

York Legal Record

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

Vol. 137

YORK, PA, THURSDAY, JANUARY 4, 2024

No. 41

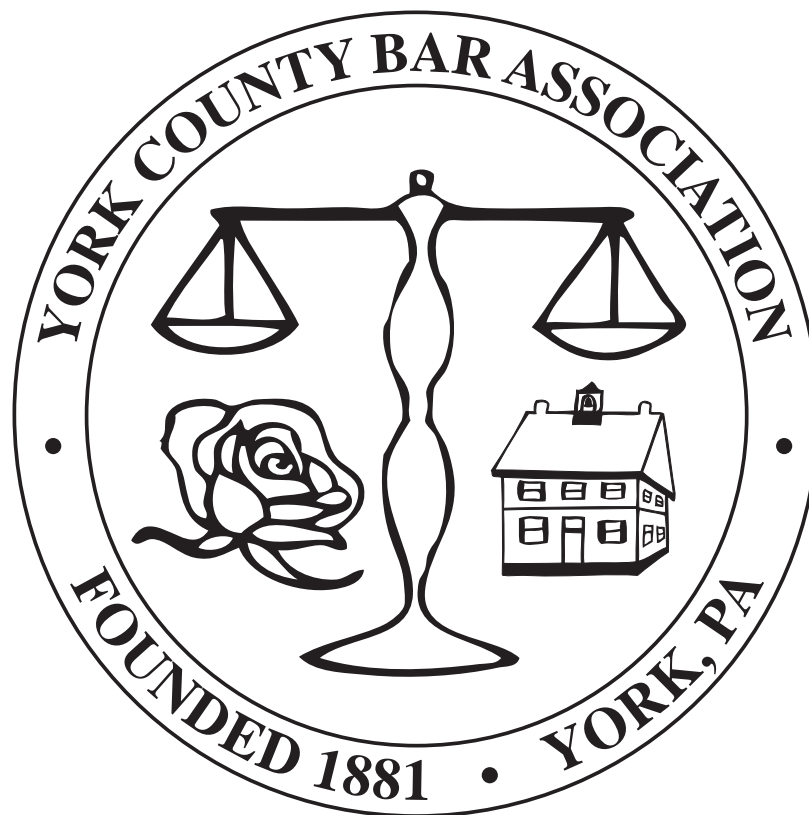
CASES REPORTED

RYAN MARSTELLER and MELISSA MARSTELLER, vs. FREEDOM
CROSSING HOMEOWNERS ASSOCIATION, INC.

No. 2018-SU-002857

Preliminary Objections - Homeowners Association - Demurrer

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Dated Material Do Not Delay

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ESTATE NOTICES

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

FIRST PUBLICATION

ESTATE OF MARION INGE ANDREWS, a/k/a MARION INGEBORG BORTNER-ANDREWS, a/k/a MARION I. BORTNER-ANDREWS, a/k/a MARION B. ANDREWS a/k/a INGA BORTNER-ANDREWS, DECEASED
Late of New Freedom Boro., York County, PA.
Administrator: Tina M. Olson, c/o Snoko Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
Attorney: Amanda Snoko Dubbs, Esquire, Snoko Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 01.04-3t

ESTATE OF AUSTIN L. CHINAULT, DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Barbara J. Senft, 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 01.04-3t

ESTATE OF VELMA IRENE DELLINGER, DECEASED
Late of Dover Twp., York County, PA.
Executrix: Linda Jean Myers, 369 Sunset Road, Thomasville, PA 17364
Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 01.04-3t

ESTATE OF ELENORA H. DUERR, DECEASED
Late of York Twp., York County, PA.
Executrix: Linda S. Yakacki, c/o Anstine & Sparler, 117 East Market Street, York, PA 17401
Attorney: William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market Street, York, PA 17401 01.04-3t

ESTATE OF BETTY J. GAYLOR, DECEASED
Late of Hanover Boro., York County, PA.
Executors: Gloria J. Sanders, Daniel L. Frey, and Paula K. Frey, 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 01.04-3t

ESTATE OF GLENN JULIUS, DECEASED
Late of Washington Twp., York County, PA.
Executor: Galen M. Julius, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401
Attorney: Margaret W. Driscoll, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 01.04-3t

ESTATE OF DORCAS C. KNARR, DECEASED
Late of City of York, York County, PA.
Executor: Pamela L. McGuigan, c/o Snoko Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
Attorney: Amanda Snoko Dubbs, Esquire, Snoko Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 01.04-3t

ESTATE OF JOANNE IRENE KOHR, DECEASED
Late of Springettsbury Twp., York County, PA.
Administrator: Edward R. Kohr, II, c/o LAW OFFICE OF FEFREY C. MARSHALL, LLC, 46 East Philadelphia Street, York, PA 17401
Attorney: Jeffrey C. Marshall, Esquire, LAW OFFICE OF FEFREY C. MARSHALL, LLC, 46 East Philadelphia Street, York, PA 17401 01.04-3t

ESTATE OF RUTH M. LOSS, DECEASED
Late of Penn Twp., York County, PA.
Executor: Stacey Krysiak, c/o Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331
Attorney: Ruth Crabbs Gunnell, Esquire, Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 01.04-3t

ESTATE OF MICHAEL J. McMASTER, DECEASED
Late of Jackson Twp., York County, PA.
Executor: Michael P. McMaster, 493 Misty Hill Drive, Delta, PA 17314
Attorney: G. Steven McKonly PC, 119 Baltimore Street, Hanover, PA 17331 01.04-3t

ESTATE OF DANIEL ELTON JOHN MILLER, DECEASED
Late of Springettsbury Twp., York County, PA.
Administrator: Carol A. Miller, 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 01.04-3t

ESTATE OF SONJA M. MITTEL, DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Farrah L. Mittel, 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 01.04-3t

ESTATE OF PATRICIA L. MORRISSETTE, DECEASED
Late of Newberry Twp., York County, PA.
Administrator: Charles P. Morrisette, c/o Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011
Attorney: Craig A. Hatch, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011 01.04-3t

ESTATE OF ANDREW PATRICK OELKE, DECEASED
Late of Manchester Twp., York County, PA.
Administrator: Carmen B. Oelke, 669 Oakwood Road, New Freedom, PA 17349 01.04-3t

ESTATE OF JUDITH L. PECHART, DECEASED
Late of Franklin Twp., York County, PA.
Executrix: Sharon L. Marburger, 800 Sam Snead Circle Ethers, Ethers, PA 17319
Attorney: Brian C. Linsenbach, Esquire, STONE, WILEY & LINSNBACH, PC, 3 N. Baltimore Street, Dillsburg, PA 17019 01.04-3t

ESTATE OF DARYL WILLIAM PELLICOT, DECEASED
Late of Manchester Twp., York County, PA.
Administratrix: Kristen Marie Pellicot, 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 01.04-3t

ESTATE OF JESSICA J. PULEO, DECEASED
Late of Fairview Twp., York County, PA.
Co-Administrators: Agatha C. Puleo and Domenic D. Puleo, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401
Attorney: Timothy Bupp, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 01.04-3t

ESTATE OF DELORES A. REHMEYER, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Jeffrey L. Rehmeier II, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401
Attorney: Jeffrey L. Rehmeier II, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 01.04-3t

ESTATE OF CATHERINE MAE SHAFFER, a/k/a CATHERINE SHAFFER, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrices: Kay L. Strausbaugh and Linda C. Hopstetter, c/o MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401
Attorney: Erik D. Spurlin, Esquire, MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401 01.04-3t

ESTATE OF BURTON R. SHELLHAMMER, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Brett Alan Shellhammer, 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
01.04-3t

ESTATE OF WILLIAM GLENN TEARE, DECEASED
Late of North York Boro., York County, PA.
Administratrix: Joyce Ann Teare, 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
01.04-3t

ESTATE OF MICHAEL S. WILSON, DECEASED
Late of Peach Bottom Twp., York County, PA.
Executor: Joseph M. Neepser, c/o Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406
Attorney: Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406
01.04-3t

HENDERSON FITZ FAMILY TRUST DATED SEPTEMBER 12, 2019
Notice is hereby given that Lisa G. Yocum is the Successor Trustee of the above-named Trust. All persons indebted to Patricia Fitz are requested to make payment and all those having claims against Patricia Fitz are directed to present the same to: Lisa G. Yocum, Successor Trustee c/o Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.
01.04-3t

SHAVER FAMILY TRUST DATED MAY 2, 2023
Notice is hereby given that Alysha Jones is the Successor Trustee of the above-named Trust. All persons indebted to Thomas Shaver are requested to make payment and all those having claims against Thomas Shaver are directed to present the same to: Alysha Jones, Successor Trustee c/o Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.
01.04-3t

