

# York Legal Record

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

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No. 52

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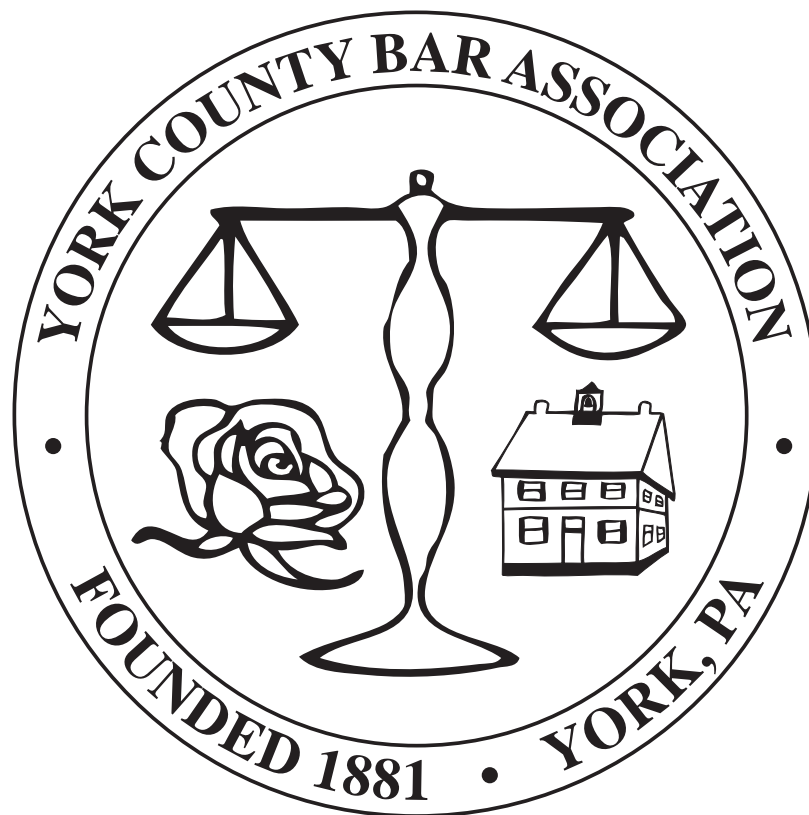
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## CASES REPORTED

*En Banc* York County Court of Common Pleas Criminal Division  
Opinion Denying Defendants' Motions

Persons Not to Possess a Firearm – Constitutionality – Felony Drug Possession

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Dated Material Do Not Delay

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## ESTATE NOTICES

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

## FIRST PUBLICATION

- ESTATE OF STEPHEN J. BAUBLITZ, SR., DECEASED  
Late of Dover Twp., York County, PA.  
Administratrix: Lisa A. Wysock, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401  
Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401  
3.21-3t
- ESTATE OF THOMAS PAUL BRAUGHT, DECEASED  
Late of York County, PA.  
Executor: Daniel L. Braught, c/o Baric Scherer LLC, 19 West South Street, Carlisle, PA 17013  
Attorney: Michael A. Scherer, Esquire, Baric Scherer LLC, 19 West South Street, Carlisle, PA 17013  
3.21-3t
- ESTATE OF CHLOE FAITH BROWN, DECEASED  
Late of North Hopewell Twp., York County, PA.  
Co-Administrators: George W. Brown, Jr. and Jennifer Brown, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401  
3.21-3t
- ESTATE OF DENNIS R. CACCIOLA, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Robert Clofine, Esquire, 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  
3.21-3t
- ESTATE OF MARGARET DOBBIN, DECEASED  
Late of Dover Twp., York County, PA.  
Executor: Thomas Dobbins, 588 Allegiance Drive, Lititz, PA 17543  
3.21-3t
- ESTATE OF DONNA J. FOLMER, DECEASED  
Late of Hanover Boro., York County, PA.  
Executrix: Leah I. Yingling, 17 Park Avenue, Littlestown, PA 17340  
Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331  
3.21-3t
- ESTATE OF STANLEY D. FOURHMAN, DECEASED  
Late of Red Lion, York County, PA.  
Executor: Lisa K. Huth, 4606 Myers Park Drive, Durham, NC 27705  
3.21-3t
- ESTATE OF AUDREY C. FUHRMAN, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Daniel T. Fuhrman, 407 David Court, Belair, MD 21015  
Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331  
3.21-3t
- ESTATE OF BURNELL J. FUNK, DECEASED  
Late of Penn Twp., York County, PA.  
Co-Executors: Colleen M. Wonder and Timothy F. Funk, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331  
Attorney: Jennifer M. Stetter, Esquire, Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331  
3.21-3t
- ESTATE OF DONNA M. HAKE, a/k/a DONNA MARIE HAKE, DECEASED  
Late of Springfield Twp., York County, PA.  
Executrix: Holly E. Murnin, c/o Law Offices of Craig A. Diehl, 3464 Trindle Road, Camp Hill, PA 17011  
Attorney: Craig A. Diehl, Esquire, Law Offices of Craig A. Diehl, 3464 Trindle Road, Camp Hill, PA 17011  
3.21-3t
- ESTATE OF BETTY A. HUEGEL, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Roger E. Huegel, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
3.21-3t
- ESTATE OF MICHAEL E. IRIZARRY, DECEASED  
Late of York City, York County, PA.  
Administrator: Maria Dingertopadre, c/o Ream, Carr, Markey Woloshin & Hunter LLP, 119 E. Market Street, York, PA 17401  
Attorney: Steven M. Carr, Esquire, Ream, Carr, Markey Woloshin & Hunter LLP, 119 E. Market Street, York, PA 17401  
3.21-3t
- ESTATE OF JANIS A. KLINGLER, a/k/a COOK, DECEASED  
Late of New Freedom, York County, PA.  
Executors: Christy Windon, 10926 Player Lane, Berlin, MD 21811 and Connie Linzey, 55 Kings Way, Stewartstown, PA 17363  
3.21-3t
- ESTATE OF JAMES N. LOWE, DECEASED  
Late of Dillsburg, Franklin Twp., York County, PA.  
Executor: Stephen F. Lowe, c/o Stone, Wiley & Linsbach, PC, 3 N. Baltimore Street, Dillsburg, PA 17019  
Attorney: David J. Lenox, Esquire, Stone, Wiley & Linsbach, PC, 3 N. Baltimore Street, Dillsburg, PA 17019  
3.21-3t
- ESTATE OF PATRICIA E. McDADE, DECEASED  
Late of New Freedom Boro., York County, PA.  
Executrix: Melissa McDade, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401  
3.21-3t
- ESTATE OF WALTER L. MILLER, JR., DECEASED  
Late of New Salem Boro., York County, PA.  
Administrator: Clayton A. Lingg, Esquire, Mooney Law, 230 York Street, Hanover, PA 17331  
Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331  
3.21-3t
- ESTATE OF CHARLES E. MILLS, SR., DECEASED  
Late of Jacobus Boro., York County, PA.  
Administrator: MacGregor J. Brillhart, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401  
3.21-3t
- ESTATE OF CAROLYN A. NACE, DECEASED  
Late of Manchester Twp., York County, PA.  
Executor: Bradley E. Rhoderick, c/o Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403  
Attorney: Jack L. Graybill II, Esquire, Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403  
3.21-3t
- ESTATE OF TIMOTHY A. PETERSEN, DECEASED  
Late of New Cumberland, York County, PA.  
Executor: Carl S. Chronister, c/o Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011  
Attorney: Jacqueline A. Kelly, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011  
3.21-3t
- ESTATE OF DAVID A. SHEAFFER, a/k/a DAVID SHEAFFER, DECEASED  
Late of Newberry Twp., York County, PA.  
Administrator: John J. Tay, c/o Jennifer B. Hipp, Esquire, One West Main Street, Shiremanstown, PA 17011  
Attorney: Jennifer B. Hipp, Esquire, One West Main Street, Shiremanstown, PA 17011  
3.21-3t

