

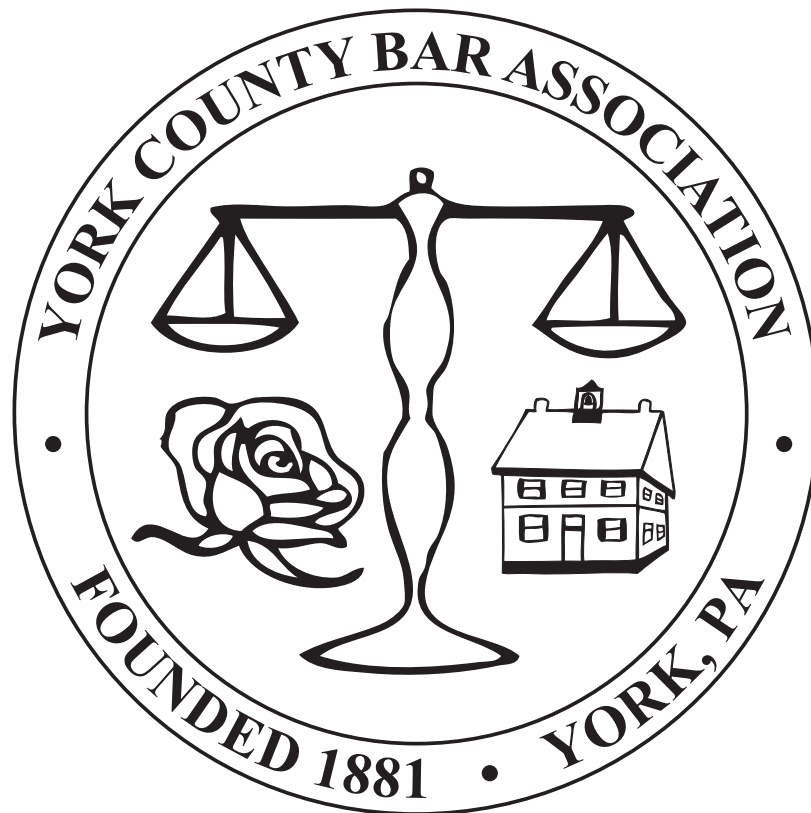
York Legal Record

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

Vol. 134

YORK, PA, THURSDAY, JANUARY 7, 2021

No. 41



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
2nd Thursday of each month

January 14, 2021 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;
F 8:30 am – 3:00 pm).**

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

The York Legal Record is published every Thursday by The York County Bar Association. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the York Legal Record nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. Carolyn J. Pugh, Esquire, Editor.

The York Legal Record welcomes editorial submissions from members of the bar. Letters and articles to the York Legal Record from readers on all topics concerning the legal profession are welcome. The Publication Board and the Editor reserve the right to select what is to be published. Because of the dynamic nature of the Internet, any web addresses or links contained in this journal may have changed since publication and may no longer be valid. The views and opinions expressed in this publication are those of the authors and do not reflect the opinions or views of the York Legal Record Publication Board, The York County Bar Association, or its members, who hereby disclaims any responsibility for them. The articles printed herein are subject to interpretation consistent with state and federal laws. The intent of the publication is only to offer information of a general nature to help you in your quest for knowledge. In the event you use any of the information in this journal for yourself, which is your constitutional right, the authors, York Legal Record Publication Board, The York County Bar Association, or its members assume no responsibility for your actions. The appearance of a product or service advertisement herein does not constitute an endorsement of the product or service by the York County Bar Association. The York Legal Record makes no representation as to the quality of services offered by advertisers in this publication.

Legal notices must be received by York Legal Record, 137 E. Market St., before two o'clock on Friday afternoon. Telephone 717-854-8755 ext. 202.

Subscription: \$50.00 per year to non-members.
Published Weekly, Periodicals Postage Paid, York, PA 17402
U.S.P.S. No. 696140
POSTMASTER: Send address changes to
York Legal Record, 137 E. Market St., York, PA 17401
Web: www.yorkbar.com • E-mail: yorklegalrecord@yorkbar.com

Copyright© 2019 York County Bar Association.

All rights reserved. No part of this journal may be used or reproduced by any means. Graphic, electronic, or mechanical, including photocopying, recording, taping or by any information storage retrieval system without the written permission of the author except in the case of brief quotations embodied in critical articles and reviews, or databases authorized to maintain an archive of this journal with the authorization of this journal.

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

WELCOME TO THE FIRM!