SECOND PUBLICATION

ESTATE OF HARRY C. AKINS, DECEASED
Late of West Manchester Twp., York County, PA.
Executors: Steven C. Geisler, Debra L. Shaffer and Kathy M. Ilyes, c/o CGA Law Firm, PC, PO Box 606, East Berlin, PA 17316
Attorney: Sharon E. Myers, Esquire, CGA Law Firm, PC, PO Box 606, East Berlin, PA 17316
12.28-3t

ESTATE OF BARBARA A. BOYD, DECEASED
Late of York City, York County, PA.
Executor: Thomas J. Brinker, c/o Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356
12.28-3t

ESTATE OF ANNA MAE BURTON, DECEASED
Late of Codorus Twp., York County, PA.
Executor: Gene H. Burton, Jr., c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401
12.28-3t

ESTATE OF J. WILLIAM GREENE, a/k/a JOHN WILLIAM GREENE, DECEASED
Late of Hanover Boro., York County, PA.
Executor: Alan M. Cashman, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
Attorney: Rachael L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
12.28-3t

ESTATE OF SHIRLEY L. HALE, DECEASED
Late of Penn Twp., York County, PA.
Executrix: Patricia H. Endres, c/o Keystone Elder Law P.C., 555 Gettysburg Pike, Suite B-200, Mechanicsburg, PA 17055
Attorney: Eric J. Brunner, Esquire, Keystone Elder Law P.C., 555 Gettysburg Pike, Suite B-200, Mechanicsburg, PA 17055
12.28-3t

ESTATE OF FRANK V. KELKIS, a/k/a FRANK V. KELKIS, JR., DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Monika A. Brickner, c/o Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356
12.28-3t

ESTATE OF SCOTT DWAYNE MOATS, DECEASED
Late of Dillsburg, York County, PA.
Executor: Laura Michelle LaRosa, 114 S. Baltimore Street, Dillsburg, PA 17019
12.28-3t

ESTATE OF JEFFERY A. NADU, SR., DECEASED
Late of Lower Windsor Twp., York County, PA.
Executor: Patricia S. Nadu, c/o May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602
Attorney: Bradley A. Zuke, Esquire, May Herr & Grosh, LLP, 234 North Duke Street, Lancaster, PA 17602
12.28-3t

ESTATE OF ERIK M. SCALLORN, DECEASED
Late of North Hopewell Twp., York County, PA.
Administrator: Shayla Scallorn, 130 Smithfield Road, New Providence, PA 17560
Attorney: Steven M. Carr, Esquire, Ream, Carr, Markey Woloshin & Hunter LLP, 119 E. Market Street, York, PA 17401
12.28-3t

ESTATE OF ROSS A. SIPE, a/k/a ROSS ABRAM SIPE, JR., DECEASED
Late of Hanover Boro., York County, PA.
Executrix: Cheryl A. Gruver a/k/a Cheryl A. Copeland, 700 High Mountain Road, Gardners, PA 17324
Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331
12.28-3t

ESTATE OF KENNETH W. SMITH, a/k/a KENNETH WILLIAM SMITH, DECEASED
Late of Chanceford Twp., York County, PA.
Co-Executors: Kenneth W. Smith, Jr., Bonnie L. Scott and Sonja L. Keener, c/o Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356
12.28-3t

ESTATE OF LINDA M. TATE, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Ronald E. Verdier, c/o Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402
Attorney: Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402
12.28-3t

ESTATE OF DARLENE I. THOMPSON, DECEASED
Late of Chanceford Twp., York County, PA.
Executrix: Wendy D. Erdenbrack, c/o Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356
12.28-3t

ESTATE OF JOAN V. TREON, DECEASED
Late of Lower Windsor Twp., York County, PA.
Administrator: Steven M. Carr, Ream, Carr, Markey Woloshin & Hunter LLP, 119 E. Market Street, York, PA 17401
Attorney: Steven M. Carr, Esquire, Ream, Carr, Markey Woloshin & Hunter LLP, 119 E. Market Street, York, PA 17401
12.28-3t

ESTATE OF HAZEL V. WARNER, DECEASED
Late of Dallastown Boro., York County, PA.
Co-Executors: James P. Howard and Robert E. Druck, c/o Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356
12.28-3t

ESTATE OF CHARLES W. WETZEL,
DECEASED

Late of West Manheim Twp., York County, PA.
Executrix: Sharon K. Wetzel, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331
Attorney: Scott L. Kelley, Esquire, Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331 12.28-3t

ESTATE OF JEAN L. WILLIAMS, a/k/a
GLORIA JEAN WILLIAMS, DECEASED

Late of York Twp., York County, PA.
Executor: Elizabeth A. Crum, c/o Charles J. Long, Esquire, 25 North Duke Street, Suite 202, York, PA 17401
Attorney: Charles J. Long, Esquire, 25 North Duke Street, Suite 202, York, PA 17401 12.28-3t

ESTATE OF FRANKLIN C. WIMMER, JR.,
a/k/a FRANKLIN CHARLES WIMMER, JR.,
DECEASED

Late of Shrewsbury Twp., York County, PA.
Executor: Deborah E. Wimmer, c/o Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406
Attorney: Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406 12.28-3t

ESTATE OF RUTH A. LIEK

LATE OF SPRINGGETTSBURY TOWNSHIP,
YORK, COUNTY, PENNSYLVANIA,
DECEASED.

Letters Testamentary on said estate having been granted to the undersigned, all persons indebted thereto are requested to make immediate payment and those having claims or demands against the Estate of Ruth A. Liek, deceased, late of Springettsbury Township, York County, Pennsylvania, are requested to present the same without delay to Roxanne E. Liek, Executrix, pursuant to 20 Pa.C.S. §3162. In addition, all persons indebted thereto are requested to make immediate payment and those having claims or demands against The Gerald E. Liek and Ruth A. Liek Revoacable Living Trust Agreement, dated the 11th day of November 2003, are requested to present the same without delay to Roxanne E. Liek, Trustee, pursuant to 20 Pa.C.S. §7755.

Executor and Trustee: Roxanne E. Liek, c/o Stock and Leader, 221 W. Philadelphia Street, Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, 221 W. Philadelphia Street, Suite 600, York, PA 17401 12.28-3t

THIRD PUBLICATION

ESTATE OF WARREN C. BULETTE, JR.,
DECEASED

Late of Spring Garden Twp., York County, PA.
Executor: Gregory P. Dormitzer, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 12.21-3t

ESTATE OF CRAIG DIEHL, a/k/a CRAIG
MICHAEL DIEHL, DECEASED

Late of Springettsbury Twp., York County, PA.
Executor: Christopher M. Diehl, 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 12.21-3t

ESTATE OF HELEN L. DIEHL, DECEASED

Late of Spring Garden Twp., York County, PA.
Executor: Scott Hoofnagle, 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 12.21-3t

ESTATE OF DONNA R. DILL, DECEASED

Late of Chanceford Twp., York County, PA.
Executor: Ronald E. Dill, Jr., 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 12.21-3t

ESTATE OF SHIRLEY A. EULER,
DECEASED

Late of York Twp., York County, PA.
Executor: Michael E. Euler, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 12.21-3t

ESTATE OF SHIRLENE K. FARRIS,
DECEASED

Late of Carroll Twp., York County, PA.
Executor: Timothy Jason Minor, c/o Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408
Attorney: Patrick J. Schaeffer, Esquire and Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408 12.21-3t

ESTATE OF ETHEL G. GEBHART,
DECEASED

Late of Hanover Boro., York County, PA.
Executor: Wayne J. Gebhart, 502 Hartman Avenue, Hanover, PA 17331
Attorney: David C. Smith, Esquire, 754 Edgemoor Road, Hanover, PA 17331 12.21-3t

ESTATE OF EMMA R. GUTSHALL,
DECEASED

Late of York City, York County, PA.
Executor: Margaret M. Frey, c/o William F. Hoffmeyer, Esquire, 30 N. George Street, York, PA 17401
Attorney: William F. Hoffmeyer, Esquire, 30 N. George Street, York, PA 17401 12.21-3t

ESTATE OF KAREN LEE HEFNER,
DECEASED

Late of Springfield Twp., York County, PA.
Executor: Daniel Patrick Hefner, 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 12.21-3t

ESTATE OF JACQUELINE P. LAUER,
DECEASED

Late of West Manchester Twp., York County, PA.
Administrator c.t.a.: Debra S. Rohrbaugh, c/o John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 12.21-3t

ESTATE OF ANNA E. MANCHA,
DECEASED

Late of North Hopewell Twp., York County, PA.
Executrix: Deborah A. Wolicki, c/k/a Debora A. Wolicki, c/o Stock and Leader, 221 Philadelphia Street, Suite 600, York, PA 17401
Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, 221 Philadelphia Street, Suite 600, York, PA 17401 12.21-3t

ESTATE OF STERLING LEE MARCH, a/k/a
STERLING L. MARCH, DECEASED

Late of Newberry Twp., York County, PA.
Administrator: Robert E. Boettcher, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401
Attorney: Jeffrey A. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401 12.21-3t