ESTATE OF BEULAH J. STUMP, DECEASED  
Late of York City, York County, PA.  
Executrix: Deborah J. Stough, 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 3.21-3t

ESTATE OF DAVID L. THOMAN, DECEASED  
Late of Jacobus Boro., York County, PA.  
Executor: Douglas D. Thoman, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401  
Attorney: Brent C. Diefenderfer, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 3.21-3t

ESTATE OF WILLIAM N. WAITE, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: William S. Waite, c/o Blake & Schanbacher Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401  
Attorney: Kurt A. Blake, Esquire, Blake & Schanbacher Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401 3.21-3t

ESTATE OF PHYLLIS B. WALKER, DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Kimberly Farner, 970 Maple Lane, Hanover, PA 17331  
Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 3.21-3t

ESTATE OF DOLORES M. WINTERS, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executrix: Elizabeth A. Winters, 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 3.21-3t

ESTATE OF RICHARD YANKOWITZ, DECEASED  
Late of Manchester Twp., York County, PA.  
Executrix: Amy Milsten, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401  
Attorney: Timothy Bupp, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 3.21-3t

ESTATE OF HARRY C. YOUNG, JR., DECEASED  
Late of York County, PA.  
Executor: Barbara J. Trump, c/o Murrel R. Walters, III, Esquire, 54 E. Main Street, Mechanicsburg, PA 17055  
Attorney: Murrel R. Walters, III, Esquire, 54 E. Main Street, Mechanicsburg, PA 17055 3.21-3t

ESTATE OF DORIS LUCILE ZINN, a/k/a DORIS L. ZINN, DECEASED  
Late of North Codorus Twp., York County, PA.  
Co-Executrices: Regina Wolfe, 228 Lakewood Drive, Spring Grove, PA 17362 and Vicki Lynn Leppo, 4850 Bentz Road, Spring Grove PA 17362  
Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 3.21-3t

## SECOND PUBLICATION

ESTATE OF ESTHER M. BARNHART, DECEASED  
Late of York Twp., York County, PA.  
Executrix: Sherry Bowman, c/o Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356  
Attorney: Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356 3.14-3t

ESTATE OF CAROLYN S. BRENNEMAN, a/k/a CAROLYN SUE BRENNEMAN, DECEASED  
Late of York City, York County, PA.  
Executor: Matthew T. K. Martin, c/o Morris & Vedder, LLP, 32 North Duke Street, PO Box 149, York, PA 17405  
Attorney: Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 North Duke Street, PO Box 149, York, PA 17405 3.14-3t

ESTATE OF MARY LYNN BROCK, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executors: Michael R. Ruth and Roderick R. Sentz, 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 3.14-3t

ESTATE OF STACEY V. CORTEZ, a/k/a STACEY VERNICE CORTEZ, DECEASED  
Late of Newberry Twp., York County, PA.  
Executor: Mariana Abreu, c/o George W. Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033  
Attorney: George W. Porter, Esquire, 909 E. Chocolate Avenue, Hershey, PA 17033 3.14-3t

ESTATE OF BYRON R. DAUDELIN, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executrix: Laura J. Pedone, 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 3.14-3t

ESTATE OF HIEN DUONG, DECEASED  
Late of Conewago Twp., York County, PA.  
Administrator: Vinh Duong, 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 3.14-3t

ESTATE OF DANIEL L. EHRHART, DECEASED  
Late of Windsor Twp., York County, PA.  
Administrator: Todd A. Ehrhart, 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 3.14-3t

ESTATE OF LORETTA K. FUNK, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Kelly L. Smith, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356  
Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, PC, 105 West Broadway, Red Lion, PA 17356 3.14-3t

ESTATE OF PATSY LEE BOHN HANNAH, DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Elinor Albright Rebert, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331  
Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 3.14-3t

ESTATE OF DORIS P. HARTDAGEN, DECEASED  
Late of West Manheim Twp., York County, PA.  
Executrix: Sandra E. Hartdagen, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403  
Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 3.14-3t

ESTATE OF JUSTIN H. HEWITT, a/k/a JUSTIN H. HEWITT, II, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executrix: Samantha M. Mikel a/k/a Samantha M. Thoman, c/o Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356  
Attorney: Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356 3.14-3t

ESTATE OF WILLIAM FRANK HOLLAND III, DECEASED  
Late of Hanover Boro., York County, PA.  
Executrix: Ann M. Yingling, 546 Yellow Lily Court, Westminster, MD 21158 3.14-3t

ESTATE OF EDWARD M. JACKSON,  
DECEASED  
Late of Delta Boro., York County, PA.  
Executrix: Roberta F. Jackson, 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  
3.14-3t

ESTATE OF JEAN M. JORDAN, DECEASED  
Late of York Twp., York County, PA.  
Executor: Theresa M. Jordan, 712 Center  
Street, Dunmore, PA 18512  
Attorney: Jenna Kraycer Tuzze, Esquire,  
Oliver, Price & Rhodes, 1212 South  
Abington Road, Clarks Summit, PA 18411  
3.14-3t

ESTATE OF BARBARA T. KYNERD, a/k/a  
BARBARA ANN KYNERD, a/k/a BARBARA  
ANN TURRENTINE KYNERD, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Karen Strickhouser, c/o Bellomo  
& Associates, LLC, 3198 East Market  
Street, York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198  
East Market Street, York, PA 17402  
3.14-3t

ESTATE OF DANIEL EDWARD MALLOY,  
a/k/a DANIEL D. MALLOY, DECEASED  
Late of Spring Garden Twp., York County,  
PA.  
Administrator: David Andrew Malloy, c/o  
Gettle Vaughn Law LLC, 13 East Market  
Street, York, PA 17401  
Attorney: Jeffrey A. Gettle, Esquire, Gettle  
Vaughn Law LLC, 13 East Market Street,  
York, PA 17401  
3.14-3t

ESTATE OF HOWARD H. MERKEL,  
DECEASED  
Late of Hopewell Twp., York County, PA.  
Executor: Jonathan P. Merkel, 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  
3.14-3t

ESTATE OF EDWARD JOSEPH ROSS JR.,  
DECEASED  
Late of Lower Windsor Twp., York County,  
PA.  
Executor: Edward Joseph Ross, III, 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  
3.14-3t

ESTATE OF TERRY L. RUGGLES,  
DECEASED  
Late of Springettsbury Twp., York County,  
PA.  
Executor: Todd A. Fuhrman, c/o Richard R.  
Reilly, Esquire, 54 N. Duke Street, York,  
PA 17401  
Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke Street, York, PA 17401  
3.14-3t

ESTATE OF ANNEMARIE I. SMITH, a/k/a  
ANNEMARIE ILZE SMITH, DECEASED  
Late of Hanover Boro., York County, PA.  
Executor: Stephan J. Smith, c/o Strausbaugh  
Law, PLLC, 1201 West Elm Avenue, Suite  
#2, Hanover, PA 17331  
Attorney: Scott J. Strausbaugh, Esquire,  
Strausbaugh Law, PLLC, 1201 West Elm  
Avenue, Suite #2, Hanover, PA 17331  
3.14-3t

ESTATE OF VIRGINIA L. STOUGH,  
DECEASED  
Late of Monaghan Twp., York County, PA.  
Executors: Mark D. Stough and Bryan K.  
Stough, 337 Scotch Pine Road, Dillsburg,  
PA 17019  
Attorney: Wm. D. Schrack III, Esquire,  
BENN LAW FIRM, 124 W. Harrisburg  
Street, Dillsburg, PA 17019  
3.14-3t

