

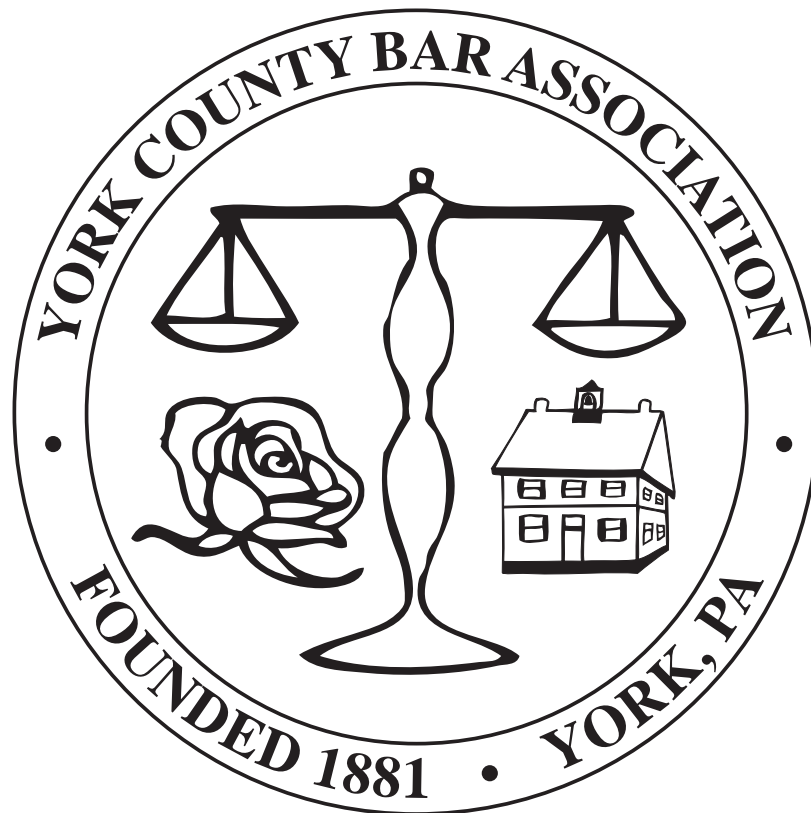
York Legal Record

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

Vol. 137

YORK, PA, THURSDAY, NOVEMBER 9, 2023

No. 33



Dated Material Do Not Delay

York Bar Center Operations Update

**The YCBA/YCBF/York Legal
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under regular business hours**

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

**Bar Center access is limited
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All others by appointment
only.**

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

ESTATE NOTICES

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

FIRST PUBLICATION

- ESTATE OF DORIS DOWS ANDREWS, a/k/a DORIS IMOGENE ANDREWS, DECEASED
Late of Penn Twp., York County, PA.
Executrix: Deborah A. Stick, 425 Westminster Avenue, #76, Hanover, PA 17331
Attorney: Alex E. Snyder, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 11.09-3t
- ESTATE OF SHIRLEY MAE BARRICK, DECEASED
Late of Hanover Boro., York County, PA.
Executor: Todd Lee Selba, c/o Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331
Attorney: Scott J. Strausbaugh, Esquire, Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331 11.09-3t
- ESTATE OF RITA C. BOLIN, DECEASED
Late of Hanover Boro., York County, PA.
Executors: Bradley Bolin, 308 Washington Avenue, Hanover, PA 17331 and Stephen Bolin, 1122 Piney Hill Road, Monkton, MD 21111 11.09-3t
- ESTATE OF FRANCIS R. BOYLE, DECEASED
Late of Hanover Boro., York County, PA.
Executor: Francis R. Boyle, Jr., c/o Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331
Attorney: Ruth Crabbs Gunnell, Esquire, Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 11.09-3t
- ESTATE OF ANNIS F. DIEHL, DECEASED
Late of Springfield Twp., York County, PA.
Executor: Gene W. Diehl, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 11.09-3t
- ESTATE OF CLARK W. FERGUSON, JR., DECEASED
Late of Jackson Twp., York County, PA.
Executrix: Kimberly J. Soistman, c/o 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 11.09-3t
- ESTATE OF JOHN L. FRYE, JR., DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Deborah A. Goulden, c/o The Family Law Practice of Leslie S. Arzt, LLC, 2002 South Queen Street, York, PA 17403
Attorney: Amy S. Loper, Esquire, The Family Law Practice of Leslie S. Arzt, LLC, 2002 South Queen Street, York, PA 17403 11.09-3t
- ESTATE OF CHARLES L. HARBISON, JR., DECEASED
Late of Penn Twp., York County, PA.
Administrator: David Harbison, c/o Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331
Attorney: Scott J. Strausbaugh, Esquire, Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331 11.09-3t
- ESTATE OF MARTHA E. HOLLINGER, a/k/a MARTHA ELLEN HOLLINGER, DECEASED
Late of Fairview Twp., York County, PA.
Executrix: Trudy A. Torres, 691 Wyndamere Road, Lewisberry, PA 17339
Attorney: Adam R. Deluca, Esquire, Stone LaFaver & Shekletski, PO Box E, New Cumberland, PA 17070 11.09-3t
- ESTATE OF AUDREY L. HOUCK, DECEASED
Late of York Twp., York County, PA.
Executor: David A. Houck, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 11.09-3t
- ESTATE OF GEORGE IRA LIVINGSTON, DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Linda J. Cohen, c/o Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 11.09-3t
- ESTATE OF ROBERT McCULLOUGH, DECEASED
Late of York Twp., York County, PA.
Co-Executors: Randall McCullough and Sheree Sidler, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 11.09-3t
- ESTATE OF JACK ODINSKY, DECEASED
Late of Hanover Boro., York County, PA.
Executor: Lainie A. Byers, c/o James N. Clymer, Esquire, 408 W. Chestnut Street, Lancaster, PA 17603
Attorney: James N. Clymer, Esquire, 408 W. Chestnut Street, Lancaster, PA 17603 11.09-3t
- ESTATE OF TRACY PAYNE, a/k/a TRACY L. PAYNE, a/k/a TRACY LYNN PAYNE, DECEASED
Late of West Manheim Twp., York County, PA.
Executor: Dalton Payne, 165 Hemler Drive, Hanover, PA 17331
Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 11.09-3t
- ESTATE OF CREE J. PECK, DECEASED
Late of Hanover Boro., York County, PA.
Executrix: Ann E. Strickland, 70 S. East Street, Spring Grove, PA 17362
Attorney: Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 11.09-3t
- ESTATE OF KENNETH A. PETRY, DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Ann E. Manser, c/o Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356
Attorney: Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356 11.09-3t
- ESTATE OF EUGENE SHAW, DECEASED
Late of York City, York County, PA.
Executor: Autherine Shaw, c/o Morris & Vedder, LLP, 32 North Duke Street, PO Box 149, York, PA 17405
Attorney: Leo E. Gribbin, Esquire, Morris & Vedder, LLP, 32 North Duke Street, PO Box 149, York, PA 17405 11.09-3t
- ESTATE OF BETTY E. WISOTZKEY, DECEASED
Late of West Manheim Twp., York County, PA.
Executor: Kathryn L. Stevens, 36 Brierwood Boulevard, Hanover, PA 17331
Attorney: Thomas E. Miller, Esquire, LAW OFFICE OF THOMAS E. MILLER, ESQUIRE LLC, 249 York Street, Hanover, PA 17331 11.09-3t
- ESTATE OF CHARLES W. WITMER JR., a/k/a CHARLES WITMER JR., DECEASED
Late of York Twp., York County, PA.
Executor: Francis L. Arnold Jr., a/k/a Francis L. Arnold, c/o Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403
Attorney: Jack L. Graybill II, Esquire, Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403 11.09-3t
- ESTATE OF WALTER J. ZIMMERMAN, DECEASED
Late of York City, York County, PA.
Executrix: Ann S. Zimmerman, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 11.09-3t

THE JACQUES J. UTZ AND NETTIE N. UTZ REVOCABLE (NOW IRREVOCABLE) LIVING TRUST AGREEMENT DATED AUGUST 2, 2001
 Notice is hereby given that Wayne W. Utz is the Successor Trustee of the above-named Trust. All persons indebted to Nettie N. Utz are requested to make payment and all those having claims against Nettie N. Utz are directed to present the same to: Wayne W. Utz, Successor Trustee c/o Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 11.09-3t

