

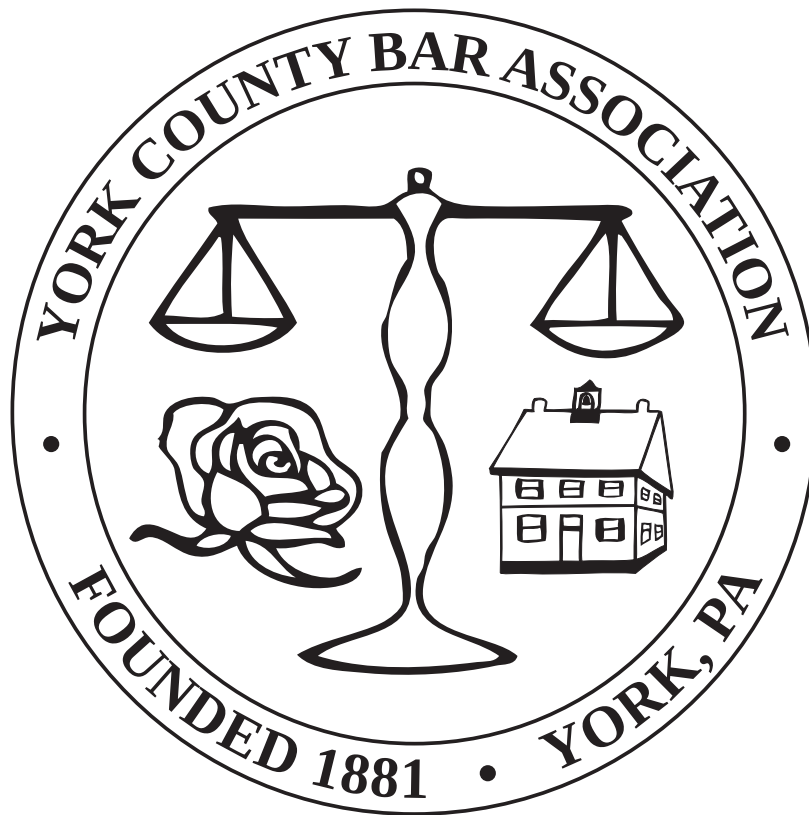
York Legal Record

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

Vol. 140

YORK, PA, THURSDAY, SEPTEMBER 17, 2026

No. 26



Dated Material Do Not Delay

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 HEATHER CHRISTINE BARE, DECEASED
Late of New Salem Boro., York County, PA.
Executor: Matthew Krupp, c/o DeSantis Krupp, LLC, 4200 Crums Mill Road, Suite 200, Harrisburg, PA 17112
Attorney: Matthew Krupp, Esquire, DeSantis Krupp, LLC, 4200 Crums Mill Road, Suite 200, Harrisburg, PA 17112
09.17-3t

ESTATE OF KENNETH E. BOSSERMAN, JR., a/k/a KENNETH E. BOSSERMAN, DECEASED
Late of Dover Twp., York County, PA.
Co-Executors: Dakota M. Bosserman and Cody C. Bosserman, c/o Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362
Attorney: Craig A. Diehl, Esquire, CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362
09.17-3t

ESTATE OF DIRK ROBERT BRADFIELD, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Faye L. Huber, c/o Ryan C. Lutz, Esquire, 2025 E. Market Street, York, PA 17402
Attorney: Ryan C. Lutz, Esquire, 2025 E. Market Street, York, PA 17402
09.17-3t

ESTATE OF FREDERICK E. BRANER, JR., DECEASED
Late of Lower Windsor Twp., York County, PA.
Administratrices: Amanda Braner and Elizabeth Johnson, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
09.17-3t

ESTATE OF STEVEN R. BREIGHNER, DECEASED
Late of North Codorus Twp., York County, PA.
Executor: Jessica L. Breighner, 3517 Indian Rock Dam Road, York, PA 17408
Attorney: John L. Senft, Esquire, 2643 Carnegie Road, Suite B, York, PA 17402
09.17-3t

ESTATE OF ANNA MAE COOK, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Trent Kline, c/o Barley Snyder LLP, 100 E. Market Street, York, PA 17401
Attorney: Julia M. Parrish, Esquire, Barley Snyder LLP, 100 E. Market Street, York, PA 17401
09.17-3t

ESTATE OF BARBARANN DONNAN, a/k/a BARBARA ANN DONNAN, DECEASED
Late of Manchester Twp., York County, PA.
Administratrix: Nicole L. Ensign, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401
Attorney: Lisa M. Long, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401
09.17-3t

ESTATE OF FREDERICK A. DRENNING, DECEASED
Late of York Twp., York County, PA.
Executors: Jennie R. Glenn, PO Box 472, Pine, CO 80470 and Virginia C. Gante, 11 Fox Run Drive, York, PA 17403
Attorney: John L. Senft, Esquire, 2643 Carnegie Road, Suite B, York, PA 17402
09.17-3t

ESTATE OF JOSEPH E. DRINKUT, DECEASED
Late of Newberry Twp., York County, PA.
Administratrix: Bobbette L. Drinkut, 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
09.17-3t

ESTATE OF SHIRLEY MILDRED EVERHART, a/k/a SHIRLEY M. EVERHART, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Lance Alan Everhart, 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
09.17-3t

ESTATE OF BECKY RAE FELTMAN, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Michael S. Feltman, 9938 South Royal Street, York, PA 17402
Attorney: John L. Senft, Esquire, 2643 Carnegie Road, Suite B, York, PA 17402
09.17-3t

ESTATE OF GREGG M. GANNETT, DECEASED
Late of York Twp., York County, PA.
Administratrix: Jennifer Mader, c/o Saxton & Stump, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire, Saxton & Stump, 221 West Philadelphia Street, Suite 600, York, PA 17401
09.17-3t

ESTATE OF DORIS A. LANDIS, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Linda Justice, c/o Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022
Attorney: Jeffrey S. Shank, Esquire, Nikolaus & Hohenadel, LLP, 222 S. Market Street, Suite 201, Elizabethtown, PA 17022
09.17-3t

ESTATE OF CARL DELL MADSEN, a/k/a CARL D. MADSEN, a/k/a CARL MADSEN, DECEASED
Late of North Hopewell Twp., York County, PA.
Executrix: Stephanie C. Madsen, c/o Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401
Attorney: Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401
09.17-3t

ESTATE OF AVERY D. NUNN, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Gladys E. Jackson, c/o Keystone Heritage Law, PLLC, 1512 E. Market Street, York, PA 17403
Attorney: Adam Inch, Esquire, Keystone Heritage Law, PLLC, 1512 E. Market Street, York, PA 17403
09.17-3t

ESTATE OF ALLEN L. OTEY, a/k/a ALLEN LYNWOOD OTEY, DECEASED
Late of West Manheim Twp., York County, PA.
Executor: Mark L. Wantz, 391 Diamond Lane, Summersville, WV 26651
Attorney: Amy E.W. Ehrhart, Esquire, 118 Carlisle Street, Suite 202, Hanover, PA 17331
09.17-3t

ESTATE OF JOHN A. RAINVILLE, DECEASED
Late of Fairview Twp., York County, PA.
Executor: Judd Lentz, c/o DeSantis Krupp, LLC, 4200 Crums Mill Road, Suite 200, Harrisburg, PA 17112
Attorney: Matthew Krupp, Esquire, DeSantis Krupp, LLC, 4200 Crums Mill Road, Suite 200, Harrisburg, PA 17112
09.17-3t

ESTATE OF SUSAN J. REICH, a/k/a SUSAN REICH, DECEASED
Late of York City, York County, PA.
Executors: Sheila A. Becker and Tracy E. Henry, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401
Attorney: Gregory E. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401
09.17-3t

