

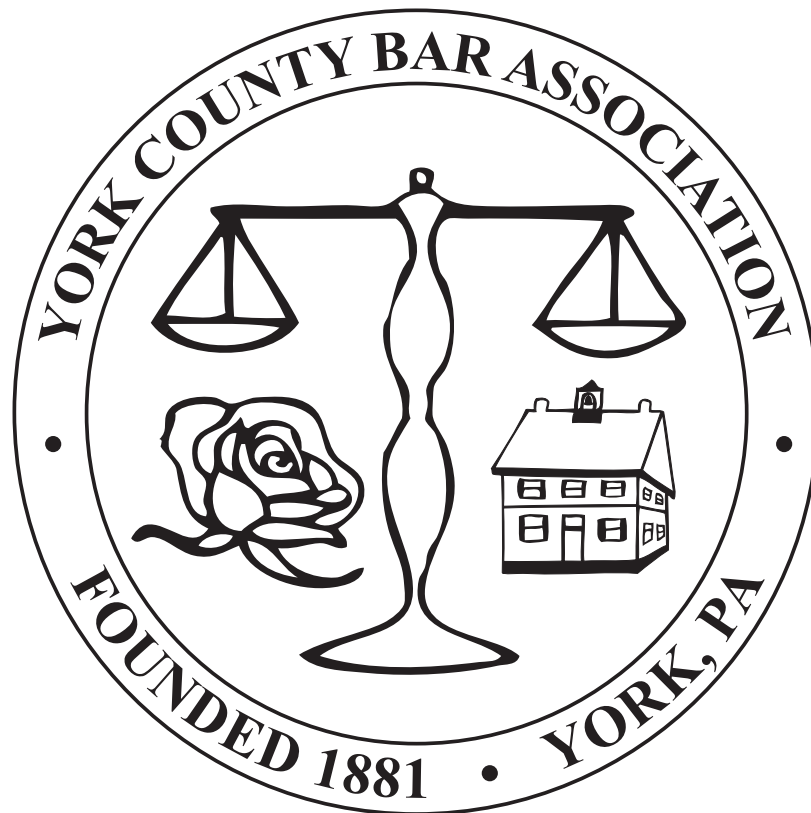
York Legal Record

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

Vol. 134

YORK, PA, THURSDAY, JULY 9, 2020

No. 15



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group
Meetings 2nd Thursday of
each month

July 9, 2020 next meeting

Strictly confidential program for anyone dealing with alcohol or drug issues, depression, bipolar issues, eating disorders, gambling, etc.

For additional information and locations of each meeting – Call LCL 800-335-2572 or anonymously to Cheryl Kauffman 717-854-8755 x203 at the York Bar Association

All information confidential

York Bar Center Operations Update

The YCBA/YCBF/York Legal Record offices are operating under regular business hours

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

Bar Center access is limited to staff and key personnel. All others by appointment only.

Questions or appointment, please call 717-854-8755 or email info@yorkbar.com

For notary services email notary@yorkbar.com

The York Legal Record is seeking articles

on current legal topics such as case law summaries, legislative updates, or other issues that may be of interest to subscribers. Submissions should be no more than one page in length and should be educational, 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.

Send submissions and inquiries to Jennifer Mischke at yorklegalrecord@yorkbar.com

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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 CARLOS ALMODOVAR, DECEASED**

Late of York City, York County, PA.
 Administratrix: Rachel L. Almodovar, c/o Richard R. Reilly, Esq., 54 North Duke Street, York, PA 17401-1210
 Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210
 07.09-3t

ESTATE OF DONNA BRANDT, DECEASED

Late of Dillsburg Borough, York County, PA.
 Executor: Holly Renee Robson Kelley, c/o Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011
 Attorney: Susan H. Confair, Esquire, Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011
 07.09-3t

ESTATE OF SHERRY S. CAVALIERE, DECEASED

Late of New Freedom Borough, York County, PA.
 Administrator: Candace K. Epaliere, c/o Amanda Snoke Dubbs, Esq., 294 Dew Drop Road, York, PA 17402
 Attorney: Amanda Snoke Dubbs, Esquire, 294 Dew Drop Road, York, PA 17402
 07.09-3t

ESTATE OF RICHARD L. CRUMLING, SR., DECEASED

Late of Wrightsville Borough, York County, PA.
 Co-Executors: Richard L. Crumling, Jr. and Eric D. Crumling, c/o Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356
 Attorney: Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356
 07.09-3t

ESTATE OF PAULINE M. CUNNINGHAM, DECEASED

Late of Wrightsville Borough, York County, PA.
 Executrix: Dinah L. Washington, c/o Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512
 Attorney: Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512
 07.09-3t

ESTATE OF RICHARD ALLEN DRUCK, a/k/a RICHARD A. DRUCK, DECEASED

Late of Newberry Twp., York County, PA.
 Administrator-Executor: Wanda A. Senft, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402
 07.09-3t

ESTATE OF GERALDINE A. EASTER, DECEASED

Late of Shrewsbury Borough, York County, PA.
 Administrator-Executor: Bonnie J. Thibault, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402
 07.09-3t

ESTATE OF HAROLD LAVERNE GEIMAN, DECEASED

Late of York Twp., York County, PA.
 Administrator-Executor: Dennis Ray Geiman, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402
 07.09-3t

ESTATE OF HAROLD A. HUFF, DECEASED

Late of Paradise Twp., York County, PA.
 Administrator-Executor: Lynne D. Wallet & Laurel D. Huff, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402
 07.09-3t

ESTATE OF WALTER JEFFRY JAMOUNEAU a/k/a W. JEFFRY JAMOUNEAU, DECEASED

Late of Carroll Twp., York County, PA.
 Executor: G. Andrew Jamouneau, c/o Edmund G. Myers, Attorney, Johnson, Duffie, Stewart & Weidner, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043
 Attorney: Edmund G. Myers, Esquire, Johnson, Duffie, Stewart & Weidner, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043
 07.09-3t

ESTATE OF KIMBERLY ANN JONES, DECEASED

Late of West Manchester Twp., York County, PA.
 Administrator-Executor: Sarah Hostler, 925 Aspen Lane, Red Lion, PA 17356
 Attorney: Kristen Snyder, Esquire, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055
 07.09-3t

ESTATE OF LARRY P. KELLER, DECEASED

Late of West Manchester Twp., York County, PA.
 Administrator-Executor: Michael K. Baney and Mary Lou Baney, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402
 07.09-3t

ESTATE OF BRADLEY M. LENDER, DECEASED

Late of Fairview Twp., York County, PA.
 Administratrix: Maranda C. Lender, c/o Adam R. Deluca, Esquire, Stone Lafaver & Shekletski, 414 Bridge Street, New Cumberland, PA 17070
 Attorney: Adam R. Deluca, Esquire, Stone Lafaver & Shekletski, 414 Bridge Street, New Cumberland, PA 17070
 07.09-3t

ESTATE OF SHIRLEY K. MOHR, DECEASED

Late of Red Lion Borough, York County, PA.
 Administrator-Executor: Terri L. Williams, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402
 07.09-3t

ESTATE OF LARRY K. ORT, DECEASED

Late of Dover Twp., York County, PA.
 Administrator-Executor: JoAnn E. Brickner, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402
 07.09-3t

