 17345

UPI# 76-000-04-0127.N0-00000

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 within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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 J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-OPT1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-OPT1 vs. JUDITH A. PIFFNER, WILLIAM PIFFNER A/K/A WILLIAM A. PIFFNER, and SNTR LLC, AS TRUSTEE UNDER THE 1407 BALTIMORE LAND TRUST, C/O ISSAC MANZO, MANAGER OF TRUST Docket Number: 2016-SU-001526-06. 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:

JUDITH A. PIFFNER
 WILLIAM PIFFNER
 A/K/A WILLIAM A. PIFFNER
 SNTR LLC, AS TRUSTEE UNDER
 THE 1407 BALTIMORE LAND TRUST,
 C/O ISSAC MANZO, MANAGER OF TRUST

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

BEING KNOWN AS 1407 Baltimore Street, Hanover, PA 17331

PARCEL NUMBER: 44-000-08-0012.00-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 1407 BALTIMORE STREET, HANOVER, PA 17331

UPI# 44-000-08-0012.00-00000

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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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 QUICKEN LOANS INC vs. NORBERTO PLAZA, ADMINISTRATOR OF THE ESTATE OF MARIA L. PLAZA, DECEASED Docket Number: 2017-SU-000580. 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:

NORBERTO PLAZA,
 ADMINISTRATOR OF THE ESTATE OF
 MARIA L. PLAZA, DECEASED

All that certain piece, parcel or tract of ground, situate, lying and being in Manchester Township, York County, Pennsylvania, lying adjacent to and south of Church Road (S.R. 0238) and adjacent to and west of Poet Drive (T-990), the boundaries are more particularly located and described as follows:

BEGINNING at a rebur found at the end of the south fifty-seven (57) degrees seven (07) minutes zero (00) seconds West, one hundred forty-eight and fifty hundredths (148.50) feet line as described in the prior conveyance and recorded in the York County Office of the Recorder of Deeds in Deed Book 1231, Page 1032, Thence for a new line of division (1) South sixty-nine (69) degrees twenty-five (25) minutes forty-seven (47) seconds West for a distance of one hundred seventeen and ninety-four hundredths (117.94) feet to a pipe found at or near lands now or formerly of Carl E. Myers and Linda L. Myers (Deed Book 63-K, Page 41); Thence along said Lands (2) South sixty-nine (69) degrees fifty-six (56) minutes thirty-two (32) seconds West for a distance of one hundred twenty-five and no hundredths (125.00) feet to a pipe found; Thence along the same (3) North eighteen (18) degrees fifty-six (56) minutes five seconds (05) West for a distance of two hundred twenty-seven and seventy-eight hundredths (227.78) feet to a point in the centerline of Church Road (S.R. 0238), Passing over a pipe found thirty and eight hundredths (30.08) feet from the end of said line; Thence along the centerline of Church Road (S.R. 0238) (4) by a curve to the right having a radius of seven hundred thirty and four hundredths (730.04) feet, an arc length of ninety-nine and twenty-six hundredths (99.26) feet and a chord bearing and distance of North sixty-eight (68) degrees six (06) minutes fifty-four (54) seconds East for a distance of ninety-nine and nineteen feet; Thence along the same (5) North seventy-two (72) degrees zero (00) minutes thirty-seven (37) seconds east for a distance of seventy-five and ninety-one hundredths (75.91) feet; Thence along the same (6) By a curve to the right having a radius of four hundred sixty-seven and seventy-two hundredths (467.72) feet, an arc length of one hundred eighty-six and eleven hundredths (186.11) feet, and a chord bearing and distance of north eight-three (83) degrees twenty-four (24) minutes thirty-four (34) seconds East for a distance of one hundred eight-four and eighty-eight hundredths (184.88) feet; Thence departing said centerline (7) South ten (10) degrees nine (09) minutes thirty-five (35) seconds West

for a distance of seven and fifty-eight hundredths (7.58) feet; Thence (8) South thirty-two (32) degrees thirty-eight (38) minutes fifty-eight (58) seconds for a distance of one hundred forty-eight and twenty-three hundredths (148.23) feet; Thence along or near lands now or formerly of Gene B. Kessler (Deed Book 64-T, Page 655), (9) South fifty-seven (57) degrees ten (10) minutes twenty-two (22) seconds West for a distance of one hundred forty-eight and fifty hundredths (148.50) feet to the place of Beginning. Containin 1.818 Acres.

Being Lot No. 2 as shown on a plan entitled "Final Subdivision Plan for Bruaw Property" as prepared by LSC Design, Inc., Plan File No. 1617CN01, Dated 05/04/99, Last Revised 06/08/99, and recorded in the York County office of the Recorder of Deeds in Plan Book QQ, Page 267.

PARCEL NO.: 36-000-LI-0072.B0-00000

KNOWN AS: 96 Church Road, York, PA 17406

Fee Simple Title Vested in Maria L. Plaza, as sole owner by deed from, Norbert Plaza and Maria L. Plaza, Husband and Wife, dated 9/19/2005, recorded 9/27/2005, in the York County Recorder of deeds in Deed Book 1758, Page 1832, as Instrument No. 2005074805.

...and the said Maria L. Plaza died 8/12/2016 intestate leaving as her only surviving heirs at law and next of kin the following: Norberto M. Plaza, Son, William B. Rey, Son and Maria L. Rey, Daughter. The said Norberto M. Plaza was duly granted Letter of Administration on 8/17/2016 by the Surrogated Office of the County of York under Record and Docket Number 6716-1318.

PROPERTY ADDRESS: 96 CHURCH ROAD, YORK, PA 17406

UPI# 36-000-LI-0072.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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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. CHAD A POE A/K/A CHAD ALLEN POE and TIFFANY L POE Docket Number: 2016-SU-003404. 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 A POE
A/K/A CHAD ALLEN POE
TIFFANY L POE

ALL THAT CERTAIN LOT OF LAND SIT-
UATE IN SPRINGETTSBURY TOWNSHIP,
YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 1792 Sagamore Dr, York,
PA 17402

PARCEL NUMBER: 46-000-16-0032.00-00000
IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 1792 SAGAMORE
DRIVE, YORK, PA 17402

UPI# 46-000-16-0032.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIV-
EN THAT on August 07, 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 Judg-
ment of PENNYMAC LOAN SERVICING,
LLC vs. SCOTT W. PRESSWOOD and PAULA
M. PRESSWOOD Docket Number: 2016-SU-
001059-06. 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 W. PRESSWOOD
PAULA M. PRESSWOOD

DOCKET #2016-SU-001059-06

ALL THAT CERTAIN TRACT OF LAND
WITH THE IMPROVEMENTS THEREON
ERECTED, SITUATE IN DOVER TOWN-
SHIP, YORK COUNTY, PENNSYLVANIA

PROPERTY ADDRESS: 3960 SHEPPARD
DRIVE, DOVER, PA 17315

IMPROVEMENTS: RESIDENTIAL DWELL-
ING.

SOLD AS PROPERTY OF: SCOTT W. PRESS-
WOOD and PAULA M. PRESSWOOD

ATTORNEY FOR PLAINTIFF: Powers, Kim &
Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 3960 SHEPPARD
DRIVE, DOVER, PA 17315

UPI# 24-000-34-0023.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIV-
EN THAT on August 07, 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
THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERIFICATEHOLDERS OF THE
CWABS, INC., ASSET-BACKED-CERTIFI-
CATES, SERIES 2007-7 vs. SCOTT PRESTON
A/K/A SCOTT C. PRESTON Docket Number:
2016-SU-001970-06. And to me directed, I will
expose at public sale in the York County Judicial
Center, City of York, County of York, Common-
wealth of Pennsylvania the following real estate
to wit:

AS THE REAL ESTATE OF:

SCOTT PRESTON
A/K/A SCOTT C. PRESTON

ALL that certain tract of land, with the improve-
ments thereon erected, situate in Conewago
Township; York County, Pennsylvania, bounded
and limited as follows, to wit:

Property Address: 800 Buck Road
Dover, PA 17315

Parcel No. 23-000-MG-0147.00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2016-SU-001970-06
Judgment: \$154,220.00

Attorney: Samantha Gable, Esquire
To be sold as the Property Of: Scott Preston a/k/a
Scott C. Preston

PROPERTY ADDRESS: 800 BUCK ROAD,
DOVER, PA 17315

UPI# 23-000-MG-0147.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIV-
EN THAT on August 07, 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
FINANCE OF AMERICA REVERSE, LLC F/
KA/ URBAN FINANCIAL OF AMERICA,
LLC F/KA/ URBAN FINANCIAL GROUP,
INC vs. JUDY A. QUIGLEY Docket Number:
2016-SU-003412. And to me directed, I will ex-
pose at public sale in the York County Judicial
Center, City of York, County of York, Common-
wealth of Pennsylvania the following real estate
to wit:

AS THE REAL ESTATE OF:

JUDY A. QUIGLEY

All that certain piece or parcel or Tract of land
situate in the Township of Manchester, York
County, Pennsylvania, and being known as 275
Harvest Drive, York, Pennsylvania 17404.