ESTATE OF FAYE L. TAYLOR, a/k/a FAYE  
LOUISA TAYLOR, DECEASED  
Late of York Twp., York County, PA.  
Executor: Scott Taylor, 3440 Brownton  
Road, Felton, PA 17322  
Attorney: D. Michael Craley, Esquire, 246  
West Broadway, Lower Level, Red Lion,  
PA 17356  
3.14-3t

ESTATE OF MILDRED M. VALENCIK,  
DECEASED  
Late of Warrington Twp., York County, PA.  
Executor: Hubert A. Valencik, c/o Bangs  
Law Office, LLC, 429 South 18th Street,  
Camp Hill, PA 17011  
Attorney: Michael L. Bangs, Esquire, Bangs  
Law Office, LLC, 429 South 18th Street,  
Camp Hill, PA 17011  
3.14-3t

ESTATE OF VICKIE ADELE WARREN,  
DECEASED  
Late of York City, York County, PA.  
Administrator: Amanda J. Lenker, c/o  
Kearney Graybill, LLC, 940 South Queen  
Street, York, PA 17403  
Attorney: Jack L. Graybill II, Esquire,  
Kearney Graybill, LLC, 940 South Queen  
Street, York, PA 17403  
3.14-3t

ESTATE OF MARY ZEIGLER, DECEASED  
Late of York Twp., York County, PA.  
Executors: Susan Z. Myers, David Zeigler  
and Richard Zeigler, c/o Snoko Dubbs  
Law, Inc., 204 St. Charles Way, Suite F,  
York, PA 17402  
Attorney: Snoko Dubbs Law, Inc., 204 St.  
Charles Way, Suite F, York, PA 17402  
3.14-3t

### THIRD PUBLICATION

ESTATE OF SANDRA H. ALLISON,  
DECEASED  
Late of York City, York County, PA.  
Administrator: Barry David Allison, c/o  
Eveler & DeArment LLP, 2997 Cape Horn  
Road, Suite A-6, Red Lion, PA 17356  
Attorney: Eveler & DeArment LLP, 2997  
Cape Horn Road, Suite A-6, Red Lion, PA  
17356  
3.07-3t

ESTATE OF GEORGE W. BECK, a/k/a  
GEORGE W. BECK, JR., DECEASED  
Late of Hellam Twp., York County, PA.  
Co-Executors: Kimberly Rhine and George  
T. Beck, c/o Anstine & Sparler, 117 East  
Market Street, York, PA 17401  
Attorney: William B. Anstine, Jr., Esquire,  
Anstine & Sparler, 117 East Market Street,  
York, PA 17401  
3.07-3t

ESTATE OF LINDA L. CLAYCOMB,  
DECEASED  
Late of North Codorus Twp., York County,  
PA.  
Executrix: Heather Lynn Claycomb, a/k/a  
Heather Kuhn, 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  
3.07-3t

ESTATE OF BRENDA LEE CLINE-HEALD,  
DECEASED  
Late of York City, York County, PA.  
Executrix: Jamie M. Overmiller, 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  
3.07-3t

ESTATE OF THOMAS E. EISENSMITH,  
DECEASED  
Late of Springettsbury Twp., York County,  
PA.  
Co-Executors: Michael L. Eisensmith and  
David R. Eisensmith, c/o Richard R.  
Reilly, Esquire, 54 N. Duke Street, York,  
PA 17401  
Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke Street, York, PA 17401  
3.07-3t

ESTATE OF DONALD B. ELTZ, a/k/a  
DONALD BURNELL ELTZ, DECEASED  
Late of Penn Twp., York County, PA.  
Executors: Kimberly A. Luckenbaugh,  
Jeffrey L. Zeigler and Stephen E. Zeigler,  
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  
3.07-3t

ESTATE OF ROSALIE GLASSMYER,  
DECEASED  
Late of Springettsbury Twp., York County,  
PA.  
Executrix: Robin R. Winemiller, c/o Law  
Offices of Seth Eric Springer, Esq., LLC,  
218 East Market Street, York, PA 17403  
Attorney: Ann Marie McElwee, Esquire,  
Law Offices of Seth Eric Springer, Esq.,  
LLC, 218 East Market Street, York, PA  
17403  
3.07-3t

ESTATE OF JUANITA M. GOBEL,  
DECEASED  
Late of Hanover Boro., York County, PA.  
Executrix: Teresa M. Gobel, c/o Barley  
Snyder LLP, 14 Center Square, Hanover,  
PA 17331  
Attorney: Jennifer M. Stetter, Esquire,  
Barley Snyder LLP, 14 Center Square,  
Hanover, PA 17331  
3.07-3t

ESTATE OF VERDELL T. HARMON, DECEASED  
 Late of North Codorus Twp., York County, PA.  
 Executrix: Mary Danette Traylor-Kushla, c/o Blake & Schanbacher Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401  
 Attorney: Kurt A. Blake, Esquire, Blake & Schanbacher Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401 3.07-3t

ESTATE OF JACQUELINE M. HERSHEY, DECEASED  
 Late of Hanover Boro., York County, PA.  
 Executrix: Joni H. Reichart, 850 Berlin Road, New Oxford, PA 17350  
 Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 3.07-3t

ESTATE OF VERLA M. HINSON, DECEASED  
 Late of North Codorus Twp., York County, PA.  
 Executor: Daniel Hinson, PO Box 285, Spring Grove, PA 17362 3.07-3t

ESTATE OF CARMEN M. JACKSON, a/k/a CARMEN MARY JACKSON, a/k/a CARMEN MULA JACKSON, DECEASED  
 Late of Dover Twp., York County, PA.  
 Executor: Robert L. Jackson, Jr., c/o MPL Law Firm, LLP, 96 South George Street, Suite 520, York, PA 17401  
 Attorney: John D. Miller, Jr., Esquire, MPL Law Firm, LLP, 96 South George Street, Suite 520, York, PA 17401 3.07-3t

ESTATE OF F. LESLIE KAUFMAN, a/k/a FRANK L. KAUFMAN, DECEASED  
 Late of Fairview Twp., York County, PA.  
 Executor: Christopher J. Kaufman, c/o Walters & Galloway, PLLC, 54 E. Main Street, Mechanicsburg, PA 17055  
 Attorney: Murrel R. Walters, III, Esquire, Walters & Galloway, PLLC, 54 E. Main Street, Mechanicsburg, PA 17055 3.07-3t

ESTATE OF EDITH I. LAUCHMAN, DECEASED  
 Late of Heidelberg Twp., York County, PA.  
 Executrix: Wanda A. Crone, c/o Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362  
 Attorney: Craig A. Diehl, Esquire, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362 3.07-3t

ESTATE OF VONNY R. McCLAIN, DECEASED  
 Late of Lower Chanceford Twp., York County, PA.  
 Co-Executors: Sharon R. Scantling and Shelva M. McCallister, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401  
 Attorney: Richard K. Konkel, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 3.07-3t

ESTATE OF CHRISTA S. PARR, a/k/a CHRISTA SIEGRID PARR, DECEASED  
 Late of Paradise Twp., York County, PA.  
 Executor: Heidi D. Pero, 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 3.07-3t

ESTATE OF WILLIAM ROBERT SMITH, JR., DECEASED  
 Late of York Twp., York County, PA.  
 Co-Administrators: Michele E. Buser and Dennis G. Smith, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
 Attorney: Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 3.07-3t

ESTATE OF BETTY LOU SWEITZER, a/k/a BETTY L. SWEITZER, DECEASED  
 Late of Goldsboro, York County, PA.  
 Executor: Daryl Lee Sweitzer, c/o Walters & Galloway, PLLC, 54 E. Main Street, Mechanicsburg, PA 17055  
 Attorney: Murrel R. Walters, III, Esquire, Walters & Galloway, PLLC, 54 E. Main Street, Mechanicsburg, PA 17055 3.07-3t

