

# York Legal Record

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

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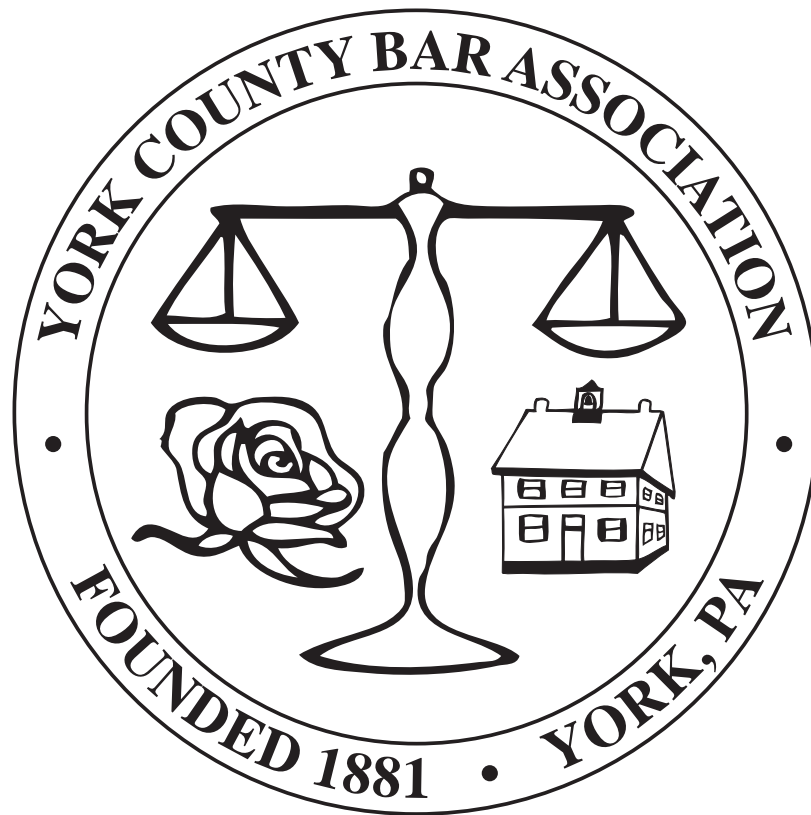
Vol. 136

YORK, PA, THURSDAY, NOVEMBER 17, 2022

No. 34

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**Dated Material Do Not Delay**

## Lawyers Concerned for Lawyers

York Support Group Meetings  
**3<sup>rd</sup> Wednesday** of each  
month

**December 21, 2022**  
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](mailto:info@yorkbar.com)**

**For notary services email  
[notary@yorkbar.com](mailto:notary@yorkbar.com)**

## Opinions, Opinions, Opinions . . .

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

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

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

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

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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 PAULA S. BLUM, DECEASED**  
Late of Springettsbury Twp., York County, PA.  
Administrator-Executor: Michael P. Page, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402 11.17-3t
- ESTATE OF DONNA LEE FREIERT, DECEASED**  
Late of Winterstown Boro., York County, PA.  
Administrator: Bobbi Anne Freiert, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401  
Attorney: Craig S. Sharnetzka, Esquire, CGA Law Firm, 135 North George Street, York, PA 17401 11.17-3t
- ESTATE OF HARVEY B. GRAM, III, DECEASED**  
Late of Spring Garden Twp., York County, PA.  
Administrator: Wallace Dunbar Gram, c/o R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201  
Attorney: R. Thomas Murphy, Esquire, R. Thomas Murphy & Associates, P.C., 237 East Queen Street, Chambersburg, PA 17201 11.17-3t
- ESTATE OF ZACHARY JOSEPH KIRCHNER, DECEASED**  
Late of Red Lion Boro., York County, PA.  
Administrator: Hope E. Amspacher, c/o Edward P. Seeber, Esq., JSDC Law Offices, 555 Gettysburg Pike, Suite C-400, Mechanicsburg, PA 17055  
Attorney: Edward P. Seeber, Esquire, JSDC Law Offices, 555 Gettysburg Pike, Suite C-400, Mechanicsburg, PA 17055 11.17-3t
- ESTATE OF LUCILLE N. KOCHER, a/k/a LUCILLE NAOMI KOCHER, DECEASED**  
Late of Manchester Twp., York County, PA.  
Administrator-Executor: Gregory D. Kocher, c/o Alexis K. Swope, Esq., 50 East Market Street, Hellam, PA 17406  
Attorney: Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406 11.17-3t
- ESTATE OF DEAN L. LEREW, DECEASED**  
Late of West Manchester Twp., York County, PA.  
Executor: David L. Lerew, c/o Andrew C. Herrold, Esq., MPL Law Firm, LLP, 96 South George Street, Ste. 520, York, PA 17401  
Attorney: Andrew C. Herrold, Esquire, MPL Law Firm, LLP, 96 South George Street, Ste. 520, York, PA 17401 11.17-3t
- ESTATE OF JAMES B. LUDLOW, DECEASED**  
Late of West Manchester Twp., York County, PA.  
Executrix: Donna J. Jacoby, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403  
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 11.17-3t
- ESTATE OF ANDREA J. McCLUNG, a/k/a ANDREA JEANNE McCLUNG, DECEASED**  
Late of Codorus Twp., York County, PA.  
Executrix: Stacey L. Heubeck, c/o Richard R. Reilly, Esq., 54 N. Duke Street, York, PA 17401  
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 11.17-3t
- ESTATE OF GLENDA M. MILLAR, DECEASED**  
Late of Heidelberg Twp., York County, PA.  
Executor: James H. Millar, 1345 Moulstown Road, Hanover, PA 17331  
Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 11.17-3t
- ESTATE OF PATRICIA A. MILLER, a/k/a PATRICIA ANN ADAMS, DECEASED**  
Late of Codorus Twp., York County, PA.  
Executor: Charles Samuel Adams, c/o Erik D. Spurlin, Esq., MPL Law Firm LLP, 96 South George Street, Suite 520, York, PA 17401  
Attorney: Erik D. Spurlin, Esquire, MPL Law Firm LLP, 96 South George Street, Suite 520, York, PA 17401 11.17-3t
- ESTATE OF VERNON E. OBERDORFF, SR., DECEASED**  
Late of Springettsbury Twp., York County, PA.  
Executor: David Oberdorff, c/o VanOrmer & Stephenson, P.C., 344 S. Market St., Suite 101, Elizabethtown, PA 17022  
Attorney: Daniel A. Stephenson, Esquire, VanOrmer & Stephenson, P.C., 344 S. Market St., Suite 101, Elizabethtown, PA 17022 11.17-3t
- ESTATE OF KATHERINE N. PORR-BOPP, a/k/a KATHERINE N. PORR, DECEASED**  
Late of Fairview Twp., York County, PA.  
Administrator-Executor: Scott M. Dinner, Esq., 310 3rd Street, 1st Floor, New Cumberland, PA 17070  
Attorney: Scott M. Dinner, Esquire, 310 3rd Street, 1st Floor, New Cumberland, PA 17070 11.17-3t
- ESTATE OF PHILLIP J. RENNINGER, DECEASED**  
Late of Dover Twp., York County, PA.  
Executor: Jonathan P. Renninger, 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 11.17-3t
- ESTATE OF DANA G. STONE, a/k/a DANA GENE STONE, DECEASED**  
Late of West Manheim Twp., York County, PA.  
Executor: Jeffrey D. Stone, c/o Suzanne H. Griest, Esq., MPL Law Firm, 96 South George Street, Ste. 520, York, PA 17401  
Attorney: Suzanne H. Griest, Esquire, MPL Law Firm, 96 South George Street, Ste. 520, York, PA 17401 11.17-3t
- ESTATE OF GEORGE E. SWARTZ, a/k/a GEORGE EDWARD SWARTZ, DECEASED**  
Late of Penn Twp., York County, PA.  
Executrix: Tamatha S. Smith, c/o Barley Snyder, 14 Center Square, Hanover, PA 17331  
Attorney: Scott L. Kelley, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 11.17-3t
- ESTATE OF CARLA E. WILSON, DECEASED**  
Late of East Manchester Twp., York County, PA.  
Executor: Carl Poff, Jr., c/o Richard R. Reilly, Esq., 54 N. Duke Street, York, PA 17401  
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 11.17-3t
- ESTATE OF SHIRLEY M. WOLFE, a/k/a SHIRLEY MAY WOLFE, DECEASED**  
Late of Franklintown Boro., York County, PA.  
Executrices: Melissa Wolfe, a/k/a Melissa Couch and Candi Ludwig, c/o Suzanne H. Griest, Esq., MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401  
Attorney: Suzanne H. Griest, Esquire, MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401 11.17-3t
- ESTATE OF MARK A. YATEMAN, DECEASED**  
Late of York Twp., York County, PA.  
Administrator: Laura E. McClain, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401  
Attorney: Haley Rohrbaugh, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 11.17-3t