TAX MAP AND PARCEL NUMBER: 36-000-
26-0110.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$121,045.75

SEIZED AND TAKEN IN EXECUTION AS
THE PROPERTY OF: Judy A. Quigley

PROPERTY ADDRESS: 275 HARVEST
DRIVE, YORK, PA 17404

UPI# 36-000-26-0110.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIV-
EN THAT on August 07, 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
VENTURES TRUST 2013-I-H-R BY MCM
CAPITAL PARTNERS LLC, ITS TRUSTEE vs.
DANNY RAMOS Docket Number: 2016-SU-
000707-06. 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:

DANNY RAMOS

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate, lying and being in the City of York, York County, Pennsylvania, bounded, limited and described as follow, to wit:

Description: Being the same property conveyed to the Grantee(s) by deed from John M. Hilbert and Evelyn Hilbert, dated 05-21-2003 and recorded 05-28-2003 in Deed Book 1571, Page 0536.

Also being the same property conveyed to John M. Hilbert and Evelyn K. Hilbert by deed from Dana Lynn Heckman and Debra A. Heckman, dated 06-27-1991 and recorded 06-28-1991 in Deed Book 194, Page 707.

Parcel No. 12-415-17-0013.00-00000

Property: 947 East Prospect Street, York, PA 17403

Improvements: Residential Property

PROPERTY ADDRESS: 947 EAST PROSPECT STREET, YORK, PA 17403

UPI# 12-415-17-0013.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1 vs. EVELIO RIVERA A/K/A EVELIO RIVERA RAMOS Docket Number: 2017-SU-000327. 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:

EVELIO RIVERA
A/K/A EVELIO RIVERA RAMOS

ALL THAT CERTAIN LOT OF LAND SITU-

ATE IN THE CITY OF YORK, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 818 Fireside Road, York, PA 17404

PARCEL NUMBER: 14-605-02-0004.00-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 818 FIRESIDE ROAD, YORK, PA 17404

UPI# 14-605-02-0004.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 OPTION ONE MORTGAGE LOAN TRUST 2007-HL1, ASSET-BACKED CERTIFICATES, SERIES 2007-HL1 vs. EVELIO RIVERA and MONALISA RIVERA Docket Number: 2017-SU-000524. 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:

EVELIO RIVERA
MONALISA RIVERA

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

1865 Church Road, York, PA 17408-1507
Parcel No. 51-000-JG-0021.C0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$238,811.93

PROPERTY ADDRESS: 1865 CHURCH ROAD, YORK, PA 17408

UPI# 51-000-JG-0021.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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 M. RUMNEY A/K/A ROBERT RUMNEY Docket Number: 2017-SU-000514. 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 M. RUMNEY
A/K/A ROBERT RUMNEY

ALL THAT CERTAIN lot or piece of ground, situate in the Township of West Manheim, County of York and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan for Reservoir Heights. Phase 1, prepared by James R Holley & Associates, Inc., recorded in York County as Plan Book 1886 page 1178, as follows to wit:

Property Address: 2251 Water Garden Drive Hanover, PA 17331

Parcel No. 52-000-21-0067.00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2017-SU-000514
Judgment: \$243,823.14

Attorney: Samantha Gable, Esquire
To be sold as the Property Of: Robert M. Rumney a/k/a Robert Rumney

PROPERTY ADDRESS: 2251 WATER GARDEN DRIVE, HANOVER, PA 17331

UPI# 52-000-21-0067.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 SUCCESSOR BY MERGER TO SUSQUEHANNA BANK vs. KEVIN E. SANDS Docket Number: 2017-SU-000504. 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 E. SANDS

owner(s) of property situate in the YORK CITY, 14TH, YORK County, Pennsylvania, being

773 Hardwick Place, York, PA 17404-1960
Parcel No. 14-626-16-0018.00-C0092
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$55,084.64

PROPERTY ADDRESS: 773 HARDWICK PLACE, YORK, PA 17404

UPI# 14-626-16-0018.00-C0092

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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., S/B/M CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION vs. CHERYL SCOTT, AKA CHERYL A. SCOTT and WILLIAM SCOTT, AKA WILLIAM F. SCOTT Docket Number: 2017-SU-000094. 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:

CHERYL SCOTT
AKA CHERYL A. SCOTT
WILLIAM SCOTT
AKA WILLIAM F. SCOTT

ALL that lot of ground with the improvements thereon erected, situate in the Borough of West York, York County, Pennsylvania.

BEGINNING at a point on the North side of west Poplar Street, sixty (60) feet west of the north-west corner of said West Poplar and Herman Streets; thence northwardly along lands now or formerly of William H. Reynolds one hundred five (105) feet to a point on the south line of a twenty (20) feet wide alley; thence westwardly along the south line of said alley, twenty (20) feet to other land now or formerly of William H. Reynolds; thence southwardly along same one hundred five (105) feet to the north side of West Poplar Street; thence eastwardly along said West Poplar street twenty (20) feet to the place of BEGINNING.

Property Address: 1257 Poplar Street, West York, PA 17404

PARCEL NUMBER: 88-000-03-0068.00-00000

PROPERTY ADDRESS: 1257 POPLAR STREET, AKA 1257 WEST POPLAR STREET, YORK, PA 17404

UPI# 88-000-03-0068.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-W1 vs. JASON J SHAFFNER and REBECCA J SHAFFNER Docket Number: 2016-SU-002311-06. 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:

JASON J SHAFFNER
REBECCA J SHAFFNER

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

BEING KNOWN AS 332 Monarch Dr, York, PA 17403

PARCEL NUMBER: 47-000-07-0028.00-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 332 MONARCH

DRIVE, YORK, PA 17403

UPI# 47-000-07-0028.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. JASON L SHEETZ, SR A/K/A JASON L. SHEETZ Docket Number: 2017-SU-000093. 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 L SHEETZ, SR
A/K/A JASON L. SHEETZ

ALL THAT certain tract of land situate in the Dover Township, York County, Pennsylvania, as partially shown on the Plan of Survey prepared by Carl H. Bentzel, Registered Surveyor, dated March 8, 1974, being more bounded, limited and specifically described as follows:

BEGINNING at a point in the center line of a public highway known as Township Route No. 801 at a corner of other lands now or formerly of Joseph R. Dater; thence along the same, North 20 degrees 44 minutes East. 306.20 feet to a point at land now or formerly of Chester Newcomer; thence along the same, South 77 degrees, 15 minutes East, 102.05 feet to a point at lands now or formerly of Warren Raub; thence along the same, South 19 degrees 20 minutes West, 314.36 feet to a point in the center line of the above-mentioned Township Route No. 801; thence along the center line of said Township Route No. 801, North 72 degrees, 30 minutes West; 108.20 feet to a point and place of BEGINNING

Property Address: 6791 Detters Mill Road, Dover, PA 17315

Tax ID: 24-000-KE-0172.A0-00000

PROPERTY ADDRESS: 6791 DETTERS MILL ROAD, DOVER, PA 17315

UPI# 24-000-KE-0172.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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 QUICKEN LOANS INC. vs. MARY SHERMAN and JEFFREY SHERMAN Docket Number: 2017-SU-000082. 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 SHERMAN
 JEFFREY SHERMAN

ALL THAT CERTAIN lot of ground with the improvements thereon erected known as No. 291 Union Street, in the Thirteenth Ward of the CITY OF YORK, County of York, and the Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point on the East side of a twenty feet wide alley and extending thence Northwardly along said alley one hundred forty (140) feet to a twenty (20) feet wide alley; thence extending Eastwardly along said alley seventeen (17) feet to the line of land now or formerly of J. George Schmidt and June M. Schmidt; thence extending Southwardly along said line one hundred forty (140) feet to Union Street; thence Westwardly along said Union Street seventeen (17) feet to the place of BEGINNING.