J. Robert Katherman
ATTORNEY



Jayne Katherman
ATTORNEY



Stacey MacNeal
ATTORNEY



Linda Shaffer
PARALEGAL



Katelyn Rohrbaugh
ATTORNEY

Barley Snyder

ATTORNEYS AT LAW

WWW.BARLEY.COM

YORK • LANCASTER • HARRISBURG • HANOVER • GETTYSBURG • READING
MALVERN • SCHUYLKILL HAVEN • HUNT VALLEY, MD • COLUMBIA, MD

New
**Confidential
 Lawyers' Helpline**

**Alcohol, Drugs,
 Gambling, Stress,
 Depression,
 Anxiety**

1-888-999-1941

*Call for a free
 consultation.*

**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.



When your clients have interests in Adams County...

The Adams County Community Foundation has their interests at heart. Find out how we can partner with you to help your clients make the most of the things they care about most.

- Expertise in all areas of gift planning
- Free, confidential consultations
- Respect for your client relationships
- Facilitation of charitable giving in Adams County and beyond

To find out more, contact Ralph M. Serpe:
 717-337-0060 / rserpe@adamscountycf.org

 **ADAMS COUNTY
 COMMUNITY FOUNDATION**

25 South 4th Street ■ Gettysburg, PA 17325
www.adamscountycf.org



Good for your clients. Good for the community. Good for you.

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 RICHARD ALLEN CHRISMER, a/k/a RICHARD A. CHRISMER a/k/a RICHARD CHRISMER, DECEASED
Late of City of York, York County, PA.
Administratrix: Teresa Bush, c/o 2675 Eastern Blvd., York, PA 17402
Attorney: Douglas P. France, Esquire, 2675 Eastern Blvd., York, PA 17402 01.07-3t

ESTATE OF BEVERLY L. HIESTER, DECEASED
Late of Fairview Twp., York County, PA.
Administrator-Executor: Meredith L. Eason, c/o Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055
Attorney: Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055 01.07-3t

ESTATE OF ERNESTINE HOFF, a/k/a TINA HOFF, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Niles S. Benn, Esquire, 103 East Market Street, York, PA 17401
Attorney: Terence J. Barna, Esquire, BENNLAWFIRM, 103 East Market Street, P.O. Box 5185, York, PA 17405-5185 01.07-3t

ESTATE OF GEORGE ROBERT JONES, DECEASED
Late of West Manheim Twp., York County, PA.
Administrator-Executor: Shelli Jones Panebaker, 345 Clover Lane, Hanover, PA 17331
Attorney: Victoria Gallen Schutt, Esquire, Kreitz / Gallen Schutt, 1210 Broadcasting Road, Suite 103, Wyomissing, PA 19610 01.07-3t

ESTATE OF CAROL M. PICKER, DECEASED
Late of Fawn Grove Borough, York County, PA.
Executor: Randy A. Picker, 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 01.07-3t

THE BURNHAM REVOCABLE (NOW IRREVOCABLE) TRUST DATED APRIL 12, 2018
Notice is hereby given that Jonathan D. Burnham is the Successor Trustee of the above named Trust. All persons indebted to Alan D. Burnham are requested to make payment and all those having claims against Alan D. Burnham are directed to present the same to: Jonathan D. Burnham, Successor Trustee, c/o Daniel D. Hill, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402. 01.07-3t

SECOND PUBLICATION

ESTATE OF SUE A. BAKER a/k/a SUE ALLANE BAKER, DECEASED
Late of Penn Twp., York County, PA.
Executor: Richard A. Johnson, 13103 Fork Road, Baldwin, MD 21013
Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 12.30-3t

ESTATE OF JOSEPH T. BRENNER, DECEASED
Late of Wrightsville Borough, York County, PA.
Executor: Keith T. Brenner c/o 327 Locust Street, Columbia, PA 17512
Attorney: John F. Markel, Esquire, Nikolaus & Hohenadel, 327 Locust Street, Columbia, PA 17512 12.30-3t

ESTATE OF MARIE I. CHMIELEWSKI, DECEASED
Late of Shrewsbury, York County, PA.
Administrator-Executor: Linda Carson, 104 Skyview Dr., Shrewsbury, PA 17361 12.30-3t

ESTATE OF BARBARA E. FAKE (GIBB), DECEASED
Late of Red Lion Borough, York County, PA.
Administrator-Executor: Erin C. Darby, 411 Wallicks Road, York, PA 17406 12.30-3t