## SECOND PUBLICATION

- ESTATE OF GALE Y. BECK, DECEASED**  
Late of Dover Twp., York County, PA.  
Co-Executors: William R. Beck, Jr., and Tammy J. Melhorn, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408  
Attorney: Tessa Marie Myers, Esquire, The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408 11.10-3t

ESTATE OF SARAH A. BROWN,  
DECEASED

Late of York Twp., York County, PA.  
Co-Executors: Debra D. Brown and Byron  
L. Brown, 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 11.10-3t

ESTATE OF BESS M. CONWAY, a/k/a  
BESSIE MAE CONWAY, DECEASED

Late of Springettsbury Twp., York County,  
PA.  
Administrator-Executor: Pamela L.  
Goodling, c/o Alexis K. Swope, Esquire,  
50 East Market Street, Hellam, PA 17406  
Attorney: Alexis K. Swope, Esquire, 50 East  
Market Street, Hellam, PA 17406 11.10-3t

## ESTATE OF MERLE G. DAVIS, DECEASED

Late of York Twp., York County, PA.  
Executors: Cheryl D. Plowman and Jeffrey  
M. Davis, c/o Dethlefs-Pykosh Law  
Group, LLC, 2132 Market Street, Camp  
Hill, PA 17011  
Attorney: Maria K. Mondell, Esquire,  
Dethlefs-Pykosh Law Group, LLC, 2132  
Market Street, Camp Hill, PA 17011 11.10-3t

ESTATE OF GEORGE G. HARLACHER, JR.,  
DECEASED

Late of Dover Boro., York County, PA.  
Administrator-Executor: Sandra J.  
Cunningham, 5720 Old Carlisle Road,  
Dover, PA 17315  
Attorney: David Tuocy, Esquire, 119 East  
Market Street, York, PA 17401 11.10-3t

## ESTATE OF SADIE M. HAYES, DECEASED

Late of Manchester Twp., York County, PA.  
Executrix: Ruth Marie Ritter, c/o Michael B.  
Scheib, Esquire, 110 South Northern Way,  
York, PA 17402  
Attorney: Michael B. Scheib, Esquire, 110  
South Northern Way, York, PA 17402 11.10-3t

ESTATE OF SANDRA HOLOKA,  
DECEASED

Late of Camp Hill, York County, PA.  
Executor: Barbara LaPorte, c/o Joseph  
Kosierowski, Esquire, 400 Broad Street,  
Milford, PA 18337  
Attorney: Joseph Kosierowski, Esquire, 400  
Broad Street, Milford, PA 18337 11.10-3t

ESTATE OF JIMMY DUANE HUNTZICKER,  
DECEASED

Late of Spring Garden Twp., York County,  
PA.  
Administrator: Jacqueline Huntzicker, c/o  
Snoko Dubbs & Buhite Law, Inc., 204 St.  
Charles Way, Suite F, York, PA 17402  
Attorney: Snoko Dubbs & Buhite Law, Inc.,  
204 St. Charles Way, Suite F, York, PA  
17402 11.10-3t

ESTATE OF ROSALIE NORMA KOKTA,  
DECEASED

Late of Red Lion Boro., York County, PA.  
Executor: Hannah L. Kokta, c/o Snoko  
Dubbs & Buhite Law, Inc., 204 St. Charles  
Way, Suite F, York, PA 17402  
Attorney: Snoko Dubbs & Buhite Law, Inc.,  
204 St. Charles Way, Suite F, York, PA  
17402 11.10-3t

ESTATE OF RODNEY E. LEISTER,  
DECEASED

Late of Penn Twp., York County, PA.  
Personal Representative: Kenneth Franklin  
Alban, PO Box 536, Manchester, MD  
21102  
Attorney: G. Steven McKonly, Esquire, 119  
Baltimore Street, Hanover, PA 17331 11.10-3t

## ESTATE OF JAMES P. LURING, DECEASED

Late of York City, York County, PA.  
Executor: Kevin J. Luring, c/o Richard H.  
Mylin, III, Esquire, 2025 E. Market Street,  
York, PA 17402  
Attorney: Richard H. Mylin, III, Esquire,  
2025 E. Market Street, York, PA 17402 11.10-3t

ESTATE OF ROBERT E. McCANN,  
DECEASED

Late of Springfield Twp., York County, PA.  
Executor: Bryan Keith Rash, c/o Andrea S.  
Anderson, Esquire, 901 Delta Road, Red  
Lion, PA 17356  
Attorney: Andrea S. Anderson, Esquire, 901  
Delta Road, Red Lion, PA 17356 11.10-3t

ESTATE OF THOMAS JAMES PEACOCK,  
DECEASED

Late of Hanover Boro., York County, PA.  
Administrator: Clayton A. Lingg, Mooney  
Law, 230 York Street, Hanover, PA 17331  
Attorney: Clayton A. Lingg, Esquire,  
MOONEY LAW, 230 York Street,  
Hanover, PA 17331 11.10-3t

ESTATE OF JOAN I. SHANAHAN,  
DECEASED

Late of York Twp., York County, PA.  
Administrator-Executor: David R. Shanahan,  
P.O. Box 273, New Freedom, PA 17349 11.10-3t

ESTATE OF CYNTHIA SIEGMUND,  
DECEASED

Late of Windsor Twp., York County, PA.  
Administratrix: Patricia A. Fraser, c/o Stock  
and Leader, 221 West Philadelphia Street,  
Suite 600, York, PA 17401  
Attorney: Kristen R. McGuire, Esquire,  
STOCK AND LEADER, 221 West  
Philadelphia Street, Suite 600, York, PA  
17401 11.10-3t

ESTATE OF CAROL E. SIGNOR, a/k/a  
CAROL ELAIN SIGNOR, DECEASED

Late of Monaghan Twp., York County, PA.  
Administrator-Executor: David B. Mavretic,  
c/o Duane P. Stone, 3 N. Baltimore Street,  
Dillsburg, PA 17019  
Attorney: Duane P. Stone, Esquire, 3 N.  
Baltimore Street, Dillsburg, PA 17019 11.10-3t

ESTATE OF DELMAR H. SIPES, DECEASED  
Late of Springettsbury Twp., York County,  
PA.

Administrator-Executor: Phyllis Sipes, c/o  
Gettle Vaughn Law LLC, 13 E. Market  
Street, York, PA 17401  
Attorney: Gregory E. Gettle, Esquire, Gettle  
Vaughn Law LLC, 13 E. Market Street,  
York, PA 17401 11.10-3t

ESTATE OF WILLIAM J. STUDLEY,  
DECEASED

Late of Delta, York County, PA.  
Administrator-Executor: Salvatore F.  
Culotta, 18627 Old Canal Lane, Millville,  
DE 19967 11.10-3t

ESTATE OF HELEN D. WILHELM, a/k/a  
HELEN DARLENE WILHELM, DECEASED

Late of West Manchester Twp., York County,  
PA.  
Administrator-Executor: Elizabeth D.  
Farver, 9 George Circle, Mechanicsburg,  
PA 17055  
Attorney: Ashley Malcolm, Esquire, Law  
Offices of Peter J. Russo, 245 Grandview  
Ave., Suite 102, Camp Hill, PA 17011 11.10-3t

## THIRD PUBLICATION

ESTATE OF GEORGE M. AKINS, SR., a/k/a  
GEORGE MELVIN AKINS, SR., DECEASED

Late of Hopewell Twp., York County, PA.  
Executrix: Deanna Akins, c/o Laura  
S. Manifold, Esquire, P.O. Box 312,  
Stewartstown, PA 17363  
Attorney: Laura S. Manifold, Esquire., P.O.  
Box 312, Stewartstown, PA 17363 11.03-3t