UNDER AND SUBJECT, NEVERTHELESS, to the same conditions, restrictions, exceptions and reservations as exist by virtue of prior recorded instruments, deeds and conveyances.

Being the same premises which Shirley E. King, widow, by deed dated 03/15/2000, recorded 03/16/2000, in the Office of the Recorder of Deeds, in and for York County, in Book Volume 1393, page 1551, conveyed unto Jeffrey Sherman and Mary Sherman, husband and wife, Grantees herein.

Parcel No. 13-454-03-0009.00-00000

PROPERTY ADDRESS: 291 UNION STREET, YORK, PA 17401

UPI# 13-454-03-0009.00-00000

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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. WILLIAM G SHOEMAKER, IV and SHELLEY R. SHOEMAKER Docket Number: 2016-SU-002431-06. 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:

WILLIAM G SHOEMAKER, IV
 SHELLEY R. SHOEMAKER

All that certain lot or piece of ground with the improvements thereon erected, situate in West Manchester Township, York County, Pennsylvania, being Lot No. 113 as shown on plan of Wellington Greens, Phase 2, said plan made by James R. Holley & Associates, Inc., York, Pennsylvania, and recorded in York County Recorder of Deeds Office in Plan Book QQ, Page 907, more particularly bounded, limited and described as follows, to wit:

Beginning at a point on the northern right-of-way line of Surrey Run Court, a fifty (50) foot wide street at Lot No. 114; thence by said Lot No. 114, North eighty (80) degrees nineteen (19) minutes three (03) seconds East a distance of one hundred twenty-six and ninety-eight hundredths (126.98) feet to a point at Lot No. 164 (open space); thence by said Lot No. 164, South twenty-six (26) degrees fifty-four (54) minutes twenty-seven (27) seconds East a distance of thirty and zero hundredths (30.00) feet to a point at Lot No. 112; thence by said Lot No. 112, South forty (40) degrees thirty-four (34) minutes twenty-eight (28) seconds West a distance of one hundred sixty-one and fifteen hundredths (161.15) feet to a point on said northern right-of-way line of Surrey Run Court, thence by said northern right-of-way line of Surrey Run Court the following three (3) courses and distances: 1) by a curve to the right having a radius of three hundred twenty-seven and fifty hundredths (327.50) feet, a chord bearing North forty-one (41) degrees fifty-one (51) minutes twenty-three (23) seconds East, a chord distance of eighty-six and twenty-eight hundredths (86.28) feet, along the arc a distance of eighty-six and fifty-three hundredths (86.53) feet to a point of compound curvature; 2) thence by another curve to the right having a radius of ten and zero hundredths (10.00) feet, a chord bearing North ten (10) degrees thirty-eight (38) minutes fifty-three (53) seconds East, a chord distance of fourteen and thirteen hundredths (14.13) feet, along the arc a distance of fifteen and sixty-nine hundredths

(15.69) feet to a point of reverse curve; 3) thence by a curve to the left having a radius of fifty and zero hundredths (50.00) feet, a chord bearing North twenty-two (22) degrees fifty-seven (57) minutes two (02) seconds East, a chord distance of fifty-three and ninety-three hundredths (53.93) feet, along the arc a distance of fifty-six and ninety-six hundredths (56.96) feet to a point, the point and place of beginning.

Containing in area 13,167.90 square feet or 0.302 acres.

BEING KNOWN AS: 1485 Surrey Run Court, York, PA 17404

PARCEL #51-000-44-0113.00-00000

TITLE TO SAID PREMISES IS VESTED IN William G. Shoemaker, IV and Shelley R. Shoemaker

PROPERTY ADDRESS: 1485 SURREY RUN COURT, YORK, PA 17404

UPI# 51-000-44-0113.00-00000

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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. OWEN SIMWALE and TANDI L. SIMWALE Docket Number: 2017-SU-000148. 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:

OWEN SIMWALE
 TANDI L. SIMWALE

ALL THAT CERTAIN tract or parcel of land situate in the Township of Newberry, County of York and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the northern line of proposed Red Barberry Drive (50 feet wide), which point is on the line dividing Lots Nos. C-1528 and C-1529 as the same are shown on the hereinafter mentioned Plan of Lots; thence South 69 degrees 46 minutes 00 seconds West, along said line of proposed Red Barberry Drive

20 feet to a point in the line dividing Lots Nos. C-1529 and C-1530 as shown on said Plan; thence North 20 degrees 14 minutes 00 seconds West along said dividing line 86 feet to a point in the southern line of Lot No. C-1538; thence North 69 degrees 46 minutes 00 seconds East along said line of Lot No. C-1538 20 feet to a point in the line dividing Lots Nos. C-1528 and C-1529 aforesaid; thence South 20 degrees 14 minutes 00 seconds East along the last said dividing line 86 feet to a point in the northern line of Red Barberry Drive, the place of BEGINNING.

BEING Lot No, C-1529 as the same is shown on the Plan of Lots known as Final Subdivision Plan, Valley Green Village West, Phase XV, recorded in York County Plan Book JJ, Page 900.

BEING KNOWN AND NUMBERED as 16 Red Barberry Drive, Etters, Pennsylvania 17319

Parcel#: 39-000-25-1529.00-00000

PROPERTY ADDRESS: 16 RED BARBERRY DRIVE, ETTERS, PA 17319

UPI# 39-000-25-1529.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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 R. SLAGLE AKA JAMES R. SLAGLE III and GINGERA SLAGLE Docket Number: 2016-SU-003457. 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 R. SLAGLE
AKA JAMES R. SLAGLE III
GINGERA SLAGLE

ALL the following described tract of land situate, lying and being in Paradise Township, York County, Pennsylvania, more particularly bounded and limited as follows, to wit:

Property Address: 8047 Gnatstown Road Hanover, PA 17331

Parcel No. 42-000-FE-0058.A0-00000

Improvements: Residential Dwelling

Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2016-SU-003457
Judgment: \$216,674.10
Attorney: Samantha Gable, Esquire
To be sold as the Property Of: James R. Slagle a/k/a James R. Slagle III and GINGERA Slagle

PROPERTY ADDRESS: 8047 GNATSTOWN ROAD, HANOVER, PA 17331

UPI# 42-000-FE-0058.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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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. RONALD E. SMITH, II Docket Number: 2017-SU-000146. 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 E. SMITH, II

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

173 North Water Street,
Spring Grove, PA 17362-1033
Parcel No. 85-000-01-0129.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$100,203.46

PROPERTY ADDRESS: 173 NORTH WATER STREET, SPRING GROVE, PA 17362

UPI# 85-000-01-0129.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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. CAREY L. SNYDER and JAMES L. SNYDER Docket Number: 2017-SU-000452. 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:

CAREY L. SNYDER
JAMES L. SNYDER

ALL those certain two tracts of land in Conewago Township, York County, Pennsylvania:

TRACT NO. 1: being approximately 98.50 x 126.50 x 56.42 x 42.08 x 136.50 and HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 5645 Susquehanna Trail, Manchester, PA 17345.
PARCEL ID: 23-000-02-0049.00-00000
York County Deed Book 2277, page 6417

TRACT NO. 2: being approximately 100 x 50 x 90 x 46.00 and being a vacant lot of land located on Little Conewago Alley, Manchester, PA 17345.
PARCEL ID: 23-000-02-0039.A0-00000
York County Deed Book 2277, page 6417.