ESTATE OF CANDACE L. FLUMAN, DECEASED
Late of Dillsburg Borough, York County, PA.
Executor: Willmore Fluman Jr., c/o Robert C. Saidis, Esquire, Saidis, Shultz & Fisher, 100 Sterling Parkway, Suite 300, Mechanicsburg, PA 17050.
Attorney: Robert C. Saidis, Esquire, SAIDIS, SHULTZ & FISHER, 100 Sterling Parkway, Suite 300, Mechanicsburg, PA 17050 12.30-3t

ESTATE OF CHARLAYNE J. GRIM, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Eryn Goolsby, c/o S. HARPER LLC, 5000 Ritter Rd., STE 202, Mechanicsburg, PA 17055
Attorney: Scott A. Harper, Esquire, S. HARPER LLC, 5000 Ritter Rd., STE 202, Mechanicsburg, PA 17055 12.30-3t

ESTATE OF NANCY LEE KUMONTIS a/k/a NANCY L. KUMONTIS, DECEASED
Late of York Twp., York County, PA.
Administratrix: Margie L. Snyder, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356
Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, PC, 105 West Broadway, Red Lion, PA 17356 12.30-3t

ESTATE OF JAMES H. NEFF, DECEASED
Late of Mount Wolf Borough, York County, PA.
Executrix: Cheryl Ann Heilman, 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 12.30-3t

ESTATE OF MADALIN G. NORTON, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Hanson Quickel, a/k/a Hanson W. Quickel, Jr., 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 12.30-3t

ESTATE OF ROBERT LEE ROEDTS a/k/a ROBERT L. ROEDTS, DECEASED
Late of Manchester Borough, York County, PA.
Administrator: Kathleen L. Roedts, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356
Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, PC, 105 West Broadway, Red Lion, PA 17356 12.30-3t

ESTATE OF DAVID SCHLENOFF, DECEASED
Late of New Freedom Borough, York County, PA.
Co-Executors: Rebecca Malone and Jessica Prueitt, c/o 135 North George Street, York, PA 17401
Attorney: Craig S. Sharnetzka, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 12.30-3t

ESTATE OF GLENN F. SHAFFER, JR., DECEASED
Late of York Twp., York County, PA.
Co-Executors: Kevin S. Shaffer and Dodie K. Spahr, c/o 129 East Market Street, York, PA 17401
Attorney: Suzanne H. Griest, Esquire, 129 East Market Street, York, PA 17401 12.30-3t

ESTATE OF LINDA L. SHAFFER, DECEASED
Late of Hanover Borough, York County, PA.
Executor: Chadley S. Shaffer, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 12.30-3t

ESTATE OF JOSEPH B. SPENCER, JR., DECEASED
Late of Fawn Twp., York County, PA.
Executor: Jeffrey A. Spencer, 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 12.30-3t

ESTATE OF SANDRA F. STAUFFER, DECEASED
Late of Red Lion Borough, York County, PA.
Executor: Jud F. Stauffer, 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 12.30-3t

ESTATE OF JOSEPH M. STOVER, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Lisa A. Stover, c/o 135 North George Street, York, PA 17401
Attorney: Frank H. Countess, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 12.30-3t

ESTATE OF WILLIAM B. VAN SANT, DECEASED
Late of Penn Twp., York County, PA.
Executrix: Jane D. Browning, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 12.30-3t

ESTATE OF DORIS M. WERNER, DECEASED
Late of North Codorus Twp., York County, PA.
Executor: Larry E. Werner, 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 12.30-3t

ESTATE OF CHARLES B. WHITTAKER, DECEASED
Late of York Twp., York County, PA.
Executrix: Hollace A. Kominsky, c/o 135 North George Street, York, PA 17401
Attorney: Frank H. Countess, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 12.30-3t

ESTATE OF CALVIN V. YOX, DECEASED
Late of Penn Twp., York County, PA.
Executor: George I. Merryman, 406 Parkview Lane, Hanover, PA 17331
Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 12.30-3t

THIRD PUBLICATION

ESTATE OF EDWARD C. BENDER, DECEASED
Late of Seven Valleys Borough, York County, PA.
Administrator-Executor: Leanora Bender, c/o William F. Hoffmeyer, Esq., 30 N. George St., York, PA 17401
Attorney: William F. Hoffmeyer, Esquire, Hoffmeyer & Semmelman, LLC, 30 N. George St., York, PA 17401 12.23-3t