SECOND PUBLICATION

ESTATE OF NICOLE A. ANDERSON, a/k/a NICOLE ASHLEE ANDERSON, DECEASED
 Late of Newberry Twp., York County, PA.
 Administrator: Damien Jermaine Landis, 434 York Haven Road, York Haven, PA 17370
 Attorney: John B. Zonarich, Esquire, Skarlatos Zonarich, 320 Market Street, Suite 600W, Harrisburg, PA 17101 11.02-3t

ESTATE OF NANCY L. CARPENTER, DECEASED
 Late of York Twp., York County, PA.
 Executor: Gary L. Carpenter II, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 11.02-3t

ESTATE OF FRANKLIN C. DEBEUKELAER, DECEASED
 Late of York City, York County, PA.
 Administrator: Donald W. Colyer, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 11.02-3t

ESTATE OF HENRY C. DIENER, DECEASED
 Late of Penn Twp., York County, PA.
 Executor: Kathryn E. Widenhouse, a/k/a Kathryn Diener, c/o Salzman Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331
 Attorney: Ann C. Shultis, Esquire, Salzman Hughes, P.C., 1147 Eichelberger Street, Hanover, PA 17331 11.02-3t

ESTATE OF JOHN M. EYSTER, DECEASED
 Late of York Twp., York County, PA.
 Executors: Kenneth A. Eyster & Jeffrey D. Eyster, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 11.02-3t

ESTATE OF JACQUELINE A. HEIMBACH, a/k/a JACQUELINE ANN HEIMBACH, DECEASED
 Late of Penn Twp., York County, PA.
 Executor: Kelly A. Heimbach, 1850 Smith Station Road, Spring Grove, PA 17362
 Attorney: Victoria Gallen Schutt, Esquire, Kreitz | Gallen-Schutt, 1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610 11.02-3t

ESTATE OF ARDATH E. JANSKY, DECEASED
 Late of York Twp., York County, PA.
 Executrix: Sandra L. Schrum, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 11.02-3t

ESTATE OF CARL R. KAUFFMAN, JR., DECEASED
 Late of New Berry Twp., York County, PA.
 Executor: Carl R. Kauffman, III, c/o Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331
 Attorney: Scott J. Strausbaugh, Esquire, Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331 11.02-3t

ESTATE OF RICHARD B. MILLAR, a/k/a RICHARD BRUCE MILLAR, DECEASED
 Late of Dover Twp., York County, PA.
 Executrix: Lori Ann Frank, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 11.02-3t

ESTATE OF JOSEPH A. MYERS, a/k/a JOSEPH MYERS, DECEASED
 Late of Penn Twp., York County, PA.
 Co-Executors: Benjamin A. Myers, 345 Jasmine Drive, Hanover, PA 17331 and Anna Marie Palmer, 630 Linden Avenue, Hanover, PA 17331
 Attorney: Alex E. Snyder, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 11.02-3t

ESTATE OF PATRICIA E. POORE, a/k/a PATRICIA ELAINE POORE, DECEASED
 Late of West Manheim Twp., York County, PA.
 Executor: Parke P. Poore, 805 Velvet Run Drive, Westminster, MD 21157
 Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 11.02-3t

ESTATE OF BURNELL L. SMITH, a/k/a BURNELL LEMAR SMITH, DECEASED
 Late of Lower Windsor Twp., York County, PA.
 Executors: Michele Sechrist and Bryan Smith, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401
 Attorney: Gregory E. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401 11.02-3t

ESTATE OF SCOTT LEE SMITH, DECEASED
 Late of York Twp., York County, PA.
 Administratrix: Crystal Faye Pearson, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408
 Attorney: Tessa Marie Myers, Esquire, The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408 11.02-3t

ESTATE OF GLORIA E. THOMAS, a/k/a GLORIA THOMAS, DECEASED
 Late of Manchester Twp., York County, PA.
 Co-Executors: John L. Thomas III and Jeffrey L. Thomas, c/o GARBER & GARBER LAW, 208 Hellam Street, Wrightsville, PA 17368
 Attorney: John M. Garber, Esquire, GARBER & GARBER LAW, 208 Hellam Street, Wrightsville, PA 17368 11.02-3t

ESTATE OF JOHN A. THOMAS, DECEASED
 Late of West Manheim Twp., York County, PA.
 Administratrix: Kristin E. Thomas, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Kristen R. McGuire, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 11.02-3t

THIRD PUBLICATION

ESTATE OF DOLORES E. BARLEY, DECEASED
 Late of York Twp., York County, PA.
 Executrix: Beth B. Schrum, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 10.26-3t

ESTATE OF SANDRA L. BOSSERMAN, DECEASED
 Late of Jackson Twp., York County, PA.
 Executor: Wanda M. Geesey, 5135 Sinsheim School Road, Spring Grove, PA 17362
 Attorney: Thomas E. Miller, Esquire, LAW OFFICE OF THOMAS E. MILLER, ESQUIRE LLC, 249 York Street, Hanover, PA 17331 10.26-3t

ESTATE OF SHIRLEY V. GRAHAM, DECEASED
 Late of Penn Twp., York County, PA.
 Executrix: Tamara L. Geiman, 612 Hammond Avenue, Hanover, PA 17331
 Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 10.26-3t

ESTATE OF FAY C. GROVE, DECEASED
 Late of York City, York County, PA.
 Executor: Stephen A. Grove, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 10.26-3t

ESTATE OF BECKY JEAN HARTLAUB,
a/k/a BECKY J. HARTLAUB, a/k/a BECKY
HARTLAUB, DECEASED
Late of Springettsbury Twp., York County,
PA.
Administrator: Steven L. Hartlaub, c/o
GARBER & GARBER LAW, 208 Hellam
Street, Wrightsville, PA 17368
Attorney: John M. Garber, Esquire,
GARBER & GARBER LAW, 208 Hellam
Street, Wrightsville, PA 17368 10.26-3t

ESTATE OF CONNIE J. HEISS, DECEASED
Late of Red Lion Boro., York County, PA.
Executor: Jaime A. Herr, c/o Laucks &
Laucks, PC, 105 West Broadway, Red
Lion, PA 17356
Attorney: David M. Laucks, Esquire,
LAUCKS & LAUCKS, PC, 105 West
Broadway, Red Lion, PA 17356 10.26-3t

ESTATE OF TODD A. HOBBY, DECEASED
Late of Carroll Twp., York County, PA.
Administratrix: Amanda R. Hobby, 128
Evergreen Circle, Dillsburg, PA 17019
Attorney: Peter J. Russo, Esquire, Law
Offices of Peter J. Russo, P.C., 245
Grandview Ave, Suite 102, Camp Hill, PA
17011 10.26-3t

ESTATE OF DEAN E. KEENER, DECEASED
Late of Manchester Twp., York County, PA.
Co-Executors: Cris A. Keener, Jodi S.
Hamburger, c/k/a Jodi S. Hamberger and
Brian S. Keener, c/o Stock & Leader, 221
West Philadelphia Street, Suite 600, York,
PA 17401
Attorney: MacGregor J. Brillhart, Esquire,
STOCK AND LEADER, 221 West
Philadelphia Street, Suite 600, York, PA
17401 10.26-3t

ESTATE OF RUTH E. LAWRENCE,
DECEASED
Late of Shrewsbury Twp., York County, PA.
Executor: Richard W. Lawrence, III, c/o
Genevieve E. Barr, Esquire, 2315 N.
Susquehanna Trail, Suite D, York, PA
17404
Attorney: Genevieve E. Barr, Esquire, 2315
N. Susquehanna Trail, Suite D, York, PA
17404 10.26-3t

ESTATE OF BRENDA DANIELLE MINK,
DECEASED
Late of Delta, York County, PA.
Executrix: Koren Mink Angradi, 119
Meadow Lark Court, Dandridge, TX
37725
Attorney: Sheri D. Coover, Esquire, Coover
& Associates, PLLC, 129 E. Market Street,
York, PA 17401 10.26-3t

ESTATE OF RICHARD L. MORRISON, a/k/a
RICHARD LEROY MORRISON, DECEASED
Late of York Twp., York County, PA.
Executor: Stephen A. Morrison, c/o Laucks
& Laucks, PC, 105 West Broadway, Red
Lion, PA 17356
Attorney: David M. Laucks, Esquire,
LAUCKS & LAUCKS, PC, 105 West
Broadway, Red Lion, PA 17356 10.26-3t