TO BE SOLD AS THE PROPERTY OF CAREY L. SNYDER AND JAMES L. SNYDER ON JUDGMENT NO. 2017-SU-000452.

PROPERTY ADDRESS: 5645 SUSQUEHANNA TRAIL, MANCHESTER, PA 17345

UPI# 23-000-02-0049.00-00000

PROPERTY ADDRESS: LITTLE CONEWAGO ALLEY (VACANT LOT OF LAND), MANCHESTER, PA 17345

UPI# 23-000-02-0039.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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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 KONDAUR CAPITAL CORPORATION, AS SEPARATE TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2015-2 vs. CARLA J. SNYDER A/K/A CARLA J. BARTLETT, BETTY J. SNYDER and EDWARD A. BARTLETT, JR. Docket Number: 2015-SU-000334-06. 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:

CARLA J. SNYDER
A/K/A CARLA J. BARTLETT
BETTY J. SNYDER
EDWARD A. BARTLETT, JR.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF CARLA J. SNYDER A/KA CARLA J. BARTLETT, BETTY J. SNYDER AND EDWARD A. BARTLETT, JR., OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF HELLAM, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 4826 YORKANA ROAD, HELLAM, PA, 17406. DEED BOOK VOLUME 1206, PAGE 379, PIN NUMBER 31-000-JK-0150.D0-00000.

PROPERTY ADDRESS: 4826 YORKANA ROAD, HELLAM, PA 17406

UPI# 31-000-JK-0150.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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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 AMERICAN ADVISORS GROUP vs. JOANNE M. SPANGLER KNOWN SURVIVING HEIR OF MIRIAM MAE MUMMERT, PAUL R. MUMMERT KNOWN SURVIVING HEIR OF MIRIAM MAE MUMMERT, TIMOTHY S. MUMMERT KNOWN SURVIVING HEIR OF MIRIAM MAE MUMMERT and UNKNOWN SURVIVING HEIRS OF MIRIAM MAE MUMMERT Docket Number: 2016-SU-003157. 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:

JOANNE M. SPANGLER
KNOWN SURVIVING HEIR OF
MIRIAM MAE MUMMERT
PAUL R. MUMMERT
KNOWN SURVIVING HEIR OF
MIRIAM MAE MUMMERT
TIMOTHY S. MUMMERT
KNOWN SURVIVING HEIR OF
MIRIAM MAE MUMMERT
UNKNOWN SURVIVING HEIRS OF
MIRIAM MAE MUMMERT

All that certain piece or parcel or Tract of land situate in West Manchester Township, York County, Pennsylvania, and being known as 1322 Bannister Street, York, Pennsylvania 17404.

TAX MAP AND PARCEL NUMBER: 51-000-01-0009.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$89,765.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Joanne M. Spangler, Known Surviving Heir of Miriam Mae Mummert, Paul R. Mummert, Known Surviving Heir of Miriam Mae Mummert and Timothy S. Mummert, Known Surviving Heir of Miriam Mae Mummert, and Unknown Surviving Heirs of Miriam Mae Mummert

PROPERTY ADDRESS: 1322 BANNISTER STREET, YORK, PA 17404

UPI# 51-000-01-0009.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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 C. SPONSLER Docket Number: 2016-SU-002823. 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 C. SPONSLER

owner(s) of property situate in the TOWNSHIP OF DOVER, YORK County, Pennsylvania, being 2011 Park Street, Dover, PA 17315 Parcel No. 24-000-KF-0185.00-00000

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$19,305.25,

PROPERTY ADDRESS: 2011 PARK STREET, DOVER, PA 17315.

UPI# 24-000-KF-0185.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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. TRAVIS L. STONER and SHERA M. STONER Docket Number: 2016-SU-002440-06. 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:

TRAVIS L. STONER
SHERA M. STONER

All that certain lot of ground with improvements known as 129 Chestnut Street thereon erected, situate, lying and in the Borough of Wrightsville, County of York and Commonwealth of Pennsylvania, and being part of Lot No. 110 on the plan of said Borough, said lot being bounded and described as follows:

Beginning at a point on the south side of Chestnut Street, adjoining now or late of William Adams; thence along said Chestnut Street westwardly a distance of twenty (20) feet to the northeast corner of Lot 113 now or late of James L. Jamison Estate; thence along the line of said lot of ground southwardly one hundred eighteen (118) feet, more or less, to Union Alley; thence eastwardly along Union Alley, a distance of fourteen (14) feet to a point at the southwest corner of property now or late of William Adams; thence northwardly by the same a distance of eighty-eight (88) feet, more or less, to a point; thence by the same eastwardly a distance of six (06) feet to a point at the southeast corner of the dwelling situate on the premises herein conveyed; thence northwardly a distance of twenty (20) feet to the place of beginning.

Title to said Premises vested in Travis L. Stoner

and Shera M. Stoner, husband and wife by Deed from Mark Stone, single man dated October 3, 2007 and recorded on October 10, 2007 in the York County Recorder of Deeds in Book 1926, Page 4764 as Instrument No. 2007075991.

Being known as: 129 Chestnut Street, Wrightsville, PA 17368-0000

Tax Parcel Number: 91-000-04-0142.00-00000

PROPERTY ADDRESS: 129 CHESTNUT STREET, WRIGHTSVILLE, PA 17368

UPI# 91-000-04-0142.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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 BROAD STREET FUNDING TRUST1 vs. CHRISTOPHER STRATTON, CO-EXECUTOR OF THE ESTATE OF ELEANOR STRATTON, BRADLEY STRATTON, CO-EXECUTOR OF THE ESTATE OF ELEANOR STRATTON Docket Number: 2016-SU-003304. 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:

CHRISTOPHER STRATTON,
CO-EXECUTOR OF THE ESTATE OF
ELEANOR STRATTON
BRADLEY STRATTON,
CO-EXECUTOR OF THE ESTATE OF
ELEANOR STRATTON

All that certain piece or parcel or Tract of land situate in Dover Township, York County, Pennsylvania, and being known as 1810 Oakley Drive, York, Pennsylvania 17408.

TAX MAP AND PARCEL NUMBER: 24-000-04-0112.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$86,513.60

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Christopher Stratton, Co-Executor of the Estate of Eleanor Stratton and Bradley Stratton, Co-Executor of the Estate of Eleanor Stratton

PROPERTY ADDRESS: 1810 OAKLEY DRIVE, YORK, PA 17408

UPI# 24-000-04-0112.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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. RETA STRICKHOUSER Docket Number: 2016-SU-002562-06. 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:

RETA STRICKHOUSER

ALL that certain tract or land, together with the improvements thereon erected, situate, lying and being in Warrington Township, York County, Pennsylvania, more fully bounded and described according to a survey and plan thereof made by Gerrit J. Betz Associates, Inc. Registered Engineers and Surveyors, dated March 22, 1976 and revised April 2, 1976 as follows:

BEGINNING at a point in the centerline of the Sated Highway Route 74, at a corner of land now or formerly of Alan Miller, thence extending along centerline of said Highway, North twenty-seven (27) degrees fifty-five (55) minutes thirty (30) seconds West, three hundred twenty-seven and seventy-two-hundredths (327.72) feet to a point at corner of land now or formerly of Ross E. Crain and Anna Crain; thence extending along last mentioned land, South sixty-three (63) degrees thirty-four (34) minutes tow (02) seconds east, four hundred seventy and one one-hundredths (470.01) feet to an iron pin; thence extending along line of other land now or formerly of Kenneth Gocherhour, South twenty-three (23) degrees fifty-eight (58) minutes twenty-two (22) seconds West, one hundred seventy-two and sixty-four one-hundredths (172.64) feet to an iron pin at corner of land now formerly of Samuel G. Horner; thence extending along last mentioned land, North thirty-six (36) degrees thirty-three (33) minutes thirty (30) seconds West, ninety-five and zero one-hundredths (95.00) feet to an iron pin; thence by same, North fifty-seven (57) twenty-five (25), minutes thirty (30) seconds West, thirty five and sixty one-hundredths (35.60) feet to an iron pin; thence by the same, North seventy-four (74) degrees forty (40)

minutes thirty (30) seconds West, fifty-three and twenty one-hundredths (53.20) feet to an iron pin; thence extending South sixty-one (61) degrees thirty four (34) , minutes thirty (30) seconds West, sixty-seven and fifty one-hundredths (67.50) feet to a point in the centerline of State Highway Route 74, the point and place of BEGINNING.