ESTATE OF NANCY C. BOLIN, DECEASED
Late of Hanover Borough, York County, PA.
Personal Representatives: Betty J. Bolin, 269 Third St., Hanover, PA 17331 and Judith Y. Bolin, 269 Third St., Hanover, PA 17331
Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331 12.23-3t

ESTATE OF GEORGE D. BROWN, JR., a/k/a GEORGE DAVID BROWN, JR., DECEASED
Late of Newberry Twp., York County, PA.
Executrix: Elizabeth A. Wolf, 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 12.23-3t

ESTATE OF DOROTHY E. FRITZ, DECEASED
Late of West Manheim Twp., York County, PA.
Personal Representative: Michael W. Fritz, 166 St. Michaels Way, Hanover, PA 17331
Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331 12.23-3t

ESTATE OF BARBARA J. GARZON, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Christopher D. Garzon, c/o 135 North George Street, York, PA 17401
Attorney: Frank H. Countess, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 12.23-3t

ESTATE OF EDITH H. HANSFORD, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Randy A. Hansford, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 12.23-3t

ESTATE OF DORIS MAE LAMON, DECEASED
Late of Fairview Twp., York County, PA.
Administrator-Executors: Karen D. Lamon, Kathy A. Waltemyer and Kim D. Lamon, c/o Charles G. Cheleden, Esq., 275 South Main Street, Suite 11, Doylestown, PA 18901
Attorney: Charles G. Cheleden, Esquire, 275 South Main Street, Suite 11, Doylestown, PA 18901 12.23-3t

ESTATE OF LARRY G. LEIPHART, JR., DECEASED
Late of Windsor Twp., York County, PA.
Administrator: Adam G. Leiphart, 4820 Herbst Road, Red Lion, PA 17356
Attorney: Steven M. Carr, Esquire, Ream, Carr, Markey Woloshin & Hunter LLP, 119 E. Market Street, York, PA 17401 12.23-3t

ESTATE OF ALBERTA M. MILLER, a/k/a ALBERTA MARY MILLER, DECEASED
Late of East Manchester Twp., York County, PA.
Co-Executors: Barbara G. Miller and David L. Miller, 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 12.23-3t

ESTATE OF R. JEAN POFF a/k/a RUTH JEAN POFF, DECEASED
Late of Jacobus Borough, York County, PA.
Executor: Craig Edward Poff, c/o Morris & Vedder, 32 N. Duke St., P.O. Box 149, York, PA 17405
Attorney: Christopher M. Vedder, Esquire, Morris & Vedder, 32 N. Duke St., P.O. Box 149, York, PA 17405 12.23-3t

ESTATE OF DALE D. RHOADS, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Kristie J. Butler, 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 12.23-3t

ESTATE OF BANNETTA G. SMITH a/k/a BANETTA WESTWOOD, DECEASED
Late of Windsor Borough, York County, PA.
Administratrix: Nicole Renae Leghigh, 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 12.23-3t

ESTATE OF ELIZABETH ANN TERUEL, DECEASED
Late of Manchester Twp., York County, PA.
Administrator-Executor: Patricia Hazur, c/o Beckley & Madden, LLC, 212 North Third Street, Suite 301, Harrisburg, PA 17101
Attorney: Thomas S. Beckley, Esquire, Beckley & Madden, LLC, 212 North Third Street, Suite 301, Harrisburg, PA 17101 12.23-3t

ESTATE OF MARY ALICE VESTAL, DECEASED
Late of Manchester Twp., York County, PA.
Administratrix: Marjorie A. Vestal, 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 12.23-3t

ESTATE OF ROSEMARY A. ZIEGLER, DECEASED
Late of Penn Twp., York County, PA.
Executrix: Juliann M. Bowman, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 12.23-3t

CIVIL NOTICES

ARTICLES OF INCORPORATION

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of incorporating the below named domestic business corporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

The name of the corporation is:

Traditions Bancorp, Inc.

Charles J. Ferry, Esq.
17 N. Second Street, 16th Floor
Harrisburg, PA 17101

01.07-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 6th Day of November, 2020, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Ryan Nicholas Harty to: Ryan Nicholas Blackwell. The Court has fixed the day of January 28, 2021 at 1:30 p.m. in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

01.07-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

PETITION FOR CHANGE OF NAME
2020-SU-002533 CIVIL TERM

NOTICE

NOTICE IS HEREBY GIVEN that, on December 11, 2020, the Petition of Kendall Tyson, was filed in the above-named court, requesting a decree to change her name from Kendall Tyson to Kendall Quinn.