ESTATE OF JEFFREY A. REISINGER, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Sharon A. Reisinger, c/o MPL Law Firm LLP, 96 S. George Street, Suite 520, York, PA 17401
Attorney: Erik D. Spurlin, Esquire, MPL Law Firm LLP, 96 S. George Street, Suite 520, York, PA 17401
09.17-3t

ESTATE OF ANAMARIA S. RESTREPO,
DECEASED
Late of Newberry Twp., York County, PA.
Administrator: Edgar Restrepo, c/o Johnson
Duffie, 301 Market Street, Lemoyne, PA
17043
Attorney: Jaron P. Castranio, Esquire,
Johnson Duffie, 301 Market Street,
Lemoyne, PA 17043 09.17-3t

ESTATE OF KIMBERLY A. ROBINSON, a/k/a
KIMBERLY ANN ROBINSON, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Nikki-Jo D. Bahn, c/o Bellomo &
Associates, LLC, 3198 East Market Street,
York, PA 17402
Attorney: Bellomo & Associates, LLC,
3198 East Market Street, York, PA 17402,
Esquire, 09.17-3t

ESTATE OF THOMAS E. RUTH, SR.,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Executrix: Lisa K. Ruth, c/o Ryan C. Lutz,
Esquire, 2025 E. Market Street, York, PA
17402
Attorney: Ryan C. Lutz, Esquire, 2025 E.
Market Street, York, PA 17402 09.17-3t

ESTATE OF MARK SIPE, a/k/a MARK D.
SIPE, DECEASED
Late of Springettsbury Twp., York County,
PA.
Executor: George C. Sipe, Jr., 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 09.17-3t

ESTATE OF LINDA SLEEGER-WILLIAMS,
DECEASED
Late of Shrewsbury Twp., York County, PA.
Executors: Terri L. Abrisch, 770 Raver
Road, Glen Rock, PA 17327 and James
Decca III, 5145 N. Susquehanna Trail,
York, PA 17406 09.17-3t

ESTATE OF ANN Y. WOLCOTT, DECEASED
Late of Spring Garden Twp., York County,
PA.
Executor: Julia Parrish, Esquire, 100 E.
Market Street, York, PA 17401
Attorney: Julia Parrish, Esquire, 100 E.
Market Street, York, PA 17401 09.17-3t

SECOND PUBLICATION

ESTATE OF CAROLYN L. BAUMGARDNER,
DECEASED
Late of Dover Twp., York County, PA.
Co-Executors: Irvin E. Baumgardner, Jr. and
Connie D. Trynovich, 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 09.10-3t

ESTATE OF PATRICIA BENESCH,
DECEASED
Late of Stewartstown Boro., York County,
PA.
Executor: David J. Benesch, Sr., c/o Anstine
& Sparler, 117 E. Market Street, York, PA
17401
Attorney: Andrew C. Herrold, Esquire,
Anstine & Sparler, 117 E. Market Street,
York, PA 17401 09.10-3t

ESTATE OF SHARON L. CHUPAK,
DECEASED
Late of York Twp., York County, PA.
Administrator: Matthew A. Zeigler, c/o
Snoke Dubbs Law, Inc., 204 St. Charles
Way, Suite F, York, PA 17402
Attorney: Snoke Dubbs Law, Inc., 204 St.
Charles Way, Suite F, York, PA 17402
09.10-3t

ESTATE OF RANDY L. DALLMEYER,
DECEASED
Late of Spring Garden Twp., York County,
PA.
Executrix: Linda L. Dallmeyer, c/o Saxton &
Stump, 221 West Philadelphia Street, Suite
600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire,
Saxton & Stump, 221 West Philadelphia
Street, Suite 600, York, PA 17401 09.10-3t

ESTATE OF TIMOTHY EARL DIEHL,
DECEASED
Late of Lower Windsor Twp., York County,
PA.
Executrix: Brenda L. Diehl, c/o Saxton &
Stump, 221 West Philadelphia Street, Suite
600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire,
Saxton & Stump, 221 West Philadelphia
Street, Suite 600, York, PA 17401 09.10-3t

ESTATE OF LINDA S. GRIM, DECEASED
Late of Hellam Twp., York County, PA.
Executor: Russell Hall, c/o Mountz, Kreiser,
& Fleckenstein, Attorneys at Law, 553
Locust Street, Columbia, PA 17512
Attorney: Thomas W. Fleckenstein,
Esquire, Mountz, Kreiser, & Fleckenstein,
Attorneys at Law, 553 Locust Street,
Columbia, PA 17512 09.10-3t

ESTATE OF KENNETH R. HALL,
DECEASED
Late of York Twp., York County, PA.
Executor: Richard Slaugh, c/o Saxton &
Stump, 221 West Philadelphia Street, Suite
600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire,
Saxton & Stump, 221 West Philadelphia
Street, Suite 600, York, PA 17401 09.10-3t

ESTATE OF DARREL D. HORST,
DECEASED
Late of Conewago Twp., York County, PA.
Executor: Teena E. Horst, c/o MPL Law
Firm, 96 S. George Street, Suite 520, York,
PA 17401
Attorney: Bradley J. Leber, Esquire, MPL
Law Firm, 96 S. George Street, Suite 520,
York, PA 17401 09.10-3t

ESTATE OF JAMES D. ISETT, a/k/a JAMES
DAVID ISETT, DECEASED
Late of York Twp., York County, PA.
Executrix: Laurie R. Wise, c/o CGA Law
Firm, PC, 135 North George Street, York,
PA 17401
Attorney: Craig S. Sharnetzka, Esquire,
CGA Law Firm, PC, 135 North George
Street, York, PA 17401 09.10-3t

ESTATE OF JOANN KRONE, DECEASED
Late of Spring Garden Twp., York County,
PA.
Executor: Matthew Justin Krone, a/k/a
Matthew J. Krone, c/o Anstine & Sparler,
117 East Market Street, York, PA 17401
Attorney: Elizabeth G. Gangloff, Esquire,
Anstine & Sparler, 117 East Market Street,
York, PA 17401 09.10-3t

ESTATE OF JERRY LYNN MARTIN, a/k/a
JERRY L. MARTIN, DECEASED
Late of West Manchester Twp., York County,
PA.
Executor: Garnette M. Martin, c/o Anstine &
Sparler, 117 East Market Street, York, PA
17401
Attorney: Elizabeth G. Gangloff, Esquire,
Anstine & Sparler, 117 East Market Street,
York, PA 17401 09.10-3t

ESTATE OF NADEAN I. MERKERT,
DECEASED
Late of Dover Boro., York County, PA.
Administrator: Jeffrey L. Merkert, c/o
Anstine & Sparler, 117 East Market
Street, York, PA 17401
Attorney: Andrew C. Herrold, Esquire,
Anstine & Sparler, 117 East Market Street,
York, PA 17401 09.10-3t

ESTATE OF SUSAN S. PETERSEN,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Executrix: Natalie A. Petersen, c/o Mountz,
Kreiser, & Fleckenstein, Attorneys at Law,
553 Locust Street, Columbia, PA 17512
Attorney: Thomas W. Fleckenstein,
Esquire, Mountz, Kreiser, & Fleckenstein,
Attorneys at Law, 553 Locust Street,
Columbia, PA 17512 09.10-3t

ESTATE OF SUSAN J. RILEY, a/k/a SUSAN
W. RILEY, DECEASED
Late of Hanover Boro., York County, PA.
Executor: Joel M. Ruths, 833 McCosh
Street, Hanover, PA 17331 09.10-3t