BEING shown as Lot No. 3 on the Final Subdivision Plan for Wilfred E. Donson; said Plan is recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book 1739, Page 6282. Also Containing 1.268 acres in accordance with a property survey dated June 3, 2005 prepared by David A. Hoffman, Registered Land Surveyor.

BEING the same property which Ralph L. Diller and Lois O. Diller, husband and wife, Shirley A. Knight and Joseph J. Knight, her husband, Richard K. Diller and Anna Mae Diller, husband and wife, Rosemary Firestone and Thomas L. Firestone, her husband, and Karen R. Diller and David Carlson, her husband, granted and conveyed unto Reta Strickhouser, dated June 7, 2005 and recorded July 15, 2005 in the Recorder's Office of said County in Book 1739, Page 6276.

YORK COUNTY PARCEL I.D. NO. 49-000-MD-0011.E0-00000

PROPERTY ADDRESS: 9325 CARLISLE ROAD, WELLSVILLE, PA 17365

UPI# 49-000-MD-0011.E0-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 07, 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. LINDA M STUBBS and KARL E STUBBS, JR. Docket Number: 2017-SU-000039. 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 M STUBBS
KARL E STUBBS, JR.

ALL THE FOLLOWING lots in Conewago Heights, Newberry Township, York County, Pennsylvania, described as follows:

TRACT NO. 1: Lot Nos. 19, 20, 21 and 22 of Block L. Bounded on the North by Pear Avenue, on the East by Lot No. 18 on the South by Park Avenue, on the West by Lot No. 23, in Block L. Containing in front on said Park Avenue, one hundred feet, and extending northwardly in a uniform width throughout to said Pear Avenue. The eastern boundary line having a length of one hundred and eighty-eight feet, more or less, and the western boundary line having a length of one hundred and seventy-six feet, more or less.

TRACT NO. 2: Beginning at a point on the East side of Conewago Avenue and a corner of Lot No. 30; thence Northwardly along Conewago Avenue, thirty-seven (37) feet to a point; thence Eastwardly thirty-seven (37) feet to a point at the intersection of Conewago Avenue with Park Avenue; thence Southwardly along the right-of-way of York Railways Company, thirty-seven (37) feet to a point at a corner of Lot No. 30; thence along said Lot No. 30 Westwardly forty-right (48) feet to a point, the place of Beginning. Being Lot No. 31 in Block L.

TRACT No. 3: Bounded on the North by a large plat of ground marked "sold;" on the East by a large plat of ground marked "Sold;" on the South by Lot No. 22 in Block L; and on the West by Park Avenue. Containing in front on said Park Avenue, one hundred thirty-three and four-tenths (133.4) feet, and extending Eastwardly in a uniform width throughout. The Northern boundary line having a length of one hundred and sixty (160) feet and the Southern boundary line having a length of one hundred and seventy-six (176) feet, and being known as Lot Nos. 23, 24, 25, 26 and 27 in Block L, as shown on a plan of Conewago Heights.

BEING the same premises which Patricia A. Hoke, single woman, by deed dated July 30, 2007 and recorded August 7, 2007 in the Recorder of Deeds Office in and for York County, PA in Deed Book 1912, Page 6039, Instrument Number 2007058432, granted and conveyed unto Karl E. Stubbs, Jr. and Linda M. Stubbs, husband and wife.

BEING PARCEL ID NO.: 39-000-01-0273.00-00000

PROPERTY ADDRESS: 85 PARK AVENUE, MANCHESTER, PA 17345

UPI# 39-000-01-0273.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. DAVID S. STUCKER and PETRA. M. STUCKER Docket Number: 2016-SU-002503-06. 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 S. STUCKER
PETRA. M. STUCKER

All that certain described lot of ground with improvements thereon erected, situate in Springettsbury Township, York County, Pennsylvania, bounded and described as follows;

Property Address: 1740 Ridgewood Road York, PA 17406

Parcel No. 46-000-19-0011.00-00000

Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2016-SU-002503-06
Judgment: \$274,983.72
Attorney: Samantha Gable, Esquire
To be sold as the Property Of: David S. Stucker and Petra. M. Stucker

PROPERTY ADDRESS: 1740 RIDGEWOOD ROAD, YORK, PA 17406

UPI# 46-000-19-0011.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. WILLIAM H. SWARTZ, III Docket Number: 2017-SU-000179. 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:

WILLIAM H. SWARTZ, III

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

1063 Wyndham Drive, York, PA 17403-3417
Parcel No. 48-000-32-0094.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$249,547.19

PROPERTY ADDRESS: 1063 WYNDHAM DRIVE, YORK, PA 17403

UPI# 48-000-32-0094.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. OUMAR SY and LAURA SY Docket Number: 2015-SU-000483-06. 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:

OUMAR SY
LAURA SY

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF YORK, YORK COUNTY, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 401 ROOSEVELT AVENUE, YORK, PA 17401

UPIN NUMBER 11-324-03-0001.00-00000

PROPERTY ADDRESS: 401 ROOSEVELT AVENUE, YORK, PA 17401

UPI# 11-324-03-0001.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. THE UNKNOWN HEIRS OF JOSEPH A. DODSON DECEASED, ANGELA DENISE DODSON SOLELY IN HER CAPACITY AS HEIR OF JOSEPH A. DODSON, DECEASED, VONSELLE ROSE DODSON SOLELY IN HER CAPACITY AS HEIR OF JOSEPH A. DODSON, DECEASED, BARON DODSON SOLELY IN HIS CAPACITY AS HEIR OF JOSEPH A. DODSON, DECEASED, JON DODSON SOLELY IN HIS CAPACITY AS HEIR OF JOSEPH A. DODSON, DECEASED AND JOSEPH A. DODSON, JR. SOLELY IN HIS CAPACITY AS HEIR OF JOSEPH A. DODSON, DECEASED Docket Number: 2016-SU-002422-06. 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:

THE UNKNOWN HEIRS OF J
OSEPH A. DODSON DECEASED
ANGELA DENISE DODSON SOLELY IN
HER CAPACITY AS HEIR OF
JOSEPH A. DODSON DECEASED
VONSELLE ROSE DODSON SOLELY IN
HER CAPACITY AS HEIR OF
JOSEPH A. DODSON DECEASED
BARON DODSON SOLELY IN HIS
CAPACITY AS HEIR OF
JOSEPH A. DODSON DECEASED
JON DODSON SOLELY IN HIS CAPACITY
AS HEIR OF
JOSEPH A. DODSON DECEASED
JOSEPH A. DODSON, JR. SOLELY IN HIS
CAPACITY AS HEIR OF
JOSEPH A. DODSON DECEASED

PARCEL 08-167-02-0054.00-00000

All that certain tract of land, together with the improvements thereon erected, situate at the Northeast corner of West Maple Street and South Newberry Street, in the 8th Ward of the City of York, York County, Pennsylvania, known and numbered as 299 West Maple Street and being more fully bounded and described as follows:

Beginning at a point of intersection of the Northern line of West Maple Street with the Eastern line of South Newberry Street; 7, thence Eastwardly along the Northern line of Maple Street twenty-seven (27) feet to a point at property known and numbered as 297 West Maple Street now or formerly of James A. Shands and Ruth M. Shands, husband and wife; thence Northwardly along said property now or formerly of James A. Shands and Ruth M. Shands, husband and wife one hundred (100) feet to a point on the South side of Lake Street; thence Westwardly along the South side of Lake Street twenty-seven (27) feet to a point on the East side of South Newberry Street one hundred (100) feet to the first mentioned point of intersection with the Northern line of West Maple Street and the place of beginning.

Under and subject to restrictions and conditions which now appear of record.