The Court has fixed February 25, 2021 at 10:00 a.m. in Courtroom TBD of the York County Judicial Center, 45 N. George Street, York, Pennsylvania 17401, 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 petition should not be granted.

01.07-1t Solicitor

DISSOLUTION NOTICE

Notice is hereby given to all persons interested or who may be affected by **The Hahn Home**, a Pennsylvania non-profit corporation, that the Board of Directors is now engaged in winding up and settling the affairs of said Corporation so that its corporate existence shall be ended by the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

BARLEY SNYDER LLP, Attorneys

01.07-1t Solicitor

NOTICE

**PUBLIC NOTICE TO
JENNIFER LEE YAKE,
JUSTIN RICHARD YAKE, AND
JORDAN TYLER BELL**

In Re: Adoption of Jameson Ryker Bell, 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, Jameson Ryker Bell. A Termination of Parental Rights Hearing has been scheduled for February 22, 2021, at 10:00 a.m., in Court Room No. 6005, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Jameson Ryker Bell (DOB: December 8, 2019), whose Fathers are Justin Richard Yake and Jordan

Tyler Bell and whose Mother is Jennifer Lee Yake. 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.

12.30-3t Solicitor

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: KINSLEY CONSTRUCTION, INC vs. 120 YORK, LLC Docket Number: 2020-NO-005130. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

120 YORK, LLC

SHERIFF'S SALE

By virtue of a Writ of Execution issued by Kinsley Construction, Inc. Docket No. 2020-NO-005130

Kinsley Construction, Inc. v. 120 York, LLC Docket No. 2020-NO-005130

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

210 East York Street, York, Pennsylvania 17403

Property being known as Parcel ID No. 071260200360000000.

Commercial office building with improvements thereon erected.

Scott F. Landis, Esquire
Attorney for Kinsley Construction, Inc.
Barley Snyder
100 East Market Street
York, PA 17401
Attorneys for Plaintiff
I.D. No. 69798

PROPERTY ADDRESS: 210 EAST YORK STREET, YORK, PA 17403

UPI# 07-126-02-0036.00-00000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, 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. STEPHANIE ANDERSON Docket Number: 2019-SU-003537. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEPHANIE ANDERSON

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

Property Address: 21 Bill Dugan Drive, Etters, PA 17319

Parcel No. 39-000-08-0732-0000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2019-SU-003537
Judgment: \$136,718.75

Attorney:
To be sold as the Property Of: Stephanie Anderson

PROPERTY ADDRESS: 21 BILL DUGAN DRIVE, ETTERS, PA 17319

UPI# 39-000-08-073.20-000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FEDERAL HOME LOAN MORTGAGE, CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-3 vs. GRACE A. BEASLEY and STACI BEASLEY-BROWN Docket Number: 2020-SU-000776. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GRACE A. BEASLEY
STACI BEASLEY-BROWN

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

322 Mesa Lane York PA 17408
PARCEL #: 33000120026D000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$146,900.28

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 322 MESA LANE, YORK, PA 17408

UPI# 33-000-12-0026.D0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. vs. PAUL BEAVERSON Docket Number: 2019-SU-003644. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PAUL BEAVERSON

SHORT LEGAL DESCRIPTION
Paul Beaverson, owner(s) of property situate the Borough of York Haven, York County, and Commonwealth of Pennsylvania being:
20 Second St, York Haven, PA 17370
Parcel No. 940000100680000000
Acreage: 006
Improvements thereon: Residential Dwelling
Judgment Amount: \$122,698.90
Attorneys for Plaintiff
Richard M, Squire & Associates, LLC

PROPERTY ADDRESS: 20 SECOND STREET, YORK HAVEN, PA 17370

UPI# 94-000-01-0068.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, 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. JONATHAN D. CRESSLER A/K/A JONATHAN CRESSLER Docket Number: 2020-SU-000533. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JONATHAN D. CRESSLER
A/K/A JONATHAN CRESSLER

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

345 Robin Hill Circle
York, PA 17404
Parcel No. 360002602610000000

Improvements thereon: Residential Dwelling

Judgment Amount: \$127,972.52

Attorneys for Plaintiff
Powers Kim, LLC

PROPERTY ADDRESS: 345 ROBIN HILL CIRCLE, YORK, PA 17404

UPI# 36-000-26-0251.00-00000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, 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. DIANE DUBBS, IN HER CAPACITY AS HEIR OF ALLEN R. DUBBS, DEBORAH DUBBS, IN HER CAPACITY AS HEIR OF ALLEN R. DUBBS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALLEN R. DUBBS Docket Number: 2019-SU-002009. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DIANE DUBBS, IN HER CAPACITY AS HEIR OF ALLEN R. DUBBS
DEBORAH DUBBS, IN HER CAPACITY AS HEIR OF ALLEN R. DUBBS
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALLEN R. DUBBS