ESTATE OF RUTH MARIE WAGNER,
DECEASED
Late of Heidelberg Twp., York County, PA.
Executrix: Sally M. Smith, c/o GATES &
GATES, P.C., 250 York Street, Hanover,
PA 17331
Attorney: Samuel A. Gates, Esquire, GATES
& GATES, P.C., 250 York Street, Hanover,
PA 17331 09.10-3t

**ESTATE OF NELLIE A. WALLACE,
DECEASED**

Late of Hanover Boro., York County, PA.
 Executrix: Jeanne M. Learn, 533 South
 Street, McSherrystown, PA 17344
 Attorney: Jennifer M. Stetter, Esquire,
 Barley Snyder LLP, 14 Center Square,
 Hanover, PA 17331 09.10-3t

**ESTATE OF ALICE MARIE TEE WORRALL,
DECEASED**

Late of Mount Wolf, York County, PA.
 Executor: John Paul Worrall, c/o Mentch
 Law P.C., 5000 Ritter Road, Suite 202,
 Mechanicsburg, PA 17055
 Attorney: Kirk E. Mentch, Esquire, Mentch
 Law P.C., 5000 Ritter Road, Suite 202,
 Mechanicsburg, PA 17055 09.10-3t

TRUSTEE NOTICE

The Spagnola Family Irrevocable Trust of
 August 13, 2004 and as restated on February
 19, 2019 of Springettsbury Township, York
 County, Pennsylvania.

This irrevocable trust is being administered by
 the undersigned, who requests that all persons
 having claims or demands against the Trust
 or Santa Spagnola, make know the same, and
 all persons indebted to said Trust and Trustee
 are requested to make payment in full, without
 delay to:

Trustee:

The Spagnola Family Irrevocable Trust
 Nicholas Mickey, Trustee
 c/o Kenneth Lee Eckard, Esquire
 180 Darlene Street
 York, PA 17402-5053 09.10-3t

THIRD PUBLICATION**ESTATE OF VIRGINIA A. ALDINGER,
DECEASED**

Late of York Twp., York County, PA.
 Executor: Matthew Aldinger, c/o Barley
 Snyder LLP, 100 E. Market Street, York,
 PA 17401
 Attorney: Julia Parrish, Esquire, Barley
 Snyder LLP, 100 E. Market Street, York,
 PA 17401 09.03-3t

**ESTATE OF DONALD J. BARRON, a/k/a
DONALD JOHN BARRON, DECEASED**

Late of Hopewell Twp., York County, PA.
 Executrix: Donna Bercher, 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 09.03-3t

**ESTATE OF DANIEL D. BLACKBURN, SR.,
DECEASED**

Late of Conewago Twp., York County, PA.
 Administrator: Daniel D. Blackburn, Jr.,
 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 09.03-3t

**ESTATE OF JEANNE C. BURKE,
DECEASED**

Late of York Twp., York County, PA.
 Executors: Kimberly J. Shaw and Todd D.
 Burke, 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 09.03-3t

**ESTATE OF PEARL DYER, a/k/a ANNA
PEARL DYER, DECEASED**

Late of Codorus Twp., York County, PA.
 Executrix: Darlene A. Markle, 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 09.03-3t

**ESTATE OF DOROTHY FILA, a/k/a
DOROTHY M. FILA, DECEASED**

Late of Chanceford Twp., York County, PA.
 Executor: Scott Fila, c/o Bellomo &
 Associates, LLC, 3198 East Market Street,
 York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198
 East Market Street, York, PA 17402 09.03-3t

ESTATE OF CLETA T. FULTZ, DECEASED

Late of Springettsbury Twp., York County,
 PA.
 Executrix: Kathleen R. Stefanowicz, 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 09.03-3t

**ESTATE OF ROBERT S. GILLESPIE, JR.,
DECEASED**

Late of Spring Garden Twp., York County,
 PA.
 Executor: Nancy Gillespie, c/o
 FrancePaskeySwopePugh, 2675 Eastern
 Boulevard, York, PA 17402
 Attorney: Caroly J. Pugh, Esquire,
 FrancePaskeySwopePugh, 2675 Eastern
 Boulevard, York, PA 17402 09.03-3t

**ESTATE OF LUCY A. GLADFELTER,
DECEASED**

Late of East Manchester Twp., York County,
 PA.
 Co-Executors: Misty A. Zimmer and Shane
 J. Gladfelter, c/o Ryan C. Lutz, Esquire,
 2025 E. Market Street, York, PA 17402
 Attorney: Ryan C. Lutz, Esquire, 2025 E.
 Market Street, York, PA 17402 09.03-3t

**ESTATE OF BRADLY W. GRAFFIUS,
DECEASED**

Late of Fairview Twp., York County, PA.
 Co-Executrices: Aspen D. Knuckley and
 Renee W. Simpson, c/o Barley Snyder
 LLP, 100 E. Market Street, York, PA
 17401
 Attorney: Alex Snyder, Esquire, Barley
 Snyder LLP, 100 E. Market Street, York,
 PA 17401 09.03-3t

**ESTATE OF EDITH C. HACKMAN, a/k/a
CHRISTINE HACKMAN, DECEASED**

Late of Conewago Twp., York County, PA.
 Executor: Eugene Hughes, c/o David Turocy,
 Esquire, 119 East Market Street, York, PA
 17401
 Attorney: David Turocy, Esquire, 119 East
 Market Street, York, PA 17401 09.03-3t

**ESTATE OF CHHOEUNG HANG,
DECEASED**

Late of York City, York County, PA.
 Executor: Vanneng A. Choun, c/o Ryan C.
 Lutz, Esquire, 2025 E. Market Street,
 York, PA 17402
 Attorney: Ryan C. Lutz, Esquire, 2025 E.
 Market Street, York, PA 17402 09.03-3t

**ESTATE OF GEORGE E. HECKERT,
DECEASED**

Late of Lower Windsor Twp., York County,
 PA.
 Executor: Matthew P. Heckert, c/o Nikolaus
 & Hohenadel, LLP, 327 Locust Street,
 Columbia, PA 17512
 Attorney: Michael S. Grab, Esquire,
 Nikolaus & Hohenadel, LLP, 327 Locust
 Street, Columbia, PA 17512 09.03-3t

**ESTATE OF FRANCES I. HOFFMASTER,
DECEASED**

Late of Manchester Twp., York County, PA.
 Executor: Vicki E. Ruth, c/o Kearney
 Graybill, LLC, 940 South Queen Street,
 York, PA 17403
 Attorney: Jack L. Graybill II, Esquire,
 Kearney Graybill, LLC, 940 South Queen
 Street, York, PA 17403 09.03-3t

**ESTATE OF GERALD L.
HOLLINGSWORTH, DECEASED**

Late of Hellam Twp., York County, PA.
 Executrix: Keith Kline, c/o Mountz, Kreiser,
 & Fleckenstein, Attorneys at Law, 553
 Locust Street, Columbia, PA 17512
 Attorney: Thomas W. Fleckenstein,
 Esquire, Mountz, Kreiser, & Fleckenstein,
 Attorneys at Law, 553 Locust Street,
 Columbia, PA 17512 09.03-3t

ESTATE OF THOMAS W. IZAT, DECEASED

Late of York Twp., York County, PA.
 Executors: Donna A. Hull and David T. Izat,
 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 09.03-3t

**ESTATE OF ALICE MARIE JONES,
DECEASED**

Late of Penn Twp., York County, PA.
 Executor: Robert Joseph Jones, 2300 W.
 Valley Lane, Westminster, MD 21158
 Attorney: Matthew L. Guthrie, Esquire,
 Barley Snyder LLP, 14 Center Square,
 Hanover, PA 17331 09.03-3t