ESTATE OF NADINE R. BOWMAN,  
DECEASED

Late of York Twp., York County, PA.  
Executors: Steven E. Bowman and Charles  
W. Bowman III, c/o Gates & Gates, P.C.,  
250 York Street, Hanover, PA 17331  
Attorney: Rachel L. Gates, Esquire, Gates &  
Gates, P.C., 250 York Street, Hanover, PA  
17331 11.03-3t

ESTATE OF HARRY SPALL BULTMAN, a/k/a  
HARRY S. BULTMAN, a/k/a HARRY SPALL  
BULTMAN, III, a/k/a HARRY S. BULTMAN,  
III, DECEASED

Late of Springettsbury Twp., York County,  
PA.  
Executrix: Shirley A. Pich, c/o Paul G. Lutz,  
Esquire, 110 South Northern Way, York,  
PA 17402  
Attorney: Paul G. Lutz, Esquire, 110 South  
Northern Way, York, PA 17402 11.03-3t

## ESTATE OF KEITH A. FLORAY, DECEASED

Late of Springfield Twp., York County, PA.  
Executor: Jennifer L. Floray-Selegarth, c/o  
Alexis K. Swope, Esquire, 50 East Market  
Street, Hellam, PA 17406  
Attorney: Alexis K. Swope, Esquire, 50 East  
Market Street, Hellam, PA 17406 11.03-3t



ESTATE OF FRANCES E. FORRY, a/k/a  
FRANCES ELIZABETH FORRY, DECEASED  
Late of Hanover Boro., York County, PA.  
11.03-3t  
Co-Executors: Carolyn L. Forry, 1106  
Roosevelt Court, Hanover, PA 17331  
and Nelson D. Forry, 450 Bibey Road,  
Carthage, NC 28327  
Attorney: Amy E.W. Ehrhart, Esquire, 118  
Carlisle St., Suite 202, Hanover, PA 17331  
11.03-3t

ESTATE OF THOMAS GEORGE FREET,  
DECEASED  
Late of Fairview Twp., York County, PA.  
Administrator: Douglas W. Freet, 620  
Overlook Drive, Etters, PA 17319  
Attorney: David H. Stone, Esquire, Stone  
LaFaver & Shekletski, P.O. Box E, New  
Cumberland, PA 17070 11.03-3t

ESTATE OF DAVID J. FREY, DECEASED  
Late of East Manchester Twp., York County,  
PA.  
Executrix: Megan L. Rishaw, c/o John W.  
Stitt, Esquire, 1434 W. Market St., York,  
PA 17404  
Attorney: John W. Stitt, Esquire, 1434 W.  
Market St., York, PA 17404 11.03-3t

ESTATE OF PAULINE B. HUPPER,  
DECEASED  
Late of York Twp., York County, PA.  
Co-Executors: Jennifer E. Goodling and  
Todd A. Goodling, c/o Stock and Leader,  
221 West Philadelphia Street, Suite 600,  
York, PA 17401  
Attorney: Thomas M. Shorb, Esquire,  
STOCK AND LEADER, 221 West  
Philadelphia Street, Suite 600, York, PA  
17401 11.03-3t

ESTATE OF RUTH E. LEHR, DECEASED  
Late of Hanover Boro., York County, PA.  
Executor: Linda L. Boyer, c/o CGA Law  
Firm, PC, PO Box 606, East Berlin, PA  
17316  
Attorney: Sharon E. Myers, Esquire, CGA  
Law Firm, PC, PO Box 606, East Berlin,  
PA 17316 11.03-3t

ESTATE OF SUE E. REINECKE, DECEASED  
Late of Lower Chanceford Twp., York  
County, PA.  
Executrix: Jamie S. Jordan, 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 11.03-3t

ESTATE OF EILEEN M. RODE, DECEASED  
Late of Newberry Twp., York County, PA.  
Executor: Keith D. Rode II, c/o Bellomo &  
Associates, LLC, 3198 East Market Street,  
York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198  
East Market Street, York, PA 17402  
11.03-3t

ESTATE OF CHARLES F. WAGMAN,  
a/k/a CHARLES FREDERICK WAGMAN,  
DECEASED  
Late of Windsor Twp., York County, PA.  
Executors: MaryJo A. Telep and John A.  
Wagman, Alexis K. Swope, Esquire, 50  
East Market Street, Hellam, PA 17406

Attorney: Alexis K. Swope, Esquire, 50 East  
Market Street, Hellam, PA 17406  
11.03-3t

ESTATE OF CHRISTINE L. WARNER,  
DECEASED  
Late of Red Lion Boro., York County, PA.  
Administrator: Keith Warner, c/o Elder Law  
Firm of Robert Clofine, 340 Pine Grove  
Commons, York, PA 17403  
Attorney: Joy L. Kolodzi, Elder Law Firm of  
Robert Clofine, 340 Pine Grove Commons,  
York, PA 17403 11.03-3t

ESTATE OF FRED FERDINAND WEDER,  
a/k/a FRED WEDER, FRED F. WEDER,  
DECEASED  
Late of York County, PA.  
Administratrix C.T.A.: Jacqueline Weder,  
a/k/a Jacqueline Jane Weder, c/o  
Cunningham, Chernicoff & Warshawsky,  
P.C., 2320 North Second Street,  
Harrisburg, PA 17110  
Attorney: Bruce J. Warshawsky, Esquire,  
Cunningham, Chernicoff & Warshawsky,  
P.C., 2320 North Second Street,  
Harrisburg, PA 17110 11.03-3t

ESTATE OF JOHN W. WRIGLEY,  
DECEASED  
Late of Fairview Twp., York County, PA.  
Executor: William B. Wrigley, 21 Carriage  
Road, New Cumberland, PA 17070  
Attorney: James J. McCarthy, Jr., Esquire,  
2041 Herr Street, Harrisburg, PA 17103  
11.03-3t

ESTATE OF RUTH D. ZEMAITIS,  
DECEASED  
Late of York City., York County, PA.  
Executor: Thomas E. Zemaitis, 14  
Goldenrod Lane, Marlton, NJ 08053  
11.03-3t

**CIVIL NOTICES**

**CHANGE OF NAME**

**FICTITIOUS NAME**

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

**CIVIL DIVISION**

NO: 2022-0122

JAMES ANTHONY WOODARD, II

NOTICE is hereby given that, on July 6, 2022, an Application for Name Change was filed in the Court of Common Pleas of York County, PA, requesting a decree to change the name of James Anthony Woodard, II to Anthony James Cole.

The Court has fixed Tuesday, December 6, 2022 at 11:30 a.m. in Courtroom #7002, York County Judicial Center, 45 North George Street, York, PA, 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 petition should not be granted.

11.17-1t Solicitor

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Cory Jason Sheets, 2738 S. Queen Street, Dallastown, PA are the only person(s) owning or interested in a business, the character of which is Mobile Pet Grooming, and that the name, style and designation under which said business is and will be conducted is Doggie Dolittle on the Move!, and the location where said business is and will be located is 2738 S. Queen Street, Dallastown, PA 17313.

11-17-1t Solicitor

**DISSOLUTION NOTICE**

NOTICE is hereby given to all person interested or who may be affected that Sunny Side Food Management, Inc., a Pennsylvania Corporation, having a registered address at: 61 Lexton Drive, York, PA 17404 is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Board of Directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

11-17-1t Solicitor

**SHERIFF SALES**

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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. MONICA ALTAMURA Docket Number: 2019-SU-003775. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MONICA ALTAMURA

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

959 BRECHIN LANE, YORK, PA 17403  
Parcel No. 48000340082B0PC057  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$178,275.46

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 959 BRECHIN LANE, YORK, PA 17403

UPI# 48000340082B0PC057

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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. LARRY AMSPACHER Docket Number: 2022-SU-001338. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LARRY AMSPACHER

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
A Florida Limited Liability Company  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
Phone: (855) 225-6906  
Fax: (866) 381-9549

ATTORNEYS FOR PLAINTIFF  
FREEDOM MORTGAGE CORPORATION  
Plaintiff

v.