ESTATE OF ELLEN C. O'CONNOR,
a/k/a ELLEN CATHERINE O'CONNOR,
DECEASED
Late of York Twp., York County, PA.
Executor: David E. Keiser, c/o CGA Law
Firm, PC, 135 North George Street, York,
PA 17401
Attorney: Charles B. Calkins, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 10.26-3t

ESTATE OF SANDRA A. PARKS,
DECEASED
Late of Hanover, York County, PA.
Executor: Sheryl Chalk, 40 Longview Drive,
Hanover, PA 17331
Attorney: Hoffman, Comfort, Offutt, Scott
& Halstad, LLP, 24 N. Court Street,
Westminster, MD 21157 10.26-3t

ESTATE OF JOAN I. PYLE, a/k/a JOAN
ILLICK PYLE, DECEASED
Late of West Manheim Twp., York County,
PA.
Executor: Stephen W. Pyle, c/o CGA Law
Firm, PC, 135 North George Street, York,
PA 17401
Attorney: Jeffrey L. Rehmeyer II, Esquire,
CGA Law Firm, PC, 135 North George
Street, York, PA 17401 10.26-3t

ESTATE OF ROBERT L. SABATINO,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Administrator c.t.a: Emerald Guardian
Services, LLC, c/o MPL Law Firm, 96 S.
George Street, Suite 520, York, PA 17401
Attorney: David A. Mills, Esquire, MPL
Law Firm, 96 S. George Street, Suite 520,
York, PA 17401 10.26-3t

ESTATE OF JACQUELINE F. STARZ, a/k/a
JACQUELINE FLORENCE STARZ, a/k/a
JACQUELINE STARZ, DECEASED
Late of Springfield Twp., York County, PA.
Co-Executors: Douglas S. Starz, Joseph
A. Starz III, and Pamela L. Prowell, c/o
GARBER & GARBER LAW, 208 Hellam
Street, Wrightsville, PA 17368
Attorney: John M. Garber, Esquire,
GARBER & GARBER LAW, 208 Hellam
Street, Wrightsville, PA 17368 10.26-3t

ESTATE OF MARY E. STERNER, a/k/a
MARY ELLEN STERNER, DECEASED
Late of Penn Twp., York County, PA.
Executrix: Kathleen D. Strasbaugh, c/o
Gates & Gates, P.C., 250 York Street,
Hanover, PA 17331
Attorney: Rachel L. Gates, Esquire, Gates &
Gates, P.C., 250 York Street, Hanover, PA
17331 10.26-3t

TRUST NOTICE
The undersigned Successor Trustee under the
Diener Family Trust Agreement dated October
15, 1997, hereby gives notice that as a result
of the death of Henry C. Diener, late of Penn
Township, York County, Pennsylvania, she has
assumed title to the assets held in such trust,
and all persons indebted to Henry C. Diener
are requested to make payment without delay,
and those having claims against the same shall
make them known to the attorney for the trust
at Salzmann Hughes, P.C., 1147 Eichelberger
Street, Suite F, Hanover, PA 17331.
Trustee: Kathryn E. Widenhouse, a/k/a
Kathryn E. Diener
Attorney: Ann C. Shultis, Esquire, Salzmann
Hughes, P.C., 1147 Eichelberger Street,
Suite F, Hanover, PA 17331 10.26-3t

CIVIL NOTICES

**ARTICLES OF INCORPORATION
NONPROFIT**

NOTICE is hereby given that Articles of Incorporation [are to be filed] were filed with the Commonwealth of Pennsylvania on September 19, 2023. The name of the [proposed] corporation is **MGA MINISTRIES**. The purpose[s] of the corporation is [are] to provide religious and spiritual guidance, education, and fellowship, and other purposes permitted by the Pennsylvania Non Profit Corporation Law. The corporation [is to be] has been organized under the provisions of the Nonprofit Corporation Law of 1988.

11-09-1t Solicitor

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania on September 16, 2022, subsequently amended on March 29, 2023. The name of the corporation is **Villas of Copperleaf Community Association**. The purpose of the corporation is to insure, regulate, own and maintain the property and handle the affairs of the homeowners' association for Villas of Copperleaf, a Planned Community, and to conduct any other lawful business activity. The corporation has been organized under the provisions of the Nonprofit Corporation Law of 1988.

11-09-1t Solicitor

CHANGE OF NAME

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

No. 2023-SU-002715

In Re:
ELLA NICOLE ANDERSON,
a minor, by their parents and guardians,
Matthew D. Anderson and
Janelle R. Anderson

NOTICE

NOTICE is hereby given that a Petition for Name Change of Ella Nicole Anderson was filed in the Court of Common Pleas of York County, Pennsylvania on October 6, 2023, praying for a decree for Name Change to Lumi Nicole Anderson

The Court has fixed Tuesday, December 19,

2023 at 10:00 a.m. in Courtroom No. 7002 of the York County Judicial Center, 45 North George Street, York, PA, before the Honorable Matthew D. Menges, as the time and place for the hearing on said Petition via Order of Court dated October 10, 2023. All interested persons may appear and show cause, if any they have, why the prayer of the Petition for Name Change shall not be granted.

11.02-3t Solicitor

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that the shareholders of Hanover Pathology Associates, P.C., a Pennsylvania Business Corporation with a registered address of 300 Highland Ave., Hanover, PA 17331, have approved a resolution that the corporation voluntarily dissolve, and that the shareholders are now engaged in winding up and settling the affairs of the corporation under the provisions of the Pennsylvania Business Corporation Law.

11.09-1t Solicitor

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name **GreasePoint** for the conduct of business in York County, Pennsylvania, with the principal place of business being 580 Davies Dr., York, PA 17402-9100, was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 30th day of October 2023, pursuant to 54 Pa.C.S. §311. The name of the entity owning or interested in the said business is Lubromation Acquisition, LLC.

11.09-1t Solicitor

PUBLIC NOTICE

NOTICE is hereby given that the Board of Supervisors of Warrington Township, York County, Pennsylvania, proposes the following Ordinance for adoption at its next regular meeting scheduled for Wednesday, November

15, 2023, at 7:00 p.m. at the Warrington Township Municipal Building, 3345 Rosstown Road, Wellsville, Pennsylvania.

The title of the proposed Ordinance is as follows:

**AN ORDINANCE OF WELLSVILLE
BOROUGH, YORK COUNTY,
PENNSYLVANIA, ADOPTING AND
APPROVING AN AMENDMENT TO
THE ARTICLES OF INCORPORATION
OF THE BOROUGH OF WELLSVILLE
MUNICIPAL AUTHORITY TO EXTEND
THE CORPORATE LIFE OF SUCH
AUTHORITY, AS PROPOSED BY
RESOLUTION OF THE BOARD OF
SAID AUTHORITY; SETTING FORTH
SUCH PROPOSED AMENDMENT;
AUTHORIZING SAID AUTHORITY
AND PROPER OFFICERS THEREOF
TO EXECUTE, VERIFY AND FILE
APPROPRIATE ARTICLES OF
AMENDMENT; AND REPEALING
ALL ORDINANCES OR PARTS OF
ORDINANCES INCONSISTENT
HEREWITH.**

A copy of the proposed Ordinance may be reviewed at the Township Building between the hours of 8:00 am and 4:00 pm, Monday through Friday. Interested citizens are invited to attend the aforesaid meeting of the Board of Supervisors of Warrington Township.

BOARD OF SUPERVISORS
WARRINGTON TOWNSHIP

11.09-1t Solicitor

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

DIANE GIBBLE & JOHN GIBBLE,
Plaintiffs

v.