ESTATE OF TRAVIS ALLEN KING,
DECEASED
Late of Warrington Twp., York County, PA.
Administrator: Nancy F. Snyder, c/o Anstine
& Sparler, 117 E. Market Street, York, PA
17401
Attorney: Andrew C. Herrold, Esquire,
Anstine & Sparler, 117 E. Market Street,
York, PA 17401 09.03-3t

ESTATE OF ALEXANDER J. KISH, JR.
DECEASED
Late of Springettsbury Twp., York County,
PA.
Executrix: Mary Ann Miller, c/o RICE
PARK LAW, LLC, 79 East Pomfret Street,
Carlisle, PA 17013
Attorney: Abbie C. Trone, Esquire, RICE
PARK LAW, LLC, 79 East Pomfret Street,
Carlisle, PA 17013 09.03-3t

ESTATE OF GAYLE A. KOLIVRAS,
DECEASED
Late of Franklin Twp., York County, PA.
Co-Executrices: Korine Kolivras and Krysten
Kolivras-Simmons, c/o Stone, Wiley &
Linsench, P.C., 3 N. Baltimore Street,
Dillsburg, PA 17019
Attorney: Brian C. Linsench, Esquire,
Stone, Wiley & Linsench, P.C., 3 N.
Baltimore Street, Dillsburg, PA 17019
09.03-3t

ESTATE OF KITRINA K. LIGHTY,
DECEASED
Late of York County, PA.
Executor: John Edward Watson, Jr., c/o
Charles J. Hobbs, Esquire, 256 E. Market
Street, York, PA 17403
Attorney: Charles J. Hobbs, Esquire, 256 E.
Market Street, York, PA 17403 09.03-3t

ESTATE OF GLADYS R. SANDERS,
DECEASED
Late of Loganville Boro., York County, PA.
Co-Executrices: Dezirae Romaine
Greenawalt and Tammy Lynn Geesey, 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 09.03-3t

ESTATE OF JAMES B. SCHRUM,
DECEASED
Late of North Codorus Twp., York County,
PA.
Executrix: Victoria L. Herr, 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
09.03-3t

ESTATE OF JOAN FLORANCE STITZ,
DECEASED
Late of Washington Township Twp., York
County, PA.
Attorney: Amy E.W. Ehrhart, Esquire, 118
Carlisle Street, Suite 202, Hanover, PA
17331 09.03-3t

ESTATE OF LYNNE C. STRAYER, a/k/a
LYNNE CHERYL STRAYER, DECEASED
Late of North Codorus Twp., York County,
PA.
Executor: Thomas Beck, c/o CGA Law Firm,
PC, 135 North George Street, York, PA
17401
Attorney: Courtney M. Buechler, Esquire,
CGA Law Firm, PC, 135 North George
Street, York, PA 17401 09.03-3t

ESTATE OF MARY E. TAYLOR, DECEASED
Late of York City, York County, PA.
Executrix: Linda E. Esseff, 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 09.03-3t

ESTATE OF LINDA J. WOODS, DECEASED
Late of Codorus Twp., York County, PA.
Executors: Cathy L. Dotson, Karen S.
Cotterino and Tina A. Woodward,
c/o Hoffman, Comfort, Offutt, Scott
& Halstad, LLP, 24 N. Court Street,
Westminster, MD 21157
Attorney: Dennis M. Twigg, Esquire,
Hoffman, Comfort, Offutt, Scott &
Halstad, LLP, 24 N. Court Street,
Westminster, MD 21157 09.03-3t

ORPHANS' COURT DIVISION AUDITING NOTICE

Notice is hereby given that the following
accounts have been filed in the office of the
York County Clerk of Orphans' Court for
confirmation and distribution of the balance
therein shown to the creditors, legatees next to
kin, heirs and others legally entitled thereto on
**October 7, 2026 at 9:00 a.m. in Courtroom
No. 7001, York County Judicial Center at 45
North George St. York PA.**

**1. DONALD F DULL JR - 6725-2364 The
First and Final Account of Teresa L Dull,
Administrator (Steven M Carr Esq)**

**2. ROBERT JAMES GATES - 6725-0243
The First and Final Account of Delores A
Gates, Administrator (David M Laucks Esq)**

**3. EVELYN A SHERTZER - 6725-1258 The
First and Final Account of Debra K Sallade,
Executrix (Amanda Snoke Dubbs Esq)**

**4. JESSE M WEYER - 6772-0718 The
Eleventh and Interim Account of Wells
Fargo Bank NA, Successor Trustee for
the Discretionary Special Trust (Elena M
Baylarian Esq)**

**5. JOHN FRANCIS ROGERS - 6723-1967
The First and Final Account of Sandra G
Showalter, Executrix (Amanda Snoke
Dubbs Esq)**

**BRYAN K. TATE
CLERK OF ORPHANS' COURT**

9.17-2t

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.

CIVIL NOTICES

CHANGE OF NAME

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

NOTICE is hereby given that on March 10th, 2026, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Dylan Donald Beller to: . The Court has fixed the day of October 20th, 2026 at 9:30 a.m. in Courtroom #7003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

09.17-1t Solicitor

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

NOTICE is hereby given that on August 12, 2026, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Eric Michael Eichelberger to: Eric Michael Mirabella. The Court has fixed the day of October 20, 2026 at 9:30 a.m. in Courtroom #7003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

09.17-1t Solicitor

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

NOTICE is hereby given that on August 12, 2026, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Maurisa Anne Fasick to: Maurisa Anne Mirabella. The Court has fixed the day of October 20, 2026 at 9:30 a.m. in Courtroom #7003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

09.17-1t Solicitor

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

NOTICE is hereby given that on 08/11/2026, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Madison Hope Vagratan to: Madion Hope Hanson. The Court has fixed the day of October 20th, 2026 at 9:30 a.m. in Courtroom #7003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

09.17-1t Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given to all persons interested or who may be affected that **Psychological Associates of Pennsylvania, P.C.**, a Pennsylvania Corporation having a registered address at 2550 Kingston Road, York, PA 17402, is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Board of Directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

09.17-1t Solicitor



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SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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 OWNER TRUSTEE FOR RCAF ACQUISITION TRUST vs. KAREN L. BARE and TIMOTHY I. BARE Docket Number: 2025-SU-002829. 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:

KAREN L. BARE
TIMOTHY I. BARE

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE CORDORUS TOWNSHIP GLEN ROCK, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 6671 STELTZ ROAD GLEN ROCK, PA 17327

BEING PARCEL NUMBER: 22-000-BG-0091-D0-00000

IMPROVEMENTS: RESIDENTIAL
PROPERTY

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

UPI# 22000BG0091D000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: IRON BRIDGE LANDING CONDOMINIUM ASSOCIATION, INC. vs. ANDREA L. BAUM Docket Number: 2025-SU-004155. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANDREA L. BAUM

JUDGEMENT: \$7,650.70
REPUTED OWNER(S): Andrea L. Baum
DEED BK. and PAGE NO.: BK 2411, PAGE NO. 8797
MUNICIPALITY: West Manchester Township
AREA: Single-Family Dwelling
IMPROVEMENTS: n/a
PARCEL IDENTIFICATION NO.: 51-000-32-0138.C0-C0035

PROPERTY ADDRESS: 2301 WALNUT BOTTOM ROAD, YORK, PA 17408-9404

UPI# 51000320138C0C0035

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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 COMPANY, NATIONAL ASSOCIATION, AS TRUST ADMINISTRATOR AND AS INDENTURE TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-RP1 vs. JAMIE G BEACH Docket Number: 2026-SU-001213. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JAMIE G BEACH

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trust Administrator and as Indenture Trustee for CITIGROUP MORTGAGE LOAN TRUST 2023-RP1 v Jamie G Beach

Docket Number: 2026-SU-001213

Property to be sold is situated in the Eighth Ward of the City of York, County of York and Commonwealth of Pennsylvania.