LARRY AMSPACHER  
Defendant(s)  
COURT OF COMMON PLEAS  
YORK COUNTY

NO: 2022-SU-001338

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 3940 N SHERMAN ST EXTENDED MOUNT WOLF, PA 17347

BEING PARCEL NUMBER:  
26000LI0055L000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 3940 NORTH SHERMAN STREET EXTENDED, MOUNT WOLF, PA 17347

UPI# 26000LI0055L000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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: AMERICAN FINANCIAL NETWORK, INC. vs. ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF JOHN J. KAUFFMAN, DECEASED, REBECCA A. KAUFFMAN AS HEIR TO THE ESTATE OF JOHN J. KAUFFMAN, DECEASED, ZACHARY

KAUFFMAN AS HEIR TO THE ESTATE OF JOHN J. KAUFFMAN, DECEASED, and HEAVEN LEIGH GOUDY AS HEIR TO THE ESTATE OF JOHN J. KAUFFMAN, DECEASED Docket Number: 2022-SU-000162. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF JOHN J. KAUFFMAN, DECEASED, REBECCA A. KAUFFMAN AS HEIR TO THE ESTATE OF JOHN J. KAUFFMAN, DECEASED, ZACHARY KAUFFMAN AS HEIR TO THE ESTATE OF JOHN J. KAUFFMAN, DECEASED, and HEAVEN LEIGH GOUDY AS HEIR TO THE ESTATE OF JOHN J. KAUFFMAN, DECEASED

ALL THAT CERTAIN TRACT OR PIECE OF LAND SITUATE IN FRANKLIN TOWNSHIP, YORK COUNTY, PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: ALSO KNOWN AS 253 Old Cabin Hollow Road, Dillsburg, PA 17019

PARCEL ID 29-000-NC-0011-0

BEING the same premises which ANGELA T. HARLEY N/K/A ANGELA T. KALINE AND DOUGLAS R. KALINE, WIFE AND HUSBAND by Deed dated June 19, 2015 and recorded in the Office of Recorder of Deeds of York County on June 23, 2015 at Book 2325, Page 8143 granted and conveyed unto JOHN J. KAUFFMAN, MARRIED MAN.

PROPERTY ADDRESS: 253 OLD CABIN HOLLOW ROAD, DILLSBURG, PA 17019

UPI# 29000NC00110000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. JOHN E. ATKINS, JR. Docket Number: 2022-SU-000173. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real

estate to wit:

AS THE REAL ESTATE OF:

JOHN E. ATKINS, JR.

ALL that certain piece, parcel or tract of land, situate, lying and being in West Manchester Township, York County, Pennsylvania

APN: 51-000-12-0138.00-00000

Having erected thereon a dwelling known as 2235 Chestnut Road, York, PA 17408

PROPERTY ADDRESS: 2235 CHESTNUT ROAD, YORK, PA 17408

UPI# 510001201380000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST SERIES 2021 COTTAGE -TT-V vs. SCOTT BACHRAN and MICHELLE SCHAFFNER Docket Number: 2022-SU-000765. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT BACHRAN  
MICHELLE SCHAFFNER

By virtue of a Writ of Execution No. 2022-SU-000765

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST SERIES 2021 COTTAGE -TT-V

v.  
SCOTT BACHRAN; MICHELLE SCHAFFNER

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

919 BRECHIN LN, YORK, PA 17403  
Tax ID No. 48-000-34-0082-B0-PC047  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL

DWELLING  
Judgment Amount: \$179,622.08

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 919 BRECHIN LANE, YORK, PA 17403

UPI# 48000340082B0PC047

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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 TBW MORTGAGE-BACKED TRUST SERIES 2006-2, TBW MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-2 vs. TIMOTHY M. BEHNEY, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF GREGORY L. BEHNEY A/K/A GREGORY BEHNEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GREGORY L. BEHNEY A/K/A GREGORY BEHNEY, DECEASED Docket Number: 2020-SU-000964. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY M. BEHNEY, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF GREGORY L. BEHNEY A/K/A GREGORY BEHNEY  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GREGORY L. BEHNEY A/K/A GREGORY BEHNEY, DECEASED

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
A Florida Limited Liability Company  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
Phone: (855) 225-6906  
Fax: (866) 381-9549  
ATTORNEYS FOR PLAINTIFF

U.S. BANK NATIONAL ASSOCIATION, AS

TRUSTEE FOR TBWCOURT OF COMMON PLEAS MORTGAGE-BACKED TRUST SERIES 2006-2, TBW MORTGAGE- YORK COUNTY BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-2  
Plaintiff NO: 2020-SU-000964

v.  
TIMOTHY M. BEHNEY, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF GREGORY L. BEHNEY A/K/A GREGORY BEHNEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GREGORY L. BEHNEY A/K/A GREGORY BEHNEY, DECEASED  
Defendant(s)

SHORT LEGAL DESCRIPTION  
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN YORK TOWNSHIP, YORK COUNTY, PENNSYLVANIA: BEING KNOWN AS: 1560 CAMP BETTY WASHINGTON RD. YORK, PA 17402  
BEING PARCEL NUMBER: 54000IJ0032K000000 IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1560 CAMP BETTY WASHINGTON ROAD, YORK, PA 17402

UPI# 54000IJ0032K000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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. BETTIE J. BOWERS Docket Number: 2020-SU-000194. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BETTIE J. BOWERS

All that certain piece or parcel or Tract of land situate in the Borough of Hellam, York County, Pennsylvania, and being known as 325 West Beaver Street, Hallam, Pennsylvania 17406.  
TAX MAP AND PARCEL NUMBER:6600000100720000000

THE IMPROVEMENTS THEREON ARE:  
Residential Dwelling

REAL DEBT: \$129,673.94



SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Bettie J. Bowers

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

PROPERTY ADDRESS: 325 WEST BEAVER STREET, HALLAM, PA 17406

UPI# 660000100720000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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 TRUST COMPANY, N.A., AS TRUSTEE ON BEHALF OF CWABS, INC. ASSET-BACKED CERTIFICATES TRUST 2005-13 vs. MARIE BURNS Docket Number: 2014-SU-002711-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MARIE BURNS

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

221 Sycamore Trail Delta PA 17314  
PARCEL #: 430000101840000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$302,030.76

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 221 SYCAMORE TRAIL, DELTA, PA 17314

UPI# 430000101840000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SUN WEST MORTGAGE COMPANY, INC. vs. NANCY CAROLE CARTER and JOSEPH JOHN CARTER, III Docket Number: 2022-SU-000122. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

NANCY CAROLE CARTER  
JOSEPH JOHN CARTER, III

ALL THAT CERTAIN tract of land with the improvements thereon erected situate on the western side of Deep Pond Court, situated in Shrewsbury Township, York County, Pennsylvania, being known as Lot No. 60 on a plan of lots known as "Section Seven, Heritage Farm", prepared by Kiddo Consultants Inc., said plan of lots recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book AA Page 281, being more fully bounded and described as follows, to wit: BEGINNING at a point on Deep Pond Court, fifty (50) feet wide, at the corner of Lot Nos. 59 and 60; thence along Deep Pond Court the following (2) courses and distances:

- (1) by a curve to the left with a radius of 50.00 feet to an arc distance of 59.76 feet and
  - (2) by a curve to the right with a radius of 100.00 feet, an arc distance of 47.21 feet to a point at Lot No. 61; thence along Lot No. 61, South sixty-five (65) degrees twenty-eight (28) minutes forty-six (46) seconds West, four hundred five and thirty-eight one-hundredths (405.38) feet to a point; thence North twenty-nine (29) degrees thirty-seven (37) minutes fifty-four (54) seconds West, two hundred twenty-six and fifty-seven one-hundredths (226.57) feet to a point; thence North twenty-nine (29) degrees forty-one (41) minutes thirty-two (32) seconds East, two hundred fifteen and ninety-one one-hundredths (215.91) feet to a point at Lot No. 59; thence along Lot No. 59, South seventy-two (72) degrees fifty-three (53) minutes zero (00) seconds East, three hundred forty-six and thirty-three one-hundredths (346.33) feet to a point, the place of BEGINNING.
- BEING premises No. 4 Deep Pond Court, New Freedom, PA 17349  
BEING Tax Parcel / BRT 45-000-03-0060.00-00000.