ESTATE OF ROBERT LOWELL PARDEW, DECEASED

Late of Peach Bottom Twp., York County, PA.
 Administrator-Executor: Wanda Kay Lehman, 19701 Gunpowder Road, Millers, MD 21102
 07.09-3t

ESTATE OF LEROY E. REAM, DECEASED

Late of Dover Twp., York County, PA.
 Executor: Lorne R. Spangler, 3910 Craig Ave., Dover, PA 17315
 Attorney: Thomas R. Nell, Esquire, 130 W. King Street, P.O. Box 1019, East Berlin, PA 17316
 07.09-3t

ESTATE OF DOROTHY A. RIPPEON, DECEASED

Late of Hanover Borough, York County, PA.
 Executor: Lisa A. Bowers, c/o Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331
 Attorney: Scott J. Strausbaugh, Esquire, Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331
 07.09-3t

ESTATE OF HELGA H. UPTON, DECEASED

Late of Hopewell Twp., York County, PA.
 Executor: Wayne H. Upton, c/o P.O. Box 312, Stewartstown, PA 17363
 Attorney: Laura S. Manifold, Esquire, P.O. Box 312, Stewartstown, PA 17363
 07.09-3t

ESTATE OF REBECCA WALKER, a/k/a REBECCA SUSAN WALKER, REBECCA S. WALKER, DECEASED

Late of Warrington Twp., York County, PA.
 Executor: Dawn M. Diehl, c/o Amanda Snoke Dubbs, Esq., 294 Dew Drop Road, York, PA 17402
 Attorney: Amanda Snoke Dubbs, Esquire, 294 Dew Drop Road, York, PA 17402
 07.09-3t

SECOND PUBLICATION**ESTATE OF DALE R. CLYMER, SR., DECEASED**

Late of Conewago Twp., York County, PA.
 Executor: Phyllis L. Clymer, c/o James N. Clymer, Esquire, 408 W. Chestnut Street, Lancaster, PA 17603
 Attorney: James N. Clymer, Esquire, Clymer Musser & Sarno, PC, 408 W. Chestnut Street, Lancaster, PA 17603
 07.02-3t

ESTATE OF CONSTANCE W. COLEMAN, DECEASED

Late of Monaghan Twp., York County, PA.
 Administrator: Philip W. Coleman, c/o Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110
 Attorney: Hazen Law Group, 2000 Linglestown Road, Suite 202, Harrisburg, PA 17110
 07.02-3t

ESTATE OF NICHOLE H. CRANE,
DECEASED

Late of York County, PA.

Executor: Josephine R. Crane, 3 N.

Baltimore Street, Dillsburg, PA 17019

Attorney: Duane P. Stone, Esquire, STONE,

WILEY, & LINSENBACH, PC, 3 N.

Baltimore Street, Dillsburg, PA 17019

07.02-3t

ESTATE OF MELISSA A. DUTY, DECEASED

Late of Windsor Twp., York County, PA.

Administrator: Peter William L. Duty, c/o

Amanda Snoko Dubbs, Esq., 294 Dew

Drop Road, York, PA 17402

Attorney: Amanda Snoko Dubbs, Esquire,

294 Dew Drop Road, York, PA 17402

07.02-3t

ESTATE OF SIDNEY J. GOODLING,
DECEASED

Late of North Codorus Twp., York County, PA.

Executrix: Stephanie L. Goodling, 1950

Stoverstown Road, Spring Grove, PA

17362

Attorney: Crabbs & Crabbs, 202 Broadway

Hanover, PA 17331

07.02-3t

ESTATE OF JOYCE S. HOFFMAN,
DECEASED

Late of Penn Twp., York County, PA.

Executor: William D. Hoffman, c/o Elinor

Albright Rebert, Esquire, 515 Carlisle

Street, Hanover, PA 17331

Attorney: Elinor Albright Rebert, Esquire,

515 Carlisle Street, Hanover, PA 17331

07.02-3t

ESTATE OF PRISCILLA S. KORCUBA,
DECEASED

Late of York Twp., York County, PA.

Co-Executors: Kimberly A. Wayne and

Michael J. Korcuba, c/o Gettle Vaughn

Law LLC, 13 East Market Street, York,

PA 17401

Attorney: Gregory H. Gettle, Esquire and

Jeffrey A. Gettle, Esquire, Gettle Vaughn

Law LLC, 13 East Market Street, York, PA

17401

07.02-3t

ESTATE OF JEFFREY V. KUNKEL, a/k/a
JEFFREY VERNON KUNKEL, DECEASED

Late of Manchester Twp., York County, PA.

Executor: Michelle L. Kunkel, c/o Kearney

Galloway Graybill, LLC, 940 South

Queen Street, York, PA 17403

Attorney: Jack L. Graybill II, Esquire,

Kearney Galloway Graybill, LLC, 940

South Queen Street, York, PA 17403

07.02-3t

ESTATE OF DAVID E. LEWIS, DECEASED

Late of York County, PA.

Executor: Thomas E. Lewis, 508 Nauvoo

Rd., Lewisberry, PA 17339

Attorney: Laura C. Reyes Maloney, Esquire,

1119 N. Front St., Harrisburg; PA 17102

07.02-3t

ESTATE OF ELEANORA LEE MARSHALL,
DECEASED

Late of Peach Bottom Twp., York County, PA.

Executor: Timothy J. Bupp, c/o 135 North

George Street, York, PA 17401

Attorney: Timothy Bupp, Esquire, CGA Law

Firm, PC, 135 North George Street, York,

PA 17401

07.02-3t

ESTATE OF DANIEL G. MCDONALD, JR.,
a/k/a DANIEL GEORGE MCDONALD, JR.,
DECEASED

Late of Hanover Borough, York County, PA.

Executors: Kim M. Murray, 1001 Broadway,

Hanover, PA 17331 and Samantha R.

Payne, n/k/a Tschudin, 20 Basehoar

School Road, Littlestown, PA 17340

Attorney: David K. James, III, Esquire, 234

Baltimore St. Gettysburg, PA 17325

07.02-3t

ESTATE OF CHAD MICHAEL MERRILL,
DECEASED

Late of Windsor Borough, York County, PA.

Administratrix: Pearl Wise, 68 Kennick

Drive, Windsor, PA 17366

Attorney: Samuel G. Encarnacion, Esquire,

Haggerty & Silverman, PC, 240 North

Duke Street, Lancaster, PA 17602 07.02-3t

ESTATE OF JOSEPH F. PULTRO,
DECEASED

Late of Hanover Borough, York County, PA.

Executor: Joseph K. Pultro, 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

07.02-3t

ESTATE OF VIVIANA L. ROBINSON,
DECEASED

Late of York City, York County, PA.

Administratrix: Anjelica Lina Cora, c/o

Katherman & Perry, 345 East Market

Street, York, PA 17403

Attorney: J. Robert Katherman, Esquire,

Katherman & Perry, 345 East Market

Street, York, PA 17403 07.02-3t

ESTATE OF HENRIETTA S. STAHL
a/k/a HENRIETTA ROMAINE STAHL,
DECEASED

Late of York City, York County, PA.

Co-Executors: Dean Stahl and Faye S.