Commonly known as: 21 West Jackson Street, York, PA 17401

Parcel Number: 08-159-04-0013.00-00000

Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling

Judgment Amount: \$63,323.24

PROPERTY ADDRESS: 21 WEST JACKSON STREET, YORK, PA 17401

UPI# 081590400130000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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. CAMERON MITCHELL BILLET and MEGAN NICOLE BILLET FKA MEGAN NICOLE SHANER Docket Number: 2024-SU-002197. 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:

CAMERON MITCHELL BILLET

MEGAN NICOLE BILLET FKA MEGAN NICOLE SHANER

All that certain piece or parcel or Tract of land situate in the TOWNSHIP OF DOVER, York County, Pennsylvania, and being known as 4340 Davidsburg Road, Dover, PA 17315.

TAX MAP AND PARCEL
NUMBER: 24-000-15-0326.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$145,200.26

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Cameron Mitchell Billet and Megan Nicole Billet fka Megan Nicole Shaner

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1105
Philadelphia, PA 19102

PROPERTY ADDRESS: 4340 DAVIDSBURG ROAD, DOVER, PA 17315

UPI# 240001503260000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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. CHANTAL BRADLEY Docket Number: 2026-SU-001797. 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:

CHANTAL BRADLEY

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

360 Barberry Drive Hanover PA 17331

PARCEL #: 670001300770000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$246,667.59

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 360 BARBERRY DRIVE, HANOVER, PA 17331

UPI# 670001300770000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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. DERRICK T. BROWN Docket Number: 2026-SU-001092. 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:

DERRICK T. BROWN

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

BEING KNOWN AS: 15 STONY BROOK DRIVE YORK, PA 17402

BEING PARCEL NUMBER: 46-000-13-0095.10-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 15 STONY BROOK DRIVE, YORK, PA 17402

UPI# 460001300951000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: COMPU-LINK CORPORATION D/B/A CELINK vs. ROBERT A. BUHRMAN and JUDY A. BUHRMAN Docket Number: 2018-SU-001063. 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 A. BUHRMAN
JUDY A. BUHRMAN

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

BEING KNOWN AS: 1505 JUG ROAD DOVER, PA 17315

BEING PARCEL NUMBER: 23-MG-89-A

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1505 JUG RD, DOVER, PA 17315

UPI# 23000MG0089A000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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. ELIZABETH A BUSHEY and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2026-SU-000883. 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:

ELIZABETH A BUSHEY
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By virtue of a Writ of Execution No. 2026-SU-000883

FREEDOM MORTGAGE CORPORATION

v.

ELIZABETH A BUSHEY; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

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

431 MUMPER LN, DILLSBURG, PA 17019

Tax ID No. 20-000-OC-0153.B0-00000 AKA 20000OC0153B000000 AKA 20-000-OC-0153-B0-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$154,712.25

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 431 MUMPER LANE, DILLSBURG, PA 17019

UPI# 20000OC0153B000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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. ANN MARIE CAIN and SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2026-SU-000434. 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:

ANN MARIE CAIN
SECRETARY OF HOUSING AND URBAN DEVELOPMENT

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 2026-SU-000434

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS
ANN MARIE CAIN and THE SECRETARY OF HOUSING & URBAN DEVELOPMENT,
DEFENDANTS

REAL ESTATE: 2545 AUBURN ROAD, YORK, PA 17402

MUNICIPALITY: Springettsbury Township

DIMENSIONS: Lot No. 412; Haines Acres Plan and being approximately 119 x 80 x 130 x 74

SEE INSTRUMENT #: 2020-019858

TAX PARCEL #: 46-000-30-0085.00-00000

ASSESSMENT: \$119,570

IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING HOUSE AS IDENTIFIED ABOVE.

TO BE SOLD AS THE PROPERTY OF ANN MARIE CAIN ON JUDGMENT NO. 2026-SU-000434

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

PROPERTY ADDRESS: 2545 AUBURN ROAD, YORK, PA 17402

UPI# 460003000850000000

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

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

9.03-3t RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST ON BEHALF OF J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2 vs. CHRISTOPHER D. CALDWELL and MELISSA M. CALDWELL AKA MELISSA M. KUZYSK Docket Number: 2019-SU-000025. 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 D. CALDWELL
MELISSA M. CALDWELL AKA MELISSA M. KUZYSK

Owner(s) of property situate in YORK TOWNSHIP, YORK County, Pennsylvania, being
596 Green Valley Road York PA 17403
PARCEL #: 540004000680000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$307,742.05
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 596 GREEN VALLEY ROAD, YORK, PA 17403

UPI# 540004000680000000

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

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

9.03-3t RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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. ALLEN J CARTER and JOAN M CARTER Docket Number: 2026-SU-000651. 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:

ALLEN J CARTER
JOAN M CARTER

All that Certain Tract of Land with the improvements thereon erected, situate in Township of York, County of York, Commonwealth of Pennsylvania, which is the subject matter of a survey prepared by Gordon L. Brown & Associates, dated August 10, 1984, and recorded in the Office of the Recorder of Deeds in and for York County Pennsylvania, in Plan Book FF, Page 99, known as Lot No. 134 on a Plan of Star-View Heights 5th Addition, and which in accordance with said survey is bounded and described more particularly as follows, to wit:

PROPERTY ADDRESS: 800 CHAMBERS ROAD, YORK, PA 17402

UPI# 540004401340000000

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

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

9.03-3t RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MIDFIRST BANK vs. FRANK DUFFY and STACIE WINEHOLT Docket Number: 2026-SU-001070. 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 DUFFY
STACIE WINEHOLT

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

BEING KNOWN AND NUMBERED AS 1665 TAYLOR DRIVE, HANOVER, PA 17331

UPIN NUMBER 44-000-28-0077.00-00000

PROPERTY ADDRESS: 1665 TAYLOR DRIVE, HANOVER, PA 17331

UPI# 440002800770000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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. JOSEPH FICKUS and NICOLE FICKUS Docket Number: 2026-SU-000170. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOSEPH FICKUS
NICOLE FICKUS

All That Certain tract of land with the improvements thereon erected, situate in Springettsbury Township, York County, Pennsylvania.

PROPERTY ADDRESS: 1711 PAULSON DRIVE, YORK, PA 17406

UPI# 46000090111C000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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. LAUREN RB GERLACH AKA LAUREN R.B. GERLACH and BRIAN S. GERLACH Docket Number: 2016-SU-002296-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LAUREN RB GERLACH AKA LAUREN R.B. GERLACH
BRIAN S. GERLACH

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

101 McAllister Street Hanover PA 17331

PARCEL #: 670000501790000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$172,328.06

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 101 MCALLISTER STREET, HANOVER, PA 17331

UPI# 670000501790000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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, SUCCESSOR BY MERGER TO TRADITIONS BANK vs. JERMAINE O. GRANT Docket Number: 2026-SU-001066. 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:

JERMAINE O. GRANT

SHERIFF'S SALE

By virtue of a Writ of Execution issued by ACNB Bank, Successor by Merger to Traditions Bank Docket No. 2026-SU-001066

ACNB Bank, Successor by Merger to Traditions Bank v. Jermaine O. Grant
Docket No. 2026-SU-001066

Jermaine O. Grant, Owner of property situate in Dover Township, York County, Pennsylvania

3660 Fox Chase Drive, York, PA 17315

Property being known as Parcel ID No. 24-000-18-0044.00-00000.