299 West Maple Street York, PA 17403

PROPERTY ADDRESS: 299 WEST MAPLE STREET, YORK, PA 17403

UPI# 08-167-02-0054.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. THE UNKNOWN HEIRS OF RICHARD D. JENNINGS, DECEASED Docket Number: 2016-SU-002547-06. 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:

THE UNKNOWN HEIRS OF
RICHARD D. JENNINGS, DECEASED

ALL THOSE TWO TRACTS OR PARCELS OF LAND LYING, BEING AND ATTUNE IN RED LION BOROUGH, YORK COUNTY, PENNSYLVANIA, BOUNDED, LIMITED AND DESCRIBED AS FOLLOWS, TO WIT:

TRACT NO 1:
THE WESTERN SIDE OF NORTH MILL STREET; THENCE ALONG THE WESTERN SIDE OF SAID NORTH MILL STREET, SOUTH THREE (3) DEGREES FORTY-SEVEN (47) MINUTES TWENTY (20) SECONDS EAST ONE HUNDREDTHS THIRTY-THREE AND EIGHTY-SIX HUNDREDTHS (133.85) FEET TO A TIMED SPIKE AT THE NORTHWEST CORNER OF NORTH MILL STREET AND SUMMIT LANE; THENCE ALONG THE NORTHERN SIDE OF SUMMIT LANE, SOUTH EIGHTY-SIX (86) DEGREES TWENTY-ONE (21) MINUTES FORTY (40) SECONDS WEST TWO HUNDRED EIGHTEEN AND FIVE HUNDREDTHS (218.05) FEET TO AN IRON PIPE. THENCE ALONG PROPERTY NOW OR FORMERLY AT ROBERT FRANCIS RYER AND JO ANN MARIE RYER, HIS WIFE, NORTH THREE (3) DEGREES FIFTY-TWO (52) MINUTES TWENTY (20) SECONDS WEST ONE HUNDRED THIRTY-TWO AND SIXTY-FOUR HUNDREDTHS (132.64) FEET TO AN IRON PIPE ON THE SOUTHERN CURB LINE OF MANTLE AVENUE; THENCE ALONG THE SOUTHERN CURB

LINE OF SAID ATLANTIC AVENUE, NORTH EIGHTY-SIX (86) DEGREES TWELVE (12) MINUTES FORTY (40) SECONDS EAST TWO HUNDRED DEGREES AND TWENTY-FOUR HUNDREDTHS (218.24) FEET TO SIT IRON PIPE, THE PLACE OF BEGINNING.

TRACT NO. 2:

BEGINNING AT AN IRON PIPE ON THE SOUTH, CURB LINE OF ATLANTIC AVENUE, SAID IRON PIPE BEING SOUTH EIGHTY-SIX (86) DEGREES TWELVE (12) MINUTES FORTY (40) SECONDS WEST TWO HUNDRED EIGHTEEN AND TWENTY-FOUR BUNDLED (218.24) FEET FROM THE INTERSECTION OF THE SOUTHERN CURB LINE OF SAID ATLANTIC AVENUE WITH THE WESTERN LINE OF NORTH MILL STREET; THENCE ALONG PROPERTY NOW OR FORMERLY OF GUY RABBI, INC., SOUTH THREE (3) DEGREES FIFTY-TWO (52) MINUTES TWENTY (20) SECONDS EAST ONE HUNDRED THIRTY-TWO AND SIXTY-FOUR HUNDREDTHS (132.54) FEET TO AN IRON PIPE ON THE NORTHERN SIDE OF SAID SUMMIT LANE; THENCE ALONG THE NORTHERN SIDE OF SAID SUMMIT LANE, SOUTH EIGHTY-SIX (86) DEGREES THIRTY-ONE (31) MINUTES FORTY (40) SECONDS WEST EIGHTY AND SIXTY HUNDREDTHS (80.60) FEET TO AN IRON PIPE; THENCE ALONG PROPERTY NOW OR FORMERLY OF GUY HOBBS, INC. NORTH THREE (3) DEGREES THIRTY-SIX (36) MINUTES FORTY (40) SECONDS WEST ONE HUNDRED THIRTY-TWO AND TWENTY ONE HUNDREDTHS (132.21) FEET TO AN IRON PIPE ON THE SOUTHERN CURB LINE OF MANTLE AVENUE THENCE ALONG THE SOUTHERN LINE OF SAID ATLANTIC AVENUE, NORTH EIGHTY-SIX (86) DEGREES TWELVE (12) MINUTES FORTY (40) SECONDS EAST EIGHTY (80) FEET TO AN IRON PIPE, THE PLACE OF BEGINNING.

Property Address: 816 Atlantic Ave Red Lion, PA 17356 Parcel #: 82-000-05-0201.00-00000 AND

Property Address : Atlantic Ave Red Lion, PA 17356 Parcel #: 82-000-05-0200.00-00000

PROPERTY ADDRESS: ATLANTIC AVENUE, RED LION, PA 17356

UPI# 82-000-05-0200.00-00000

PROPERTY ADDRESS: 816 ATLANTIC AVENUE, RED LION, PA 17356

UPI# 82-000-05-0201.00-00000

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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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 JTS CAPITAL 2 LLC vs. THREE CORD YOUTH SERVICES, LLC Docket Number: 2015-SU-004017-06. 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:

THREE CORD YOUTH SERVICES, LLC

ALL THAT CERTAIN piece or parcel of land with the improvements thereon erected, situate on the south side of and known as No. 451 West King Street, in York City, York County, Pennsylvania, bound on the south by West King Street, on the west by property now or formerly of the York City School District, on the north by Mason Alley, and on the east by property now or formerly of Clinton Reynolds.

CONTAINING in front on West King Street, 18 feet 6 1/2 inches, and extending the same width northwardly 230 feet to Mason Alley.

BEING the same premises which Three Cord Youth Services, LLC erroneously listed as Three Card Youth Services, LLC, by Deed dated July 7, 2011 and recorded on July 15, 2011, in and for York County, Pennsylvania, in Deed Book 2134, Page 1424, granted and conveyed unto Three Cord Youth Services, LLC.

Property address: 451 W. King Street, York, PA 17401

UPIN Number 09-192-03-0073.00-00000

PROPERTY ADDRESS: 451 WEST KING STREET, YORK, PA 17401

UPI# 09-192-03-0073.00-00000

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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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. UNITED STATES OF AMERICA, TERRI M. WASHBURN A/K/A TERRY M. WASHBURN and TIMOTHY J. WASHBURN Docket Number: 2017-SU-000313. 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:

UNITED STATES OF AMERICA
 TERRI M. WASHBURN
 A/K/A TERRY M. WASHBURN
 TIMOTHY J. WASHBURN

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

BEING KNOWN AS R.D. #3, Box 48C n/k/a 6458 Pamadeva Road, Hanover (Heidelberg Township), PA 17331

PARCEL NUMBER: 30-000-DE-0026.H0-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: R.D. #3, BOX 48C, N/K/A 6458 PAMADEVA ROAD, HANOVER, PA 17331

UPI# 30-000-DE-0026.H0-00000

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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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 KONDAUR CAPITAL CORPORATION AS SEPARATE TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2014-3 vs. UNKNOWN HEIRS OF AGNES RITA WHEELER A/K/A AGNES R. WHEELER, DECEASED, CATHERINE ROTH, IN HER CAPACITY AS HEIR OF AGNES RITA WHEELER A/K/A AGNES R. WHEELER, DECEASED, DONALD ROTH, JR., IN HIS CAPACITY AS HEIR OF AGNES RITA WHEELER A/K/A AGNES R. WHEELER, DECEASED and DIANNA YOUNG, IN HER CAPACITY AS HEIR OF AGNES RITA WHEELER A/K/A AGNES R. WHEELER, DECEASED Docket Number: 2016-SU-003286. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Common-

wealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS OF
 AGNES RITA WHEELER
 A/K/A AGNES R. WHEELER, DECEASED
 CATHERINE ROTH, IN HER
 CAPACITY AS HEIR OF
 AGNES RITA WHEELER
 A/K/A AGNES R. WHEELER, DECEASED
 DONALD ROTH, JR., IN HIS
 CAPACITY AS HEIR OF
 AGNES RITA WHEELER
 A/K/A AGNES R. WHEELER, DECEASED
 DIANNA YOUNG, IN HER
 CAPACITY AS HEIR OF
 AGNES RITA WHEELER
 A/K/A AGNES R. WHEELER, DECEASED

ALL THAT CERTAIN tract of land, situate in Dallastown Borough, York County, Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a point in South Alley, a corner of lot now or formerly of Calvin S. Stump; thence along said Alley South twenty-three (23) degrees thirty (30) minutes West sixty (60) feet to a point at lands now or formerly of Henry R. Shenberger; thence along line of lands of same South sixty-six (66) degrees thirty (30) minutes East one hundred sixty-six (166) feet to a point at lands now or formerly of Elmer S. Geesey, of which this was once a part; thence along line of lands of same North twenty-three (23) degrees thirty-one (31) minutes East sixty (60) feet to a point at lands now or formerly of Calvin S. Stump; thence along line of lands of same North sixty-six (66) degrees thirty (30) minutes West one hundred sixty-six (166) feet to a point in said South Alley, the point and place of BEGINNING.