PROPERTY ADDRESS: 4 DEEP POND COURT, NEW FREEDOM, PA 17349

UPI# 450000300600000000

Notice is further given that all parties in interest

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-9 vs. ELAINE DAVIS, ROGER W. DAVIS, and THE UNITED STATES OF AMERICA Docket Number: 2019-SU-003282. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ELAINE DAVIS  
ROGER W. DAVIS  
THE UNITED STATES OF AMERICA

Owner(s) of property situate in the Township of Newberry, YORK County, Pennsylvania, being

84 ROSE OF SHARON DRIVE, NEWBERRY TOWNSHIP, PA 17319  
Parcel No. 390000804580000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$71,859.12

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 84 ROSE OF SHARON DRIVE, NEWBERRY TOWNSHIP, PA 17319

UPI# 390000804580000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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. CHASITY DETTINGER, IN HER CAPACITY AS HEIR OF DUANE A. DETTINGER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DUANE A. DETTINGER, DECEASED; and WYATT DETTINGER, IN HIS CAPACITY AS HEIR OF DUANE A. DETTINGER, DECEASED Docket Number: 2019-SU-003334. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHASITY DETTINGER, IN HER CAPACITY AS HEIR OF DUANE A. DETTINGER, DECEASED  
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DUANE A. DETTINGER, DECEASED  
 WYATT DETTINGER, IN HIS CAPACITY AS HEIR OF DUANE A. DETTINGER, DECEASED

By virtue of a Writ of Execution No. 2019-SU-003334

WELLS FARGO BANK, N.A.

v.  
 CHASITY DETTINGER, IN HER CAPACITY AS HEIR OF DUANE A. DETTINGER, DECEASED; WYATT DETTINGER, IN HIS CAPACITY AS HEIR OF DUANE A. DETTINGER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DUANE A. DETTINGER, DECEASED

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

15 CARROLL ST, WELLSVILLE, PA 17365  
 Tax ID No. 49000ME00500000000  
 (Acreage or street address)  
 Improvements thereon: RESIDENTIAL DWELLING  
 Judgment Amount: \$123,572.92

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 15 CARROLL STREET, WELLSVILLE, PA 17365

UPI# 49000ME00500000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. DARREN C. EVANS and THE UNITED STATES OF AMERICA Docket Number: 2022-SU-000309. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DARREN C. EVANS  
 THE UNITED STATES OF AMERICA

Docket No. 2022-SU-000309

Description:ALL THAT CERTAIN parcel of land in Penn Township, York County, Commonwealth of PA, as more fully described in Book 2279, Page 4463

Parcel No. 44-000-CE-0019.B0-00000

Property: 2071 Grandview Road, Hanover, PA 17331

Improvements: Residential Property  
 PROPERTY ADDRESS: 2071 GRANDVIEW ROAD, HANOVER, PA 17331

UPI# 44000CE0019B000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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. LORRAINE M. FIDLER, ADMINISTRATRIX OF THE ESTATE OF ANNA E. HECKER, DECEASED Docket Number: 2020-SU-000429. And to me directed,

I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LORRAINE M. FIDLER, ADMINISTRATRIX OF THE ESTATE OF ANNA E. HECKER, DECEASED

ALL that certain tract of land with the improvements thereon erected, situate, lying and being in the Borough of Shrewsbury, York County, Pennsylvania, being more particularly described as follows, to wit:

Property Address: 109 Raypaula Drive, Shrewsbury, PA 17361

Parcel No. 840000600190000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2020-SU-000429

Judgment: \$36,798.54

Attorney: Kristen D. Little, Esquire

To be sold as the Property Of: Lorraine M. Fidler, Administratrix of the Estate of Anna E. Hecker, deceased

PROPERTY ADDRESS: 109 RAYPAULA DRIVE, SHREWSBURY, PA 17361

UPI# 840000600190000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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: POINT BREEZE CREDIT UNION vs. CHRISTOPHER RUSSELL FREDERICK Docket Number: 2022-SU-001186. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER RUSSELL FREDERICK

AS THE REAL ESTATE OF:

CHRISTOPHER R. FREDERICK

Owner of property situate in Shrewsbury Township, York County, Pennsylvania, being 11807 Reservoir Road, Glen Rock, PA 17327

The foregoing description is in accordance with a survey prepared by Stallman & Stallman, Inc., surveyors as prepared on October, 2000 and contains 29.17 acres of land.

Property Address: 11807 Reservoir Road, Glen Rock, PA 17327  
UPI#45-000-DI-0080.00-00000

PROPERTY ADDRESS: 11807 RESERVOIR ROAD, GLEN ROCK, PA 17327

UPI# 45000DI00800000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT vs. M. KATE GILLMEN A/K/A MALVINA KATE GILLMEN A/K/A KATE GILLMEN, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF WILLIAM E. GILLMEN, SR. A/K/A W. GILLMEN A/K/A WILLIAM GILLMEN, DECEASED, Docket Number: 2022-SU-001209. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

M. KATE GILLMEN A/K/A MALVINA KATE GILLMEN A/K/A KATE GILLMEN, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF WILLIAM E. GILLMEN, SR. A/K/A W. GILLMEN A/K/A WILLIAM GILLMEN, DECEASED

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

Property of M. Kate Gillmen

Execution No. 2022-SU-001209

Judgment Amount: \$180,194.27

All the right title, interest and claim of M. Kate Gillmen, of in and to:

Property locates at 75 Kirkland Drive, within Windsor Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2305, at page 574, as Instrument No. 2015000162.

Parcel Identification No. 53-000-HJ-0093-W0-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 75 KIRKLAND DRIVE, RED LION, PA 17356

UPI# 53000HJ0093W000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OC7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OC7 vs. GONZALO GUIBERT Docket Number: 2022-SU-000863. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

GONZALO GUIBERT

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS THEREON ERECTED, KNOWN AS NO. 720 MADISON AVENUE, SITUATE ON THE SOUTHEAST SIDE OF MADISON AVENUE, IN THE ELEVENTH WARD OF THE CITY OF YORK, YORK COUNTY, PENNSYLVANIA BEING KNOWN AND NUMBERED AS 720 MADISON AVENUE, YORK, PA 17404 BEING LOT NO. 113340100290000000

PROPERTY ADDRESS: 720 MADISON AVENUE, YORK, PA 17404

UPI# 113340100290000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANK OF AMERICA, N.A. vs. WENDY HAKE SOLELY IN HER CAPACITY AS HEIR OF JUDITH A. LENTZ, DECEASED, MELISSA VIANDS SOLELY IN HER CAPACITY AS HEIR OF JUDITH A. LENTZ, DECEASED, and CHERYL STRINE SOLELY IN HER CAPACITY AS HEIR OF JUDITH A. LENTZ, DECEASED Docket Number: 2021-SU-002111. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

WENDY HAKE SOLELY IN HER CAPACITY AS HEIR OF JUDITH A. LENTZ, DECEASED

MELISSA VIANDS SOLELY IN HER CAPACITY AS HEIR OF JUDITH A. LENTZ, DECEASED

CHERYL STRINE SOLELY IN HER CAPACITY AS HEIR OF JUDITH A. LENTZ, DECEASED

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

992 NORTHBRIAR DRIVE, YORK, PA 17404  
Parcel No. 146230100280000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$90,662.28

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 992 NORTHBRIAR DRIVE, YORK, PA 17404

UPI# 146230100280000000

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



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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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, ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES NC 2005-HE8, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES NC 2005-HE8 vs. BRENDA L. HILTON and JAMES L. HILTON, SR. Docket Number: 2011-SU-000231-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRENDA L. HILTON  
JAMES L. HILTON, SR.

Property of Brenda L. Hilton and James L. Hilton, Sr.

Execution No. 2011-SU-000231-06

Judgment Amount: \$297,415.60

All the right title, interest and claim of Brenda L. Hilton and James L. Hilton, Sr., of in and to:

Property located at 365 Stabley Lane, within the Windsor Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1745, at page 1773.