HEATHER GIBSON & EURYKE
WILLIAMS,
Defendants

CIVIL ACTION IN CUSTODY/VISITATION
2023-FC-001608-03

To: Euryke Williams

NOTICE TO DEFEND

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

**YOU SHOULD TAKE THIS PAPER
TO YOUR LAWYER AT ONCE. IF YOU
DO NOT HAVE A LAWYER, GO TO OR
TELEPHONE THE OFFICE SET FORTH**

BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lawyer Referral Service of the
York County Bar Association
York County Bar Center
137 E. Market Street
York, PA 17401
(717) 854-8755

11.09-1t

Solicitor



HARRIS
INVESTIGATIONS

Covering: PA, DE,
NJ, IN, MD, MI,
OH & WV

LARGE ENOUGH TO SERVE, YET SMALL ENOUGH TO CARE

www.HarrisInvestigations.net

(888) 484-9827 HarrisInvestigationsllc@yahoo.com

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION vs. TERRY D. ADELSBERGER Docket Number: 2023-SU-001101. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TERRY D. ADELSBERGER

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

BEING KNOWN AND NUMBERED AS 502 RIVER ROAD, DELTA, PA 17314

UPIN NUMBER 34-000-02-0024.00-00000

PROPERTY ADDRESS: 502 RIVER ROAD, DELTA, PA 17314

UPI# 340000200240000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. LANORA F. ALSTON Docket Number: 2023-SU-000251. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LANORA F. ALSTON

DOCKET #2023-SU-000251

ALL THAT CERTAIN lot or piece of ground

situate in West Manchester Township, County of York, Commonwealth of Pennsylvania.
PARCEL No. 51-000-28-0010.00-00000

PROPERTY ADDRESS: 1737 RAINBOW CIRCLE ROAD, YORK, PENNSYLVANIA 17408

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Lanora F. Alston

ATTORNEY FOR PLAINTIFF: Powers Kirn, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 1737 RAINBOW CIRCLE, YORK, PA 17408

UPI# 510002800100000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SELECT PORTFOLIO SERVICING, INC. vs. EMORY W. APPLEBY, JR. Docket Number: 2023-SU-001172. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

EMORY W. APPLEBY, JR.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE HANOVER, YORK COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 904 EICHELBERGER STREET HANOVER, PA 17331
BEING PARCEL NUMBER: 67-000-16-0036
IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 904 EICHELBERGER STREET, HANOVER, PA 17331

UPI# 670001600360000000

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

thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. BRIAN M. BAKER Docket Number: 2023-SU-001271. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN M. BAKER

DOCKET #2023-SU-001271

All that Certain lot of ground with the improvements thereon erected, situate, lying and being in the Township of Jackson, York County, Pennsylvania.

PARCEL No. 33-000-02-0050.00-00000

PROPERTY ADDRESS: 107 FARMVIEW DRIVE, YORK, PENNSYLVANIA 17408

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Brian M. Baker

ATTORNEY FOR PLAINTIFF: Powers Kirn, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 107 FARMVIEW DRIVE, YORK, PA 17408

UPI# 330000200500000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FEDERAL HOME LOAN

MORTGAGE CORPOARTION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-1 vs. ANGELA R. BARNHART Docket Number: 2022-SU-002797. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

ANGELA R. BARNHART

Owner(s) of property situate in the Borough of Hallem, YORK County, Pennsylvania, being 182 SOUTH PROSPECT STREET, YORK, PA 17406

PARCEL #: 660000201170000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$124,544.48

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 182 SOUTH PROSPECT STREET, YORK, PA 17406

UPI# 660000201170000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. JASON EUGENE BOTTERBUSCH AKA JASON E. BOTTERBUSCH Docket Number: 2023-SU-000766. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JASON EUGENE BOTTERBUSCH AKA JASON E. BOTTERBUSCH

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

BEING KNOWN AND NUMBERED AS 219 LENA DRIVE, YORK, PA 17408

UPIN NUMBER 33-000-04-0099.00-00000

PROPERTY ADDRESS: 219 LENA DRIVE, YORK, PA 17408

UPI# 330000400990000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: VALLEY GREEN VILLAGE WEST RECREATION ASSOCIATION vs. SARA BUPP Docket Number: 2018-NO-008094. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

SARA BUPP

ALL THAT CERTAIN tract or parcel of land, situate in the Township of Newberry, County of York and Commonwealth of Pennsylvania, more particularly described as 12 Red Barberrry Drive, Eppers, Pennsylvania 17319, Tax Parcel No. 39-000-25-1531.00-00000

PROPERTY ADDRESS: 12 RED BARBERRY DRIVE, ETTTERS, PA 17319

UPI# 390002515310000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. MICHAEL STEWART BUTTERWORTH and KERI SPRECHER Docket Number: 2022-SU-001417. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real

estate to wit:

AS THE REAL ESTATE OF:

MICHAEL STEWART BUTTERWORTH KERI SPRECHER

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2022-SU-001417

Pennsylvania Housing Finance Agency, Plaintiff

vs

Michael Stewart Butterworth and Keri Sprecher, Defendants

Real Estate: 407 Debbi Court Hanover, PA 17331

Municipality: Penn Township

Dimensions/ Lot No. 10 in Final Subdivision Plan - Wilson E. Bixler, Jr. Short Description: Southwest Subdivision Plan Book KK, page 823.

See Instrument #: 2017-023678

Tax Parcel #: 44-000-11-0054.K0-00000

Assessment: \$105,470.00

Improvements thereon: a residential dwelling house as identified above.

TO BE SOLD AS THE PROPERTY OF MICHAEL STEWART BUTTERWORTH AND KERI SPRECHER ON JUDGMENT NO. 2022-SU-001417

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

PROPERTY ADDRESS: 407 DEBBI COURT, HANOVER, PA 17331

UPI# 44000110054K000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on

Judgment of: PENNYMAC LOAN SERVICES, LLC vs. TIA BYNUM Docket Number: 2022-SU-001490. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TIA BYNUM

Owner(s) of property situate in the WINDSOR TOWNSHIP, YORK COUNTY, Pennsylvania, being 245 AZELEA DRIVE, WINDSOR, PA 17366 PARCEL #: 530004200170000000

(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$231,815.15
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 245 AZALEA DRIVE, WINDSOR, PA 17366

UPI# 530004200170000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK vs. MICHAEL CHANCE AKA MICHAEL N. CHANCE Docket Number: 2020-SU-000052. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL CHANCE AKA MICHAEL N. CHANCE

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

905 Sherwood Street, Hanover, PA 17331
Parcel No.: 670001600210000000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$242,490.58

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 905 SHERWOOD

STREET, HANOVER, PA 17331

UPI# 670001600210000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST vs. BERNADETTE M. CORASANITI Docket Number: 2023-SU-000646. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BERNADETTE M. CORASANITI

Owner(s) of property situate in the TOWNSHIP OF PEACH BOTTOM, YORK County, Pennsylvania, being 14 OBERG DRIVE, DELTA, PA 17314 PARCEL #: 43000030190F000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$174,151.59
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 14 OBERG DRIVE, DELTA, PA 17314

UPI# 43000030190F000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania

on Judgment of: MEMBERS 1ST FEDERAL CREDIT UNION vs. EMILY J. COVER and BRANDON M. COVER Docket Number: 2023-SU-000452. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

EMILY J. COVER
BRANDON M. COVER

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

BEING KNOWN AND NUMBERED AS 320 OLD ORCHARD LANE, YORK, PA 17403

UPIN NUMBER 480002000980000000

PROPERTY ADDRESS: 320 OLD ORCHARD LANE, YORK, PA 17403

UPI# 480002000980000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. JAMIE MARIE DE SIGALA and HECTOR ALBERTO SIGALA CRUZ Docket Number: 2023-SU-001398. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JAMIE MARIE DE SIGALA
HECTOR ALBERTO SIGALA CRUZ

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

BEING KNOWN AS: 225 MARGATE DR YORK, PA 17408

BEING PARCEL NUMBER: 51-000-27-0101.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 225 MARGATE DRIVE, YORK, PA 17408

UPI# 510002701010000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CVI MSL MORTGAGE LOAN TRUST I vs. RALPH W. DIXON, JR. and GALE D. DIXON Docket Number: 2022-SU-003030. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

RALPH W. DIXON, JR.
GALE D. DIXON

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

Property of Ralph W. Dixon, Jr. and Gale D. Dixon

Execution No. 2022-SU-003030

Judgment Amount: \$21,519.28

All the right title, interest and claim of Ralph W. Dixon, Jr. and Gale D. Dixon, of in and to:

Property locates at 400 North Beaver Street, within the Thirteenth Ward of the City of York, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1329, at page 3861, as Instrument No. 1998046186.