Premises consist of a Residential Two-Story House with detached garage.

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

PROPERTY ADDRESS: 3660 FOX CHASE DRIVE, DOVER, PA 17315

UPI# 240001800440000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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. ANDREW MICHAEL GREEN, AKA ANDREW M. GREEN and NENA GREEN Docket Number: 2025-SU-003780. 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:

ANDREW MICHAEL GREEN, AKA
ANDREW M. GREEN

NENA GREEN

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

BEING KNOWN AND NUMBERED AS 13 FROCK DRIVE, HANOVER, PA 17331

UPIN NUMBER 44-000-27-0073.00-00000

PROPERTY ADDRESS: 13 FROCK DRIVE, HANOVER, PA 17331

UPI# 440002700730000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS 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 Docket Number: 2025-SU-000349. 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

SHORT FORM DESCRIPTION

LOCATION: 645 Cornhill Rd, Etters, PA 17319
APN: 27-000-QG-0076.B0-00000

IMPROVEMENTS: Residential Dwelling

SUBJECT TO MORTGAGE (Y/N): Y

SUBJECT TO RENT (Y/N): N

FANNIE MAE (Y/N): N

STATUS: Owner occupied

LEGAL ACTION BEGAN: Complaint filed January 24, 2025

C.P. #: 2025-SU-000349

JUDGMENT: \$282,248.06

PLAINTIFF: The Bank Of New York Mellon F/K/A 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

PLAINTIFF'S ATTORNEY: Robert P. Wendt, Esq.; Chrisovalante P. Fliakos, Esq.; Nicholas J. Kiger, Esq.

PLAINTIFF'S ATTORNEY GROUP: Leopold and Associates, PLLC

DEFENDANT: Randy H. Hank

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ONSLOW BAY FINANCIAL LLC vs. KEITH HESS, IN HIS CAPACITY AS HEIR OF STEVEN K. HESS; UNKNOWN

HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING, RIGHT, TITLE, OR INTEREEST FROM OR UNDER STEVEN K. HESS; and STEVEN HESS, JR. IN HIS CAPACITY AS HEIR OF STEVEN K. HESS Docket Number: 2025-SU-004272. 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:

KEITH HESS, IN HIS CAPACITY AS HEIR OF STEVEN K. HESS

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING, RIGHT, TITLE, OR INTEREEST FROM OR UNDER STEVEN K. HESS

STEVEN HESS, JR. IN HIS CAPACITY AS HEIR OF STEVEN K. HESS

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

BEING KNOWN AS: 624 BROADWAY REAR HANOVER, PA 17331

BEING PARCEL NUMBER: 67-000-17-0034. A0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 624 BROADWAY REAR, HANOVER, PA 17331

UPI# 67000170034A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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. ANTHONY K. HUDSON Docket Number: 2025-SU-004821. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANTHONY K. HUDSON

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

BEING KNOWN AS: 1370 STERLING DR YORK, PA 17404

BEING PARCEL NUMBER: 36-000-41-0038.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1370 STERLING DRIVE, YORK, PA 17404

UPI# 360004100380000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2007-4, MORTGAGE-BACK ED PASS-THROUGH CERTIFICATES SERIES 2007-4 vs. NORMAN A. JONES A/K/A NORMAN JONES Docket Number: 2025-SU-003919. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

NORMAN A. JONES A/K/A NORMAN JONES

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

BEING KNOWN AS: 781 FLINTVILLE RD DELTA, PA 17314

BEING PARCEL NUMBER: 43-000-BQ-0017. F0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 781 FLINTVILLE ROAD, DELTA, PA 17314

UPI# 43000BQ0017F000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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 AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R9 vs. MARY DANETTE KUSHLA A/K/A DANI KUSHLA A/K/A MARY D. KUSHLA A/K/A MARY D. TRAYLOR, ADMINISTRATRIX OF THE ESTATE OF MICHAEL S. KUSHLA A/K/A MICHAEL STEPHEN KUSHLA, DECEASED and THE UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE Docket Number: 2024-SU-000970. 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 DANETTE KUSHLA A/K/A DANI KUSHLA A/K/A MARY D. KUSHLA A/K/A MARY D. TRAYLOR, ADMINISTRATRIX OF THE ESTATE OF MICHAEL S. KUSHLA A/K/A MICHAEL STEPHEN KUSHLA, DECEASED

THE UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE

By virtue of a Writ of Execution No. 2024-SU-000970

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R9

v.
MARY DANETTE KUSHLA A/K/A DANI KUSHLA A/K/A MARY D. KUSHLA A/K/A MARY D. TRAYLOR, ADMINISTRATRIX OF THE ESTATE OF MICHAEL S. KUSHLA A/K/A MICHAEL STEPHEN KUSHLA, DECEASED;
THE UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA

owner(s) of property situate in the CITY OF

YORK, YORK County, Pennsylvania, being

555 MADISON AVE, YORK, PA 17404
Tax ID No. 11-343-02-0015
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$176,225.47

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 555 MADISON AVENUE, YORK, PA 17404

UPI# 113430200150000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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. KRISTA LAWRENCE Docket Number: 2026-SU-001738. 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:

KRISTA LAWRENCE

Owner(s) of property situate in YORK CITY, YORK County, Pennsylvania, being
1500 Wogan Road York PA 17404
PARCEL #: 146100300270000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$271,220.57

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 1500 WOGAN ROAD, YORK, PA 17404

UPI# 146100300270000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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. JASON S. MCANDREWS and TIFFANY C. RINGLER Docket Number: 2025-SU-004227. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JASON S. MCANDREWS
TIFFANY C. RINGLER

Owner(s) of property situate in SPRING GARDEN TOWNSHIP, YORK County, Pennsylvania, being
1309 South Ogontz Street York PA 17403
PARCEL #: 480001803210000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$185,833.87

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 1309 SOUTH OGONTZ STREET, YORK, PA 17403

UPI# 480001803210000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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. ELYSE K. METCALF Docket Number: 2025-SU-002553. 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:

ELYSE K. METCALF

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 530
MUDDY CREEK FORKS ROAD, BROGUE,
PA 17309

UPIN NUMBER 21-000-EM-0061.A0-00000

PROPERTY ADDRESS: 530 MUDDY CREEK
FORKS ROAD, BROGUE, PA 17309

UPI# 21000EM0061A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on October 5, 2026 At 2:00
O'Clock, PM, prevailing time, by virtue of a Writ
of Execution issued out of the Court of Common
Pleas of York County, Pennsylvania on Judgment
of: ACCORD ASSET MANAGEMENT, LLC
vs. SHAWN D. MOWERY A/K/A SHAWN D.
MOWRY Docket Number: 2025-SU-004463.
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:

SHAWN D. MOWERY A/K/A SHAWN D.
MOWRY

By virtue of a Writ of Execution No.: 2025-SU-
004463

SHAWN D. MOWERY a/k/a SHAWN D.
MOWRY, owner of property situate WINDSOR
TOWNSHIP, Windsor, YORK County,
Pennsylvania being:

1770 Craley Rd. and Craley Rd., Windsor
Township, York County, Windsor, Pennsylvania
17366

Property ID:53-000-HL-0065-00-00000
53-000-HL-0065-A0-00000
Improvements thereon: RESIDENTIAL
Judgment Amount: \$8,399.25