Myers, c/o Jennifer M. Stetter, Esquire, 14

Center Square, Hanover PA 17331

Attorney: Jennifer M. Stetter, Esquire, Barley

Snyder LLP, 14 Center Square, Hanover

PA 17331

07.02-3t

ESTATE OF ELLEN R. TRAMMELL a/k/a
ELLEN RUTH TRAMMELL, DECEASED

Late of York Twp., York County, PA.

Executrix: Barbara J. Trammell, c/o The

Hamme Law Firm, LLC, 1946 Carlisle

Road, York, PA 17408

Attorney: Rachel Dodson Hamme, Esquire,

The Hamme Law Firm, LLC, 1946

Carlisle Road, York, PA 17408 07.02-3t

ESTATE OF BILLY E. ZEIGLER, DECEASED

Late of York, York County, PA.

Executor: Phyllis J. Tolhurst, Apt. 41, 18 S.

George St., York, PA 17401

Attorney: William F. Hoffmeyer, Esquire,

HOFFMEYER & SEMMELMAN, LLC,

30 N. George St., York, PA 17401 07.02-3t

THIRD PUBLICATION

ESTATE OF JULIA C. ANDERSON,
DECEASED

Late of Springettsbury Twp., York County, PA.

Executor: Robert E. Anderson, Jr., c/o

Katherman & Perry, 345 East Market

Street, York, PA 17403

Attorney: J. Robert Katherman, Esquire,

Katherman & Perry, 345 East Market

Street, York, PA 17403

06.25-3t

ESTATE OF HELEN L. ATKINSON,
DECEASED

Late of York Twp., York County, PA.

Executrix: Kathy A. Young, c/o Stock and

Leader, 221 West Philadelphia Street,

Suite 600, York, PA 17401

Attorney: Jody Anderson Leighty, Esquire,

STOCK AND LEADER, Susquehanna

Commerce Center East, 221 West

Philadelphia Street, Suite 600, York, PA

17401-2991

06.25-3t

ESTATE OF ROWE A. BECKER, DECEASED

Late of York Twp., York County, PA.

Executor: PeoplesBank, A Codorus Valley

Company, c/o 340 Pine Grove Commons,

York, PA 17403

Attorney: Robert Clofine, Esquire, Elder Law

Firm of Robert Clofine, 340 Pine Grove

Commons, York, PA 17403 06.25-3t

ESTATE OF CHRISTINE E. DOBRON,
DECEASED

Late of Springettsbury Twp., York County, PA.

Administratrix: Christine E. Dobron, c/o The

Hamme Law Firm, LLC, 1946 Carlisle

Road, York, PA 17408

Attorney: Rachel Dodson Hamme, Esquire,

The Hamme Law Firm, LLC, 1946

Carlisle Road, York, PA 17408 06.25-3t

ESTATE OF RUTH I. FRAZIER, DECEASED

Late of York City, York County, PA.

Co-Executors: Christine M. Berkheimer and

Timothy W. Berkheimer, c/o 129 East

Market Street, York, PA 17401

Attorney: Suzanne H. Griest, Esquire, 129

East Market Street, York, PA 17401

06.25-3t

ESTATE OF RAYMOND F. KING, a/k/a
RAYMOND F. KING, JR., DECEASED

Late of York Twp., York County, PA.

Executrix: Carol A. Crushong, c/o Stock

and Leader, 221 West Philadelphia Street,

Suite 600, York, PA 17401

Attorney: MacGregor J. Brillhart, Esquire,

STOCK AND LEADER, Susquehanna

Commerce Center East, 221 West

Philadelphia Street, Suite 600, York, PA

17401-2991 06.25-3t

ESTATE OF HELEN LOUISE BAHN
MCWILLIAMS a/k/a HELEN LOUISE
MCWILLIAMS, DECEASED

Late of Springettsbury Twp., York County, PA.

Executor: Navin D. McWilliams III, c/o 135

North George Street, York, PA 17401

Attorney: Richard K. Konkel, Esquire, CGA

Law Firm, PC, 135 North George Street,

York, PA 17401 06.25-3t

ESTATE OF BARBARA PUCCI-ARMETTA,
DECEASED

Late of Springfield Twp., York County, PA.

Executrix: Lisa D. Pezzella, c/o P.O. BOX

606, East Berlin, PA 17316

Attorney: Sharon E. Myers, Esquire, CGA

Law Firm, PC, P.O. BOX 606, East Berlin,

PA 17316 06.25-3t

ESTATE OF ALICE Y. ROUTSONG ,
 DECEASED
 Late of Penn Twp., York County, PA.
 Executor: Judith Ann Fulton, 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 06.25-3t

ESTATE OF PEGGY L. SELBY, DECEASED
 Late of Hanover Borough, York County, PA.
 Executrix: Sharon M. Colburn, 3318 St. Hwy
 28, Eucha, OK 74342-0000
 Attorney: Crabbs & Crabbs, 202 Broadway
 Hanover, PA 17331 06.25-3t

ESTATE OF AMMON L. SHELLEY,
 DECEASED
 Late of York Twp., York County, PA.
 Executor: Alan L. Shelley, c/o Andrea S.
 Anderson, Esq., 901 Delta Road, Red
 Lion, PA 17356
 Attorney: Andrea S. Anderson, Esquire, 901
 Delta Road, Red Lion, PA 17356 06.25-3t

ESTATE OF ARLENE E. SMITH a/k/a
 ARLENE EDNA SMITH , DECEASED
 Late of York Twp., York County, PA.
 Executor: David P. Smith, c/o 340 Pine
 Grove Commons, York, PA 17403
 Attorney: Robert Clofine, Esquire, Elder Law
 Firm of Robert Clofine, 340 Pine Grove
 Commons, York, PA 17403 06.25-3t

ESTATE OF NANCY L. TOFT , DECEASED
 Late of West Manheim Twp., York County, PA.
 Executor: Tammy Marie Eckert, 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 06.25-3t

CIVIL NOTICES

ACTION TO QUIET TITLE

TaSonja M Mungro, Upland Street
 Properties LLC, Plaintiffs
 VS.
 The Estate of Dorothy L. Gibson, All Heirs of
 James W. Gibson, Deceased, et al., Defendants

YOU ARE hereby notified that on June 26th,
 2020, Plaintiffs, filed a quiet title action,
 endorsed with a Notice to Defend, against
 you in the Court of Common Pleas of York
 County, Pennsylvania, docketed to No. 2020-
 SU-001399, wherein Plaintiff seeks legal title
 in fee simple and to terminate any estate,
 right, title or interest that you may have in the
 real estate located at 144 Kurtz Ave, City of
 York, York County Pennsylvania pursuant to
 Chapter 21 of Title 20 PA Cons Stat subsection
 2102Share of Surviving Spouse et seq.:

07.09-1t Solicitor

**ARTICLES OF INCORPORATION
 NON-PROFIT CORPORATION**

Notice is hereby given that Articles of
 Incorporation were filed with the Department
 of State of the Commonwealth of Pennsylvania
 at Harrisburg, Pennsylvania, on June 16, 2020,
 for a proposed nonprofit corporation to be
 known as:

STATE THEATER HANOVER

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

The proposed nonprofit corporation
 is organized exclusively for Charitable,
 educational and scientific purposes as defined
 in Section 501(c)(3) of the Internal Revenue
 Code. In furtherance of its purposes, the
 corporation may exercise all rights, privileges,
 powers and authority of a corporation
 organized under the Nonprofit Corporation
 Law of 1988, as amended.