Parcel Identification No. 13-444-04-0001.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 400 NORTH BEAVER STREET, YORK, PA 17401-3023

UPI# 134440400010000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON TRUST COMPANY NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS SUCCESSOR TRUSTEE TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MASTR ALTERNATIVE LOAN TRUST 2005-4 vs. DOROTHY A. DULO and BUSINGE ROGER GODFREY Docket Number: 2014-SU-002047-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DOROTHY A. DULO
BUSINGE ROGER GODFREY

By virtue of a Writ of Execution No. 2014-SU-002047-06

WILMINGTON TRUST COMPANY NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS SUCCESSOR TRUSTEE TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MASTR ALTERNATIVE LOAN TRUST 2005-4
v.
DOROTHY A. DULO; BUSINGE ROGER GODFREY

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

337 EAST LOCUST ST, YORK, PA 17403

Tax ID No. 061080200760000000

(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$98,274.13

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 337 EAST LOCUST STREET, YORK, PA 17403

UPI# 061080200760000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NAVY FEDERAL CREDIT UNION vs. CHRISTOPHER M. DUNDY Docket Number: 2022-SU-002345. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER M. DUNDY

All that certain piece or parcel or Tract of land situate in Fairview Township, York County, Pennsylvania, and being known as 308 Shuey Road, New Cumberland, Pennsylvania 17070.

TAX MAP AND PARCEL NUMBER: 27000RF01350000000, 27000RF01360000000 AND 27000RF01370000000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$220,565.25

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Christopher M. Dundy

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

PROPERTY ADDRESS: 308 SHUEY ROAD, NEW CUMBERLAND, PA 17070

UPI# 27000RF013700000000

PROPERTY ADDRESS: SHUEY ROAD, NEW CUMBERLAND, PA 17070

UPI# 27000RF013500000000

PROPERTY ADDRESS: SHUEY ROAD, NEW CUMBERLAND, PA 17070

UPI# 27000RF013600000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on December 4, 2023 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2005-OP1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-OP1 vs. SUSAN D. ELLIOTT N/K/A SUSAN D. NEAL Docket Number: 2023-SU-000515. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

SUSAN D. ELLIOTT N/K/A SUSAN D. NEAL

By virtue of a Writ of Execution No. 2023-SU-000515

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2005-OP1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-OP1 v. SUSAN D. ELLIOTT N/K/A SUSAN D. NEAL

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

202 MAIN ST, DELTA, PA 17314 Tax ID No. 57-000-02-0143.00-00000 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$207,487.84

Attorneys for Plaintiff Brock & Scott, PLLC

PROPERTY ADDRESS: 202 MAIN STREET, DELTA, PA 17314

UPI# 570000201430000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff’s Office, 11.02-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. KATIE A ERICSON and SARAH A MCGEE Docket Number: 2023-SU-000293. And to me directed, I will expose at

public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

KATIE A ERICSON SARAH A MCGEE

By virtue of a Writ of Execution No. 2023-SU-000293

FREEDOM MORTGAGE CORPORATION v. KATIE A ERICSON; SARAH A MCGEE

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

200 ELMWOOD BLVD, YORK, PA 17403 Tax ID No. 48-000-07-0059.00-00000 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$242,123.13

Attorneys for Plaintiff Brock & Scott, PLLC

PROPERTY ADDRESS: 200 ELMWOOD BOULEVARD, YORK, PA 17403

UPI# 480000700590000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff’s Office, 11.02-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY BANK OF KENTUCKY vs. SHERYL L. FAIR, JOHN M. FAIR, III and THE UNITED STATES OF AMERICA Docket Number: 2020-SU-002313. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

SHERYL L. FAIR JOHN M. FAIR, III THE UNITED STATES OF AMERICA

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

2107 JESSE LANE, YORK, PA 17404 PARCEL #: 3600018006000 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount \$243,748.01 Attorneys for Plaintiff KML Law Group P.C.

PROPERTY ADDRESS: 2107 JESSE LANE, YORK, PA 17404

UPI# 360001800600000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff’s Office, 11.02-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. SCOTT E. FIGARD and THE UNITED STATES OF AMERICA Docket Number: 2022-SU-001905. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT E. FIGARD THE UNITED STATES OF AMERICA

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

25 Barbara Lane, York Haven, PA 17370 Parcel No.: 39-000-18-0077.00-00000 (Acreage or Street address)

Improvements thereon: Residential Dwelling Judgment Amount \$158,547.89

Attorney for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 25 BARBARA LANE, YORK HAVEN, PA 17370

UPI# 390001800770000000

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

thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FULTON BANK, NA vs. JACK L. GRAYBILL II, ADMINISTRATOR OF THE ESTATE OF RALPH F. LOCKWOOD Docket Number: 2023-SU-000057. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JACK L. GRAYBILL II, ADMINISTRATOR OF THE ESTATE OF RALPH F. LOCKWOOD

All that certain piece or parcel or Tract of land situate in WEST MACHESTER TOWNSHIP, York County, Pennsylvania, and being known as 48 Westview Manor, York, Pennsylvania 17408. TAX MAP AND PARCEL NUMBER:51-000-JH-0058.00-C0023

THE IMPROVEMENTS THEREON ARE: Condominium

REAL DEBT: \$98,255.86

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Jack L. Graybill II, Administrator of the Estate of Ralph F. Lockwood

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

PROPERTY ADDRESS: 48 WESTVIEW MANOR, YORK, PA 17408

UPI# 51000JH005800C0023

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common

Pleas of York County, Pennsylvania on Judgment of: DLJ MORTGAGE CAPITAL, INC. vs. ANDREA L. GRIFFIN Docket Number: 2018-SU-000400. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANDREA L. GRIFFIN

By virtue of a Writ of Execution No. 2018-SU-000400

DLJ MORTGAGE CAPITAL, INC.
v.
ANDREA L. GRIFFIN

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

143 SARA LANE, HANOVER, PA 17331
Tax ID No. 52000160018E000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$146,423.79

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 143 SARA LANE, HANOVER, PA 17331

UPI# 52000160018E000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. CAROL A. GUTHMAN Docket Number: 2019-SU-003806. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CAROL A. GUTHMAN

By virtue of a Writ of Execution No. 2019-SU-003806

FREEDOM MORTGAGE CORPORATION
v.
CAROL A. GUTHMAN

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

134 PIN OAK TRL, DELTA, PA 17314
Tax ID No. 43-000-01-0195.00-00000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$117,460.67

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 134 PIN OAK TRAIL, DELTA, PA 17314

UPI# 430000101950000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. JAMES L. HAZEL Docket Number: 2023-SU-001117. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES L. HAZEL

By virtue of a Writ of Execution No. 2023-SU-001117

WELLS FARGO BANK, N.A.
v.
JAMES L. HAZEL

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

2207 BERNAYS DR, YORK, PA 17404
Tax ID No. 3600018009400000 00
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$121,150.03

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 2207 BERNAYS DRIVE, YORK, PA 17404

UPI# 360001800940000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK vs. KATRINA S. HOGG A/K/A KATRINA SUZANNE HOGG A/K/A KAT SUZANNE HOGG and LARRY V. HOGG Docket Number: 2019-SU-000762. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KATRINA S. HOGG A/K/A KATRINA SUZANNE HOGG A/K/A KAT SUZANNE HOGG
LARRY V. HOGG

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

5611 Mount Pisgah Road, York, PA 17406
Parcel No.: 31000KL00780000000
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$55,195.48

Attorney for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 5611 MOUNT PISGAH ROAD, YORK, PA 17406

UPI# 31000KL00780000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY

GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2007-4, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-4 vs. NORMAN A. JONES A/K/A NORMAN JONES Docket Number: 2023-SU-001175. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

NORMAN A. JONES A/K/A NORMAN JONES

ALL THAT TRACT OF LAND, AS IMPROVED, SITUATE IN PEACH BOTTOM TOWNSHIP, YORK COUNTY, PENNSYLVANIA
BEING KNOWN AS: 781 FLINTVILLE RD DELTA, PA 17314
BEING PARCEL NUMBER: 45-000-AI-0013-B0-00000
IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 781 FLINTVILLE ROAD, DELTA, PA 17314

UPI# 43000BQ0017F000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION vs. PAULA KEISER, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF BETTY J. WOLFE, and UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF BETTY J. WOLFE Docket Number: 2023-SU-000114. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

PAULA KEISER, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF BETTY J. WOLFE
UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF BETTY J. WOLFE

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

BEING KNOWN AND NUMBERED AS 15 PLEASANT STREET, HANOVER, PA 17331

UPIN NUMBER 67-000-05-0162.00-00000

PROPERTY ADDRESS: 15 PLEASANT STREET, HANOVER, PA 17331

UPI# 670000501620000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANK OF NEW YORK MELLON (F/K/A THE BANK OF NEW YORK), AS INDENTURE TRUSTEE FOR ENCORE CREDIT RECEIVABLES TRUST 2005-1, ASSET-BACKED NOTES, SERIES 2005-1 vs. WILLIAM R. KENNY Docket Number: 2023-SU-000109. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM R. KENNY

ALL THAT CERTAIN TRACT OF LAND WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE ON THE NORTHWESTERN SIDE OF NORTHVIEW ROAD, IN SPRINGFTSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA,

ALSO KNOWN AS 1811 Northview Road, York, PA 17406

PARCEL ID 46-000-09-0191.00-00000

BEING the same premises which JOHN P. GIBBONS AND RITA A. GIBBONS, HIS WIFE by Deed dated 06/30/1986 and recorded in the Office of Recorder of Deeds of York County on 07/01/1986 at Book 92Q, Page 37 granted and conveyed unto WILLIAM R. KENNY, SINGLE MAN, HIS HEIRS AND ASSIGNS.