ESTATE OF WILLIAM K. MILLER,
DECEASED

Late of Newberry Twp., York County, PA.
Executor: Scott E. Miller, c/o Seneca Law, PO Box 333, Lewisberry, PA 17339
Attorney: Richard C. Seneca, Esquire, Seneca Law, PO Box 333, Lewisberry, PA 17339 12.21-3t

ESTATE OF SCOTT WILLIAM MOORE, a/k/a
SCOTT W. MOORE, DECEASED

Late of Fairview Twp., York County, PA.
Executrix: Lori Lee Campbell, 580 Yates Road, Eiters, PA 17319
Attorney: Andrew S. Withers, Esquire, Eitzweiler and Withers, 105 N. Front Street, Harrisburg, PA 17101 12.21-3t

ESTATE OF JOAN E. MYERS, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Bradley A. Hallett, 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 12.21-3t

ESTATE OF HILDA O. NITCHMAN, a/k/a HILDA O'NEAL NITCHMAN, DECEASED
Late of Penn Twp., York County, PA.
Executors: Elinor Albright Rebert and Scott D. Rebert, 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 12.21-3t

ESTATE OF PATSY A. PALMER, a/k/a PATSY ANN PALMER, DECEASED
Late of Shrewsbury Boro., York County, PA.
Executor: Bryan E. Palmer, 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 12.21-3t

ESTATE OF SHELBY A. PAULES, DECEASED
Late of York Twp., York County, PA.
Executor: Timothy B. Paules, 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 12.21-3t

ESTATE OF NADINE E. SENTZ, DECEASED
Late of Hanover Boro., York County, PA.
Co-Executrices: Bonnie S. Forbes and Pamela N. Sturgeon, c/o Barley Snyder LLP, 14 Center Square, Hanover, PA 17331
Attorney: Jennifer M. Stetter, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 12.21-3t

ESTATE OF JOANNE MARIE SHEELY, a/k/a JOANNE M. SHEELY, DECEASED
Late of Penn Twp., York County, PA.
Executrix: Jessica Lynn LeGrant, c/o Barley Snyder LLP, 14 Center Square, Hanover, PA 17331
Attorney: Jennifer M. Stetter, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 12.21-3t

ESTATE OF HAROLD LEE SHORB, DECEASED
Late of Hanover Boro., York County, PA.
Co-Administratrices: Marilyn S. Lenhart and Brenda K. Nowell, c/o Barley Snyder LLP, 14 Center Square, Hanover, PA 17331
Attorney: Scott L. Kelley, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 12.21-3t

ESTATE OF DONNA R. SMITH, DECEASED
Late of Red Lion Boro., York County, PA.
Executors: Skeets W. Smith and Verlyn R. Smith, 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 12.21-3t

ESTATE OF JACOB M. STERNER, DECEASED
Late of Springfield Twp., York County, PA.
Executrices: Debra E. Krout and Linda I. Brose, 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 12.21-3t

ESTATE OF JOHN ANDREW SUTYAK, a/k/a JOHN SUTYAK, DECEASED
Late of West Manchester Twp., York County, PA.
Administrator: Hui-Chen Sutyak, 2489 Fairway Drive, York, PA 17408
Attorney: Gilbert G. Malone, Esquire, 42 South Duke Street, York, PA 17401 12.21-3t

ESTATE OF LILLIAN C. THOMAS, DECEASED
Late of Dover Twp., York County, PA.
Executor: Cheryl Lee K Indart, 5550 Davidsburg Road, Dover, PA 17315
Attorney: G. Steven McKonly PC, 119 Baltimore Street, Hanover, PA 17331 12.21-3t

ESTATE OF KENNETH J. THOMPSON, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Suzanne L. Campanella, 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 12.21-3t

ESTATE OF RONALD RALPH STEWART VARDY, DECEASED
Late of Peach Bottom Twp., York County, PA.
Administrator: Gloria Patterson, 78 N. Oak Heights Trail, Delta, PA 17314
Attorney: Gilbert G. Malone, Esquire, 42 South Duke Street, York, PA 17401 12.21-3t

ESTATE OF SHARON L. WEAVER, a/k/a SHARON LEE WEAVER, DECEASED
Late of Fairview Twp., York County, PA.
Executrix: Debra Ann Freet, c/o Seneca Law, PO Box 333, Lewisberry, PA 17339
Attorney: Richard C. Seneca, Esquire, Seneca Law, PO Box 333, Lewisberry, PA 17339 12.21-3t

ESTATE OF RONALD L. WEISER, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Annette Louise Wimer, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401
Attorney: Timothy Bupp, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 12.21-3t

ESTATE OF FAITH K. WELTY, a/k/a FAITH WELTY, DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Steven P. Welty, 486 Indian Rock Dam Road, York, PA 17403
Attorney: Terence J. Barna, Esquire, BENNLAWFIRM, 103 East Market Street, PO Box 5185, York, PA 17405 12.21-3t

ESTATE OF BETTY J. YOHE, DECEASED
Late of Jackson Twp., York County, PA.
Executors: Allen L. Wright and Susan J. Virtz, 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 12.21-3t

CIVIL NOTICES

ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation [are about to be filed] were filed with the Commonwealth of Pennsylvania. The name of the [proposed] corporation is Restuccia Enterprises, Inc. The corporation [is to be] has been incorporated under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania Act of December 22, 1988.

01-04-1t Solicitor

ARTICLES OF INCORPORATION NONPROFIT

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania on October 2, 2023. The name of the corporation is Rohler's Mountain View Cemetery Association. The purpose[s] of the corporation is [are] management of church cemetery. The corporation has been organized under the provisions of the Nonprofit Corporation Law of 1988.

01-04-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 2nd November 2023 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of NovaLee Mae Edelman to NovaLee Mae Miller. The Court has fixed the day of Tuesday, January 23, 2024 at 10:00 a.m. in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

01-04-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on October 31, 2023 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Jenna Kaytlyn Kraft to Jenna Lee Olivero. The Court has fixed the day of January 23, 2024 at 10:00 a.m. in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

01-04-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 12-18-2023 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Raad Ahmed Mohammed to Raad Ahmed ALbadri. The Court has fixed the day of 01-23-2024 at 10:00 a.m. in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

01-04-1t Solicitor

FICTITIOUS NAME

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 13, 2023, for Synth City Collectibles with a principal place of business located at 338 Laurel Dr., York, PA 17406 in York County. The individual interested in this business is Isaac A. Wherley, also located at 338 Laurel Dr., York, PA 17406. This is filed in compliance with 54 Pa.C.S. 311.

01-04-1t Solicitor

The York Legal Record Publication Board is seeking articles

on current legal topics such as case law summaries, legislative updates, or other issues that may be of interest to YCBA members. Submissions should be no more than one page in length and should be educational and not promotional in nature. All submissions are subject to the review and approval of the Publication Board. Submitters are eligible for a special offer of \$200 for a full-page color advertisement to run along with their article.

Please send submissions to (yorklegalrecord@yorkbar.com).

Opinions, Opinions, Opinions . . .

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

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

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

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. CORY G. ACKERMAN and HEATHER J. ACKERMAN Docket Number: 2023-SU-002239. 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:

CORY G. ACKERMAN
HEATHER J. ACKERMAN

Property of Cory G. Ackerman and Heather J. Ackerman

Execution No. 2023-SU-002239

Judgment Amount: \$135,352.33

All the right title, interest and claim of Cory G. Ackerman and Heather J. Ackerman, of in and to:

Property is located at 315 High Street, within the Borough of Hanover, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2415, at page 1845, as Instrument No. 2017014957.