BARLEY, SNYDER LLP
 Attorneys

07.09-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
 YORK COUNTY, PENNSYLVANIA

No.: 2020-SU-001124

IN THE MATTER OF
 PETITION FOR CHANGE OF NAME OF
 MADISON NORMAN, a Minor

TO: Any Interested Parties

PARTIES TO THE ACTION:
 Aryn Chance (Petitioner/Mother)
 Lamar Norman (Respondent)

TYPE OF HEARING AND HEARING

DATE/TIME/PLACE: The hearing on the
 name change of Minor Child, Madison Brielle
 Norman to Madison Brielle Ogundipe, is
 scheduled to be held on Thursday, September
 3, 2020 at 10:00 a.m. in Courtroom No. 7002
 of the York County Judicial Center, 45 North
 George Street, York, PA 17401. All persons
 interested in the proposed change of name may
 appear and show cause, if any they have, why
 the Petition should not be granted.

LISTING ATTORNEY:

Sheri D. Coover, Esquire
 (Attorney for Petitioner)
 Coover & Associates, PLLC
 25 North Duke Street, Suite 208
 York, PA 17401
 (717)885-5830 (telephone)

NOTICE

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

YOU SHOULD TAKE THIS NOTICE
 TO YOUR LA WYER AT ONCE. IF YOU
 DO NOT HA VE A LA WYER OR CANNOT
 AFFORD ONE, GO TO OR TELEPHONE
 THE OFFICE SET FORTH BELOW TO
 FIND OUT WHERE YOU CAN GET LEGAL
 HELP.

YORK COUNTY BAR ASSOCIATION
 LAWYER REFERRAL SERVICE
 13 7 East Market Street
 York, PA 17401
 Phone: (717) 854-8755

07.09-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on July 31, 2020 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Tracee N. Miller to: Tracee N. Vega Reyes. The Court has fixed the day of July 31, 2020 at 10:15 am in Courtroom No. 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 the said petitioner should not be granted.

07.09-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on July 1st, 2020 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Ellana Nichole Rill-Wagner to: Ellana Nichole Hartlaub. The Court has fixed the day of July 31, 2020 at 9:45 am in Courtroom No. 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 the said petitioner should not be granted.

07.09-1t Solicitor

NOTICE

PUBLIC NOTICE TO JESSICA MARIE HOWE, NAVIN LYNN KRIDELER, JR. AND KYLE WESLEY BARTRAM

In Re: Adoption of Isabelle Lynn Krideler and Layla Marie Krideler, Minors

A petition has been filed asking the Court to put an end to all rights you have as a parent to your children, Isabelle Lynn Krideler and Layne Marie Krideler. A Termination of Parental Rights Hearing has been scheduled for August 14, 2020, at 1:30 p.m., in Court Room No. 7003, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Isabelle Lynn Krideler (DOB: July 19, 2013), whose Father is Kyle Wesley Bartram and whose Mother is Jessica Marie Howe; and to Layla Marie Krideler (DOB: December 5, 2014), whose Father is Navin Lynn Krideler, Jr. and whose Mother is Jessica Marie Howe. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one,

go to or telephone the office set forth below to find out where you can get legal help.

ATTORNEY CONNECTION/ YCBA MODEST MEANS 137 East Market Street York, Pennsylvania 17401 717-854-8755 http://www.yorkbar.com/?page=YCBAFindEsq

If you cannot afford an attorney, an attorney may be appointed by the court at no cost to you if you qualify. Contact the following office for instructions and forms to complete and file.

Clerk of the Orphans' Court York County Judicial Center 45 North George Street York, Pennsylvania 17401 717-771-9288

http://yorkcountypa.gov/component/jdownloads/send/100-adopt-forms/824-packet-for-court-appted-counsel-and-financial-affidavit.html

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

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

06.25-3t Solicitor

PUBLIC NOTICE TO FARRAH KRISTYNE ROWE AND JACQUES ALOYSIUS BARNES

In Re: Adoption of Fan'Rell K'Leahl Jai'Aire Barnes, A Minor

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, Fan'Rell K'Leahl Jai'Aire Barnes. A Termination of Parental Rights Hearing has been scheduled for August 20, 2020, at 1:30 p.m., in Court Room No. 7003, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Fan'Rell K'Leahl Jai'Aire Barnes (DOB: January 12, 2013), whose Father is Jacques Aloysius Barnes and whose Mother is Farrah Kristyne Rowe. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to

be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

ATTORNEY CONNECTION/ YCBA MODEST MEANS 137 East Market Street York, Pennsylvania 17401 717-854-8755 http://www.yorkbar.com/?page=YCBAFindEsq

If you cannot afford an attorney, an attorney may be appointed by the court at no cost to you if you qualify. Contact the following office for instructions and forms to complete and file.

Clerk of the Orphans' Court York County Judicial Center 45 North George Street York, Pennsylvania 17401 717-771-9288

http://yorkcountypa.gov/component/jdownloads/send/100-adopt-forms/824-packet-for-court-appted-counsel-and-financial-affidavit.html

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

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

07.02-3t Solicitor

PUBLIC NOTICE TO TIFFANY LEANN SMEAL AND ELLIS GORDON SMEAL, III

In Re: Adoption of Aubree Faith Smeal, A Minor

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, Aubree Faith Smeal. A Termination of Parental Rights Hearing has been scheduled for August 10, 2020, at 1:30 p.m., in Court Room No. 5002, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Aubree Faith Smeal (DOB: October 7, 2013), whose Father is Ellis Gordon Smeal, III and whose Mother is Tiffany Leann Smeal. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your

rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

**ATTORNEY CONNECTION/
YCBA MODEST MEANS
137 East Market Street
York, Pennsylvania 17401
717-854-8755
<http://www.yorkbar.com/?page=YCBAFindEsq>**

If you cannot afford an attorney, an attorney may be appointed by the court at no cost to you if you qualify. Contact the following office for instructions and forms to complete and file.