ESTATE OF CAROLINE C. SWEITZER, DECEASED  
 Late of Dover Twp., York County, PA.  
 Executor: Randy D. Sweitzer, c/o Gillian A. Woodward, Esquire, 1701 West Market Street, York, PA 17404  
 Attorney: Gillian A. Woodward, Esquire, 1701 West Market Street, York, PA 17404 3.07-3t

ESTATE OF WAYNE RICHARD WISENSALE, a/k/a WAYNE R. WISENSALE, DECEASED  
 Late of Hanover Boro., York County, PA.  
 Executor/Administrator: Michael Wayne Wisensale, a/k/a Mick W. Wisensale, 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 3.07-3t

1. **BOND – The First and Final Account of Gregory L. Bond, Executor of the Last Will and Testament of Matthew P. Bond, Late of Springettsbury Township, York County, Pennsylvania, deceased, 6723-0266. (Amanda Snoke Dubbs, Esq.)**

2. **BURKHARDT – The First and Final Account of Jeanette M. Price, Executrix of the Last Will and Testament of Betty J. Burkhardt, Late of Springettsbury Township, York County, Pennsylvania, deceased, 6723-0146. (Laura S. Manifold, Esq.)**

3. **BAHN – The First and Final Account of Trina Urey, Executrix of the Last Will and Testament of Carolyn Bahn a/k/a Carolyn A. Bahn, Late of York City, York County, Pennsylvania, deceased, 6723-1058. (Erik D. Spurlin, Esq.)**

4. **ROSENBERRY – The First and Final Account of William J. Rosenberry, Jr., and Wanda J. Ritter, Co-Administrators of the Estate of Faye M. Rosenberry, Late of Newberry Township, York County, Pennsylvania, deceased, 6723-2057. (Erik D. Spurlin, Esq.)**

**FILED IN THE OFFICE OF THE CLERK OF ORPHANS’ COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE MARCH 6, 2024.**

**BRYAN K. TATE**  
 COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA, ORPHANS’ COURT DIVISION

03.14-2t

**ORPHANS’ COURT DIVISION  
 AUDITING NOTICE**

To All legatees creditors and person interested: Notice is hereby given that the following accounts have been filed in the office of the Clerk of Orphans’ Court Division for confirmation and distribution of the balance therein shown to the creditors, legatees next to kin, heirs and others legally entitled thereto on **April 3, 2024 at 9:00 a.m.** and will be called in the order named for audit and distribution by said Court, in **Courtroom No. 7003, on the 7th floor of the York County Judicial Center at 45 North George St. in the City of York, Pennsylvania.**

**CIVIL NOTICES**

**ACTION IN MORTGAGE FORECLOSURE**

**COURT OF COMMON PLEAS  
CIVIL DIVISION  
YORK COUNTY**

**NO: 2024-SU-000455**

Carrington Mortgage Services, LLC  
PLAINTIFF

VS.

Ronald Cayo, known Heir of Judith Saint Hilaire, deceased; Jessica Saint Hilaire, known Heir of Judith Saint Hilaire, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Judith Saint Hilaire, deceased  
DEFENDANTS

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Judith Saint Hilaire, deceased: TAKE NOTICE THAT THE Plaintiff, Carrington Mortgage Services, LLC has filed an action Mortgage Foreclosure, as captioned above.

**NOTICE**

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

York County Lawyer Referral Service  
137 East Market Street  
York, PA 17401

03.21-1t

Solicitor

**ACTION TO QUIET TITLE**

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW

NO. 2023-SU-000693

QUEEN STREET YORK PROPERTIES, LLC,  
Plaintiff

vs.

JAMES R. STAUFFER and GINA S. STAUFFER, f/k/a GINA M. SOMERS, VATSALA DEVI PARCHURI, DARREN W. WELKER and ANN E. WELKER, PAUL R. KNAUB and ELIZABETH A. KNAUB, GREGORY A. BURKHART, 2200 SOUTH QUEEN ST., LLC, SCOTT G. MCMILLION and SARA A. L. SMELTZER, ALLEN J. VELTMAN, SALVADOR CASTRO, ANA L. AMSPACHER, f/k/a ANA GARCIA-RIVERA, CRAIG A. BRADLEY, and ANY AND ALL UNKNOWN HEIRS, SUCCESSORS, OR ASSIGNS OF KENNETH L. AND JANET K. BENFER.  
Defendants

and

ST. CHARLES WAY CONDOMINIUM ASSOCIATION OF YORK, INC.,  
Intervenor

**NOTICE OF DEFAULT**

TO: Any Potential Heirs, Successors and Assigns of Kenneth L. and Janet K. Benfer

**IMPORTANT NOTICE**

**YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.**

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES**

**THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**Lawyer Referral Service of  
The York County Bar Association  
The York County Bar Center  
137 East Market Street  
York, Pennsylvania 17401  
Telephone No. (717) 854-8755**

03.21-1t

Solicitor

**ARTICLES OF INCORPORATION NONPROFIT**

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania on 2/8/2024. The name of the corporation is **The Irons Foundation**. The purpose[s] of the corporation is [are] Provide free mental health support to firefighters and EMS personnel. The corporation has been organized under the provisions of the Nonprofit Corporation Law of 1988.

03.21-1t

Solicitor

**FICTITIOUS NAME**

NOTICE is hereby given that application was filed for registration of the fictitious name: **Eagle's Nest Restaurant & Event Center** under the Fictitious Names Act, 54 Pa.C.S.A. §301, et seq, in the Department of State of the Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania, an application for the conduct of a business at its principal office or place of business situate at **2519 Mt. Rose Avenue, York, PA 17402**. The names and respective addresses of all persons and entities who are parties to the registration is: **Eagle's Nest Restaurant & Event Center, 2519 Mt. Rose Avenue, York, PA 17402**.

03.21-1t

Solicitor

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC vs. RONALD G. ADAMS Docket Number: 2023-SU-000911. 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:

RONALD G. ADAMS

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

BEING KNOWN AS: 2761 OLDE FIELD DRIVE YORK, PA 17408

BEING PARCEL NUMBER: 51-000-28-0240.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 2761 OLDE FIELD DRIVE, YORK, PA 17408

UPI# 510002802400000000

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, 03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: RED LION BODY AND FENDER vs. DAVE BARTO A/K/A DAVID E. BARTO Docket Number: 2023-NO-006300. 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:

DAVE BARTO A/K/A DAVID E. BARTO

UPI No. 53-000-GL-0006.B0-00000 Lot on Bethlehem Church Road, Windsor Township, York County, Pennsylvania

PROPERTY ADDRESS: LOT ON BETHLEHEM CHURCH ROAD, RED LION, PA 17356

UPI# 53000GL0006B000000

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, 03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-1 vs. JANET BRILL Docket Number: 2023-SU-000810. 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:

JANET BRILL

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN SPRINGFIELD TOWNSHIP AND PARTLY IN LOGANVILLE BOROUGH, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 7481 PINEWILD ROAD SEVEN VALLEYS, PA 17360

BEING PARCEL NUMBER: 47-000-09-0071.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 7481 PINEWILD ROAD, SEVEN VALLEYS, PA 17360

UPI# 470000900710000000

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, 03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SPECIALIZED LOAN SERVICING LLC vs. KAREN R. BROWN Docket Number: 2023-SU-002339. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

KAREN R. BROWN

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

BEING KNOWN AS: 165 RIDGEWOOD DRIVE HANOVER, PA 17331

BEING PARCEL NUMBER: 52-000-17-0019.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 165 RIDGEWOOD DRIVE, HANOVER, PA 17331

UPI# 520001700190000000

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, 03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-CABANA SERIES IV TRUST vs. JOSEPH BRUSH, SR., AKA JOSEPH F. BRUSH, SR. Docket Number: 2019-SU-001998. 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 BRUSH, SR., AKA JOSEPH F. BRUSH, SR.