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

BEING KNOWN AS: 170 HICKORY RIDGE CIRCLE YORK, PA 17404

BEING PARCEL NUMBER:
230001100120000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 170 HICKORY RIDGE CIRCLE, YORK, PA 17404

UPI# 23-000-11-0012.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MATRIX FINANCIAL SERVICES CORPORATION vs. SHANNON L. ELENA, AKA SHANNON ELENA and EDWIN ELENA GUTIERREZ Docket Number: 2019-SU-003438. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the

following real estate to wit:

AS THE REAL ESTATE OF:

SHANNON L. ELENA,
AKA SHANNON ELENA
EDWIN ELENA GUTIERREZ

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

BEING KNOWN AND NUMBERED AS 1129 SOUTH PINE STREET, YORK, PA 17403

UPIN NUMBER 156010300040000000

PROPERTY ADDRESS: 1129 SOUTH PINE STREET, YORK, PA 17403

UPI# 15-601-03-0004.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. ELLEN ERVIN AKA ELLEN W. ERVIN Docket Number: 2020-SU-001275. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ELLEN ERVIN AKA ELLEN W. ERVIN

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

12649 Laurel Road, Brogue, PA 17309
PARCEL #: 210000300350000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$243,911.34

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 12649 LAUREL ROAD, BROGUE, PA 17309

UPI# 21-000-03-0035.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LOANCARE, LLC vs. LEAH FLANDERS A/K/A LEAH M. FLANDERS A/K/A LEAH M. QUINAN FLANDERS A/K/A LEAH MAYVIS FLANDERS, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF MAYVIS QUINAN A/K/A MAYVIS E. QUINAN A/K/A MAYVIS ELSIE QUINAN Docket Number: 2019-SU-003207. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LEAH FLANDERS
A/K/A LEAH M. FLANDERS
A/K/A LEAH M. QUINAN FLANDERS
A/K/A LEAH MAYVIS FLANDERS,
INDIVIDUALLY AND AS EXECUTRIX OF
THE ESTATE OF MAYVIS QUINAN
A/K/A MAYVIS E. QUINAN
A/K/A MAYVIS ELSIE QUINAN

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

BEING KNOWN AS: 107 RAYPAULA DRIVE SHREWSBURY, PA 17361

PARCEL NUMBER:84-000-06-0018.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 107 RAYPAULA DRIVE, SHREWSBURY, PA 17361

UPI# 84-000-06-0018.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, 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 WIRELESS EXPERIENCE OF MARYLAND, INC. vs. HIGHROCK, INC., MOLLY MARGARET HECK and TRAVIS WITMER Docket Number: 2020-SU-000499. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HIGHROCK, INC.
MOLLY MARGARET HECK
TRAVIS WITMER

By virtue of a Writ of Execution No.: 2020-SU-000499

The Wireless Experience of Maryland, Inc. v. Highrock, Inc., Molly Margaret Heck and Travis Witmer, owners of property situate Partly in Jackson and Paradise Townships, YORK County, Pennsylvania being:

7877 Gnatstown Road,
Partly in Jackson and Paradise Townships,
Hanover, York County, Pennsylvania 17331

Parcel No.: 33-000-FE0187-00000528

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$52,128.98

Attorneys for Plaintiff
Stock and Leader

PROPERTY ADDRESS: 7877 GNATSTOWN ROAD, HANOVER, PA 17331

UPI# 33-000-FE-0187.00-00000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, 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. JOYA. MACLAUREN and THE UNITED STATES OF AMERICA Docket Number: 2020-SU-001520. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOYA. MACLAUREN
THE UNITED STATES OF AMERICA

SHORT DESCRIPTION OF PROPERTY

Docket No. 2020-SU-001520

Description:ALL THAT CERTAIN parcel of land in Windsor Borough, York County, Commonwealth of PA, as more fully described in Instrument No. 2014020562

Parcel No. 890000200640000000

Property: 5 West Main Street, Windsor, PA 17366

Improvements: Residential Property

PROPERTY ADDRESS: 5 WEST MAIN STREET, WINDSOR, PA 17366

UPI# 89-000-02-0064.00-00000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: VALERIE JO ALIAGA and RAUL ALIAGA vs. RHONDA LEE MURRAY Docket Number: 2020-SU-001004. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RHONDA LEE MURRAY