**Clerk of the Orphans' Court
York County Judicial Center
45 North George Street
York, Pennsylvania 17401
717-771-9288
<http://yorkcountypa.gov/component/jdownloads/send/100-adopt-forms/824-packet-for-court-appted-counsel-and-financial-affidavit.html>**

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

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

07.09-3t

Solicitor

SHERIFF SALES

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. MICHAEL F. AUGHINBAUGH Docket Number: 2020-SU-000378. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL F. AUGHINBAUGH

By virtue of a Writ of Execution No. 2020-SU-000378

JPMorgan Chase Bank, National Association v. Michael F. Aughinbaugh

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

249 Grant Street, York, PA 17401-3005 Parcel No. 134530300390000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$21,518.38

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 249 GRANT STREET, YORK, PA 17401

UPI# 13-453-03-0039.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 07.09-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, 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. LATIMA

BACKUS, IN HER CAPACITY ADMINISTRATRIX AND HEIR OF THE ESTATE OF LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS, LANCE BACKUS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS, DECEASED Docket Number: 2019-SU-003725. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LATIMA BACKUS, IN HER CAPACITY ADMINISTRATRIX AND HEIR OF THE ESTATE OF LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS LANCE BACKUS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS, DECEASED

By virtue of a Writ of Execution No. 2019-SU-003725

Wells Fargo Bank, N.A.

v. Latima Backus, in Her Capacity as Administratrix and Heir of The Estate of Larferm G. Backus a/k/a Larferm Gail Backus a/k/a Larferm Backus, Lance Backus, in His Capacity as Heir of The Estate of Larferm G. Backus a/k/a Larferm Gail Backus a/k/a Larferm Backus, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Larferm G. Backus a/k/a Larferm Gail Backus a/k/a Larferm Backus, Deceased

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

999 Redbud Court, York, PA 17404-8615 Parcel No. 360003603130000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$210,947.68

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 999 REDBUD COURT, YORK, PA 17404

UPI# 36-000-36-0313.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 07.09-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. HEATHER BAILEY and CAIN ROBINSON Docket Number: 2020-SU-000210. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HEATHER BAILEY CAIN ROBINSON

ALL THAT tract with improvements in Manchester Township, York County, Pennsylvania, being identified as Lots Nos. 166 and 167, York Gardens Plan of Lots York Deed Book 18-C, Page 701.

HAVING THEREON erected a dwelling house known and numbered as: 102 JASPER AVENUE & BEAVER STREET, YORK, PA 17404

PARCEL NO. 36-000-08-0096 York Record Book 2098, Page 5511

TO BE SOLD AS THE PROPERTY OF HEATHER BAILEY AND CAIN ROBINSON ON JUDGMENT NO. 2020-SU-000210

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

PROPERTY ADDRESS: 102 JASPER AVENUE & BEAVER STREET, YORK, PA 17404

UPI# 36-000-08-0096.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 07.09-3t York County, Pennsylvania

PATRICIA BARON,
 AKA PATRICIA N. BARON

BEING known as 220 Second Avenue, Hanover,
 PA 17331

SHORT LEGAL DESCRIPTION

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PLANET HOME LENDING, LLC vs. JACQUELINE M. BARNETT Docket Number: 2019-SU-003305. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE a borough OF WEST YORK, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 22 NORTH SUMNER STREET, YORK, PA 17404

UPIN NUMBER 880001500590000000

PROPERTY ADDRESS: 22 NORTH SUMNER STREET, YORK, PA 17404

UPI# 88-000-15-0059.00-00000

BEING the same premises which Anthony Baker, single, by Deed dated March 30, 2009 and recorded in the Office of Recorder of Deeds of York County on March 31, 2009 at Book 2012, Page 8410 granted and conveyed unto Andrew W. Clancy and Kelly C. Clancy, Husband and Wife, as tenants of an estate by the entirety.

PROPERTY ADDRESS: 220 SECOND AVENUE, HANOVER, PA 17331

UPI# 67-000-07-0326.A0-00000

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

AS THE REAL ESTATE OF:

JACQUELINE M. BARNETT

All that certain Unit No. 101 in the Village of Fox Run, a Condominium situate on Dew Drop Court in York Township, York County, Pennsylvania, as more specifically described in the Declaration of Condominium, Code of Regulations, and Declaration Plan relating to the Village of Fox Run, recorded on July 3, 1974, in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Record Book 67-Z, Page 246, Record Book 67-Z, Page 237, and Plan Book X, Page 562. Sometimes known as: 101 Fox Run Drive #23, York PA 17403

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

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,

07.09-3t York County, Pennsylvania

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,

07.09-3t York County, Pennsylvania

PARCEL ID 54-000-HI-0259-L0-C0023

PROPERTY ADDRESS: 101 FOX RUN DRIVE, UNIT 23, YORK, PA 17403

UPI# 54-000-HI-0259.L0-C0023

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

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, 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. ANDREW W. CLANCY and KELLY C. CLANCY Docket Number: 2020-SU-000212. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANDREW W. CLANCY
 KELLY C. CLANCY

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. TRACY CRAIG Docket Number: 2019-SU-003813. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TRACY CRAIG

Being the Owner(s) of property situate in Spring Garden Township, York County and State of Pennsylvania, being 1501 FIFTH AVENUE, YORK, PA 17403

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,

07.09-3t York County, Pennsylvania

All that tract of land situate, lying and being in the borough of Hanover, York County, Pennsylvania, more particularly bounded and described as follows: Beginning at a 3/4 inch steel pin in a concrete walk setback 7.00 feet from the curbline that runs parallel with second avenue; thence along and with said concrete walk north thirty-seven (37) degrees four (04) minutes thirty-three (33) seconds west, seventeen and forty hundredths (17.40) feet to a 3/4 inch steel pin at Lot no. 1 as shown on the hereinafter referenced final plan.

CONTAINING 2,957 square feet, and being known as lot no. 2 on a final plan prepared for Terry L. Wetzel, by Worley surveying, dated November 14, 1997, and recorded in the office of the recorder of deeds of York County, Pennsylvania, in Plan Book PP at Page 333.

Parcel No.: 67-000-07-0326.A0-00000

PARCEL #: 480001001410000000

Improvements thereon: Residential Dwelling
 Judgment Amount: \$143,235.59

Attorneys for Plaintiff:
 KML LAW GROUP P.C.

PROPERTY ADDRESS: 1501 FIFTH AVENUE, YORK, PA 17403

UPI# 48-000-10-0141.00-00000

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

AS THE REAL ESTATE OF:

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, 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. LAUREN M. FIGDORE AKA LAUREN M. SWANK Docket Number: 2020-SU-000014. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LAUREN M. FIGDORE
AKA LAUREN M. SWANK

Being the Owner(s) of property situate in City of York, York County and State of Pennsylvania, being 618 EAST PHILADELPHIA STREET, YORK, PA 17403

PARCEL #: 123780800360000000

Improvements thereon: Residential Dwelling

Judgment Amount: \$47,120.08

Attorneys for Plaintiff:
KML LAW GROUP P.C.

PROPERTY ADDRESS: 618 EAST PHILADELPHIA STREET, YORK, PA 17403

UPI# 12-378-08-0036.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PEOPLESBANK, A CODORUS VALLEY COMPANY vs. FOUNDATION FOR ELDERCARE, ROCCO J CRESCENZO, DELAWARE COUNTY SHERIFFS OFFICE Docket Number: 2020-NO-001440. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

FOUNDATION FOR ELDERCARE
ROCCO J CRESCENZO
DELAWARE COUNTY SHERIFFS OFFICE

Foundation for Eldercare's interest in the following properties:

Owners of all that tract of land lying, being and situate in East Manchester Township, York County, Pennsylvania, being:

- 93 Coriander Ln. Manchester Township Parcel No. 26-000-19-0031.00-00000
- 225 Spring Meadows Road, Manchester Township Parcel No. 26-000-19-0042.00-00000
- 55 Coriander Ln., Manchester Township Parcel No. 26-000-19-0035.00-00000

Owner(s) of ALL THOSE CERTAIN Units, being Unit Nos, 80, 81, 82, 90 and 94 of Laurel Vistas, a Planned Community (the "Community"), located in Windsor Township, York County, Pennsylvania, being:

- 40 Azalea Dr., Windsor Township No. 53-000-42-0094.00-00000
- 160 Azalea Dr., Windsor Township No. 53-000-42-0090.00-00000
- 290 Azalea Dr., Windsor Township No. 53-000-42-0082.00-00000
- 300 Azalea Dr., Windsor Township No. 53-000-42-0081.00-00000
- 320 Azalea Dr., Windsor Township No. 53-000-42-0080.00-00000

Judgment Amount: \$330,674.84

Attorney for Plaintiff
Joshua D. Bradley, Esquire
Rosenberg Martin Greenberg LLP

PROPERTY ADDRESS: 93 CORIANDER LANE, MANCHESTER, PA 17345

UPI# 26-000-19-0031.00-00000

PROPERTY ADDRESS: 225 SPRING MEADOWS ROAD, MANCHESTER, PA 17345

UPI# 26-000-19-0042.00-00000

PROPERTY ADDRESS: 55 CORIANDER LANE, MANCHESTER, PA 17345

UPI# 26-000-19-0035.00-00000

PROPERTY ADDRESS: 40 AZALEA DRIVE, WINDSOR, PA 17366

UPI# 53-000-42-0094.00-00000

PROPERTY ADDRESS: 160 AZALEA DRIVE, WINDSOR, PA 17366

PROPERTY ADDRESS: 290 AZALEA DRIVE, WINDSOR, PA 17366

UPI# 53-000-42-0082.00-00000

PROPERTY ADDRESS: 300 AZALEA DRIVE, WINDSOR, PA 17366

UPI# 53-000-42-0081.00-00000

PROPERTY ADDRESS: 320 AZALEA DRIVE, WINDSOR, PA 17366

UPI# 53-000-42-0080.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. TIMOTHY FREYMAN AKA TIMOTHY S. FREYMAN Docket Number: 2018-SU-000214. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY FREYMAN
AKA TIMOTHY S. FREYMAN

SHORT LEGAL DESCRIPTION

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE a borough OF NEW SALEM, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 105 WEST GEORGE STREET, YORK NEW SALEM, PA 17371

UPIN NUMBER 79000020005C000000

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

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock,

PM, 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. KRISTY GIORDANO and NATHAN J. GIORDANO Docket Number: 2019-SU-003824. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KRISTY GIORDANO
NATHAN J. GIORDANO

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

65 Liborio Lane York PA 17402
PARCEL #: 530003501470000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$271,116.76

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 65 LIBORIO LANE, YORK, PA 17402

UPI# 53-000-35-0147.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, 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. WESLEY C. HALBERT Docket Number: 2016-SU-002580-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WESLEY C. HALBERT

Being the Owner(s) of property situate in the Township of Springettsbury, York County and State of Pennsylvania, being

2197 FINEVIEW ROAD A/K/A 2197 FINEVIEW DRIVE, SPRINGETTSBURY

A/K/A YORK, PA 17406

PARCEL #: 46-000-09-0019.00-00000

Improvements thereon: Residential Dwelling
Judgment Amount: \$130,157.57

Attorneys for Plaintiff:
KML LAW GROUP P.C.

PROPERTY ADDRESS: 2197 FINEVIEW ROAD, A/K/A 2197 FINEVIEW DRIVE, SPRINGETTSBURY A/K/A, YORK, PA 17406

UPI# 46-000-09-0019.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, 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. TIMOTHY J. HUTCHESON Docket Number: 2020-SU-000214. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY J. HUTCHESON

ALL THAT CERTAIN tract of land situate in Newberry Township, County of York and Commonwealth of Pennsylvania. Being more fully described in Deed Book 2145, Page 7363, dated 8/30/2011 and recorded in the Office of Recorder of Deeds of York County on 10/19/2011.

Address: 507 North Reeser Drive, York Haven, PA 17370

Parcel ID No. 390001300790000000

PROPERTY ADDRESS: 507 NORTH REESER DRIVE, YORK HAVEN, PA 17370

UPI# 39-000-13-0079.00-00000

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

Seized, levied upon and taken into execution

As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of MORTGAGE RESEARCH CENTER, LLC vs. LUX JOSEPH Docket Number: 2019-SU-003709. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LUX JOSEPH

ALL that parcel of ground shown on a Final Subdivision Plan of Southern Heights as Lot No. 2, drawn by Site Design Concepts, Inc. dated August 1, 2003, Job No. 378.3, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book SS, Page 442 (the "Plan"), situate in York Township, York County, Pennsylvania as more fully described, to wit:

Property Address: 400 Pulaski Place
Dallastown, PA 17313

Parcel No. 540004501020000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2019-SU-003709
Judgment: \$233,137.47
Attorney: Morris A. Scott, Esquire
To be sold as the Property Of: Lux Joseph

PROPERTY ADDRESS: 400 PULASKI PLACE, DALLASTOWN, PA 17313

UPI# 54-000-45-0102.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of QUICKEN LOANS INC. vs. STEPHEN J. KOWALSKI SOLELY IN HIS CAPACITY AS HEIR OF STEPHEN E. KOWALSKI DE-

CEASED, ADRIANNA N. KOWALSKI SOLELY IN HER CAPACITY AS HEIR OF STEPHEN E. KOWALSKI DECEASED Docket Number: 2020-SU-000015. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEPHEN J. KOWALSKI SOLELY IN HIS CAPACITY AS HEIR OF STEPHEN E. KOWALSKI DECEASED ADRIANNA N. KOWALSKI SOLELY IN HER CAPACITY AS HEIR OF STEPHEN E. KOWALSKI DECEASED

Being the Owner(s) of property situate in Township of Hellam, York County and State of Pennsylvania, being 4950 BROWN LANE, HELLAM, PA 17406

PARCEL #: 31000LK0039L000000

Improvements thereon: Residential Dwelling

Judgment Amount: \$8,140.86

Attorneys for Plaintiff: KML LAW GROUP P.C.

PROPERTY ADDRESS: 4950 BROWN LANE, HELLAM, PA 17406

UPI# 31-000-LK-0039.L0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE ELLINGTON LOAN ACQUISITION TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1 vs. CHARLES M. LOEHMER and MARY KELLY LOEHMER Docket Number: 2016-SU-001811-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES M. LOEHMER MARY KELLY LOEHMER

ALL THAT CERTAIN tract of land situated in Shrewsbury Borough, York County, Pennsylvania, bounded and described according to a Plan made by Northfield Engineering and Design, Inc., CE and Land Surveyors and Planners, Stewartstown, PA, dated 05/25/2003 and recorded 7/23/2003 in Plan Book SS Page 220.