U.S. Bank Trust National Association, as Trustee of the LB-Cabana Series IV Trust v Joseph Brush Sr a/k/a Joseph F. Brush, Sr.

Docket Number: 2019-SU-001998

Property to be sold is situated in the borough/ township of Dover, County of York and State of Pennsylvania.

Commonly known as: 1767 Hilton Avenue, Dover, PA 17315

Parcel Number: 24-000-07-0060.C0-00000 Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount:118,545.24

PROPERTY ADDRESS: 1767 HILTON AVENUE, DOVER, PA 17315

UPI# 24000070060C000000

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, 03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MIDFIRST BANK vs. ROBERT K BURNS and LAUREN A. BURNS, FKA LAUREN A. DEWEES Docket Number: 2023-SU-001501. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT K BURNS LAUREN A. BURNS, FKA LAUREN A. DEWEES

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

BEING KNOWN AND NUMBERED AS 510 RIDGEVIEW DRIVE, DILLSBURG, PA 17019

UPIN NUMBER 58-000-03-0080.00-00000

PROPERTY ADDRESS: 510 RIDGEVIEW DRIVE, DILLSBURG, PA 17019

UPI# 580000300800000000

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, 03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST ON BEHALF OF J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2 vs. CHRISTOPHER D. CALDWELL and MELISSA M. CALDWELL AKA MELISSA M. KUZYK Docket Number: 2019-SU-000025. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER D. CALDWELL MELISSA M. CALDWELL AKA MELISSA M. KUZYK

Owner(s) of property situate in the YORK TOWNSHIP, YORK COUNTY, Pennsylvania, being 596 GREEN VALLEY ROAD, YORK, PA 174003

PARCEL #: 540004000680000000 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount \$220,171.86 Attorneys for Plaintiff KML Law Group P.C.

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

UPI# 540004000680000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of

Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST J vs. NICOLE CANALES Docket Number: 2022-SU-002565. 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:

NICOLE CANALES

Docket No. 2022-SU-002565

Description:ALL THAT CERTAIN Lot or Piece of Ground Situate in Red Lion Borough, County of York, Commonwealth Of Pennsylvania, known and numbered at 525 West Broadway, Red Lion, Pennsylvania, as more fully described in Book 2146, Page 6179 or as Instrument Number 2011048874.

Parcel No. 82-000-05-0277.00-00000

Property: 525 W Broadway, Red Lion, PA 17356

Improvements: Residential Property

PROPERTY ADDRESS: 525 WEST BROADWAY, RED LION, PA 17356

UPI# 820000502770000000

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, 03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BKPL-EG HOLDING TRUST vs. BENEDICTA CORDOVA, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF ANA MELENDEZ A/K/A ANA M. MELENDEZ A/K/A ANA MELENDEZ-MAISONET A/K/A ANNA FIGUEROA, DECEASED Docket Number: 2023-SU-001180. 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:

BENEDICTA CORDOVA, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF ANA MELENDEZ A/K/A ANA M. MELENDEZ A/K/A ANA MELENDEZ-MAISONET A/K/A ANNA FIGUEROA,

DECEASED

U.S. Bank Trust National Association, as Trustee of BKPL-EG Holding Trust v. Benedicta Cordova Individually and as Administratrix of the Estate of Ana Melendez A/K/A Ana M. Melendez A/K/A Ana Melendez-Maisonet A/K/A Ana Figueroa, Deceased,

Docket Number: 2023-SU-001180

Property to be sold is situated in the borough/ township of York, County of York and State of Pennsylvania.

Commonly known as: 838 Wayne Avenue, York, PA 17403

Parcel Number: 12-373-07-0061.00-00000 Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$48,941.05

PROPERTY ADDRESS: 838 WAYNE AVENUE, YORK, PA 17403

UPI# 123730700610000000

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,

03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-RPL2 vs. TODD A. DISE Docket Number: 2023-SU-002189. 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:

TODD A. DISE

Owner(s) of property situate in the TOWNSHIP OF WINDSOR, YORK COUNTY, Pennsylvania, being 2013 BLACK OAK DRIVE, RED LION, PA 17356

PARCEL #: 530001400130000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$260,984.19

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 2013 BLACK OAK DRIVE, RED LION, PA 17356

UPI# 530001400130000000

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,

03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST vs. DARLENE M. EISENHART Docket Number: 2023-SU-002664. 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:

DARLENE M. EISENHART

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

BEING KNOWN AS: 36 COPPERWOOD COURT YORK, PA 17408

BEING PARCEL NUMBER: 51-000-26-0001. L0-C0019

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 36 COPPERWOOD COURT, YORK, PA 17408

UPI# 51000260001L0C0019

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,

03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00

O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. ARTHUR VINCENT FIELD Docket Number: 2023-SU-002103. 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:

ARTHUR VINCENT FIELD

ALL THAT CERTAIN LOT OF GROUND WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE TOWNSHIP OF CODORUS, COUNTY OF YORK AND STATE OF PENNSYLVANIA,

BEING KNOWN AS: 3794 STICKS ROAD, GLEN ROCK, PA 17327

BEING PARCEL NUMBER: 22-000-BH-0013. B0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 3794 STICKS ROAD, GLEN ROCK, PA 17327

UPI# 22000BH0013B0000000

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,

03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SUNTRUST BANK S/B/M SUNTRUST MORTGAGE, INC. vs. SYLVIA ANN GOODY A/K/A SYLVIA A. GOODY, MORTGAGOR AND REAL PROPERTY OWNER AND IN HER CAPACITY AS KNOWN SURVIVING HEIR OF SYLVIA JEAN TOWNSEND, DECEASED MORTGAGOR AND REAL PROPERTY OWNERS; UNKNOWN SURVIVING HEIRS OF SYLVIA JEAN TOWNSEND; EDITH HARMON, KNOWN SURVIVING HEIR OF SYLVIA JEAN TOWNSEND; and UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR MIDDLE DISTRICT OF PENNSYLVANIA Docket Number: 2022-SU-000119. 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:

SYLVIA ANN GOODY A/K/A SYLVIA A. GOODY, MORTGAGOR AND REAL PROPERTY OWNER AND IN HER CAPACITY AS KNOWN SURVIVING HEIR OF SYLVIA JEAN TOWNSEND, DECEASED MORTGAGOR AND REAL PROPERTY OWNER UNKNOWN SURVIVING HEIRS OF SYLVIA JEAN TOWNSEND EDITH HARMON, KNOWN SURVIVING HEIR OF SYLVIA JEAN TOWNSEND UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR MIDDLE DISTRICT OF PENNSYLVANIA

All that certain piece or parcel or Tract of land situate in Delta Borough, York County, Pennsylvania, and being known as 333 & 335 Main Street, Delta, Pennsylvania 17314. TAX MAP AND PARCEL NUMBER:57-000-02-0088.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$189,469.69

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Sylvia Ann Goody a/k/a Sylvia A. Goody, Mortgagor and Real Property Owner and in her capacity as Known Surviving Heir of Sylvia Jean Townsend, Deceased Mortgagor and Real Property Owner, Edith Harmon, Known Surviving Heir of Sylvia Jean Townsend, Unknown Surviving Heirs of Sylvia Jean Townsend, and United States of America c/o United States Attorney for Middle District of Pennsylvania

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

PROPERTY ADDRESS: 333 & 335 MAIN STREET, DELTA, PA 17314

UPI# 570000200880000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MEMBERS 1ST FEDERAL CREDIT UNION vs. EDUARDO HEINERICI Docket Number: 2023-SU-002085. 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:

EDUARDO HEINERICI

Property of Eduardo Heinerici

Execution No. 2023-SU-002085

Judgment Amount: 26,885.32

All the right, title, interest, and claim of Eduardo Heinerici of in and to:

Property located at 3912 Sheppard Drive, within the Township of Dover, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2755, at Page 3305, as Instrument No. 2022056477.