Parcel Identification No. 67-000-10-0083

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 315 HIGH STREET,
HANOVER, PA 17331

UPI# 670001000830000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00

O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AMERIHOM MORTGAGE COMPANY, LLC vs. JORDAN S. BOOK Docket Number: 2023-SU-001557. 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:

JORDAN S. BOOK

Owner(s) of property situate in the TOWNSHIP OF FRANKLIN, YORK COUNTY, Pennsylvania, being 112 FURMAN ROAD, DILLSBURG, PA 17019 PARCEL #: 290000400530000000

(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$238,379.11
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 112 FURMAN ROAD,
DILLSBURG, PA 17019

UPI# 290000400530000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A. AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2005-SD1 vs. KIMBERLY A. BREAUD and LEON P. BREAUD, III Docket Number: 2022-SU-002385. 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:

KIMBERLY A. BREAUD
LEON P. BREAUD, III

By virtue of a Writ of Execution No. 2022-SU-002385

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK,

N.A. AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2005-SD1

KIMBERLY A. BREAUD AND LEON P. BREAUD, III

owners of property situate in PEACH BOTTOM TOWNSHIP, York County, Pennsylvania, being

8721 WOODBINE ROAD, AIRVILLE, PA 17302

Parcel No. 43-000-CO-0006.D0-00000

(3.91 Acres)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$119,559.44

Attorneys for Plaintiff
Parker McCay, PA

PROPERTY ADDRESS: 8721 WOODBINE ROAD, AIRVILLE, PA 17302

UPI# 43000CO0006D000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGELLC vs. CHRISTIE A. BUSH Docket Number: 2023-SU-001789. 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:

CHRISTIE A. BUSH

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

BEING KNOWN AS: 170 MEETINGHOUSE ROAD MANCHESTER, PA 17345
BEING PARCEL NUMBER: 26-000-NI-0111. K0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 170 MEETINGHOUSE ROAD, MANCHESTER, PA 17345

UPI# 26000NI0111K000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC vs. MARY C. BYRNE and JAMES D. BYRNE Docket Number: 2023-SU-000987. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MARY C. BYRNE
JAMES D. BYRNE

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

BEING KNOWN AND NUMBERED AS 387 GARVINE MILL ROAD, FAWN TOWNSHIP, PA 17321

UPIN NUMBER 28-000-BN-0006.F0-00000

PROPERTY ADDRESS: 387 GARVINE MILL ROAD, FAWN GROVE, PA 17321

UPI# 28000BN0006F000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. BENJAMIN S. CONFAIR Docket

Number: 2022-SU-002081. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BENJAMIN S. CONFAIR

Advertising Description

DOCKET #2022-SU-002081

ALL THAT CERTAIN tract or Parcel of land and premises, situate, lying and being in the Borough of Dillsburg in the County of York and Commonwealth of Pennsylvania, known as Lot No. 11 and more particularly bounded and described in accordance with subdivision plat known as Chevy Terrace, Section 5, drawn by Larsen & Brilhart, Inc., Engineers and Surveyors, dated April 16, 1970, recorded in Plan Book T, at Page 659, York County records.

PARCEL No. 58-000-02-0288.00-00000
PROPERTY ADDRESS: 12 BELAIR DRIVE, DILLSBURG, PENNSYLVANIA 17019

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Benjamin S. Confair

ATTORNEY FOR PLAINTIFF: Powers Kirm, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 12 BELAIR DRIVE, DILLSBURG, PA 17019

UPI# 580000202880000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-WMC1, ASSET BACKED CERTIFICATES, SERIES 2007-WMC1 vs. STACY J. CUNNINGHAM and LORI J. CUNNINGHAM Docket Number: 2023-SU-000593. 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:

STACY J. CUNNINGHAM
LORI J. CUNNINGHAM

All that certain piece or parcel or Tract of land situate in the Borough of Wrightsville, York County, Pennsylvania, and being known as 118 Chestnut Street, Wrightsville, Pennsylvania 17368.

TAX MAP AND PARCEL NUMBER:91-000-04-0149.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$330,858.48

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Stacy J. Cunningham and Lori J. Cunningham

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

PROPERTY ADDRESS: 118 CHESTNUT STREET, WRIGHTSVILLE, PA 17368

UPI# 910000401490000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2 vs. JAMES R. DEGRANGE and JOANNE M. DEGRANGE Docket Number: 2023-SU-001766. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES R. DEGRANGE
JOANNE M. DEGRANGE

Property of James R. DeGrange and Joanne M. DeGrange, husband and wife

Execution No. 2023-SU-001766

Judgment Amount: \$60,025.36

All the right title, interest and claim of James R. DeGrange and Joanne M. DeGrange, husband and wife, of in and to:

Property locates at 190 Hazel Drive, within the East Manchester Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1410, at page 7027, as Instrument No. 2000052689.

Parcel Identification No. 26-000-12-0017-00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 190 HAZEL DRIVE, MANCHESTER, PA 17345

UPI# 260001200170000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. MARK DUNLOCK AKA MARK CLIFFORD DUNLOCK Docket Number: 2023-SU-001982. 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 DUNLOCK AKA MARK CLIFFORD DUNLOCK

Owner(s) of property situate in the CITY OF YORK, YORK COUNTY, Pennsylvania, being 978 EAST PHILADELPHIA STREET, YORK, PA 17403
PARCEL #: 123700600640000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$68,990.39
Attorneys for Plaintiff
KML Law Group P.C

PROPERTY ADDRESS: 978 EAST PHILADELPHIA STREET, YORK, PA 17403

UPI# 123700600640000000

Notice is further given that all parties in interest

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST III vs. TERRY L. EDWARDS and WILLIAM E. EDWARDS Docket Number: 2023-SU-001575. 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 L. EDWARDS
WILLIAM E. EDWARDS

By virtue of a Writ of Execution No. 2023-SU-001575
Wilmington Savings Fund Society, FSB d/b/a Christiana Trust as Trustee for PNPMS Trust III v.
Terry L. Edwards and William E. Edwards

Owners of property situate in York County, Pennsylvania, being
4851 Blue Hill Road, Glenville, PA 17329
Parcel Number: 37-000-BF-001.PO-00000
Improvements thereon: Residential Dwelling
Judgment Amount: \$11,226.43
ATTORNEYS FOR PLAINTIFF
Padgett Law Group

PROPERTY ADDRESS: 4851 BLUE HILL ROAD, GLENVILLE, PA 17329

UPI# 37000BF0014P000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a

Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ARVEST CENTRAL MORTGAGE COMPANY vs. KAROL A. FEESER Docket Number: 2022-SU-001283. 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:

KAROL A. FEESER

LAND SITUATED IN THE BOROUGH OF WEST YORK IN THE COUNTY OF YORK IN THE STATE OF PA

Premises being: 1100 West Market, York, PA 17404
Parcel No. 88-000-02-0017.00-00000

BEING the same premises which JOE P. WATSON AND GLORIA M. WATSON, HUSBAND AND WIFE AND ROBERT L. SEARER AND LISA M. SEARER, HUSBAND AND WIFE by Deed dated April 30, 1987 and recorded in the Office of Recorder of Deeds of York County on May 13, 1987 at Book 095 M, Page 242 granted and conveyed unto ELWOOD L. FEESER AND KAROL A. FEESER, HUSBAND AND WIFE.

Elwood L. Feeser is Deceased, Passing the Property to Karol A. Feeser as Surviving Spouse. Probate, Filed On 01/06/2004 Case # 6704-0014

PROPERTY ADDRESS: 1100 WEST MARKET STREET, YORK, PA 17404

UPI# 880000200170000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. vs. NANCY C. HAMBERGER Docket Number: 2023-SU-001619. 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:

NANCY C. HAMBERGER

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

70 NORTH TREMONT STREET, YORK, PA 17403
 PARCEL #: 123720700360000000
 (Acreage or street address)
 Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount \$46,426.58
 Attorneys for Plaintiff
 KML Law Group P.C.

PROPERTY ADDRESS: 70 NORTH TREMONT STREET, YORK, PA 17403

UPI# 123720700360000000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A. AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-CTX1 ASSET-BACKED CERTIFICATES, SERIES 2005-CTX1 vs. RANDY H. HANK AKA RANDY HANK Docket Number: 2023-SU-002283. 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:

RANDY H. HANK AKA RANDY HANK

Owner(s) of property situate in the TOWNSHIP OFFFAIRVIEW, YORK COUNTY, Pennsylvania, being
 645 CORNHILL ROAD, ETTERS, PA 17319
 PARCEL #: 27000QG0076B0
 (Acreage or street address)
 Improvements thereon: RESIDENTIAL DWELLING
 Judgment Amount \$286,788.03
 Attorneys for Plaintiff
 KML Law Group P.C.

PROPERTY ADDRESS: 645 CORNHILL ROAD, ETTERS, PA 17319

UPI# 27000QG0076B000000

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

thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILSON SPRINGS CONDOMINIUM ASSOCIATION, INC. vs. TONYA HARRIS Docket Number: 2021-SU-000735. 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:

TONYA HARRIS

JUDGMENT: \$22,500.00

REPUTED OWNERS: Tonya Harris

DEED BK. and PAGE NO.: 1830/7944

MUNICIPALITY: Hallam Borough

AREA: Residential - Condominium

IMPROVEMENTS: N/A

PROPERTY ADDRESS: 58 BUTTONWOOD LANE, HELLAM, PA 17406

UPI# 66000020003B0C0058

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SPRING GROVE BOROUGH vs. RENE HERNANDEZ IXCOATI Docket Number: 2023-SU-000560. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

RENE HERNANDEZ IXCOATI

By virtue of a Writ of Execution No.: 2023-SU-000560

RENE HERNANDEZ IXCOATI, owner of property situate SPRING GROVE BOROUGH, Spring Grove, YORK County, Pennsylvania being:

170 North Main Street, Spring Grove, PA 17362

Parcel No.: 85-000-01-0142.00-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$4,368.41

Attorneys for Plaintiff
 Stock and Leader

PROPERTY ADDRESS: 170 NORTH MAIN STREET, SPRING GROVE, PA 17362

UPI# 850000101420000000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. DANA JONES HINES Docket Number: 2019-SU-003283. 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:

DANA JONES HINES

All that certain piece or parcel or Tract of land situate in NEWBERRY TOWNSHIP, York County, Pennsylvania, and being known as 220 Lark Drive, York Haven, Pennsylvania 17370.
 TAX MAP AND PARCEL NUMBER:39-000-37-0090-00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$235,789.72

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Dana Jones Hines

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

PROPERTY ADDRESS: 220 LARK DRIVE, YORK HAVEN, PA 17370

UPI# 390003700900000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: REVERSE MORTGAGE UNDING LLC vs. WILLIAM F. HOLLAND Docket Number: 2023-SU-000126. 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 F. HOLLAND

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

Property Address: 57 Black Oak Trail, Delta, PA 17314

Parcel No. 43-000-01-0388.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-000126

Judgment: \$205,465.00

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: William F. Holland

PROPERTY ADDRESS: 57 BLACK OAK TRAIL, DELTA, PA 17314

UPI# 430000103880000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRUIST BANK F/K/A BRANCH BANKING AND TRUST COMPANY vs. TERRY L. HOLLINGER and MICHELLE L. HOLLINGER Docket Number: 2022-SU-002548. 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 L. HOLLINGER
MICHELLE L. HOLLINGER

All that certain piece or parcel or Tract of land situate in Conewago Township, York County, Pennsylvania, and being known as 325 East Butter Road, York, Pennsylvania 17404. TAX MAP AND PARCEL NUMBER:23-000-NH-0172.B0-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$140,846.35

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Terry L. Hollinger and Michelle L. Hollinger

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

PROPERTY ADDRESS: 325 EAST BUTTER ROAD, YORK, PA 17404

UPI# 23000NH0172B0000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NORTHERN HEIGHTS HOMEOWNERS' ASSOCIATION vs. CHRISTOPHER HOOEY

Docket Number: 2018-SU-002379. 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 HOOEY

Judgment: \$10,000.00
Reputed Owners: Christopher Hooey
Deed Book and Page No.: 1895/3655
Municipality: East Manchester Township
Area: Residential - Two Story House
Improvements: N/A

PROPERTY ADDRESS: 20 BRYN WAY, MOUNT WOLF, PA 17347

UPI# 260001600270000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. KELLY HUME-JOHNSON AKA KELLY A. HUME-JOHNSON and BRIAN JOHNSON Docket Number: 2023-SU-002018. 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:

KELLY HUME-JOHNSON AKA KELLY A. HUME-JOHNSON
BRIAN JOHNSON

Owner(s) of property situate in the PENN TOWNSHIP, YORK COUNTY, Pennsylvania, being 3270 GRANDVIEW ROAD, HANOVER, PA 17331
PARCEL #: 44000170012C000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$220,545.75
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 3270 GRANDVIEW ROAD, HANOVER, PA 17331

UPI# 44000170012C000000

Notice is further given that all parties in interest

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. LADIRA ANTOINETTE JOHNSON AKA LADIRA JOHNSON Docket Number: 2022-SU-002939. 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:

LADIRA ANTOINETTE JOHNSON AKA LADIRA JOHNSON

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

74 HUDSON BOULEVARD, RED LION, PA 17356

PARCEL #: 540006601250000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$265,446.09

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 74 HUDSON BOULEVARD, RED LION, PA 17356

UPI# 540006601250000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,

FOR THE CIM TRUST 2016-3, MORTGAGE-BACKED NOTES, SERIES 2016-3 vs. JOCELYN JOHNSON-DAILEY, KNOWN HEIR OF CHARLES E. DAILEY, SR. A/K/A CHARLES E. DAILEY, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES E. DAILEY, SR. A/K/A CHARLES E. DAILEY, DECEASED Docket Number: 2020-SU-000449. 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:

JOCELYN JOHNSON-DAILEY, KNOWN HEIR OF CHARLES E. DAILEY, SR. A/K/A CHARLES E. DAILEY, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES E. DAILEY, SR. A/K/A CHARLES E. DAILEY, DECEASED

SHORT DESCRIPTION

DOCKET NO: 2020-SU-000449

ALL THAT CERTAIN lot or piece of ground situate in Dover Township, County of York, and Commonwealth of Pennsylvania

TAX PARCEL NO: 24000LF01500000000

PROPERTY ADDRESS 6020 Carlisle Road a/k/a 6020 Old Carlisle Road Dover, PA 17315

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Jocelyn Johnson-Dailey, known heir of Charles E. Dailey, Sr. a/k/a Charles E. Dailey, Deceased; Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Charles E. Dailey, Sr. a/k/a Charles E. Dailey, Deceased;

ATTORNEY'S NAME: Roger Fay, Esquire

SHERIFF'S NAME: York County Sheriff

PROPERTY ADDRESS: 6020 CARLISLE ROAD, A/K/A 6020 OLD CARLISLE ROAD, DOVER, PA 17315

UPI# 24000LF0150000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. GREGORY J KELLNER Docket Number: 2023-SU-001569. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

GREGORY J KELLNER

By virtue of a Writ of Execution No. 2023-SU-001569

LAKEVIEW LOAN SERVICING, LLC

v. GREGORY J KELLNER

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

9376 WOODBINE RD, AIRVILLE, PA 17302
Tax ID No. 28-000-CO-0003.A0-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$300,403.57

Attorneys for Plaintiff

Brock & Scott, PLLC

PROPERTY ADDRESS: 9376 WOODBINE ROAD, AIRVILLE, PA 17302

UPI# 28000CO0003A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. IAN MICHAEL KLINE Docket Number: 2023-SU-001552. 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:

IAN MICHAEL KLINE

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2023-SU-001552

Pennsylvania Housing Finance Agency, Plaintiff

vs
Ian Michael Kline, Defendant

Real Estate: 67 North Conley Lane, Etters, PA 17319

Municipality: Newberry Township

Dimensions/
Short Description: 0.06 acres

See Instrument #: 2021-063601

Tax Parcel #: 39-000-08-0704.00-00000

Assessment: \$85,750

Improvements thereon: a residential dwelling house as identified above.

TO BE SOLD AS THE PROPERTY OF IAN MICHAEL KLINE ON JUDGMENT NO. 2023-SU-001552

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

PROPERTY ADDRESS: 67 NORTH CONLEY LANE, ETTERS, PA 17319

UPI# 390000807040000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST 2007-5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-5 vs. ANITA I. KRAUSS AKA ANITA KRAUSS Docket Number: 2020-SU-000747. 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:

ANITA I. KRAUSS AKA ANITA KRAUSS

SHORT DESCRIPTION

DOCKET NO: 2020-SU-000747

ALL THAT CERTAIN lot or piece of ground situate in Springettsbury Township, County of York, and Commonwealth of Pennsylvania

TAX PARCEL NO: 460001601500000000

PROPERTY ADDRESS 1719 Argyle Drive York, PA 17406

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Anita I. Krauss aka Anita Krauss

ATTORNEY'S NAME: Roger Fay, Esquire

SHERIFF'S NAME: York County Sheriff

PROPERTY ADDRESS: 1719 ARGYLE DRIVE, YORK, PA 17406

UPI# 460001601500000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ACNB BANK vs. NANCY L. KUHN A/K/A NANCY LEE FODOR Docket Number: 2023-SU-001749. 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:

NANCY L. KUHN A/K/A NANCY LEE FODOR

AS THE REAL ESTATE OF:

NANCY L. KUHN, A/K/A NANCY LEE FODOR

Owner of property situate in Hanover Borough, York County, Pennsylvania, being 1029 Keith Drive, Hanover, PA 17331.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 1029 KEITH DRIVE, HANOVER, PA 174331

UPI #67-000-12-0082.00-00000

PROPERTY ADDRESS: 1029 KEITH DRIVE, HANOVER, PA 17331

UPI# 670001200820000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRUIST BANK vs. MICHAEL S. LAKE and DANIELLA R. LAKE Docket Number: 2023-SU-001199. 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 S. LAKE
DANIELLA R. LAKE

ADVERTISING DESCRIPTION

By Virtue of Writ of Execution No. 2023-SU-001199 Debt: \$298,034.80

Plaintiff: Truist Bank
v.
Defendants: Michael S. Lake and Daniella R. Lake

Address of Property: 1941 Manor Road, York, PA 17406

Parcel ID No.: 35-JL-44

Acreage: 85.18

Attorney for Plaintiff
Firm Name: Rosenberg Martin Greenberg LLP
By: Joshua D. Bradley, Identification No. 313308

Address: 25 S. Charles Street
21st Floor
Baltimore, Maryland 21201
Telephone No.: 410-727-6600

PROPERTY ADDRESS: 1941 MANOR ROAD, YORK, PA 17406

UPI# 35000JL00440000000

Sheriff's Office,
01.04-3t York County, Pennsylvania

LYLE A. MARTIN

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. LOUBRIEL LOPEZ RAMOS Docket Number: 2023-SU-001543. 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:

LOUBRIEL LOPEZ RAMOS

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN YORK NEW SALEM BOROUGH, YORK COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ALSO KNOWN AS 51 N Main Street, York New Salem, PA 17371

PARCEL ID 79-000-02-0040.00-00000

BEING the same premises which ASFAND KHAN AND NAHID KHAN, A MARRIED COUPLE by Deed dated 04/24/2020 and recorded in the Office of Recorder of Deeds of York County on 04/27/2020 at Book 2569, Page 5586 granted and conveyed unto LOUBRIEL LOPEZ RAMOS, AN ADULT INDIVIDUAL.