Property Address: 24 Tree Hollow Drive Shrewsbury, PA 17361

Parcel No. 84-000-10-0009.00-00000 Improvements: Residential Dwelling Subject to Mortgage: No Subject to Rent: No C.P. NO. 2016-SU-001811-06 Judgment: \$547,872.04 Attorney: Morris A. Scott, Esquire To be sold as the Property Of: Charles M. Loehmer and Mary Kelly Loehmer

PROPERTY ADDRESS: 24 TREE HOLLOW DRIVE, SHREWSBURY, PA 17361

UPI# 84-000-10-0009.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, 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. MELISSA MCCOLLUM, AKA MELISSA L. MCCOLLUM-SELL, AS EXECUTOR OF THE ESTATE OF LISA A. MCCOLLUM-MARTELL, AKA LISA A. MCCOLLUM Docket Number: 2019-SU-003199. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MELISSA MCCOLLUM, AKA MELISSA L. MCCOLLUM-SELL, AS EXECUTOR OF THE ESTATE OF LISA A. MCCOLLUM-MARTELL, AKA LISA A. MCCOLLUM

SHORT LEGAL DESCRIPTION

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE a township OF NEWBERRY, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 25 CHEROKEE TRAIL, YORK HAVEN, PA 17370

UPIN NUMBER 390002600010000000

PROPERTY ADDRESS: 25 CHEROKEE TRAIL, YORK HAVEN, PA 17370

UPI# 39-000-26-0001.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, 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. MATTHEW MILLER A/K/A MATTHEW R. MILLER and LAURIE A. HILDEBRANDT N/K/A LAURIE A. MILLER A/K/A LAURIE MILLER Docket Number: 2020-SU-000021. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MATTHEW MILLER A/K/A MATTHEW R. MILLER LAURIE A. HILDEBRANDT N/K/A LAURIE A. MILLER A/K/A LAURIE MILLER

By virtue of a Writ of Execution No. 2020-SU-000021

Wells Fargo Bank, N.A. v. Matthew Miller a/k/a Matthew R. Miller Laurie A. Hildebrandt n/k/a Laurie A. Miller a/k/a Laurie Miller

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

3845 Tunnel Hill Road, Seven Valleys, PA 17360-8593 Parcel No. 400000103120000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$69,966.08

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 3845 TUNNEL HILL ROAD, SEVEN VALLEYS, PA 17360

UPI# 40-000-01-0312.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") vs. TRACY A. MITCHELL and TY M. MITCHELL Docket Number: 2018-SU-002976. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TRACY A. MITCHELL
TY M. MITCHELL

All that certain piece or parcel or Tract of land situate in Penn Township, York County, Pennsylvania, and being known as 655 Baer Avenue, Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER:
440000200390000000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$138,668.02

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Tracy A. Mitchell and Ty M. Mitchell

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

PROPERTY ADDRESS: 655 BAER AVENUE,
HANOVER, PA 17331

UPI# 44-000-02-0039.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, 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. ALYSHA N. MORGAN and JESSE R. MORGAN Docket Number: 2019-SU-003474. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ALYSHA N. MORGAN
JESSE R. MORGAN

SHORT LEGAL DESCRIPTION

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE a township OF SPRINGETTSBURG, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 1929 SHERMAN STREET, AKA NORTH 1929 SHERMAN STREET, YORK, PA 17406

UPIN NUMBER 460000701420000000

PROPERTY ADDRESS: 1929 SHERMAN STREET, AKA NORTH 1929 SHERMAN STREET, YORK, PA 17406

UPI# 46-000-07-0142.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR FIRST HORIZON ALTERNATIVE MORTGAGE SECURITIES TRUST 2007-FA2 vs. MARK M. NAIL Docket Number: 2020-SU-000175. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARK M. NAIL

ALL THE following three (3) tracts of land situate, lying and being in Lower Windsor Township, York County, Pennsylvania

TRACT NO. 1

ALL THAT CERTAIN piece, parcel or tract of land with the improvements thereon erected, lying and being situate in Lower Windsor Township, York County, Pennsylvania, being identified as Lot 10 as shown on a plan of lots prepared by Gordon L. Brown Associates, Inc., bearing drawing number L-2843-1 and being recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book JJ on Page 824, being more fully described as the following, to wit:

Property Address: 127 Able Road assessed as 127 Abels Road, Wrightsville, PA 17368

Parcel No. 35000JM0085A000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2020-SU-000175
Judgment: \$349,838.64
Attorney: Morris A. Scott, Esquire
To be sold as the Property Of: Mark M. Nail

PROPERTY ADDRESS: 127 ABEL ROAD, ASSESSED AS 127 ABELS ROAD, WRIGHTSVILLE, PA 17368

UPI# 35-000-JM-0085.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, 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. JUSTIN B. PFEIFFER, AKA JUSTIN PFEIFFER Docket Number: 2020-SU-000024. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JUSTIN B. PFEIFFER,
AKA JUSTIN PFEIFFER

SHORT LEGAL DESCRIPTION

ALL THAT TRACT OF LAND SITUATE,

LYING AND BEING IN THE a borough OF SHREWSBURY, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 511 SOUTH MAIN STREET, SHREWSBURY, PA 17361

UPIN NUMBER 840000300320000000

PROPERTY ADDRESS: 511 SOUTH MAIN STREET, SHREWSBURY, PA 17361

UPI# 84-000-03-0032.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 07.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of SPECIALIZED LOAN SERVICING LLC vs. BEVERLY A. POST, ADMINISTRATRIX OF THE ESTATE OF BRIAN A. POST Docket Number: 2019-SU-003770. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BEVERLY A. POST, ADMINISTRATRIX OF THE ESTATE OF BRIAN A. POST

ALL THAT CERTAIN piece, parcel or tract of land, situate on the West side of Gora Road South, located in Manchester Township, York County, Pennsylvania, being known as Lot D6, as shown on a plan for The Dominion, prepared by John Rahenkaup Consultants, Incorporated, Drawing No. 9-226-04, Sheet 2 of 25, recorded in Plan Book MM, Page 375, said tract being more fully bounded and described as follows:

Property Address: 1070 Gora Road South York, PA 17404

Parcel No. 36-000-29-0106.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2019-SU-003770

Judgment: \$186,579.31

Attorney: Morris A. Scott, Esquire

To be sold as the Property Of: Beverly A. Post, Administratrix of the Estate of Brian A. Post

PROPERTY ADDRESS: 1070 GORA ROAD SOUTH, YORK, PA 17404

UPI# 36-000-29-0106.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 07.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PENNYMAC LOAN SERVICES, LLC vs. SCOTT W. PRESSWOOD and PAULA M. PRESSWOOD Docket Number: 2019-SU-000765. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT W. PRESSWOOD PAULA M. PRESSWOOD

Advertising Description

DOCKET #2019-SU-000765

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

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

PROPERTY ADDRESS: 3960 SHEPPARD DRIVE, DOVER, PA 17315

IMPROVEMENTS: RESIDENTIAL DWELLING.

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

ATTORNEY FOR PLAINTIFF: POWERS KIRN, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 3960 SHEPPARD DRIVE, DOVER, PA 17315

UPI# 24-000-34-0023.00-00000

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

Seized, levied upon and taken into execution

As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 07.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. SCOTT D. RITTLER Docket Number: 2019-SU-002468. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT D. RITTLER

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

106 West Penn Street New Freedom PA 17349 PARCEL #: 780000100900000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount \$139,784.45

Attorneys for Plaintiff KML Law Group P.C.

PROPERTY ADDRESS: 106 WEST PENN STREET, NEW FREEDOM, PA 17349

UPI# 78-000-01-0090.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 07.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, 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. MEGAN C. SCHELL and DENNIS H. SCHELL, JR. AKA DENNIS H. SCHELL Docket Number: 2014-SU-004284. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MEGAN C. SCHELL
DENNIS H. SCHELL, JR.
AKA DENNIS H. SCHELL

All that certain piece or parcel or Tract of land situate in the Borough of Manchester, York County, Pennsylvania, and being known as 500 Crossings Way, Manchester, Pennsylvania 17345.