ALL that certain lot of ground, with the improvements thereon erected, situate on the East side of South Sherman Street in the City of York, County of York, Commonwealth of Pennsylvania, known and numbered as 343 South Sherman Street, bounded and described as follows, to wit:

343 South Sherman Street
York City, York County, Pennsylvania
UPI: 12-416-14-0052.00-00000

PROPERTY ADDRESS: 343 SOUTH SHERMAN STREET, YORK, PA 17403

UPI# 12-416-14-0052.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. DEBORAH MYERS, IN HER CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF MARILYN J. HARTMAN, DECEASED, TAMMY WAGNER, IN HER CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF MARILYN J. HARTMAN, DECEASED, BRIAN HARTMAN, IN HIS CAPACITY AS KNOWN HEIR, DEVISEE AND/OR DISTRIBUTE OF THE ESTATE OF MARILYN J. HARTMAN, DECEASED, MICHELLE OSBORN, IN HER CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF MARILYN J. HARTMAN, DECEASED and UNKNOWN HEIRS OF THE ESTATE OF MARILYN J. HARTMAN, DECEASED Docket Number: 2019-SU-001936. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DEBORAH MYERS, IN HER CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF MARILYN J. HARTMAN, DECEASED TAMMY WAGNER, IN HER CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF MARILYN J. HARTMAN, DECEASED BRIAN HARTMAN, IN HIS CAPACITY AS KNOWN HEIR, DEVISEE AND/OR DISTRIBUTE OF THE ESTATE OF MARILYN J. HARTMAN, DECEASED MICHELLE OSBORN, IN HER CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF MARILYN J. HARTMAN, DECEASED UNKNOWN HEIRS OF THE ESTATE OF MARILYN J. HARTMAN, DECEASED

Short Description

Sheriff's Sale

Owner(s) of Property situate in the Township of Warrington, York County, Pennsylvania, being

675 Yeager Road, Wellsville, PA 17365
Parcel No. 49000ME0064L000000

Judgment Amount \$148,813.57

The Pincus Law Group, PLLC
Nicole LaBletta, Esquire
2929 Arch Street, Suite 1700
Philadelphia, PA 19104

PROPERTY ADDRESS: 675 YEAGER ROAD, WELLSVILLE, PA 17365

UPI# 49-000-ME-0064.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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SELECT PORTFOLIO SERVICING, INC. vs. MARYJANE L. OVERBY and JERRY L. OVERBY Docket Number: 2020-SU-001664. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARYJANE L. OVERBY
JERRY L. OVERBY

Property of MaryJane L. Overby and Jerry L. Overby, as joint tenants

Execution No. 2020-SU-001664

Judgment Amount: \$265,837.58

All the right title, interest and claim of MaryJane L. Overby and Jerry L. Overby, as joint tenants, of in and to:

Property locates at 520 Lakeview Drive, within the Jackson Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1882, at page 5133, Instrument No. 2007022044.

Parcel Identification No. 33-000-10-0031.00-

00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue, North Wales, PA 19454

PROPERTY ADDRESS: 520 LAKEVIEW DRIVE, SPRING GROVE, PA 17362

UPI# 33-000-10-0031.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, 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. HSING-TSE PERRIER Docket Number: 2019-SU-003388. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HSING-TSE PERRIER

By virtue of a Writ of Execution No. 2019-SU-003388

Freedom Mortgage Corporation
v.
Hsing-Tse Perrier

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

1948 Duella Court, York, PA 17404-1330
Parcel No. 360001501120000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$116,342.57

Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1948 DUELLA COURT, YORK, PA 17404

UPI# 36-000-15-0112.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FIRST NATIONAL BANK OF PENNSYLVANIA vs. MARC A. SHAUB and TERESA K. SHAUB Docket Number: 2020-SU-000830. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARC A. SHAUB
TERESA K. SHAUB

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF MARC A. SHAUB AND TERESA K. SHAUB, OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF NEWBERRY, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 2890 YORK HAVEN ROAD, MANCHESTER, PENNSYLVANIA 17345. DEED BOOK VOLUME 1469, PAGE 8829, PIN NUMBER 39-000-NI-0183-00000.