PROPERTY ADDRESS: 51 NORTH MAIN STREET, YORK NEW SALEM, PA 17371

UPI# 790000200400000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. FRANCIS ELWOOD LEE Docket Number: 2023-SU-001947. 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 ELWOOD LEE

DOCKET #2023-SU-001947

ALL THAT FOLLOWING DESCRIBED LOT OF GROUND WITH THE IMPROVEMENTS THEREONERECTED, SITUATE, LYING AND BEING IN HANOVER BOROUGH, YORK COUNTY, COUNTY OF PENNSYLVANIA.

PARCEL No. 67-000-03-0149.00-00000
PROPERTY ADDRESS: 644 E. MIDDLE STREET A/K/A 644 MIDDLE STREET, HANOVER, PENNSYLVANIA 17331

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Francis Elwood Lee

ATTORNEY FOR PLAINTIFF: Powers Kirn, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 644 EAST MIDDLE STREET, A/K/A 644 MIDDLE STREET, HANOVER, PA 17331

UPI# 670000301490000000

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

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

RICHARD P. KEUERLEBER, Sheriff

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CARRINGTON MORTGAGE SERVICES, LLC vs. LYLE A. MARTIN Docket Number: 2023-SU-000351. 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:

ALL THAT CERTAIN tract of land situate in Dover Township, York County, Pennsylvania, known as No. 2773 Oakland Road in accordance with a plan of survey prepared by Gordon L Brown, Registered Surveyor, dated July 10, 1979, and bearing Drawing No. J-1135, and being more fully bounded and described in accordance with said plan of survey as follows:

Property Address: 2773 Oakland Road, Dover, PA 17315

Parcel No. 24-000-02-0017.H0-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-000351

Judgment: \$140,605.71

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Lyle A. Martin

PROPERTY ADDRESS: 2773 OAKLAND ROAD, DOVER, PA 17315

UPI# 24000020017H000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. BRIAN L. MILLER and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2022-SU-002726. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN L. MILLER
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

SHERIFF'S SALE

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

Pennsylvania Housing Finance Agency,
Plaintiff
vs
Brian L. Miller and the Secretary of Housing and
Urban Development,
Defendants

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

Municipality: DALLASTOWN BOROUGH

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

See Instrument #: 2019-040614

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

Assessment: \$77,150

Improvements thereon: a residential dwelling
house as identified above.

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

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

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

UPI# 560000200930000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on February 5, 2024 At 2:00
O'Clock, PM, prevailing time, by virtue of a
Writ of Execution issued out of the Court of
Common Pleas of York County, Pennsylvania on
Judgment of: U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE OF
CITIGROUP MORTGAGE LOAN TRUST
2018-RP2 vs. MICHAEL A. MILLER Docket
Number: 2022-SU-002741. 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 A. MILLER

Owner(s) of property situate in the BOUROUGH

OF DALLASTOWN, YORK COUNTY,
Pennsylvania, being
355 WEST MAIN STREET, DALLASTOWN,
PA 17313

PARCEL #: 560000101000000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount \$121,482.96

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 355 WEST MAIN
STREET, DALLASTOWN, PA 17313

UPI# 560000101000000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on February 5, 2024 At 2:00
O'Clock, PM, prevailing time, by virtue of a Writ
of Execution issued out of the Court of Common
Pleas of York County, Pennsylvania on Judgment
of: DLJ MORTGAGE CAPITAL, INC. vs.
GABRIELA MOJICA Docket Number: 2023-
SU-001443. 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:

GABRIELA MOJICA

ALL that certain tract of land, known as Lot No.
157 and one-half of Lot No. 158, situate in the
Twelfth Ward of the CITY OF YORK, and more
fully bounded, and more fully bounded, limited,
and described as follows, to wit:

ALSO KNOWN AS 347 S. Albemarle St, York,
PA 17403

PARCEL ID 12-404-16-0005.00-00000

BEING the same premises which Charles
Edward Jockel and Linda L. Jockel, husband and
wife by Deed dated 06/07/2004 and recorded in
the Office of Recorder of Deeds of York County
on 06/10/2004 at Book 1658 Page 2036 granted
and conveyed unto Gabriela Mojica.

PROPERTY ADDRESS: 347 SOUTH
ALBEMARLE STREET, YORK, PA 17403

UPI# 124041600050000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on February 5, 2024 At 2:00
O'Clock, PM, prevailing time, by virtue of a
Writ of Execution issued out of the Court of
Common Pleas of York County, Pennsylvania
on Judgment of: TRUIST BANK, FORMERLY
KNOWN AS BRANCH BANKING AND
TRUST COMPANY vs. BRYAN A MOORE
Docket Number: 2023-SU-001809. 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:

BRYAN A MOORE

By virtue of a Writ of Execution No. 2023-SU-
001809

TRUIST BANK, FORMERLY KNOWN
AS BRANCH BANKING AND TRUST
COMPANY

v.
BRYAN A MOORE

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

979 WAYNE AVE, YORK, PA 17403
Tax ID No. 12-370-06-0082.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$83,036.65

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 979 WAYNE
AVENUE, YORK, PA 17403

UPI# 123700600820000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRADITIONS BANK vs. MULKERIN TOOL & MACHINE, LLC Docket Number: 2023-NO-004852. 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:

MULKERIN TOOL & MACHINE, LLC

SHERIFF'S SALE

By virtue of a Writ of Execution issued by Traditions Bank Docket No. 2023-NO-004852

Traditions Bank v. Mulkerin Tool & Machine, LLC Docket No. 2023-NO-004852

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

210 Lafayette Street, York, Pennsylvania 17401

Property being known as Parcel ID No. 08-163-02-0033.00-00000.

Commercial office building with improvements thereon erected.

Eden R. Bucher, Esquire
Barley Snyder
2755 Century Boulevard
Wyomissing, PA 19601
Attorneys for Plaintiff
I.D. No. 66626

PROPERTY ADDRESS: 210 LAFAYETTE STREET, YORK, PA 17401

UPI# 081630200330000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. MICHAEL DEREK O'KELLEY, II Docket Number: 2022-SU-000562. 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 DEREK O'KELLEY, II

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

5865 North Salem Church Road, Dover PA 17315

PARCEL #: 24000KF0006N000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$270,685.95

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 5865 NORTH SALEM CHURCH ROAD, DOVER, PA 17315

UPI# 24000KF0006N000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK vs. DONALD K. PETERS, JR. AS EXCEUTOR OF THE ESTATE OF DONALD K. PETERS SR, DECEASED Docket Number: 2023-SU-002279. 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:

DONALD K. PETERS, JR. AS EXCEUTOR OF THE ESTATE OF DONALD K. PETERS SR, DECEASED

Owner(s) of property situate in the TOWNSHIP OF CARROLL, YORK COUNTY, Pennsylvania, being

287 CAMP GROUND ROAD, DILLSBURG, PA 17019

PARCEL #: 20000PC00730000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$61,994.86

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 287 CAMP GROUND ROAD, DILLSBURG, PA 17019

UPI# 20000PC00730000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC vs. THOMAS POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED; TAYLOR POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED; SCOTT POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED; ASHLEIGH POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED; and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS C. POFF, DECEASED Docket Number: 2023-SU-000252. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

THOMAS POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED
TAYLOR POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED
SCOTT POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED
ASHLEIGH POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS C. POFF, DECEASED

ALL THAT CERTAIN tract of land, situate in the Township of York, County of York, and Commonwealth of Pennsylvania, bounded and described as follows:

Property Address: 2690 Cape Horn Road, Red Lion, PA 17356

Parcel No. 54-000-30-0039.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-000252

Judgment: \$94,190.15

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Thomas Poff, known Heir of Thomas C. Poff, deceased, Scott Poff, known Heir of Thomas C. Poff, deceased, Taylor Poff, known Heir of Thomas C. Poff, deceased, Ashleigh Poff, known Heir of Thomas C. Poff, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Thomas C. Poff, deceased