TAX MAP AND PARCEL NUMBER: 76-000-01-0051-M0-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$52,764.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Megan C. Schell and Dennis H. Schell, Jr. aka Dennis H. Schell

PROPERTY ADDRESS: 500 CROSSINGS WAY, MANCHESTER, PA 17345

UPI# 76-000-01-0051.M0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST vs. CHRISTOPHER SMITH and SUMMER HOFFMAN Docket Number: 2019-SU-002381. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER SMITH
SUMMER HOFFMAN

Property of Christopher Smith, Unmarried Man and Summer Hoffman, Unmarried Woman

Execution No. 2019-SU-002381

Judgment Amount: \$132,616.15

All the right title, interest and claim of Christopher Smith, Unmarried Man and Summer Hoffman, Unmarried Woman, of in and to:

Property located at 533 Country Club Road, within the Township of Spring Garden, York County, PA. Having erected thereon a Single family residential dwelling. Being more fully described in York County Deed Book Volume 1808, at page 4533, Instrument #2006034009.

Parcel Identification No. 480002701830000000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 533 COUNTRY CLUB ROAD, YORK, PA 17403

UPI# 48-000-27-0183.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, 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, SUCCESSOR BY MERGER TO SUNTRUST BANK vs. EDWARD M. SMITH and CHRISTOPHER G. SMITH Docket Number: 2019-SU-000212. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

EDWARD M. SMITH
CHRISTOPHER G. SMITH

By virtue of a Writ of Execution No. 2019-SU-000212

Truist Bank, successor by merger to Suntrust Bank

v.
Edward M. Smith
Christopher G. Smith

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

Lot 5 Leggitt Lane,
a/k/a Lot 5 Liggitt Lane,
Stewartstown, PA 17363
Parcel No. 32000AL0027K000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$86,088.71

Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: LOT 5 LEGGITT LANE, A/K/A LOT 5 LIGGITT LANE, STEWARTSTOWN, PA 17363

UPI# 32-000-AL-0027.K0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of GOSHEN MORTGAGE LLC AS SEPARATE TRUSTEE FOR GDBT I TRUST 2011-1 vs. DANIEL E. SNYDER and LORI A. SNYDER A/K/A LORI SNYDER Docket Number: 2017-SU-003060. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DANIEL E. SNYDER
LORI A. SNYDER A/K/A LORI SNYDER

ALL THAT CERTAIN piece, parcel or tract of ground, situate, lying and being in the Borough of Manchester, County of York and Commonwealth of Pennsylvania, known and numbered as Lot No. 26 as shown on a Plan entitled "Final Subdivision Plan of Manhaven Manor - Phase I", prepared by Land Survey Consultants, Inc., Plan No. 727-2, dated June 29, 1993, last revised August 5, 1993, and recorded by the York County Recorder of Deeds in Plan Book NN, Page 468, being more particularly bounded and described as follows, to-wit BEING KNOWN AND NUMBERED AS 545 Crossings Way, Manchester, PA 17345.

TAX PARCEL NO. 76000010049N000000.

PROPERTY ADDRESS: 545 CROSSING WAY, MANCHESTER, PA 17345

UPI# 76-000-01-0049.N0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of LSRMF MH MASTER PARTICIPATION TRUST II vs. ROBERT STRAUSBAUGH A/K/A ROBERT M. STRAUSBAUGH, HEATHER D. STRAUSBAUGH, IN HER CAPACITY AS HEIR OF LISA A. STRAUSBAUGH A/K/A LISA STRAUSBAUGH, DECEASED, LINDSAY A. STRAUSBAUGH, IN THEIR CAPACITY AS HEIRS OF LISA STRAUSBAUGH, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LISA A. STRAUSBAUGH AKA LISA STRAUSBAUGH, DECEASED Docket Number: 2019-SU-002332. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT STRAUSBAUGH
A/K/A ROBERT M. STRAUSBAUGH
HEATHER D. STRAUSBAUGH,
IN HER CAPACITY AS HEIR OF
LISA A. STRAUSBAUGH
A/K/A LISA STRAUSBAUGH, DECEASED
LINDSAY A. STRAUSBAUGH, IN THEIR
CAPACITY AS HEIRS OF
LISA STRAUSBAUGH, DECEASED
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS, CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER
LISA A. STRAUSBAUGH
AKA LISA STRAUSBAUGH, DECEASED

All that certain piece or parcel or Tract of land situate Penn Township, York County, Pennsylvania, and being known as 4B Beck Mill Road A/K/A 4 Beck Mill Road A/k/A 415 South High Street, Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER: 440000
060193A000000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$49,063.62

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Robert Strausbaugh a/k/a Robert M. Strausbaugh, Heather D. Strausbaugh, in Her capacity as Heir of Lisa A. Strausbaugh a/k/a Lisa Strausbaugh, Deceased, Lindsay Ann Strausbaugh, in Her capacity as Heir of Lisa A. Strausbaugh a/k/a Lisa Strausbaugh, Deceased, and Unknown Heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Lisa A. Strausbaugh

a/k/a Lisa Strausbaugh, Deceased

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

PROPERTY ADDRESS: 4B BECK MILL ROAD A/K/A 4 BECK MILL ROAD, A/K/A 415 SOUTH HIGH STREET, HANOVER, PA 17331

UPI# 44-000-06-0193.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUNE A. SHAUCK, DECEASED Docket Number: 2019-SU-002943. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
JUNE A. SHAUCK, DECEASED

ALL the following described two (2) tracts of land situated in West Manchester Township, York County, Pennsylvania, being known as Lot No. 19, and known and numbered as 890 North Drive, and more particularly described as follows, to wit:

Property Address: 890 Hess Road n/k/a 890 North Drive, York, PA 17404

Parcel No. 510000300830000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2019-SU-002943
Judgment: \$130,044.96
Attorney: Morris A. Scott, Esquire
To be sold as the Property Of: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or

Associations Claiming Right, Title or Interest from or under June A. Shauck, Deceased.

PROPERTY ADDRESS: 890 HESS ROAD, N/K/A 890 NORTH DRIVE, YORK, PA 17404

UPI# 51-000-03-0083.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. TIFFANY M. WEAVER Docket Number: 2018-SU-003400. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TIFFANY M. WEAVER

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situate in Hallam Borough, York County, Pennsylvania, more particularly described in accordance with a "Final Subdivision Plan of Buttonwood Farms Phase 2" made by James R. Holley & Associates, Inc., York, PA, said plan being recorded in York County Recorder of Deeds Office in and for the County of York, in Plan Book QQ, Page 201, more particularly bounded, limited and described as follows, to wit:

Property Address: 155 Charles Circle Hellam, PA 17406

Parcel No. 660000301060000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2018-SU-003400
Judgment: \$150,239.31
Attorney: Morris A. Scott, Esquire
To be sold as the Property Of: Tiffany M. Weaver

PROPERTY ADDRESS: 155 CHARLES CIRCLE, HELLAM, PA 17406

UPI# 66-000-03-0106.00-00000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

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