BEING the same premises which MBV LLC, a Pennsylvania Limited Liability Company, by deed dated July 15, 2009 and recorded July 20, 2009 in the Recorder of Deeds Office in and for York County, PA in Deed Book 2033, Page 666, Instrument Number 2009041766, granted and conveyed unto Agnes Rita Wheeler, single woman, and the said Agnes Rita Wheeler departed this life, thereby vesting ownership in her heirs.

BEING PARCEL ID NO.: 56-000-04-0164.00-00000

PROPERTY ADDRESS: 117 SOUTH FERN AVENUE, DALLASTOWN, PA 17313

UPI# 56-000-04-0164.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TONI O. RICKRODE A/K/A TONI OMEGA RICKRODE, DECEASED Docket Number: 2016-SU-001913-06. 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:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TONI O. RICKRODE A/K/A TONI OMEGA RICKRODE, DECEASED

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

101 Silver Screen Drive,
A/K/A 101 Silver Screen Lane,
York, PA 17402-3181
Parcel No. 46-000-JJ-0058.B0-C0079
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$104,922.57

PROPERTY ADDRESS: 101 SILVER SCREEN DRIVE, YORK, PA 17402

UPI# 46-000-JJ-0058.B0-C0079

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 TO WACHOVIA BANK, NATIONAL ASSOCIATION

vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM H. QUASNE, DECEASED Docket Number: 2016-SU-003167. 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:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM H. QUASNE, DECEASED

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

10234 Wheat Road, New Park, PA 17352-9513
Parcel No. 25-000-CM-0005.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$50,681.93

PROPERTY ADDRESS: 10234 WHEAT ROAD, NEW PARK, PA 17352

UPI# 25-000-CM-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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 CERTIFICATE-HOLDERS C'WALT, INC., ALTERNATIVE LOAN TRUST 2006-4CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-4CB vs. LARRY L. VAKOUTIS Docket Number: 2016-SU-000606-06. 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:

LARRY L. VAKOUTIS

ALL THAT CERTAIN Unit in the property

known, named and identified in the Declaration Plan referred to below as COLONIAL CROSSINGS CONDOMINIUM, located in the North Codorus Township, York County, Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, by the recorded in the Recorder of Deeds Office of York County, Pennsylvania of a Declaration dated April 17, 2003, and recorded in Record Book 1575, Page 3582, a First Amendment to Declaration dated May 28, 2004, and recorded in Record Book 1666, Page 4674, a Declaration Creating and Establishing Colonial Crossings, a Condominium dated April 4, 2005, and recorded in Record Book 1719, Page 7698, Amended and Restated Declaration of Planned Community dated March 23, 2005, and recorded in Record Book 1720, Page 4386, Plan Book GG, Page 2413, and any and all supplements and amendments, thereto, being and designated on such Declaration Plan as amended, as UNIT NO. 3798, commonly known as 3798 CANNON LANE, as more fully described in such Declaration and Plan as amended.

TOGETHER with a proportionate undivided interest in and to the Common Elements as more full set forth in the aforesaid Declaration of Condominium and Plan, as amended.

BEING the same lands and premises which U.S. Home Corp. d/b/a Lennar Corporation, the grantor, conveyed to Larry L. Vakoutis and Stephanie S. Vakoutis, husband and wife, by deed dated November 30, 2005 and recorded on December 9, 2005 in the office of the Recorder of Deeds in and for the County of York, Pennsylvania, in Deed Book 1776, Page 5509, and Instrument Number 2005096562. Stephanie S. Vakoutis departed this life on October 6, 2013, leaving Larry L. Vakoutis the sole owner of the premises in fee.

BEING KNOWN AS: 3798 Cannon Lane, York, PA 17404.

TAX PARCEL NO. 40-000-15-0047.00-C3798 Residential Property.

TO BE SOLD AS THE property of LARRY L. VAKOUTIS.

PROPERTY ADDRESS: 3798 CANNON LANE, YORK, PA 17404

UPI# 40-000-15-0047.00-C3798

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. MARK WAGNER Docket Number: 2017-SU-000366. 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 WAGNER

ALL the following described tract of real estate located in the Borough of Yorkana, York County, Pennsylvania, and described according to a survey of Gordon Brown, Registered Surveyor, dated October 25, 1971, as follows, to wit:

BEGINNING at a spike on the northwest side of Main Street, said point being located 450.00 feet from the centerline of Valley View Road, said distance being measured along the northwest side of said Main Street in a northeasterly direction from said Valley View Road; running thence North 42 degrees 12 minutes 40 seconds west 336.57 feet along property now or formerly of Marvin L. Henise to an iron pipe at lands now or formerly of Ivan May; running thence 54 degrees 51 minutes 20 seconds east along property now or formerly of Ivan May 51.37 feet to an iron pin; running thence south 45 degrees 30 minutes east 331.58 feet along property now or formerly of the Borough of Yorkana and property now or formerly of Gerald J. Kirsch to an iron pipe on the northwest side of Main Street; running thence along said Main Street south 48 degrees 25 minutes 40 seconds west 70.00 feet to a spike and place of BEGINNING.

BEING KNOWN AS 66 Main Street, Yorkanna aka Yorkana, Pa 17402.

Parcel#: 93-000-01-0055.00-00000

UNDER AND SUBJECT, NEVERTHELESS, to conditions, restrictions, easements, and rights-of-way of record.

PROPERTY ADDRESS: 66 MAIN STREET, YORKANNA AKA YORKANA, PA 17406

UPI# 93-000-01-0055.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. LAANNA C. WALTER Docket Number: 2017-SU-000147. 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:

LAANNA C. WALTER

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

1905 Powder Mill Road, York, PA 17402-4726
Parcel No. 54-000-20-0166.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$126,473.84

PROPERTY ADDRESS: 1905 POWDER MILL ROAD, YORK, PA 17402

UPI# 54-000-20-0166.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 PROF-2013-S3 LEGAL TITLE TRUST II, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE vs. THOMAS A. WARNER and JULIE A. WARNER Docket Number: 2015-SU-000857-06. 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 A. WARNER
JULIE A. WARNER

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

1208 Wanda Drive, Hanover, PA 17331-8638
Parcel No. 52-000-16-0078.B0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$175,242.44

PROPERTY ADDRESS: 1208 WANDA DRIVE, HANOVER, PA 17331

UPI# 52-000-16-0078.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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. BEVERLY M. WASHINGTON, ULYSEE WASHINGTON, and UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR MIDDLE DISTRICT OF PENNSYLVANIA Docket Number: 2016-SU-001999-06. 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:

BEVERLY M. WASHINGTON
ULYSEE WASHINGTON
UNITED STATES OF AMERICA C/O
UNITED STATES ATTORNEY FOR
MIDDLE DISTRICT OF PENNSYLVANIA

All that certain piece or parcel or Tract of land situate in the Township of Washington, York County, Pennsylvania, and being known as 2050 Baltimore Pike, East Berlin, Pennsylvania 17316.