Parcel Identification No. 530003401160000000

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

PROPERTY ADDRESS: 365 STABLEY LANE, WINDSOR, PA 17366

UPI# 530003401160000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION vs. PATRICIA HOLLOWAY, AS SURVIVING HEIR OF DONALD E. HINKLE, DECEASED, ROBERT HINKLE, AS SURVIVING HEIR OF DONALD E. HINKLE, DECEASED, and UNKNOWN SURVIVING HEIRS OF DONALD E. HINKLE, DECEASED Docket Number: 2022-SU-000877. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

PATRICIA HOLLOWAY, AS SURVIVING HEIR OF DONALD E. HINKLE, DECEASED

ROBERT HINKLE, AS SURVIVING HEIR OF DONALD E. HINKLE, DECEASED

UNKNOWN SURVIVING HEIRS OF DONALD E. HINKLE, DECEASED

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

Property of Donald E. Hinkle

Execution No. 2022-SU-000877

Judgment Amount: \$78,661.53

All the right title, interest and claim of Donald E. Hinkle, of in and to:

Property locates at 1426 Filbert Street, within the Borough of West York, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume F.H.S 0936, at page 695.

Parcel Identification No. 880001600240000000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 1426 FILBERT STREET, YORK, PA 17404

UPI# 880001600240000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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: CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE vs. DAVID L. HUNTZINGER and BETH ANNE HUNTZINGER Docket Number: 2021-SU-001022. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID L. HUNTZINGER  
BETH ANNE HUNTZINGER

ALL that certain piece, parcel and lot of ground, with the improvements thereon erected, situate, lying and being in Township of Lower Windsor, County of York and Commonwealth of Pennsylvania and being more fully bonded and described as follows, to wit:

Property Address: 1142 Trinity North Road, Wrightsville, PA 17368  
Parcel No. 35-000-KL-0020.AO  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2021-SU-001022  
Judgment: \$322,787.73

Attorney: Christopher A. DeNardo, Esquire  
To be sold as the Property Of: David L. Huntzinger and Beth Anne Huntzinger

PROPERTY ADDRESS: 1142 TRINITY NORTH ROAD, WRIGHTSVILLE, PA 17368

UPI# 35000KL0020A0000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AMERIHOM MORTGAGE COMPANY, LLC vs. SANDRA R. JIMENEZ Docket Number: 2020-SU-000342. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:



AS THE REAL ESTATE OF:

SANDRA R. JIMENEZ

Owner(s) of property SITUATED IN THE CITY OF YORK, COUNTY OF YORK, STATE OF PENNSYLVANIA

1011 South Pine Street, York, PA 17403  
Parcel No. 156000300040000000

Improvements thereon: Residential Dwelling

Judgment Amount: \$120,096.38

Attorneys for Plaintiff  
KML LAW GROUP, P.C.

PROPERTY ADDRESS: 1011 SOUTH PINE STREET, YORK, PA 17403

UPI# 156000300040000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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. LAURA J. KITTLE and SEAN T. KITTLE Docket Number: 2020-SU-000455. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LAURA J. KITTLE  
SEAN T. KITTLE

Owner(s) of property situate in the Penn Township, YORK County, Pennsylvania, being

558 BAER AVENUE, HANOVER, PA 17331  
Parcel No. 440000200770000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$40,142.86

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 558 BAER AVENUE, HANOVER, PA 17331

UPI# 440000200770000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FLAGSTAR BANK, FSB vs. IRA A. LAPPS, JR. Docket Number: 2018-SU-001648. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

IRA A. LAPPS, JR.

Owner(s) of property situate in the Township of West Manheim, YORK County, Pennsylvania, being

2 FIRMIN WAY, HANOVER, PA 17331  
Parcel No. 520001801790000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$332,642.42

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 2 FIRMIN WAY, HANOVER, PA 17331

UPI# 520001801790000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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. DOROTHY L. LEHMAN and JAMES R. CUNNINGHAM, JR. Docket Number: 2022-SU-000943. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DOROTHY L. LEHMAN  
JAMES R. CUNNINGHAM, JR.

By virtue of a Writ of Execution No. 2022-SU-000943

WELLS FARGO BANK, N.A.  
v.  
DOROTHY L. LEHMAN; JAMES R. CUNNINGHAM JR

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

1319 BONNEVIEW RD, YORK, PA 17406-1708

Tax ID No. 46-000-06-0261.00-00000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$99,496.32

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 1319 BONNEVIEW ROAD, YORK, PA 17406

UPI# 460000602610000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANK OF AMERICA, N.A. vs. PAUL L. MORRIS, III Docket Number: 2022-SU-000535. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

PAUL L. MORRIS, III

Owner(s) of property situate in the Dover Township, YORK County, Pennsylvania, being

3260 ALTA VISTA ROAD, DOVER, PA 17315

Parcel No. 240000300870000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$138,400.00

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 3260 ALTA VISTA ROAD, DOVER, PA 17315

UPI# 240000300870000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-D vs. JAMES S. MULLEN, JR. and JULIE L. MULLEN Docket Number: 2022-SU-000527. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES S. MULLEN, JR.  
JULIE L. MULLEN

Docket No. 2022-SU-000527

Description:ALL THAT CERTAIN parcel of land in Dover Township, York County, Commonwealth of PA, as more fully described in Book 1647, Page 6623

Parcel No. 24-000-20-0030.00-00000

Property: 2970 Cypress Road S., Dover, Pa 17315

Improvements: Residential Property

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

UPI# 240002000300000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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: SELENE FINANCE LP vs. SANDRA J. PEEPLES A/K/A SANDRA JEAN DILLON A/K/A SANDRA DILLON PEEPLES, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF HARRY L. PEEPLES A/K/A HARRY LEE PEEPLES Docket Number: 2022-SU-000792. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SANDRA J. PEEPLES A/K/A SANDRA JEAN DILLON A/K/A SANDRA DILLON PEEPLES, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF HARRY L. PEEPLES A/K/A HARRY LEE PEEPLES

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
A Florida Limited Liability Company  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
Phone: (855) 225-6906  
Fax: (866) 381-9549  
ATTORNEYS FOR PLAINTIFF  
SELENE FINANCE LP  
Plaintiff

v.

SANDRA J. PEEPLES A/K/A SANDRA JEAN DILLON A/K/A SANDRA DILLON PEEPLES, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF HARRY L. PEEPLES A/K/A HARRY LEE PEEPLES

Defendant(s) COURT OF COMMON PLEAS YORK COUNTY

NO: 2022-SU-000792

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 1846 CLOVER LANE YORK, PA 17403

BEING PARCEL NUMBER: 48-000-21-0092.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1846 CLOVER LANE, YORK, PA 17403

UPI# 48000210092000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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 AS SUCCESSOR BY MERGER TO PACIFIC UNION FINANCIAL, LLC vs. BRITTANY RODGERS Docket Number: 2018-SU-002913. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRITTANY RODGERS

All that certain piece or parcel or Tract of land situate in the Township of Peach Bottom, York County, Pennsylvania, and being known as 258 Dooley Road, Delta, Pennsylvania 17314.  
TAX MAP AND PARCEL NUMBER:43-000-AP-0050.00-00000

THE IMPROVEMENTS THEREON ARE:  
Residential Dwelling

REAL DEBT: \$102,300.89

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Brittany Rodgers

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

PROPERTY ADDRESS: 258 DOOLEY ROAD, DELTA, PA 17314

UPI# 43000AP00500000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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. JANICE L. ROHRBAUGH and MARK ROHRBAUGH A/K/A MARK R. ROHRBAUGH Docket Number: 2017-SU-002992. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JANICE L. ROHRBAUGH  
MARK ROHRBAUGH A/K/A MARK R. ROHRBAUGH

ALL THAT CERTAIN described tract of land lying and being situate in the Township of Windsor, County of York and Commonwealth of Pennsylvania, designated as Lot No. 87 on a Final Subdivision Plan, Phase I, Indian Meadows, recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book II, Page 862, and as more fully bounded and described as follows to wit:

Property Address: 420 Appaloosa Way, Red Lion, PA 17356

Parcel No. 530002000870000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2017-SU-002992

Judgment: \$250,455.64

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Janice L. Rohrbaugh and Mark Rohrbaugh a/k/a Mark R. Rohrbaugh

PROPERTY ADDRESS: 420 APPALOOSA WAY, RED LION, PA 17356

UPI# 530002000870000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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. SCOTT A. RUTH and MELISSA L. RUTH Docket Number: 2022-SU-000134. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT A. RUTH  
MELISSA L. RUTH  
By virtue of a Writ of Execution No. 2022-SU-000134

SANTANDER BANK, N.A.

v.