Attorneys for Plaintiff
Saxton & Stump

PROPERTY ADDRESS: 1770 CRALEY
ROAD, WINDSOR, PA 17366

UPI# 53000HL0065A000000

PROPERTY ADDRESS: CRALEY ROAD,
WINDSOR, PA 17366

UPI# 53000HL00650000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on October 5, 2026 At 2:00
O'Clock, PM, prevailing time, by virtue of a
Writ of Execution issued out of the Court of
Common Pleas of York County, Pennsylvania
on Judgment of: SUN WEST MORTGAGE
COMPANY, INC. vs. GLENDA MULLINS,
KNOWN SURVIVING HEIR OF MYRTLE
ELAINE MULLINS; DAWN HEWITT,
KNOWN SURVIVING HEIR OF MYRTLE
ELAINE MULLINS; and UNKNOWN
SURVIVING HEIRS OF MYRTLE ELAINE
MULLINS Docket Number: 2025-SU-004078.
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:

GLENDA MULLINS, KNOWN SURVIVING
HEIR OF MYRTLE ELAINE MULLINS

DAWN HEWITT, KNOWN SURVIVING
HEIR OF MYRTLE ELAINE MULLINS

UNKNOWN SURVIVING HEIRS OF
MYRTLE ELAINE MULLINS

All that certain piece or parcel or Tract of land
situate in the Borough of Hanover, York County,
Pennsylvania, and being known as 235 North
Stephen Place, Hanover, PA 17331.

TAX MAP AND PARCEL NUMBER: 67-000-
15-0021.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$292,544.90

SEIZED AND TAKEN IN EXECUTION AS
THE PROPERTY OF: Glenda Mullins, Known
Surviving Heir of Myrtle Elaine Mullins, Dawn
Hewitt, Known Surviving Heir of Myrtle Elaine
Mullins, and Unknown Surviving Heirs of
Myrtle Elaine Mullins

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1105
Philadelphia, PA 19102

PROPERTY ADDRESS: 235 NORTH
STEPHEN PLACE, HANOVER, PA 17331

UPI# 670001500210000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on October 5, 2026 At 2:00
O'Clock, PM, 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,
SUCCESSOR BY MERGER TO NATIONSTAR
MORTGAGE LLC vs. EVA C. MURPHY,
SURVIVING HEIR OF COLLEEN MURPHY
A/K/A COLEEN MURPHY A/K/A COLLEEN
RENEE MURPHY, DECEASED; JENNIFER
BLANCO-BARTRAM, SURVIVING HEIR
OF COLLEEN MURPHY A/K/A COLEEN
MURPHY A/K/A COLLEEN RENEE
MURPHY, DECEASED; and UNKNOWN
SURVIVING HEIRS OF COLLEEN
MURPHY, A/K/A COLEEN MURPHY A/K/A
COLLEEN RENEE MURPHY, DECEASED
Docket Number: 2026-SU-001247. 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:

EVA C. MURPHY, SURVIVING HEIR OF
COLLEEN MURPHY A/K/A COLEEN
MURPHY A/K/A COLLEEN RENEE
MURPHY, DECEASED

JENNIFER BLANCO-BARTRAM,
SURVIVING HEIR OF COLLEEN MURPHY
A/K/A COLEEN MURPHY A/K/A COLLEEN
RENEE MURPHY, DECEASED

UNKNOWN SURVIVING HEIRS OF
COLLEEN MURPHY, A/K/A COLEEN
MURPHY A/K/A COLLEEN RENEE
MURPHY, DECEASED

Property of Coleen Murphy, a Single Invidual
Execution No. 2026-SU-001427

Judgment Amount: \$47,360.33

All the right title, interest and claim of Coleen
Murphy, a Single Invidual, of in and to:

Property located at 213 Crown Pointe, within
the Springettsbury Township, York County, PA.
Having erected thereon a Condominium. Being
more fully described in York County Deed Book
Volume 1549, at page 3433, as Instrument No.
200317420.

Parcel Identification No. 46-000-IJ-0001.A0-
C0117

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 213 CROWN POINTE
DRIVE, YORK, PA 17402

UPI# 46000IJ0001A0C0117

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FULTON BANK, N.A. vs. JOSHUA T. MUZA Docket Number: 2026-SU-000755. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOSHUA T. MUZA

Joshua T. Muza, owner of property situate in Etters, Newberry Township, York County, Pennsylvania, being

70 Black Walnut Drive, Etters, PA 17319
Parcel No. 39-000-28-0039.00-00000

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$66,758.85

Attorney for Plaintiff
Marc A. Hess, Esquire / Henry & Beaver LLP

PROPERTY ADDRESS: 70 BLACK WALNUT
DRIVE, ETTERS, PA 17319

UPI# 390002800390000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: JARRETTSVILLE FEDERAL SAVINGS & LOAN ASSOCIATION vs. MELISSA L. PECK, DAMON A. PECK, and THE UNITED STATES OF AMERICA Docket Number: 2026-SU-000101. 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:

DAMON A. PECK
THE UNITED STATES OF AMERICA

SHORT FORM DESCRPTION
LOCATION: 4406 Steltz Rd, New Freedom, PA 17349
APN: 45-000-AH-0054-00-00000
IMPROVEMENTS: Residential Dwelling
SUBJECT TO MORTGAGE (Y/N): Y
SUBJECT TO RENT (Y/N): N
FANNIE MAE (Y/N): N
STATUS: Owner occupied
LEGAL ACTION BEGAN: Complaint filed January 9, 2026
C.P. #: 2026-SU-000101
JUDGMENT: \$330,166.61
PLAINTIFF: Jarrettsville Federal savings & Loan Association
PLAINTIFF'S ATTORNEY: Robert P. Wendt, Esq.; Chrisovalante P. Fliakos, Esq.; Nicholas J. Kiger, Esq.
PLAINTIFF'S ATTORNEY GROUP: Leopold and Associates, PLLC
DEFENDANT: Melissa L. Peck and Damon A. Peck

PROPERTY ADDRESS: 4406 STELTZ ROAD,
NEW FREEDOM, PA 17349

UPI# 45000AH005400000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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. JOSEPH ADAM POSINSKI, III Docket Number: 2026-SU-001537. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

[pa.realforeclose.com/](https://york.pa.realforeclose.com/) the following real estate to wit:

AS THE REAL ESTATE OF:

JOSEPH ADAM POSINSKI, III

By virtue of a Writ of Execution No. 2026-SU-001537

FREEDOM MORTGAGE CORPORATION
v.
JOSEPH ADAM POSINSKI III

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

1050 CRANBERRY LN W, YORK, PA 17402
Tax ID No. 53-000-32-0030.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$307,045.93

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 1050 CRANBERRY
LANE WEST, YORK, PA 17402

UPI# 530003200300000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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. TYLER J. PUGH Docket Number: 2024-SU-003815. 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:

TYLER J. PUGH

DOCKET NO: 2024-SU-003815

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF GROUND SITUATE, LYING AND BEING IN THE TOWNSHIP OF NEWBERRY, YORK COUNTY, PENNSYLVANIA

TAX PARCEL NO: 39-000-25-1608.00-00000

PROPERTY ADDRESS 251 White Dogwood Drive, Etters, PA 17319

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Tyler J. Pugh

ATTORNEY'S NAME: Roger Fay, Esq.

SHERIFF'S NAME: Richard P. Keuerleber

PROPERTY ADDRESS: 251 WHITE DOGWOOD DRIVE, ETTERS, PA 17319

UPI# 390002516080000000

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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. MICHELLE REESE Docket Number: 2026-SU-000267. 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:

MICHELLE REESE

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

BEING KNOWN AS: 221 BREEZEWOOD DRIVE HANOVER, PA 17331

BEING PARCEL NUMBER: 44-000-29-0050. B0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 221 BREEZEWOOD DRIVE, HANOVER, PA 17331

UPI# 44000290050B000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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. DOUGLASS REXROAD Docket Number: 2026-SU-001071. 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:

DOUGLASS REXROAD

ALL that certain Unit No. 302, with a street address of 302 Clarks Way, in Villas on the Lake Condominium, a condominium situate in York Township, York County, Pennsylvania.