TAX MAP AND PARCEL NUMBER: 50-000-JD-0021.E0-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$232,718.84

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Beverly M. Washington, Ulysee Washington and United States of America c/o United States Attorney for the Middle District of Pennsylvania

PROPERTY ADDRESS: 2050 BALTIMORE PIKE, EAST BERLIN, PA 17316

UPI# 50-000-JD-0021.E0-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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. JASON C. WATSON and JENNY R. WATSON Docket Number: 2016-SU-002666. 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 C. WATSON
JENNY R. WATSON

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

5 Thoroughbred Drive,
York Haven, PA 17370-8932
Parcel No. 39-000-36-0001.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$199,167.57

PROPERTY ADDRESS: 5 THOROUGHbred DRIVE, YORK HAVEN, PA 17370

UPI# 39-000-36-0001.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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. NERRISSA A. WELTY Docket Number: 2017-SU-000378. 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:

NERRISSA A. WELTY

ALL that certain tract of land in Jackson Township, York County, Pennsylvania, described in plan and survey of Gordon L. Brown & Associates, dated July 23, 1976, Dwg. No. J-5309, being approximately 350 x 60.50.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 1577 Route 116, Spring Grove, PA 17362

PARCEL ID#: 33-000-01-0057.00-00000
York County Instrument No. 2014027218.

TO BE SOLD AS THE PROPERTY OF NERRISSA A. WELTY ON JUDGMENT NO. 2017-SU-000378.

PROPERTY ADDRESS: 1577 ROUTE 116, SPRING GROVE, PA 17362

UPI# 33-000-01-0057.00-00000

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,
07.06-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 07, 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. DONNA T. WHITE and JEFFREY M. WHITE, SR. AKA JEFFREY WHITE SR. Docket Number: 2015-SU-000482-06. 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:

DONNA T. WHITE
JEFFREY M. WHITE, SR.
AKA JEFFREY WHITE SR.

All that certain lot, piece or parcel of land situate in Windsor Township, York county, Pennsylvania Known as #1160 Nugent Way, being Lot No.

30 as shown on the Final Reverse Subdivision / Residential Subdivision, "Taylor Estates" - Section IV 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 957, and being more particularly bounded and described in accordance with the said Final Rexene Subdivision / Residential Subdivision, Sheet SD-06 of 7, as prepared by LSC Design, York, Pennsylvania, as follows to wit:

Beginning for the same at a point in the center of Nugent Way, a proposed 50 foot wide right-of-way, said point being a common corner of Lot 30 and Lot 31 as Shown on the Final Reverse Subdivision/ Residential Subdivision, "Taylor Estates" Section IV, and recorded in Plan Book S.S., Page 957. Sheet SD-06 of 7, leaving said center of Nugent Way and binding on part of the northwest side of the said Lot 31,

1. South 60° 07' 59" West 25.00 feet to intersect the Southwest side of Nugent Way thence continuing and still binding on the northwest side of said Lot 31 and also binding in the center of a 20-foot wide Utility Easement,

2. South 60° 07' 59" West 123.00 feet to a common rear corner of Lots 30 & 31 and also to intersect the southwest boundary outline of said plat and also to the northeast side of a proposed 20-foot wide Drainage Easement and also to the northeast side of a 10-foot wide Utility Easement, thence leaving said Lot 31 and binding on part of the said boundary outline and also binding on the southwest side of said Lot 30 and also binding on the last mentioned Utility Easement and, in part, binding on the Proposed 20-foot wide Drainage Easement, in all

3. North 29° 52' 01" West 83.00 feet to a common rear corner of Lots 29 & 30 and also to the center of a second 20-foot wide Utility Easement, thence leaving said boundary outline and binding on the southeast side of said Lot 29 and also binding in the center of the last mentioned Utility Easement,

4. North 60° 07' 59" East 123.00 feet to intersect the said northeast side of Nugent Way, thence continuing,

5. North 60° 07' 59" East 25.00 feet to intersect the centerline of said Nugent Way, thence binding thereon,

6. South 29° 52' 01" East 83.00 feet to the said point of beginning,

Containing 12,284 Square feet or 0.28 Acres of land (Gross) and/or 10,209 Square feet or 0.23 Acres of land (Net).

Subject to the possible eventual conveyance of the roadbed of Nugent Way to the Windsor Township Commissioners.

TAX PARCEL NO.: 53-000-33-0130.00-00000

PROPERTY ADDRESS: 1160 Nugent Way, York, PA 17402

PROPERTY ADDRESS: 1160 NUGENT WAY, YORK, PA 17402

UPI# 53-000-33-0130.00-00000

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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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. CRAIG E WOLFROM and KIMBERLY A CLEMENSON Docket Number: 2014-SU-000964-06. 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:

CRAIG E WOLFROM
 KIMBERLY A CLEMENSON

ALL the following described lot of ground, with the improvements thereon erected, known as No. 1628 West Stanton Street, Borough of West York, York County, Pennsylvania.

PARCEL No. 88-000-14-0026.00-00000

PROPERTY ADDRESS: 1628 WEST STANTON STREET A/K/A 1628 STANTON STREET, YORK, PA 17404

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: CRAIG E WOLFROM and KIMBERLY A CLEMENSON

ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 1628 WEST STANTON STREET, A/K/A 1628 STANTON STREET, YORK, PA 17404

UPI# 88-000-14-0026.00-00000

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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 FIRST NATIONAL BANK OF PENNSYLVANIA vs. WYNOAK FARM, LLC Docket Number: 2016-SU-002975. 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:

WYNOAK FARM, LLC

UPIN Number: 34-000-CP-0015.K0-00000 & 34-000-CP-0014.X0-0000

Property address: 153 West McKinley Road and West McKinley Road, Delta, Pennsylvania 17314

ALL that certain tract of land situate in LOWER CHANCEFORD TOWNSHIP AND PEACH BOTTOM TOWNSHIP, York County, Pennsylvania, as shown on plan prepared by Shaw Surveying, Inc. (project # 08030) dated January 7, 2009, bounded and described in a Deed dated January 7, 2009 and recorded on January 14, 2009 in the Office of the Recorder of Deeds for York County in Deed Book 2000, Page 6107.

ALL that certain piece, parcel or tract of land, bounded and described in a Deed dated June 14, 2005 and recorded on June 15, 2005 in the Office of the Recorder of Deeds for York County in Deed Book 1732, Page 2154, granted and conveyed unto Wynoaks Farm, LLC.

LESS AND EXCEPTING from the above the following:

BEING KNOWN AND DESIGNATED AS Lot Nos. 2 & 3 on Plat entitled "Final Subdivision Plan of Palmyra Forge Estate" recorded among the office of the Recorder of Deeds in and for York County, Pennsylvania in Plat/Plan Book 2077, Page 4561.

Located on: Creek Road, Lower Chanceford Township, Pennsylvania Tax/Parcel ID: 34000CP006200 & 34000CP006100

PROPERTY ADDRESS: 153 WEST MCKINLEY ROAD, DELTA, PA 17314

UPI# 34-000-CP-0015.K0-00000

PROPERTY ADDRESS: WEST MCKINLEY ROAD, DELTA, PA 17314

UPI# 34-000-CP-0014.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,
 07.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 07, 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 BROAD STREET FUNDING TRUST 1 vs. MARY P. ZARFOSS Docket Number: 2016-SU-003375. 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 P. ZARFOSS

All that certain piece or parcel or Tract of land situate in Lower Windsor Township, York County, Pennsylvania, and being known as 45 Happy Hollow Lane, Wrightsville, Pennsylvania 17368.

TAX MAP AND PARCEL NUMBER: 35-000-16-0045.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$105,337.45

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Mary P. Zarfoss

PROPERTY ADDRESS: 45 HAPPY HOLLOW LANE, WRIGHTSVILLE, PA 17368

UPI# 35-000-16-0045.00-00000

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,
 07.06-3t York County, Pennsylvania

Civil Litigation Attorney

Pennsylvania Office of Attorney
General

The Pennsylvania Office of Attorney General is seeking a Pennsylvania licensed attorney with 2 to 6 years of experience to join our Civil Litigation team in Harrisburg.

Litigation experience— including experience in handling civil rights claims, employment matters, and constitutional issues—is desired. The successful candidate must possess excellent oral communication and written skills and must also be able to effectively handle a heavy caseload.

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