Parcel Identification No. 24-000-34-0043.00-00000

Attorney: Mette, Evans & Woodside

Address: 3401 North Front Street  
P.O. Box 5950  
Harrisburg, PA 17110

PROPERTY ADDRESS: 3912 SHEPPARD DRIVE, DOVER, PA 17315

UPI# 240003400430000000

PROPERTY ADDRESS: 3912 SHEPPARD DRIVE, DOVER, PA 17315

UPI# 240003400430000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. DONNA HESS and RAYMOND C. HESS A/K/A RAYMOND C. HESS JR. Docket Number: 2022-SU-001781. 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:

DONNA HESS  
RAYMOND C. HESS A/K/A RAYMOND C. HESS JR.

ALL that certain tract or parcel of land and premises, situate, lying and being, in the Township of Newberry, in the County of York and Commonwealth of Pennsylvania, more particularly described as follows:

Property Address: 480 Miller Road, York Haven, PA 17370

Parcel No. 39-000-OG-0052.D0-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2022-SU-001781

Judgment: \$144,170.60

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Donna Hess and Raymond C. Hess a/k/a Raymond C. Hess Jr.

PROPERTY ADDRESS: 480 MILLER ROAD, YORK HAVEN, PA 17370

UPI# 39000OG0052D0000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: YORK HABITAT FOR HUMANITY, INC. vs. J.N. 1, IN HER CAPACITY AS HEIR OF THE ESTATE OF TONIE MICHELLE MCGHEE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TONIE MICHELLE MCGHEE, DECEASED; J.N. 2, IN HIS CAPACITY AS HEIR OF THE ESTATE OF TONIE MICHELLE MCGHEE, DECEASED; J.N. 3, IN HER CAPACITY AS HEIR OF THE ESTATE OF TONIE MICHELLE MCGHEE, DECEASED; T.M., IN HER CAPACITY AS HEIR OF THE ESTATE OF TONIE MICHELLE MCGHEE, DECEASED; and T.N., IN HER CAPACITY AS HEIR OF THE ESTATE OF TONIE MICHELLE MCGHEE, DECEASED Docket Number: 2023-SU-000548. 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:

J.N. 1, IN HER CAPACITY AS HEIR OF THE ESTATE OF TONIE MICHELLE MCGHEE, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TONIE MICHELLE MCGHEE, DECEASED J.N. 2, IN HIS CAPACITY AS HEIR OF THE ESTATE OF TONIE MICHELLE MCGHEE, DECEASED J.N. 3, IN HER CAPACITY AS HEIR OF THE ESTATE OF TONIE MICHELLE MCGHEE, DECEASED T.M., IN HER CAPACITY AS HEIR OF THE ESTATE OF TONIE MICHELLE MCGHEE, DECEASED T.N., IN HER CAPACITY AS HEIR OF THE ESTATE OF TONIE MICHELLE MCGHEE, DECEASED

SHERIFF'S SALE

By virtue of a Writ of Execution issued by York Habitat for Humanity, Inc. Docket No. 2023-SU-000548.

York Habitat for Humanity, Inc. v. J.N. 1, in Her Capacity as Heir of the Estate of Tonie Michelle McGhee, Deceased, J.N. 2, in His Capacity as Heir of the Estate of Tonie Michelle McGhee, Deceased, J.N. 3, in Her Capacity as Heir of the Estate of Tonie Michelle McGhee, Deceased, T.N., in Her Capacity as Heir of the Estate of Tonie Michelle McGhee, Deceased, T.M., in Her Capacity as Heir of the Estate of Tonie Michelle McGhee, Deceased, and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Tonie Michelle McGhee, Deceased Docket No. 2023-SU-000548.

J.N. 1, in Her Capacity as Heir of the Estate of Tonie Michelle McGhee, Deceased, J.N. 2, in His Capacity as Heir of the Estate of Tonie Michelle McGhee, Deceased, J.N. 3, in Her Capacity as Heir of the Estate of Tonie Michelle McGhee, Deceased, T.N., in Her Capacity as Heir of the Estate of Tonie Michelle McGhee, Deceased, T.M., in Her Capacity as Heir of the Estate of Tonie Michelle McGhee, Deceased, and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Tonie Michelle McGhee, Deceased, Owners of property situate in York, City of York, York County, Pennsylvania

838 W. Locust St., York, Pennsylvania 17401

Property being known as Parcel ID No. 09-218-07-0012.00-00000.

Premises consist of a residential two story house.

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

PROPERTY ADDRESS: 838 WEST LOCUST STREET, YORK, PA 17401

UPI# 092180700120000000

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, 03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION vs. MICHAEL J. JACOBS (DECEASED) and MARK E. JACOBS Docket Number: 2019-SU-001890. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL J. JACOBS (DECEASED) MARK E. JACOBS

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

BEING KNOWN AND NUMBERED AS 105 BAUGHER DRIVE, HANOVER, PA 17331

UPIN NUMBER 44000050030K000000

PROPERTY ADDRESS: 105 BAUGHER DRIVE, HANOVER, PA 17331

UPI# 44000050030K000000

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, 03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MORTGAGE ASSETS MANAGEMENT, LLC vs. BRENDA KAUFFMAN, SOLELY IN HER CAPACITY AS KNOWN HEIR OF ROSE MARIE REYNOLDS, NOW DECEASED;

BRYAN REYNOLDS SR., SOLELY IN HIS CAPACITY AS KNOWN HEIR OF ROSE MARIE REYNOLDS, NOW DECEASED; JENNIFER WOOTEN, SOLELY IN HER CAPACITY AS KNOWN HEIR OF ROSE MARIE REYNOLDS, NOW DECEASED; MELINDA REYNOLDS, SOLELY IN HER CAPACITY AS KNOWN HEIR OF ROSE MARIE REYNOLDS, NOW DECEASED; SHARON SUNDAY, SOLELY IN HER CAPACITY AS KNOWN HEIR OF ROSE MARIE REYNOLDS, NOW DECEASED; THE UNKNOWN HEIRS OF ROSE MARIE REYNOLDS; WILLIAM REYNOLDS JR, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF ROSE MARIE REYNOLDS, NOW DECEASED; ROSE MARIE REYNOLDS and WILLIAM H. REYNOLDS Docket Number: 2023-SU-001111. 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 KAUFFMAN, SOLELY IN HER CAPACITY AS KNOWN HEIR OF ROSE MARIE REYNOLDS, NOW DECEASED BRYAN REYNOLDS SR., SOLELY IN HIS CAPACITY AS KNOWN HEIR OF ROSE MARIE REYNOLDS, NOW DECEASED JENNIFER WOOTEN, SOLELY IN HER CAPACITY AS KNOWN HEIR OF ROSE MARIE REYNOLDS, NOW DECEASED MELINDA REYNOLDS, SOLELY IN HER CAPACITY AS KNOWN HEIR OF ROSE MARIE REYNOLDS, NOW DECEASED SHARON SUNDAY, SOLELY IN HER CAPACITY AS KNOWN HEIR OF ROSE MARIE REYNOLDS, NOW DECEASED THE UNKNOWN HEIRS OF ROSE MARIE REYNOLDS WILLIAM REYNOLDS JR, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF ROSE MARIE REYNOLDS, NOW DECEASED ROSE MARIE REYNOLDS WILLIAM H. REYNOLDS

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE IN FAIRVIEW TOWNSHIP, YORK COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: Premises being: 1079 Limekiln Road, New Cumberland, PA 17070

Parcel No. 27-000-RE-0001.C0-00000

BEING the same premises, which MECHANICSBURG WATER COMPANY by Deed dated December 10, 1979, and recorded in the Office of Recorder of Deeds of York County on December 26, 1979 at Book 80R, Page 558 granted and conveyed unto WILLIAM H. REYNOLDS AND ROSE MARIE REYNOLDS, HIS WIFE.