SCOTT A. RUTH; MELISSA L. RUTH

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

229 SUMMIT DRIVE, A/K/A LOT 2 ROAD 1 MAPLE GROVE ROAD, ABBOTTSTOWN, PA 17301

Tax ID No. 42-000-FD-0031.A0-0000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$59,791.09

Attorneys for Plaintiff

Brock & Scott, PLLC

PROPERTY ADDRESS: 229 SUMMIT DRIVE, A/K/A LOT 2 ROAD 1 MAPLE GROVE ROAD, ABBOTTSTOWN, PA 17301

UPI# 42000FD0031A000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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: CALIBER HOME LOANS, INC. vs. THOMAS G. SAKRAIDA Docket Number: 2022-SU-001420. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

THOMAS G. SAKRAIDA

All that certain piece or parcel or Tract of land situate in Penn Township, York County,

Pennsylvania, and being known as 1419 Baltimore Street, Hanover, Pennsylvania 17331. TAX MAP AND PARCEL NUMBER:44-000-08-0006-00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$235,803.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Thomas G. Sakraida

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

PROPERTY ADDRESS: 1419 BALTIMORE STREET, HANOVER, PA 17331

UPI# 440000800060000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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: NORTHWEST BANK, F/K/A NORTHWEST SAVINGS BANK vs. BERNARD L. SCHECHTER Docket Number: 2021-SU-000890. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BERNARD L. SCHECHTER

Owner(s) of property situate in LOWER WINDSOR TOWNSHIP, York County, Pennsylvania, being

530 Heffner Road, Red Lion, PA 17356

Parcel No. 35-000-HL-0220.R0-00000

Improvements thereon: RESIDENTIAL DWELLINGS

Judgment amount: \$230,935.61

Attorneys for Plaintiff  
Nestico Druby, PC

PROPERTY ADDRESS: 530 HEFFNER ROAD, RED LION, PA 17356

UPI# 35000HL0220R000000



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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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 FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-3 vs. ANDREW LAMONT SHELTON A/K/A ANDREW L. SHELTON and SHARNETTE R. SHELTON Docket Number: 2018-SU-000630. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANDREW LAMONT SHELTON A/K/A ANDREW L. SHELTON SHARNETTE R. SHELTON

ALL THOSE CERTAIN Units (each, being referred to as a "Unit"), being Unit No. 284 (47-000-09-0284); each of Logan's Reserve, A Planned Community (the "Community"), such Community being located partly in Springfield Township and partly in Loganville Borough, York County, Pennsylvania, which Unit is designated in the Declaration of Covenants and Restrictions for Logan's Reserve, A Planned Community (the "Declaration") and Declaration Plats and Plans recorded as an exhibit thereto in the Office of the York County Recorder of Deeds in Identification Number 2004045223, Record Book 1653, Page 8882, together with any and all amendments thereto.

Property Address: 947 Silver Maple Circle, Seven Valleys, PA 17360

Parcel No. 47-000-09-0284-000-0000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2018-SU-000630

Judgment: \$400,590.03

Attorney: Kristen D. Little, Esquire

To be sold as the Property Of: Andrew Lamont Shelton a/k/a Andrew L. Shelton and Shamette R. Shelton

PROPERTY ADDRESS: 947 SILVER MAPLE CIRCLE, SEVEN VALLEYS, PA 17360

UPI# 470000902840000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: REVERSE MORTGAGE FUNDING LLC vs. MELANIE SHETTLE, KNOWN SURVIVING HEIR OF KENNETH G. SHETTLE, SR., CHRISTINE GRAP, KNOWN SURVIVING HEIR OF KENNETH G. SHETTLE, SR. and UNKNOWN SURVIVING HEIRS OF KENNETH G. SHETTLE, SR. Docket Number: 2022-SU-001015. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MELANIE SHETTLE, KNOWN SURVIVING HEIR OF KENNETH G. SHETTLE, SR.

CHRISTINE GRAP, KNOWN SURVIVING HEIR OF KENNETH G. SHETTLE, SR.

UNKNOWN SURVIVING HEIRS OF KENNETH G. SHETTLE, SR.

All that certain piece or parcel or Tract of land situate in Peach Bottom Township, York County, Pennsylvania, and being known as 26 Pin Oak Trail, Delta, Pennsylvania 17314.

TAX MAP AND PARCEL NUMBER:43-000-01-0246.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$152,562.27

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Melanie Shettle, Known Surviving Heir of Kenneth G. Shettle, Sr., Christine Grap, Known Surviving Heir of Kenneth G. Shettle, Sr., and Unknown Surviving Heirs of Kenneth G. Shettle, Sr.

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

PROPERTY ADDRESS: 26 PIN OAK TRAIL, DELTA, PA 17314

UPI# 430000102460000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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: COLONIAL SAVINGS, F.A. vs. MEGAN SMITH and TYLER FANTOM Docket Number: 2022-SU-000104. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MEGAN SMITH  
TYLER FANTOM

All that certain piece, parcel or tract of real estate, with any improvements thereon erected, situate in West York Borough, York County, Pennsylvania, known as Lot No. 11, on a Plan of Lots known as "Stanton Street Addition in West York Borough," which Plan is recorded in Plan Book 27-V, Page 702, in the Office of the Recorder of Deeds in and for York County, Pennsylvania, more fully bounded, limited and described

Tax ID: 88-000-18-0100.G0-00000

Known As 1827 Stanton Street, York, PA 17404

BEING the same premises that Charles D. Henrick and Debra E. Hedrick, Husband and Wife by deed dated 04/13/2018 and recorded on 04/17/2018, in the office of the Recorder of Deeds in the County of York, Commonwealth of Pennsylvania in Deed Book 2466, Page 3808 and as Instrument No. 2018015553 granted and conveyed unto Megan Smith and Tyler Fantom, as tenants by the entirety.

PROPERTY ADDRESS: 1827 STANTON STREET, YORK, PA 17404

UPI# 88000180100G000000

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

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



RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. JENNIFER L. STIFFLER A/K/A JENNIFER L. STARK Docket Number: 2022-SU-000303. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JENNIFER L. STIFFLER A/K/A JENNIFER L. STARK

Docket No. 2022-SU-000303

Description: ALL THAT CERTAIN parcel of land in Newberry Township, York County, Commonwealth of PA, as more fully described in

Book 1588, Page 8824

Parcel No. 39-000-08-0050.00-00000

Property: 30 York Hill Road, Eppers, PA 17319

Improvements: Residential Property

PROPERTY ADDRESS: 30 YORK HILL ROAD, ETTERS, PA 17319

UPI# 390000800500000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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: CALIBER HOME LOANS, INC. vs. PAUL J. STORKE, JR. Docket Number: 2022-SU-001354. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

PAUL J. STORKE, JR.

All that certain piece or parcel or Tract of land situate in Penn Township, York County, Pennsylvania, and being known as 46 Brookside Avenue, Hanover, Pennsylvania 17331.  
TAX MAP AND PARCEL NUMBER:44-000-39-0025-B0-00000

THE IMPROVEMENTS THEREON ARE:  
Residential Dwelling

REAL DEBT: \$169,352.24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Paul J. Storke Jr

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

PROPERTY ADDRESS: 46 BROOKSIDE AVENUE, HANOVER, PA 17331

UPI# 44000390025B000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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. JOSEPH M. THOMPSON and MELANIE A. THOMPSON Docket Number: 2022-SU-001167. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOSEPH M. THOMPSON  
MELANIE A. THOMPSON

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

Property of Joseph M. Thompson and Melanie A. Thompson, husband and wife

Execution No. 2022-SU-001167

Judgment Amount: \$45,629.64

All the right title, interest and claim of Joseph M. Thompson and Melanie A. Thompson, husband and wife, of in and to:

Property located at 115 Baugher Drive, within Penn Township, York County, PA. Having

erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1276, at page 2799, as Instrument No. 1996064755.