PROPERTY ADDRESS: 1811 NORTHVIEW ROAD, YORK, PA 17406

UPI# 460000901910000000

Notice is further given that all parties in interest

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FLAGSTAR BANK, N.A. vs. FRANCIS LEAGUE Docket Number: 2023-SU-001488. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

FRANCIS LEAGUE

Owner(s) of property situate in the TOWNSHIP OF FAIRVIEW, CITY OF LEWISBERRY, YORK COUNTY, Pennsylvania, being 625 PLEASANT VIEW ROAD, LEWISBERRY, PA 17339
PARCEL #: 27000QF0156B00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$169,967.80
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 625 PLEASANT VIEW ROAD, LEWISBERRY, PA 17339

UPI# 27000QF0156B000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF DWELLING SERIES IV TRUST vs. DAVID LEIPHART Docket Number: 2023-SU-000503. And to me directed, I will expose at public sale at

<https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID LEIPHART

Property Description

By virtue of Writ of Execution No.

U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust v David M. Leiphart

Docket Number: 2023-SU-000503

Property to be sold is situated in the borough/ township of York, County of York and State of Pennsylvania.

Commonly known as: 1539 West Market Street, York, PA 17404

Parcel Number: 88-000-14-0117.00-00000
Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount:90,451.10

Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

By: S/ Dana Marks Dated: July 19, 2023
Dana Marks, Esq. (205165)

PROPERTY ADDRESS: 1539 WEST MARKET STREET, YORK, PA 17404

UPI# 880001401170000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-RPL3 vs. LATASHA G. LLOYD Docket Number: 2023-SU-001385. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LATASHA G. LLOYD

Property of Latasha G. Lloyd

Execution No. 2023-SU-001385

Judgment Amount: \$175,326.34

All the right title, interest and claim of Latasha G. Lloyd, of in and to:

Property located at 1405 First Avenue, within the Township of Spring Garden, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1901, at page 8841, as Instrument No. 2007045713.

Parcel Identification No. 48-000-06-0073.00-00000

Attorney: Hladik, Onorato & Federman, LLP
Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 1405 FIRST AVENUE, YORK, PA 17403

UPI# 480000600730000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MIDFIRST BANK vs. MELODY E. LYNN Docket Number: 2023-SU-001709. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MELODY E. LYNN

Owner(s) of property situate in the TOWNSHIP OF SPRINGGETTSBURY, CITY OF LEWISBERRY, YORK COUNTY, Pennsylvania, being 304 GREYSTONE ROAD, YORK, PA 17402
PARCEL #: 460001403260000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$209,423.60
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 304 GREYSTONE

ROAD, YORK, PA 17402

UPI# 460001403260000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. JOSHUA MALCOLM and THE UNITED STATES OF AMERICA Docket Number: 2022-SU-001607. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOSHUA MALCOLM
THE UNITED STATES OF AMERICA

Docket No. 2022-SU-001607

Description: ALL THAT CERTAIN piece, parcel or tract of land, together with the improvements thereon erected, situate, lying and being in West Manheim Township, County of York, Commonwealth of Pennsylvania, as more fully described in Book 2501, Page 7852

Parcel No. 52-000-16-0065.A0-00000

Property: 51 Sara Lane, Hanover, PA 17331

Improvements: Residential Property

PROPERTY ADDRESS: 51 SARA LANE,
HANOVER, PA 17331

UPI# 52000160065A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. DAVID A. METCALF and BRENDA D. METCALF Docket Number: 2022-SU-000319. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID A. METCALF
BRENDA D. METCALF

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

324 Fox Knoll Court Hanover PA 17331

PARCEL #: 670002001260000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$219,786.84

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 324 FOX KNOLL COURT, HANOVER, PA 17331

UPI# 670002001260000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION vs. MARK MILLER, IN HIS CAPACITY AS HEIR OF MILLARD E. MILLER A/K/A MILLARD EDWARD MILLER A/K/A ED MILLER, DECEASED; STEVEN MILLER A/KA/ STEVEN MILLER, IN HIS CAPACITY AS HEIR OF MILLARD E. MILLER A/K/A MILLARD EDWARD MILLER A/K/A ED MILLER, DECEASED; and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER, MILLARD E. MILLER A/K/A MILLARD EDWARD MILLER A/K/A ED MILLER, DECEASED Docket Number: 2019-SU-003751. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MARK MILLER, IN HIS CAPACITY AS HEIR OF MILLARD E. MILLER A/K/A MILLARD EDWARD MILLER A/K/A ED MILLER, DECEASED

STEVEN MILLER A/KA/ STEVEN MILLER, IN HIS CAPACITY AS HEIR OF MILLARD E. MILLER A/K/A MILLARD EDWARD MILLER A/K/A ED MILLER, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER, MILLARD E. MILLER A/K/A MILLARD EDWARD MILLER A/K/A ED MILLER, DECEASED

By virtue of a Writ of Execution No. 2019-SU-003751

WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION

v.

MARK MILLER, IN HIS CAPACITY AS HEIR OF MILLARD E. MILLER A/K/A MILLARD EDWARD MILLER A/K/A ED MILLER, DECEASED; STEVEN MILLER A/K/A STEVEN MILLER, IN HIS CAPACITY AS HEIR OF MILLARD E. MILLER A/K/A MILLER EDWARD MILLER A/K/A ED MILLER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER, MILLARD E. MILLER A/K/A MILLARD EDWARD MILLER A/K/A ED MILLER, DECEASED

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

23 EAST AVENUE, RED LION, PA 17356

Tax ID No. 820000200350000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$70,441.36

Attorneys for Plaintiff

Brock & Scott, PLLC

PROPERTY ADDRESS: 23 EAST AVENUE,
RED LION, PA 17356

UPI# 820000200350000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SELECT PORTFOLIO SERVICING, INC. vs. DAWN I. MIRRA and JOHN E. MIRRA Docket Number: 2020-SU-000178. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

DAWN I. MIRRA
JOHN E. MIRRA

Property of John E. Mirra

Execution No. 2020-SU-000178

Judgment Amount: \$152,733.55

All the right title, interest and claim of John E. Mirra, of in and to:

Property located at 229 Church Road, within Newberry Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2792, at page 2956, as Instrument No. 2023030571.

Parcel Identification No. 39-000-PG-0016.E0-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 229 CHURCH ROAD, ETTERS, PA 17319

UPI# 39000PG0016E000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. EVELYN A. MORGAN, KNOWN HEIR OF JAMES C. MORGAN, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE

OR INTEREST FROM OR UNDER JAMES C. MORGAN, DECEASED Docket Number: 2023-SU-000910. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

EVELYN A. MORGAN, KNOWN HEIR OF JAMES C. MORGAN, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES C. MORGAN, DECEASED

ALL THAT CERTAIN lot or parcel or land, situate on the North side of the Lincoln Highway, in the Village of Thomasville, Jackson Township, York County, Pennsylvania, bounded and limited as follows, to wit:

Property Address: 5067 Lincoln Highway West, Thomasville, PA 17364

Parcel No. 33000HF00370000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-000910

Judgment: \$34,518.97

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Evelyn A. Morgan, known Heir of James C. Morgan, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under James C. Morgan, deceased

PROPERTY ADDRESS: 5067 LINCOLN HIGHWAY WEST, THOMASVILLE, PA 17364

UPI# 33000HF00370000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT

OPPORTUNITIES TRUST V-D vs. JAMES S. MULLEN, JR. and JULIE L. MULLEN Docket Number: 2022-SU-000527. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES S. MULLEN, JR.
JULIE L. MULLEN

ALL THAT CERTAIN tract of land, with the improvements thereon erected, situate in Dover Township, York County, Pennsylvania, being known as Lot No 30 as shown on a Final Plan for Cypress Manor Subdivision, prepared by W. Andrew Bitner, dated February, 1975, and revised on April 10, 1978, and recorded in the Recorder of Deeds Office, York County, Pennsylvania in Plan Book AA, Page 914.