PROPERTY ADDRESS: 1079 LIMEKILN ROAD, NEW CUMBERLAND, PA 17070

UPI# 27000RE0001C000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FULTON BANK, N.A. vs. TODD E. LAIRD A/K/A TODD LAIRD and NACOLE LAIRD Docket Number: 2023-SU-002104. 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:

TODD E. LAIRD A/K/A TODD LAIRD  
NACOLE LAIRD

SHERIFF'S SALE  
By virtue of a Writ of Execution issued by Fulton Bank, N.A.  
Docket No. 2023-SU-002104.

Fulton Bank, N.A. v. Todd E. Laird a/k/a Todd Laird and Nacole Laird

Docket No. 2023-SU-002104.

Todd E. Laird a/k/a Todd Laird and Nacole Laird, Owners of property situate in Dover Township, York County, Pennsylvania

3101 Schoolhouse Road, Dover, Pennsylvania 17315

Property being known as Parcel ID No.: 24-000-KF-0003.00-00000

Premises consist of a single family dwelling.

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

PROPERTY ADDRESS: 3101  
SCHOOLHOUSE ROAD, DOVER, PA 17315

UPI# 24000KF00030000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEBT COLLECTION SOLUTIONS, LLC vs. BYRON C. LAIRD and NANCY E. LAIRD Docket Number: 2022-SU-002947. 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:

BYRON C. LAIRD  
NANCY E. LAIRD

By virtue of a Writ of Execution No.: 2022-SU-002947

BYRON C. LAIRD and NANCY E. LAIRD, owners of property situate in the EIGHTH WARD OF THE CITY OF YORK, YORK County, Pennsylvania being:

847 South Beaver Street, York, PA 17401

Parcel No.: 08-146-06-0042.00-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$15,740.13

Attorneys for Plaintiff  
Stock and Leader

PROPERTY ADDRESS: 847 SOUTH BEAVER STREET, YORK, PA 17401

UPI# 081460600420000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC vs. ANDREW H. LANDER, AKA ANDREW LANDER Docket Number: 2023-SU-002677. 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 H. LANDER, AKA ANDREW LANDER

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

BEING KNOWN AND NUMBERED AS 125 WEST GEORGE STREET, YORK NEW SALEM, PA 17371

UPIN NUMBER 79-000-02-0001.00-00000, 79-000-02-0001.B0-00000

PROPERTY ADDRESS: 125 WEST GEORGE STREET, YORK NEW SALEM, PA 17371

UPI# 790000200010000000 & 79000020001B000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FINANCE OF AMERICA REVERSE LLC vs. MARK L. LANDIS, KNOWN SURVIVING HEIR OF BARRY LANDIS; UNKNOWN SURVIVING HEIRS OF BARRY LANDIS; LISAM. LANDIS A/K/A LISA M. MCVICKER, KNOWN SURVIVING HEIR OF BARRY LANDIS; TAMMY S. SHIPLEY, KNOWN SURVIVING HEIR OF BARRY LANDIS; and BARRY L LANDIS Docket Number: 2023-SU-002383. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MARK L. LANDIS, KNOWN SURVIVING HEIR OF BARRY LANDIS  
UNKNOWN SURVIVING HEIRS OF BARRY LANDIS  
LISAM. LANDIS A/K/A LISAM. MCVICKER, KNOWN SURVIVING HEIR OF BARRY LANDIS  
TAMMY S. SHIPLEY, KNOWN SURVIVING HEIR OF BARRY LANDIS  
BARRY L LANDIS

All that certain piece or parcel or Tract of land situate in Dover Township, York County, Pennsylvania, and being known as 2845 Sky Top Trail, Dover, Pennsylvania 17315.

TAX MAP AND PARCEL NUMBER:24-000-KE-0120.D0-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$146,776.96

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Mark L. Landis, Known Surviving Heir of Barry Landis, Tammy S. Shipley, Known Surviving Heir of Barry Landis, Lisa M. Landis a/k/a Lisa M. McVicker, Known Surviving Heir of Barry Landis, and Unknown Surviving Heirs of Barry Landis

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

PROPERTY ADDRESS: 2845 SKY TOP TRAIL, DOVER, PA 17315

UPI# 24000KE0120D000000

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, 03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ALLIED FIRST BANK, SB DBA SERVBANK vs. DENNIS EDWARD LAYMAN, JR. Docket Number: 2023-SU-002360. 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 EDWARD LAYMAN, JR.

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

BEING KNOWN AND NUMBERED AS 385 SOUTH CENTER STREET, HANOVER, PA 17331

UPIN NUMBER 44-000-11-0105.00-00000

PROPERTY ADDRESS: 385 SOUTH CENTER STREET, HANOVER, PA 17331

UPI# 440001101050000000

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, 03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC vs. LINDA DIANNE LEWIS, KNOWN HEIR OF SHERWOOD W. LUIS, DECEASED; ANDRE LUIS, KNOWN HEIR OF SHERWOOD W. LUIS, DECEASED; MARIO LUIS, KNOWN HEIR OF SHERWOOD W. LUIS, DECEASED; and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHERWOOD W. LUIS, DECEASED Docket Number: 2022-SU-002172. 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:

LINDA DIANNE LEWIS, KNOWN HEIR OF SHERWOOD W. LUIS, DECEASED ANDRE LUIS, KNOWN HEIR OF SHERWOOD W. LUIS, DECEASED MARIO LUIS, KNOWN HEIR OF SHERWOOD W. LUIS, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHERWOOD W. LUIS, DECEASED

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, SITUATE in the Township of West Manheim, County of York and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of Parcel II of Phase II of South Pointe made by GM Engineers and Surveyors dated 12/23/03 and recorded 7/18/05 in York County Record Book 1740 page 1201.

Property Address: 18 St Georgia Drive, Hanover, PA 17331

Parcel No. 52-000-18-0207.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2022-SU-002172

Judgment: \$404,124.88

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Linda Dianne Lewis, known Heir of Sherwood W. Luis, deceased, Andre Luis, known Heir of Sherwood W. Luis, deceased, Mario Luis, known Heir of Sherwood W. Luis, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Sherwood W. Luis, deceased

PROPERTY ADDRESS: 18 SAINT GEORGIA DRIVE, HANOVER, PA 17331

UPI# 520001802070000000

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, 03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION vs. JENNIFER E. LITTLE, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF RODNEY W. LITTLE, AKA RODNEY LITTLE; MATTHEW H. LITTLE, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF RODNEY W. LITTLE, AKA RODNEY LITTLE; DAVID H. LITTLE, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF RODNEY W. LITTLE, AKA RODNEY LITTLE; and UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF RODNEY W. LITTLE, AKA RODNEY LITTLE Docket Number: 2022-SU-002940. 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 E. LITTLE, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF RODNEY W. LITTLE, AKA RODNEY LITTLE MATTHEW H. LITTLE, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF RODNEY W. LITTLE, AKA RODNEY LITTLE DAVID H. LITTLE, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF RODNEY W. LITTLE, AKA RODNEY LITTLE UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF RODNEY W. LITTLE, AKA RODNEY LITTLE

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

BEING KNOWN AND NUMBERED AS 3263 EAST PHEASANT DRIVE, DOVER, PA 17315

UPIN NUMBER 24-000-12-0152.A0-00000

PROPERTY ADDRESS: 3263 EAST PHEASANT DRIVE, DOVER, PA 17315

UPI# 24000120152A000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. EPHRAIM MCLAUGHLIN Docket Number: 2023-SU-002237. 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:

EPHRAIM MCLAUGHLIN

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2023-SU-002237

Pennsylvania Housing Finance Agency,  
Plaintiff

vs  
Ephraim McLaughlin,  
Defendant

Real Estate: 760 CARL STREET, YORK, PA 17404

Municipality: CITY OF YORK

Dimensions/ Lot No. 270, Park Village Plan of Lots  
Short Description: Plan/Deed Book 28-T, page 702,

See Instrument #: 2022-043245

Tax Parcel #: 14-557-08-0002.00-00000

Assessment: \$80,780.00

Improvements thereon: a residential dwelling house as identified above.