PROPERTY ADDRESS: 2690 CAPE HORN ROAD, RED LION, PA 17356

UPI# 540003000390000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: COMMUNITY LOAN SERVICING, LLC F/K/A BAYVIEW LOAN SERVICING, LLC vs. DOUGLAS E. RAVENSCROFT A/K/A DOUGLAS RAVENSCROFT and KELLY M. RAVENSCROFT A/K/A KELLY RAVENSCROFT Docket Number: 2020-SU-000612. 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 E. RAVENSCROFT A/K/A DOUGLAS RAVENSCROFT
KELLY M. RAVENSCROFT A/K/A KELLY RAVENSCROFT

DOCKET NO: 2020-SU-000612

ALL THAT CERTAIN lot or piece of ground situate in Penn Township, County of York, and Commonwealth of Pennsylvania

TAX PARCEL NO: 44-000-17-0118.00-00000

PROPERTY ADDRESS 48 Colonial Drive Hanover, PA 17331

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Douglas E. Ravenscroft a/k/a Douglas Ravenscroft and Kelly M. Ravenscroft a/k/a Kelly Ravenscroft

ATTORNEY'S NAME: Roger Fay, Esquire

SHERIFF'S NAME: York County Sheriff

PROPERTY ADDRESS: 48 COLONIAL DRIVE, HANOVER, PA 17331

UPI# 440001701180000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION vs. JOSEPHINE REICHERT SOLELY IN HER CAPACITY AS HEIR OF ROBERT E. REICHERT, DECEASED and THE UNKNOWN HEIRS OF ROBERT E. REICHERT DECEASED Docket Number: 2022-SU-002262. 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:

JOSEPHINE REICHERT SOLELY IN HER CAPACITY AS HEIR OF ROBERT E. REICHERT, DECEASED
THE UNKNOWN HEIRS OF ROBERT E. REICHERT DECEASED

Owner(s) of property situate in the TOWNSHIP OF DOVER, CITY OF DOVER, YORK COUNTY, Pennsylvania, being 4391 School House Road aka 5 Schoolhouse Road, DOVER, PA 17315

PARCEL #: 240001601050000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$68,240.96
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 4391 SCHOOL HOUSE ROAD AKA 5 SCHOOLHOUSE ROAD, DOVER, PA 17315

UPI# 240001601050000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE MONEY SOURCE INC. vs. SHELLEY A. RICHARDSON, EXECUTRIX OF THE ESTATE OF STEVEN W. MARTIN, DECEASED Docket Number: 2022-SU-002062. 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:

SHELLEY A. RICHARDSON, EXECUTRIX OF THE ESTATE OF STEVEN W. MARTIN, DECEASED

By virtue of a Writ of Execution No. 2022-SU-002062

THE MONEY SOURCE INC.
v.
SHELLEY A. RICHARDSON, EXECUTRIX OF THE ESTATE OF STEVEN W. MARTIN, DECEASED

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

395 BANKERT RD, HANOVER, PA 17331
Tax ID No. 44000CE0168M000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$265,655.03

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 395 BANKERT ROAD, HANOVER, PA 17331

UPI# 44000CE0168M000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEBT COLLECTION SOLUTIONS, LLC vs. PAUL E. RITCHEY and

PORTIA B. RITCHEY, TRUSTEES OF THE RITCHEY FAMILY TRUST, DATED AUGUST 2, 2001 Docket Number: 2023-SU-000102. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

PAUL E. RITCHEY
PORTIA B. RITCHEY, TRUSTEES OF THE RITCHEY FAMILY TRUST, DATED AUGUST 2, 2001

SHORT DESCRIPTION

By virtue of a Writ of Execution No.: 2023-SU-000102

Paul E. Ritchey and Portia B. Ritchey, Trustees of the Ritchey Family Trust, dated August 2, 2001, owner of property situate WEST YORK BOROUGH, York, YORK County, Pennsylvania being:

25 North Sumner Street, York, PA 17404

Parcel No.: 88-000-14-0109.00-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$11,939.13

Attorneys for Plaintiff
Stock and Leader

PROPERTY ADDRESS: 25 NORTH SUMNER STREET, YORK, PA 17404

UPI# 880001401090000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, NA S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION vs. FREDERICK O. ROELOCKE AKA FREDERICK O. ROELOCKE, III Docket Number: 2023-SU-001643. 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:

FREDERICK O. ROELOCKE AKA FREDERICK O. ROELOCKE, III

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

BEING KNOWN AND NUMBERED AS 44 MCCOSH STREET, HANOVER, PA 17331

UPIN NUMBER 67-000-18-0062.00-00000

PROPERTY ADDRESS: 44 MCCOSH STREET, HANOVER, PA 17331

UPI# 670001800620000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, INC. vs. BRANDY SCHULZE and CHARLES W. SCHULZE, III Docket Number: 2023-SU-001152. 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:

BRANDY SCHULZE
CHARLES W. SCHULZE, III

Owner(s) of property situate in the NORTH CODORUS TOWNSHIP, YORK COUNTY, Pennsylvania, being
5086 WALTERSDORFF ROAD, SPRING GROVE, PA 17362
PARCEL #: 40000EG01030000000

(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$250,304.01
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 5086 WALTERSDORFF ROAD, SPRING GROVE, PA 17362

UPI# 40000EG01030000000

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

thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MCLP ASSET COMPANY, INC. vs. DAVID A. SHIREY and ANGELIE L. SHIREY Docket Number: 2023-SU-001604. 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. SHIREY
ANGELIE L. SHIREY

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

BEING KNOWN AND NUMBERED AS 699 CARLISLE AVENUE, YORK, PA 17404

UPIN NUMBER 14-493-14-0034.00-00000

PROPERTY ADDRESS: 699 CARLISLE AVENUE, YORK, PA 17404

UPI# 144931400340000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: HUNT CLUB CONDOMINIUM ASSOCIATION, INC. vs. JOEL A. SMITH Docket Number: 2023-SU-002286. 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:

JOEL A. SMITH

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

002286

Joel A. Smith, owner of property situate YORK TOWNSHIP, York, YORK County, Pennsylvania being:

2610 Sultan Supreme Way, York, Pennsylvania 17402

Parcel No.: 54-000-IJ-0253.E0-C007A

Improvements thereon: RESIDENTIAL

Judgment Amount: \$36,719.38

Attorneys for Plaintiff Stock and Leader

PROPERTY ADDRESS: 2610 SULTAN SUPREME WAY, YORK, PA 17402

UPI# 54000IJ0253E0C007A

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. JEREMIAH S SNYDER Docket Number: 2023-SU-001763. 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:

JEREMIAH S SNYDER

LAKEVIEW LOAN SERVICING, LLC v. JEREMIAH S SNYDER

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

1806 E CANAL RD, DOVER, PA 17315

Tax ID No. 24-000-KF-0203.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$154,701.75

Attorneys for Plaintiff Brock & Scott, PLLC

PROPERTY ADDRESS: 1806 EAST CANAL ROAD, DOVER, PA 17315

UPI# 24000KF02030000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WASHINGTON TOWNSHIP vs. ROBERT S. STEPHENS Docket Number: 2023-NO-003970. 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:

ROBERT S. STEPHENS

AS THE REAL ESTATE OF:

ROBERT S. STEPHENS

Owner of property situate in Washington Township, York County, Pennsylvania, being 1970 Ridge Road, Wellsville, PA 17365.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 1970 RIDGE ROAD, WELLSVILLE, PA 17365

UPI #50-000-LD-0052.A0-00000

PROPERTY ADDRESS: 1970 RIDGE ROAD, WELLSVILLE, PA 17365

UPI# 50000LD0052A000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on

Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. T.R.K. A MINOR, SOLELY IN HIS/HER CAPACITY AS HEIR OF DEVON KRAFT, DECEASED and THE UNKNOWN HEIRS OF DEVON KRAFT, DECEASED Docket Number: 2022-SU-000552. 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:

T.R.K. A MINOR, SOLELY IN HIS/HER CAPACITY AS HEIR OF DEVON KRAFT, DECEASED THE UNKNOWN HEIRS OF DEVON KRAFT, DECEASED

Owner(s) of property situate in the YORK TOWNSHIP, YORK COUNTY, Pennsylvania, being 50 LOVE AVENUE, RED LION, PA 17356 PARCEL #: 54000460112000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$146,019.92

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 50 LOVE AVENUE, RED LION, PA 17356

UPI# 540004601120000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SANTANDER BANK, N.A. vs. JAMI L. TURNER Docket Number: 2022-SU-002080. 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:

JAMI L. TURNER

By virtue of a Writ of Execution No. 2022-SU-002080

SANTANDER BANK, N.A.

v.