PROPERTY ADDRESS: 2970 CYPRESS ROAD SOUTH, DOVER, PA 17315

UPI# 240002000300000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. BRIAN NICKENS Docket Number: 2019-SU-003810. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN NICKENS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN WEST MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA, SAID IMPROVEMENTS THEREON BEING KNOWN AS 2248 CHESTNUT RD. YORK, PA 17408

PARCEL ID 51-000-12-0161-00-00000

BEING the same premises which Brian Nickens by Deed dated August 10, 2018 and recorded in the Office of Recorder of Deeds of York County on August 14, 2018 at Book 2483, Page928 granted and conveyed unto Brian Nickens.

PROPERTY ADDRESS: 2248 CHESTNUT ROAD, YORK, PA 17408

UPI# 510001201610000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANK OF AMERICA, N.A. vs. MICHAEL P. O'CONNOR and JOANN V. O'CONNOR Docket Number: 2019-SU-000488. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL P. O'CONNOR
JOANN V. O'CONNOR

ALL THAT CERTAIN described lot of ground, with improvements thereon erected, situate in York Township, York County, Pennsylvania, bounded and described as follows:

Property Address: 260 Country Ridge Drive assessed as 260 County By Way, Red Lion, PA 17356

Parcel No. 540006102210000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2019-SU-000488

Judgment: \$212,484.62

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Michael P. O'Connor and Joann V. O'Connor

PROPERTY ADDRESS: 260 COUNTRY RIDGE DRIVE, ASSESSED AS 260 COUNTY BY WAY, RED LION, PA 17356

UPI# 540006102210000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. CRAIG PARTHREE Docket Number: 2022-SU-000561. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CRAIG PARTHREE

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

1544 Route 116 Spring Grove, PA 17362

PARCEL #: 330000100370000000

(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$148,607.33

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 1544 ROUTE 116, SPRING GROVE, PA 17362

UPI# 330000100370000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AMERIHOME MORTGAGE COMPANY, LLC vs. ANTHONY JOHN PETRONE, SR. and BRANDY A. PETRONE Docket Number: 2023-SU-000350. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANTHONY JOHN PETRONE, SR.
BRANDY A. PETRONE

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2023-SU-000350

AMERIHOME MORTGAGE COMPANY, LLC v. ANTHONY JOHN PETRONE, SR.; BRANDY A. PETRONE

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

532 HAMMOND AVE, HANOVER, PA 17331

Tax ID No. 44-000-06-0043.N0-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$148,392.06

Attorneys for Plaintiff

Brock & Scott, PLLC

PROPERTY ADDRESS: 532 HAMMOND AVENUE, HANOVER, PA 17331

UPI# 44000060043N0000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. JOHN E. POOLE, JR. Docket Number: 2020-SU-000469. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN E. POOLE, JR.

By virtue of a Writ of Execution No. 2020-SU-000469

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I

v. JOHN E. POOLE, JR.

owner(s) of property situate in the TOWNSHIP

OF DOVER, YORK County, Pennsylvania, being

4112 TRABERT COURT, DOVER, PA 17315
Tax ID No. 24-000-26-0148-0000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$153,384.12

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 4112 TRABERT COURT, DOVER, PA 17315

UPI# 240002601480000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. SCOTT W. PRESSWOOD and PAULA M. PRESSWOOD Docket Number: 2019-SU-000765. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT W. PRESSWOOD
PAULA M. PRESSWOOD

DOCKET #2019-SU-000765

ALL THAT CERTAIN TRACT OF LAND WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN DOVER TOWNSHIP, YORK COUNTY, PENNSYLVANIA.

PARCEL No. 24-000-34-0023.00-00000

PROPERTY ADDRESS: 3960 SHEPPARD DRIVE, DOVER, PA 17315

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

ATTORNEY FOR PLAINTIFF: POWERS KIRN, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 3960 SHEPPARD

DRIVE, DOVER, PA 17315

UPI# 240003400230000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC vs. KAITLYN M. ROBINSON and PATRICIA A. SOLOMON Docket Number: 2023-SU-001384. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KAITLYN M. ROBINSON
PATRICIA A. SOLOMON

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF HANOVER, YORK COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 13 PINE ST HANOVER, PA 17331

BEING PARCEL NUMBER: 67-000-10-0018.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 13 PINE STREET, HANOVER, PA 17331

UPI# 670001000180000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania

on Judgment of: FINANCE OF AMERICA REVERSE LLC vs. DOUGLAS M. SHUFFLER Docket Number: 2023-SU-000986. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DOUGLAS M. SHUFFLER

All that certain piece or parcel or Tract of land situate in WEST MANCHESTER TOWNSHIP, York County, Pennsylvania, and being known as 1321 West College Avenue, York, Pennsylvania 17404.

TAX MAP AND PARCEL NUMBER:51-000-18-00.6300-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$67,214.60

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Douglas M. Shuffler

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

PROPERTY ADDRESS: 1321 WEST COLLEGE AVENUE, YORK, PA 17404

UPI# 510001800630000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY vs. ERIC M. SIMONETTI Docket Number: 2023-SU-000887. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ERIC M. SIMONETTI

All that certain piece or parcel or Tract of land situate in FAIRVIEW TOWNSHIP, York County, Pennsylvania, and being known as 20 Ross Avenue, New Cumberland, Pennsylvania 17070.

TAX MAP AND PARCEL NUMBER:27-000-

010-078-A0-000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$79,521.35

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Eric M. Simonetti

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

PROPERTY ADDRESS: 20 ROSS AVENUE, NEW CUMBERLAND, PA 17070

UPI# 27000010078A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC vs. STEPHEN SMITH, KNOWN HEIR OF DOROTHY M. EDQUIST, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY M. EDQUIST, DECEASED; DIANE KAHLER, KNOWN HEIR OF HAROLD W. EDQUIST, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HAROLD W. EDQUIST, DECEASED; and SHARON EDQUIST, KNOWN HEIR OF HAROLD W. EDQUIST, DECEASED Docket Number: 2023-SU-000249. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

STEPHEN SMITH, KNOWN HEIR OF DOROTHY M. EDQUIST, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY M. EDQUIST, DECEASED DIANE KAHLER, KNOWN HEIR OF HAROLD W. EDQUIST, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE

OR INTEREST FROM OR UNDER HAROLD W. EDQUIST, DECEASED SHARON EDQUIST, KNOWN HEIR OF HAROLD W. EDQUIST, DECEASED

TRACT NO. 1

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF FAIRVIEW, COUNTY OF YORK, AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS; TO WIT:

TRACT NO. 2

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF FAIRVIEW, COUNTY OF YORK, AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS; TO WIT:

Property Address: 4 Vista Drive, New Cumberland, PA 17070

Parcel No. 27-000-06-0026.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-000249

Judgment: \$196,048.45

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Stephen Smith, known Heir of Dorothy M. Edquist, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Dorothy M. Edquist, deceased, Sharon Edquist, known Heir of Harold W. Edquist, deceased, Diane Kahler, known Heir of Harold W. Edquist, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Harold W. Edquist, deceased

PROPERTY ADDRESS: 4 VISTA DRIVE, NEW CUMBERLAND, PA 17070

UPI# 270000600260000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MEMBERS 1ST FEDERAL CREDIT UNION vs. JONATHAN SNELBAKER and TESLA SNELBAKER Docket Number: 2021-SU-002759. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JONATHAN SNELBAKER
TESLA SNELBAKER

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF RED LION, YORK COUNTY, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 244 N MAIN STREET, RED LION, PA 17356.