Parcel Identification No. 44000050030L000000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 115 BAUGHER DRIVE, HANOVER, PA 17331

UPI# 44000050030L000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. LEEWARD D. TRYSON and BETTY L. TRYSON Docket Number: 2021-SU-001368. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LEEWARD D. TRYSON  
BETTY L. TRYSON

ALL that certain piece, parcel or tract of land, situate, lying and being in Penn Township, York County, Pennsylvania

APN: 44-000-29-0035.00-00000

Having erected thereon a dwelling known as 80 Morningstar Court, Hanover, PA 17331

PROPERTY ADDRESS: 80 MORNINGSTAR COURT, HANOVER, PA 17331

UPI# 440002900350000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: REVERSE MORTGAGE FUNDING, LLC vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANET M. NAYLOR, DECEASED, ROBERT NAYLOR, KNOWN HEIR OF JANET M. NAYLOR, DECEASED and JOAN MARIE HANNAH, KNOWN HEIR OF JANET M. NAYLOR, DECEASED Docket Number: 2021-SU-002484. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANET M. NAYLOR, DECEASED

ROBERT NAYLOR, KNOWN HEIR OF JANET M. NAYLOR, DECEASED

JOAN MARIE HANNAH, KNOWN HEIR OF JANET M. NAYLOR, DECEASED

ALL THOSE CERTAIN two tracts of land situated in Conewago Township, York County, Pennsylvania, bounded and described as follows, to wit:

Property Address: 1140 Bowers Bridge Road, Manchester, PA 17345  
Parcel No. 23.000.OH.0208.0  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2021-SU-002484  
Judgment: \$128,785.83  
Attorney: Christopher A. DeNardo, 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 Janet M. Naylor, deceased, Robert Naylor, known Heir of Janet M. Naylor, deceased and Joan Marie Hannah, known Heir of Janet M. Naylor, deceased

PROPERTY ADDRESS: 1140 BOWERS BRIDGE ROAD, MANCHESTER, PA 17345

UPI# 23000OH02080000000

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: REVERSE MORTGAGE FUNDING LLC vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT E. JONES, DECEASED Docket Number: 2021-SU-002770. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT E. JONES, DECEASED

ALL that certain lot of ground, with the improvements thereon erected, situate in West Manchester Township, York County, Pennsylvania, bounded and described as follows:

Property Address: 2001 West Market Street, York, PA 17404

Parcel No. 51-000-04-0311.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2021-SU-002770

Judgment: \$117,608.10

Attorney: Kristen D. Little, 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 Robert E. Jones, deceased

PROPERTY ADDRESS: 2001 WEST MARKET STREET, YORK, PA 17404

UPI# 510000403110000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PHH MORTGAGE CORPORATION vs. FRANK H. WARNER and JEAN M. WARNER Docket Number: 2022-SU-001301. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

FRANK H. WARNER  
JEAN M. WARNER

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

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

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

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

UPI# 530003000650000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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. MARIAN L. WARNER Docket Number: 2016-SU-000755-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MARIAN L. WARNER

Owner(s) of property situate in the Red Lion Borough, YORK County, Pennsylvania, being

104 W. High Street Red Lion, PA 17356  
Parcel No. 820000500380000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$119,508.20

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 104 WEST HIGH STREET, RED LION, PA 17356

UPI# 820000500380000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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. EZEKIEL J. WASHBURN Docket Number: 2022-SU-001433. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

EZEKIEL J. WASHBURN

By virtue of a Writ of Execution No. 2022-SU-001433

FREEDOM MORTGAGE CORPORATION  
v.  
EZEKIEL J. WASHBURN

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

7719 WOODBINE RD, AIRVILLE, PA 17302  
Tax ID No. 43-000-02-0507.00-00000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$280,311.60

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 7719 WOODBINE ROAD, AIRVILLE, PA 17302

UPI# 430000205070000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR CABANA SERIES V TRUST NA vs. DOREEN K. WEEKS and CHRISTOPHER T. WEEKS Docket Number: 2016-SU-001785-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DOREEN K. WEEKS  
CHRISTOPHER T. WEEKS

U.S. Bank Trust National Association as trustee of Cabana Series V Trust v Doreen K. Weeks, Christopher T. Weeks

Docket Number: 2016-SU-001785-06

Property to be sold is situated in the Township of Manchester, County of York and State of Pennsylvania.

Commonly known as: 3415 Raintree Road, York, PA 17404

Parcel Number: 36-000-45-0002.00-00000  
Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: 328,572.16

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

PROPERTY ADDRESS: 3415 RAINTREE ROAD, YORK, PA 17404

UPI# 360004500020000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 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, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT vs. BARBARA J. WELLS, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF JOHN B. WELLS, III, DECEASED Docket Number: 2022-SU-000655. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BARBARA J. WELLS, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF JOHN B. WELLS, III, DECEASED

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

Property of John B. Wells, III and Barbara J. Wells, husband and wife

Execution No. 2022-SU-000655

Judgment Amount: \$120,702.81

All the right title, interest and claim of John B. Wells, III and Barbara J. Wells, husband and wife, of in and to:

Property locates at 712 Franlyn Drive, within York Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1352, at page 1255, as Instrument No. 1999006845.

Parcel Identification No. 54-000-28-0004-00

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 712 FRANLYN DRIVE, DALLASTOWN, PA 17313

UPI# 540002800040000000

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

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

RICHARD P. KEUERLEBER, Sheriff

Sheriff's Office,  
11.03-3t York County, Pennsylvania

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SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION vs. DENNIS WOLFE, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF REGINALD LEE WOLFE, AKA REGINALD L. WOLFE; and UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF REGINALD LEE WOLFE, AKA REGINALD L. WOLFE Docket Number: 2021-SU-001578. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DENNIS WOLFE, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF REGINALD LEE WOLFE, AKA REGINALD L. WOLFE  
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF REGINALD LEE WOLFE, AKA REGINALD L. WOLFE

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

BEING KNOWN AND NUMBERED AS 231 PATTISON STREET, YORK, PA 17403

UPIN NUMBER 12-396-10-0032.00-00000

PROPERTY ADDRESS: 231 PATTISON STREET, YORK, PA 17403

UPI# 123961000320000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.03-3t York County, Pennsylvania

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The court is considering adoption of a new local rule of judicial administration governing the use of electronic evidence in common pleas court proceedings, a draft of which is below for review. The court invites all interested persons to submit comments, suggestions, or objections in writing by first class mail or email to:

Paul Crouse  
District Court Administrator  
Administrative Office of York County Courts  
19<sup>th</sup> Judicial District  
45 North George Street  
York, Pennsylvania 17401  
[pocrouse@yorkcountypa.gov](mailto:pocrouse@yorkcountypa.gov)

The deadline for receipt of comments is November 30, 2022.

YORK R.J.A. 7040 Electronic Evidence (proposed)

1. “Electronic evidence” refers to evidence created, transmitted, or stored in digital format including, but not limited to, all documents, photographs, audio files, video files, text messages, and social media excerpts not in paper form.
2. All electronic evidence to be referenced in court or submitted into the record for the York County Court of Common Pleas shall comply with the requirements of this Rule.
3. When electronic evidence is used during any court proceeding, the party submitting electronic evidence shall:
  - a. provide a device by which the electronic evidence may be viewed or played which shall have either a VGA or HDMI output and be familiar with how to operate the device so that the electronic evidence can be viewed;
  - b. make the electronic evidence available for use by the opposing parties during cross-examination of witnesses;
  - c. shall provide the clerk with:
    - i. the original evidence, as amended through trial, on its submitted storage device with data preserved in its native format; and
    - ii. a duplicate copy of the evidence, that shall:
      1. have files formatted as an Adobe Acrobat PDF file (in read only format), a JPEG, an MPEG, an MP3 audio file, or Windows Media format;
      2. have individual files with each file name containing a brief description that is easily distinguishable so that it can be identified on the record;
      3. be provided on a secure and protected media storage device (see 4, below); and
      4. identified with an adhesive label that shall be affixed to each storage device legibly identifying the case caption, docket and page or case numbers, disk number (1 of 2, etc.), and the format(s) used.
4. The Court only accepts compact discs (CDs), digital video discs (DVDs) and USB drives (flash drive, thumb drive) as approved media storage devices. Such storage devices shall be for the exclusive use of the courts and authorized court personnel, unless otherwise ordered.
5. The clerk shall retain original evidence specified in Paragraph 3(c)(i) until such time as all appeals have been fully exhausted. Thereafter, the clerk may destroy the original evidence after 20 days’ notice to all parties of interest. The clerk may add the duplicate copy files specified in Paragraph 3(c)(ii) to the electronic docket storage as the technology thereof may allow. If the clerk is able to add all files of electronic evidence to the electronic docket storage in a manner which makes it accessible to the Court, the parties, and the public, where applicable, the clerk may destroy the media storage device containing the duplicate copy files without notice.

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