JAMI L. TURNER

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

being
221 STONE HEAD RD, DILLSBURG, PA 17019
Tax ID No. 29000MA0001V000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$175,698.68

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 221 STONE HEAD ROAD, DILLSBURG, PA 17019

UPI# 29000MA0001V000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLC BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1 vs. ANDRE L. VAUGHN AKA ANDRE VAUGHN, MONIQUE N. VAUGHN and THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE Docket Number: 2022-SU-001867. 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:

ANDRE L. VAUGHN AKA ANDRE VAUGHN
MONIQUE N. VAUGHN
THE UNITED STATES OF AMERICA,
DEPARTMENT OF TREASURY, INTERNAL
REVENUE SERVICE

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

BEING KNOWN AND NUMBERED AS 346
MAJESTIC CIRCLE, DALLASTOWN, PA
17313

UPIN NUMBER 54-000-57-0029.00-00000

PROPERTY ADDRESS: 346 MAJESTIC CIRCLE, DALLASTOWN, PA 17313

UPI# 540005700290000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PHH MORTGAGE CORPORATION vs. FRANK H. WARNER and JEAN M. WARNER Docket Number: 2022-SU-001301. 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:

FRANK H. WARNER
JEAN M. WARNER

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

BEING KNOWN AS: 978 CASTLE POND DR
YORK, PA 17402

BEING PARCEL NUMBER: 53-000-30-
0065.00-00000

IMPROVEMENTS: RESIDENTIAL
PROPERTY

PROPERTY ADDRESS: 978 CASTLE POND
DRIVE, YORK, PA 17402

UPI# 530003000650000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-RPL3 vs. SAMUEL D. WEEDON, III, HEIR OF THE ESTATE OF SARAH F. DUBS, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SARAH F. DUBS, DECEASED Docket Number: 2022-SU-003086. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SAMUEL D. WEEDON, III, HEIR OF THE ESTATE OF SARAH F. DUBS, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SARAH F. DUBS, DECEASED

Docket No. 2022-SU-003086

Description: ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of York, County of York, Commonwealth of Pennsylvania, as more fully described in Book 1905, Page 5092

Parcel No. 14-614-04-0014.00-00000

Property: 1428 Devers Road, York, PA 17404

Improvements: Residential Property

PROPERTY ADDRESS: 1428 DEVERS
ROAD, YORK, PA 17404

UPI# 146140400140000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED

TRANSACTION TRUST, SERIES 2018-2 vs. BETTY M. WEIDMAN and DWIGHT D. WEIDMAN Docket Number: 2023-SU-001967. 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:

BETTY M. WEIDMAN
DWIGHT D. WEIDMAN

ALL THAT CERTAIN LOT, BEING LOT NO. 83 OF ACCOMAC SHORES, A PLANNED COMMUNITY, LOCATED IN HELLAM TOWNSHIP, YORK COUNTY, PENNSYLVANIA

ALSO KNOWN AS 1350 E River Dr, Wrightsville, PA 17368

PARCEL ID 31-000-08-0083

BEING the same premises which SUSQUEHANNA RESOURCES, A PENNSYLVANIA LIMITED PARTNERSHIP by Deed dated 05/16/2003 and recorded in the Office of Recorder of Deeds of York County on 05/23/2003 at Book 1570, Page 1303 granted and conveyed unto DWIGHT D. WEIDMAN AND BETTY M. WEIDMAN, HUSBAND AND WIFE

PROPERTY ADDRESS: 1350 EAST RIVER DRIVE, WRIGHTSVILLE, PA 17368

UPI# 310000800830000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BELTWAY CAPITAL LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF WESTERN RUN CAPITAL MANAGEMENT TRUST vs. DENISE RENEE WHITACRE, KNOWN SURVIVING HEIR OF HOWARD E. PRICKITT; KERRY E. PRICKITT, KNOWN SURVIVING HEIR OF HOWARD E. PRICKITT; UNKNOWN SURVIVING HEIRS OF HOWARD E. PRICKITT; and SYLVIA EILEEN PRICKITT, KNOWN SURVIVING HEIR OF HOWARD E. PRICKITT Docket Number: 2023-SU-000244. 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:

DENISE RENEE WHITACRE, KNOWN SURVIVING HEIR OF HOWARD E. PRICKITT
KERRY E. PRICKITT, KNOWN SURVIVING HEIR OF HOWARD E. PRICKITT
UNKNOWN SURVIVING HEIRS OF HOWARD E. PRICKITT
SYLVIA EILEEN PRICKITT, KNOWN SURVIVING HEIR OF HOWARD E. PRICKITT

ALL that certain parcel, tract or piece of land, with the improvements thereon erected, lying, being and situated in the Township of York, County of York, Commonwealth of Pennsylvania.

Being more commonly known as:

860 Sunlight Drive
York, PA 17402
Property ID No.: 54-000-16-0037.00-00000

PROPERTY ADDRESS: 860 SUNLIGHT DRIVE, YORK, PA 17402

UPI# 540001600370000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 5, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CMALT REMIC 2007-A6 - REMIC PASS-THROUGH CERTIFICATES. SERIES 2007-A6 vs. MARK E. WINEMILLER Docket Number: 2022-SU-003016. 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 E. WINEMILLER

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN DALLASTOWN BOROUGH, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 113 E KING ST DALLASTOWN, PA 17313

BEING PARCEL NUMBER: 56-000-02-0247. DO-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 113 EAST KING STREET, DALLASTOWN, PA 17313

UPI# 56000020247D000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.04-3t York County, Pennsylvania



YCBBF NEWS

WHY YOUR SUPPORT OF THE BAR FOUNDATION MATTERS

- **Access to Justice:** One of the fundamental tenets of our mission is to ensure that justice is not a privilege but a right accessible to all. In the coming year, we will continue to support the Family Law Attorney position at MidPenn Legal Services York office as well as the work of the Pennsylvania Immigration Resource Center.
- **Community Support and Engagement:** Beyond the courtroom, our Foundation is actively engaged in community outreach programs. Over \$300,000 in Impact and Ongoing Interest grant requests were reviewed and recommended by the Grants Committee this year, who had difficult decisions to make due to funding limitations.
- **Support for Vulnerable Populations:** We are dedicated to supporting initiatives that address the unique needs of vulnerable individuals. New grants were approved to support youth, the LGBTQ+ community, the York County Pardon Project and eviction prevention.
- **Collaboration and Networking:** Our Foundation serves as a nexus for collaboration among legal professionals, community leaders, and organizations. This year, we secured funding to update the 2014 Economic Impact Study of the Delivery of Civil Legal Aid in York County. This study has been critical in helping us garner financial support from community partners.



NAMI Pause Program Students



Last year the Bar Foundation provided \$74,500 in grant funding to support dependent and delinquent youth through the Henry Lenz Memorial Fund—the largest amount ever granted in a single year in this fund’s history! Of that, \$50,000 was directed to [The Advantage Program](#), facilitating the acquisition of a 15-passenger "super van."

This "super van" allowed The Advantage Program to transport kids to Saturday programs and tutoring, as well as larger opportunities such as a summer camp at Dutch Wonderland and a visit to the Capitol to meet Representative Carol Hill-Evans.



YORK COUNTY Estate Planning Council

A Program of the York County Bar Foundation

December 2023

Dear Colleague:

With the new year approaching, we invite you to renew your membership for 2024, or consider becoming a member for the first time! In fact, why not pass this along and invite another individual from your network to join!

The goal of YCEPC is to provide educational opportunities and cultivate collaboration and excellence among the estate planning professionals in the York community. In fact, for the third year in a row we secured a prestigious award from the National Estate Planning Council that recognizes our own York County Estate Planning Council as a five-star organization!

We offer accredited programs at no charge as well as combined programs and mixers with Leave A Legacy® York County. We encourage you to bring guests to our programs at a rate of \$70 per program. The York County EPC is a member of the National Association of Estate Planners and Councils (NAEPC); this enables you to take advantage of benefits offered by NAEPC (such as, monthly newsletters and access to a series of webinars by nationally recognized speakers at member rates).

Here is what we have scheduled for 2024 – additional details are available at yorkcountyepec.org.

- February 20, 2024 – Bankruptcy with speaker Lawrence V. Young, Esq.
- May 14, 2024 – Farm/Small Business Estates with speaker Alex E. Snyder, Esq.
- September 24, 2024 – Long Term Care & Life Insurance with speaker Brett Berg, J.D., LL.M. CLU, ChFC
- November TBD, 2024 – Considerations when your client speaks another language.
- “Get in the Know” – Dates To Be Announced

We encourage our YCEPC members to also join Leave A Legacy® York County, by offering a 20% discount to your YCEPC membership for joining both organizations.

To join for 2024, please contact Ashley Leary, YCEPC Administrative Coordinator at yorkepc@yorkbar.com or renew and pay online at yorkbar.com/EPCYorkAbout. Please note an additional 4% processing fee will be applied to online payments.

We look forward to seeing you next year!

Sincerely,

Lori Brodbeck

Lori L. S. Brodbeck, CTFA
YCEPC Membership Chair

Scott Myers

G. Scott Myers, CPA CSEP
YCEPC Steering Committee Chair

LOOKING FOR ESTATE NOTICES

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

Go to www.palegalads.org

This FREE site allows you to
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