UPIN NUMBER 820000600830000000

PROPERTY ADDRESS: 244 NORTH MAIN STREET, RED LION, PA 17356

UPI# 820000600830000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PHH MORTGAGE CORPORATION vs. JUSTIN L. SOAPER and LACI K. SOAPER Docket Number: 2023-SU-001116. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JUSTIN L. SOAPER
LACI K. SOAPER

ALL THAT CERTAIN piece, parcel or tract of land, situate, lying and being on the southeastern side of Pennsylvania State Route No. 116, in North Codorus Township, York County, Pennsylvania, bounded, limited and described as follows, to wit:

Premises being: 5922 York Road, Spring Grove, PA 17362
Parcel No. 40-000-05-0001.F0-00000

BEING the same premises, which Todd M. Smith by Deed dated September 22, 2017, and recorded in the Office of Recorder of Deeds of York County on September 26, 2017, at Book 2440, Page 2560 granted and conveyed unto Justin L. Soaper and Laci K Soaper, husband, and wife.

PROPERTY ADDRESS: 5922 YORK ROAD, SPRING GROVE, PA 17362

UPI# 40000050001F000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. SEAN R. SPERA Docket Number: 2023-SU-000572. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SEAN R. SPERA

By virtue of a Writ of Execution No. 2023-SU-000572

WELLS FARGO BANK, N.A.
v.
SEAN R. SPERA

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

8 E PENNSYLVANIA AVE, YOE, PA 17313
Tax ID No. 92-000-01-0102.B0-00000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$101,895.48

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 8 EAST PENNSYLVANIA AVENUE, YOE, PA 17313

UPI# 92000010102B000000

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

thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION vs. HRISOULA STANTZOS and KOSTAS STANTZOS Docket Number: 2018-SU-001421. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

HRISOULA STANTZOS
KOSTAS STANTZOS

By virtue of a Writ of Execution No. 2018-SU-001421

U.S. BANK NATIONAL ASSOCIATION
v.
HRISOULA STANTZOS; KOSTAS STANTZOS

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

1965 NORMANDIE DR, YORK, PA 17404
Tax ID No. 510002600990000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$132,148.24

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 1965 NORMANDIE DRIVE, YORK, PA 17408

UPI# 510002600990000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of

Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. WILLIAM G. STAUFFER, JR. Docket Number: 2023-SU-000901. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM G. STAUFFER, JR.

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

BEING KNOWN AND NUMBERED AS 3 GATEWOOD DRIVE, SHREWSBURY, PA 17361

UPIN NUMBER 84-000-08-0115.00-00000

PROPERTY ADDRESS: 3 GATEWOOD DRIVE, SHREWSBURY, PA 17361

UPI# 840000801150000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. NORMA G. STONE Docket Number: 2023-SU-000545. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

NORMA G. STONE

SHORT LEGAL DESCRIPTION
ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF MONAGHAN, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 24 WEST SIDDBONSBURG ROAD, DILLSBURG, PA 17019

UPIN NUMBER 38-000-PD-0063.00-00000

PROPERTY ADDRESS: 24 WEST SIDDBONSBURG ROAD, DILLSBURG, PA 17019

UPI# 38000PD00630000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-1 vs. BRENDA STRINE and BRIAN STRINE Docket Number: 2023-SU-001017. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRENDA STRINE
BRIAN STRINE

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

565 BUTTER ROAD, DOVER, PA 17315
PARCEL #: 23000MG00870000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$142,792.36

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 565 BUTTER ROAD, DOVER, PA 17315

UPI# 23000MG00870000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SANTANDER BANK, N.A. vs. LEANNE SWEIGART A/K/A LEANNE

SHOFF Docket Number: 2018-SU-000366. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LEANNE SWEIGART A/K/A LEANNE SHOFF

By virtue of a Writ of Execution No. 2018-SU-000366

SANTANDER BANK, N.A.

v.

LEANNE SWEIGART A/K/A LEANNE SHOFF

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

1450 FREYSVILLE RD, YORK, PA 17406

Tax ID No. 53-000-JK-0032.00-00000

(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$141,822.83

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 1450 FREYSVILLE ROAD, YORK, PA 17406

UPI# 53000JK00320000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. RICHARD E. TATE and REYMEKO L. TATE Docket Number: 2023-SU-001728. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

RICHARD E. TATE
REYMEKO L. TATE

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2023-SU-001728

Pennsylvania Housing Finance Agency,
Plaintiff

vs

Richard E. Tate and Reymeko L. Tate,
Defendants

Real Estate: 2425 Schultz Way – Unit 44
York, PA 17402

Municipality: York Township

Dimensions/
Short Description: Condominium Unit #44, Ivy Greens Condominiums

See Instrument #: 2018-022473

Tax Parcel #: 54-000-02-0030.00-C0044

Assessment: \$125,550

Improvements thereon: a residential dwelling house as identified above.

TO BE SOLD AS THE PROPERTY OF RICHARD E. TATE AND REYMEKO L. TATE ON JUDGMENT NO. 2023-SU-001728

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

PROPERTY ADDRESS: 2425 SCHULTZ WAY, UNIT 44, YORK, PA 17402

UPI# 5400002003000C0044

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEBT COLLECTION SOLUTIONS, LLC vs. THE HEIRS OF SHERWIN LEE VANHART Docket Number: 2023-SU-000093. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

THE HEIRS OF SHERWIN LEE VANHART

By virtue of a Writ of Execution No.: 2023-SU-000093

THE HEIRS OF SHERWIN LEE VANHART,

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

Bryansville Road, Delta, PA 17314

Parcel No.: 43-000-BO-0009.B0-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$5,951.88

Attorneys for Plaintiff
Stock and Leader

PROPERTY ADDRESS: BRYANSVILLE ROAD, DELTA, PA 17314

UPI# 43000B00009B000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. SHERWIN C VILLAGARCIA Docket Number: 2023-SU-000982. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SHERWIN C VILLAGARCIA

By virtue of a Writ of Execution No. 2023-SU-000982

FREEDOM MORTGAGE CORPORATION
v.
SHERWIN C VILLAGARCIA

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

1040 CRANBERRY LN W, YORK, PA 17402
Tax ID No. 53-000-32-0031.00-00000

(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$357,886.83

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 1040 CRANBERRY LANE WEST, YORK, PA 17402

UPI# 530003200310000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. MICHAEL J. WALKER A/K/A MICHAEL WALKER and KRISTEN DANIELLE TOME Docket Number: 2020-SU-000624. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL J. WALKER A/K/A MICHAEL WALKER
KRISTEN DANIELLE TOME

By virtue of a Writ of Execution No. 2020-SU-000624

FREEDOM MORTGAGE CORPORATION
v.
MICHAEL J. WALKER A/K/A MICHAEL WALKER; KRISTEN DANIELLE TOME

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

2320 DELTA RD, BROGUE, PA 17309
Tax ID No. 21000FM0079F000000

(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$225,038.55

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 2320 DELTA ROAD, BROGUE, PA 17309

UPI# 21000FM0079F000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-CABANA SERIES IV TRUST vs. STEPHEN ROBERT WARNER A/K/A STEPHEN R. WARNER, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF BETTY E. WARNER A/K/A BETTY E. JONES WARNER Docket Number: 2020-SU-000438. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

STEPHEN ROBERT WARNER A/K/A STEPHEN R. WARNER, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF BETTY E. WARNER A/K/A BETTY E. JONES WARNER

Property Description

By virtue of Writ of Execution No.

U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust v Stephen Robert Warner A/K/A Stephen R. Warner, in his capacity as Executor and Devisee of the Estate of Betty E. Warner A/K/A Betty E. Jones Warner

Docket Number: 2020-SU-000438

Property to be sold is situated in the borough/ township of York, County of York and State of Pennsylvania.

Commonly known as: 4161 Walters Hatchery Road, York, PA 17404

Parcel Number: 40-000-02-0105.00-00000
Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$134,936.73

Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

By: S/Dana Marks Dated: July 5, 2023
Dana Marks, Esq.

PROPERTY ADDRESS: 4161 WALTERS HATCHERY ROAD, YORK, PA 17404

UPI# 400000201050000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 4, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRUST BANK F/K/A BRANCH BANKING AND TRUST CO vs. JAMES W. YELTON A/K/A JAMES YELTON Docket Number: 2022-SU-000803. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES W. YELTON A/K/A JAMES YELTON

By virtue of a Writ of Execution No. 2022-SU-000803

TRUIST BANK F/K/A BRANCH BANKING AND TRUST COMPANY

v.

JAMES W. YELTON A/K/A JAMES YELTON

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

2003 BALTIMORE PIKE, HANOVER, PA 17331-8448

Tax ID No. 52-000-12-0116.A0-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$131,044.76

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 2003 BALTIMORE PIKE, HANOVER, PA 17331

UPI# 52000120116A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.02-3t York County, Pennsylvania

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