PROPERTY ADDRESS: 2890 YORK HAVEN ROAD, MANCHESTER, PA 17345

UPI# 39-000-NI-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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania

on Judgment of: SANTANDER BANK, N.A. vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HOLLY A. KERNS A/K/A HOLLY KERNS A/K/A HOLLY ANNE KERNS, DECEASED Docket Number: 2020-SU-001310. And to me directed, I will expose at public sale in the York County Administrative 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 HOLLY A. KERNS A/K/A HOLLY KERNS A/K/A HOLLY ANNE KERNS, DECEASED

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2020-SU-001310

Santander Bank, N.A.
V.
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Holly A. Kerns a/k/a Holly Kerns a/k/a Holly Anne Kerns, Deceased

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

22 Heidelberg Avenue, York, PA 17404-1817
Parcel No. 360000701530000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$71,168.44

Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 22 HEIDELBERG AVENUE, YORK, PA 17404

UPI# 36-000-07-0153.00-00000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a

Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: J.P. MORGAN MORTGAGE ACQUISITION CORP. vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LAURA EMENHEISER, DECEASED Docket Number: 2019-SU-003641. And to me directed, I will expose at public sale in the York County Administrative 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 LAURA EMENHEISER, DECEASED

ALL that trace of land with improvements thereon erected, known and numbered as 138 West Gay Street, situate in Red Lion Borough, York County, Pennsylvania, bounded and limited as follows, to wit:

Property Address: 138 West Gay Street, Red Lion, PA 17356

Parcel No. 820000300050000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2019-SU-003641
Judgment: \$108,794.13

Attorney:
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 Laura Emeneheiser, deceased

PROPERTY ADDRESS: 138 WEST GAY STREET, RED LION, PA 17356

UPI# 82-000-03-0005.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, 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. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD B. TATTERSALL A/K/A RICHARD BARTON

TATTERSALL, DECEASED Docket Number:
2020-SU-000430 Plaintiff(s). And to me
directed, I will expose at public sale in the York
County Administrative 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
RICHARD B. TATTERSALL
A/K/A RICHARD BARTON TATTERSALL,
DECEASED

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

BEING KNOWN AS: 152 WEST BRUCE
ROAD FAWN GROVE, PA 17321

BEING PARCEL NUMBER:
28000CN0051E000000

IMPROVEMENTS: RESIDENTIAL PROPER-
TY

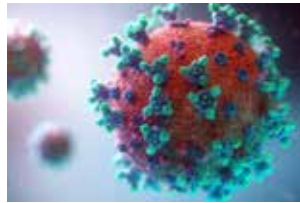
PROPERTY ADDRESS: 152 WEST BRUCE
ROAD, FAWN GROVE, PA 17321

UPI# 28-000-CN-0051.E0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.07-3t York County, Pennsylvania



Coping with COVID-19?

**LAWYERS CONCERNED FOR LAWYERS
PENNSYLVANIA**

Overwhelmed? Anxious?

Concerned about your mental health or
substance use during these stressful times?

Concerned about the mental health of a
family member or colleague?

**100% Confidential Helpline
1-888-999-1941**

www.lclpa.org

York Legal Record

137 EAST MARKET STREET, YORK, PENNSYLVANIA 17401

TELEPHONE: (717) 854-8755, EXT. 202, FAX: (717) 843-8766

EMAIL: yorklegalrecord@yorkbar.com, WEBSITE: www.yorkbar.com

LEGAL ADVERTISING RATE INCREASE

Effective January 1, 2021

- *Change of Name \$105.00
- *Corporate Notices \$105.00
(such as articles of incorporation, amendment to articles of incorporation,
articles of incorporation-nonprofit, certificate of organization, foreign registration statement)
- *Estate Administrator’s and Executor’s Notices (runs 3t) \$105.00
- *Fictitious Name Notices \$105.00
- *Dissolution Notice \$105.00

***All above notices are not invoiced, payment must accompany submission**

All other notices \$2.40 per line based of final print format

(such as mortgage foreclosures, sheriff’s sales, service by publication, adoption, termination of parental rights, quiet title, public notice). **These notices must be submitted as a Word document via email to yorklegalrecord@yorkbar.com**

ADDITIONAL RATE INCREASES and CHANGES

Payment made via credit card will be assessed a 4% service fee

Subscription: \$50.00, Individual Issue: \$2.50

Additional or Copy Proof of Publication: \$6.00

Triple Play: \$99.00

LOOKING FOR ESTATE NOTICES

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

Go to www.palegalads.org

This FREE site allows you to
search statewide to determine
whether a specific legal notice
has been published.