PROPERTY ADDRESS: 302 CLARKS WAY, UNIT 302, YORK, PA 17403

UPI# 54000HI0308A0C0302

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MORGAN STANLEY MORTGAGE LOAN TRUST 2006-11, 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 vs. JOY M. SANTO and LOUIS A. SANTO Docket Number: 2012-SU-001213-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOY M. SANTO
LOUIS A. SANTO

Parcel Identification No. 38-000-PE-0048. K0.00000

Attorney: Stern & Eisenberg, PC

Address: 1581 Main Street, Suite 200
Warrington, PA 18976

Property of Joy M. Santo and Louis A. Santo

Execution No. 2012-SU-001213-06

Judgment Amount: \$672,317.13

All the right title, interest and claim of Joy M. Santo and Louis A. Santo, of in and to:

Property located at 312 Meadow Trail , Dillsburg, PA 17019

ALL that certain lot or tract of land located in Monaghan Township, York County, Pennsylvania, bounded and described as follows, to wit:

Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County

PROPERTY ADDRESS: 312 MEADOW TRAIL, DILLSBURG, PA 17019

UPI# 38000PE0048K000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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 A DIVISION OF ACNB BANK, SUCCESSOR IN INTEREST TO TRADITIONS BANK, FORMERLY KNOWN AS YORK TRADITONS BANK vs. SHANGA SHAHSWAR Docket Number: 2026-SU-000777. 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:

SHANGA SHAHSWAR

By virtue of a Writ of Execution issued to No. 2026-SU-000777 Traditions Bank, a division of ACNB Bank, successor in interest to Traditions Bank, formerly known as York Traditions Bank vs. Shanga Shahswar, owner of property,

Situate lying, and being in the Township of Spring Garden, County of York, Pennsylvania, as more fully described in Deed or Record Book 2583, Page 4956, with PIN: 48-000-32-0053.00000.

PROPERTY ADDRESS: 1145 Wyndham Drive, York, PA 17403.

IMPROVEMENTS: Residential dwelling.

Amount: \$323,395.00, plus costs and fees.

Cipriani & Werner

PROPERTY ADDRESS: 1145 WYNDHAM DRIVE, YORK, PA 17403-4437

UPI# 480003200530000000

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LOANDEPOT.COM, LLC vs. MITCHELL SHUE Docket Number: 2026-SU-000772. 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:

MITCHELL SHUE

Owner(s) of property situate in WEST MANCHESTER TOWNSHIP, YORK County, Pennsylvania, being
910 Smith Drive York PA 17408
PARCEL #: 510001500380000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$136,225.25

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 910 SMITH DRIVE, YORK, PA 17408

UPI# 510001500380000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ORRSTOWN BANK, SUCCESSOR TO PEOPLESBANK vs. RUTH L. SIPE Docket Number: 2024-SU-000127. 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:

RUTH L. SIPE

SHORT LEGAL DESCRIPTION

ALL that certain lot of ground with the improvements thereon erected, situate on the North side of East Boundary Avenue, in the Twelfth Ward of the City of York, County of York and State of Pennsylvania, and known as No. 745 East Boundary Avenue, bounded and described as follows, to wit:

BEGINNING at a point on the North side of said East Boundary Avenue, which point is twenty-seven (27) feet west of the West side of Courtland Street; extending thence Northwardly along property now or formerly of Paul E. Scheafer and Sallie Irene Scheafer, his wife, one hundred (100) feet to a point on the South side of a twenty (20) feet wide public alley; extending thence Westwardly along the South side of said twenty (20) feet wide public alley, twenty (20) feet to a point at property now or formerly of Enos Daugherty and wife; extending thence Southwardly along last mentioned property on a line parallel with the line first mentioned, one hundred (100) feet to a point on the North side of said East Boundary Avenue; and extending thence Eastwardly along the North side of said East Boundary Avenue, twenty (20) feet to the point first mentioned and the place of BEGINNING.

Parcel ID: #12-429-20-0034.00-00000

TO BE SOLD as the property of RUTH L. SIPE

PROPERTY ADDRESS: 745 EAST BOUNDARY AVENUE, YORK, PA 17403

UPI# 124292000340000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FULTON BANK, N.A., FORMERLY KNOWN AS FULTON BANK vs. ROBERT J. TUFAROLO, JR. A/K/A ROBERT J. TUFAROLO Docket Number: 2026-SU-000019. 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 J. TUFAROLO, JR. A/K/A ROBERT J. TUFAROLO

SHERIFF'S SALE

By virtue of a Writ of Execution issued by Fulton Bank, N.A., formerly known as Fulton Bank Docket No. 2026-SU-000019.

Fulton Bank, N.A., formerly known as Fulton Bank v. Robert J. Tufarolo, Jr. a/k/a Robert J. Tufarolo

Docket No. 2026-SU-000019.

Robert J. Tufarolo, Jr. a/k/a Robert J. Tufarolo, Owner of property situate in Springettsbury Township, York County, Pennsylvania

1990 Alcott Road, York, York County, Pennsylvania 17406-9791

Property being known as Parcel ID No.: 46-000-KI-0058.00-00000

Premises consist of a stone/frame rancher.

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

PROPERTY ADDRESS: 1990 ALCOTT ROAD, YORK, PA 17406-9791

UPI# 46000KI005800000000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 9.03-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FULTON BANK, N.A. vs. LACEY WILSON Docket Number: 2026-SU-000862. 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:

LACEY WILSON

SHERIFF'S SALE
 By virtue of a Writ of Execution issued by Fulton Bank, N.A.
 Docket No. 2026-SU-000862.

Fulton Bank, N.A. v. Lacey Wilson

Docket No. 2026-SU-000862.

Lacey Wilson, Owner of property situate in the City of York, York County, Pennsylvania

754 McKenzie Street, York, York County, Pennsylvania 17401

Property being known as Parcel ID No.: 10-266-04-0018.00-00000

Premises consist of a two-story dwelling.

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

PROPERTY ADDRESS: 754 MCKENZIE STREET, YORK, PA 17401

UPI# 102660400180000000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 9.03-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, 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. MICHAEL JOSEPH YETTER, GINA A. NAZZARO, and SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2025-SU-001178. 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 JOSEPH YETTER

GINA A. NAZZARO

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

All that certain lot of land situate in the Township of Fairview, County of York, and State of Pennsylvania.

PROPERTY ADDRESS: 109 BUNKER HILL ROAD, NEW CUMBERLAND, PA 17070

UPI# 270002603070000000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 9.03-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MIDFIRST BANK vs. K. CHINYERE NICOLE ZELLARS, AKA K. CHINYERE ZELLARS and KEONTAE SHAKIA HAIRSTON Docket Number: 2026-SU-001672. 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:

K. CHINYERE NICOLE ZELLARS, AKA K. CHINYERE ZELLARS

KEONTAE SHAKIA HAIRSTON

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

BEING KNOWN AND NUMBERED AS 440 HICKORY RIDGE CIRCLE, YORK, PA 17404

UPIN NUMBER 23-000-11-0093.00-00000

PROPERTY ADDRESS: 440 HICKORY RIDGE CIR, YORK, PA 17404

UPI# 230001100930000000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 9.03-3t York County, Pennsylvania