TO BE SOLD AS THE PROPERTY OF EPHRAIM McLAUGHLIN ON JUDGMENT NO. 2023-SU-002237

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

PROPERTY ADDRESS: 760 CARL STREET, YORK, PA 17404

UPI# 145570800020000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. JASON E. MILLER and DEBRA M. MILLER Docket Number: 2023-SU-002703. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JASON E. MILLER  
DEBRA M. MILLER

Owner(s) of property situate in the RED LION BOROUGH, YORK COUNTY, Pennsylvania, being 215 MARTIN STREET, RED LION, PA 17356

PARCEL #: 82-000-01-0005.00-00000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount \$141,079.22  
Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 215 MARTIN STREET, RED LION, PA 17356

UPI# 820000100050000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MASTR ASSET BACKED SECURITIES TRUST 2005-WF1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE vs. MALINDA L. MOODY Docket Number: 2023-SU-002055. 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:

MALINDA L. MOODY

By virtue of a Writ of Execution No. 2023-SU-002055

MASTR ASSET BACKED SECURITIES TRUST 2005-WF1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE C/O SPECIALIZED LOAN SERVICING LLC

MALINDA L. MOODY

owners of property situate in HELLAM TOWNSHIP, York County, Pennsylvania, being

106 FISHERMANS LANE, WRIGHTSVILLE, PA 17368

Parcel No. 31-000-02-0021.00-00000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$67,506.25

Attorneys for Plaintiff  
Parker McCay, PA

PROPERTY ADDRESS: 106 FISHERMANS LANE, WRIGHTSVILLE, PA 17368

UPI# 310000200210000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00

O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A. vs. OLGA I. NIMMONS and JOSE J. PENA Docket Number: 2023-SU-001023. 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:

OLGA I. NIMMONS  
JOSE J. PENA

DOCKET #2023-SU-001023

ALL THAT CERTAIN lot or ground with the improvements thereon erected, situate on the East side of South Vernon Street in East York, in the Township of Springettsbury, County of York and Commonwealth of Pennsylvania.

PARCEL No. 46-000-02-0214.00-00000

PROPERTY ADDRESS: 137 SOUTH VERNON STREET, YORK, PENNSYLVANIA 17402

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Olga I. Nimmons AND Jose J. Pena

ATTORNEY FOR PLAINTIFF: Powers Kirm, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 137 SOUTH VERNON STREET, YORK, PA 17402

UPI# 460000202140000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. ROHAN ONEIL PERCH, JR. and BREANA NICOLE PERCH Docket Number: 2023-SU-002426. 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:

ROHAN ONEIL PERCH, JR.  
BREANA NICOLE PERCH

DOCKET #2023-SU-002426

ALL THAT CERTAIN tract of land lying and situate in York Township, York County, Pennsylvania.

PARCEL No. 54-000-66-0112.00-00000

PROPERTY ADDRESS: 22 HUDSON BOULEVARD, RED LION, PENNSYLVANIA 17356

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Rohan Oneil Perch Jr. And Breana Nicole Perch

ATTORNEY FOR PLAINTIFF: Powers Kirm, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 22 HUDSON BOULEVARD, RED LION, PA 17356

UPI# 540006601120000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC vs. MICHELLE C. PETERS and DENNIS K. PETERS Docket Number: 2023-SU-002653. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

MICHELLE C. PETERS  
DENNIS K. PETERS

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TENTH WARD OF THE CITY OF YORK, PENNSYLVANIA:

BEING KNOWN AS: 182 E COTTAGE PLACE YORK, PA 17401

BEING PARCEL NUMBER: 10-267-0014.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 182 EAST COTTAGE PLACE, YORK, PA 17401

UPI# 102670400140000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs. CHESTER L PORTER Docket Number: 2023-SU-001961. 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:

CHESTER L PORTER

By virtue of a Writ of Execution No. 2023-SU-001961

ROCKETMORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

v. CHESTER L PORTER

owner(s) of property situate in the BOROUGH OF HANOVER, YORK County, Pennsylvania, being

117 KUHN DR, HANOVER, PA 17331  
Tax ID No. 67-000-12-0066.00-00000

(Acreage or street address) RESIDENTIAL DWELLING

Judgment Amount: \$66,753.48

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 117 KUHN DRIVE, HANOVER, PA 17331

UPI# 670001200660000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FIFTH THIRD BANK, NATIONAL ASSOCIATION FKA FIFTH THIRD BANK SUCCESSOR BY MERGER TO FIFTH THIRD MORTGAGE COMPANY vs. STAN R. REEVER and HEATHER H. REEVER Docket Number: 2023-SU-002039. 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:

STAN R. REEVER  
HEATHER H. REEVER

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

BEING KNOWN AS: 6828 PLEASANT VIEW DRIVE THOMASVILLE, PA 17364

BEING PARCEL NUMBER:  
42000HE00280000000

IMPROVEMENTS: RESIDENTIAL  
PROPERTY

PROPERTY ADDRESS: 6828 PLEASANT VIEW DRIVE, THOMASVILLE, PA 17364

UPI# 42000HE00280000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MORTGAGE ASSETS MANAGEMENT, LLC vs. BERNICE E. RITTER, SOLELY IN HER CAPACITY AS KNOWN HEIR OF WEBSTER BROWN, DECEASED; MARTIN J. PRESTON, III, SOLELY IN HIS CAPACITY

AS KNOWN HEIR OF WEBSTER BROWN, DECEASED; ROBERT H. PRESTON, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF WEBSTER BROWN, DECEASED; PEARL O. PRESTON, SOLELY IN HER CAPACITY AS KNOWN HEIR OF WEBSTER BROWN, DECEASED; THE UNKNOWN HEIRS OF WEBSTER BROWN, DECEASED; and WEBSTER BROWN, NOW DECEASED Docket Number: 2023-SU-001745. 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:

BERNICE E. RITTER, SOLELY IN HER CAPACITY AS KNOWN HEIR OF WEBSTER BROWN, DECEASED  
MARTIN J. PRESTON, III, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF WEBSTER BROWN, DECEASED  
ROBERT H. PRESTON, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF WEBSTER BROWN, DECEASED  
PEARL O. PRESTON, SOLELY IN HER CAPACITY AS KNOWN HEIR OF WEBSTER BROWN, DECEASED  
THE UNKNOWN HEIRS OF WEBSTER BROWN, DECEASED  
WEBSTER BROWN, NOW DECEASED

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF YORK, YORK CITY EIGHTH WARD, AND DESCRIBED AS FOLLOWS:  
Parcel No 08-149-02-0005.00-00000

Property Address: 244 S Pershing Avenue, York, PA 17401

BEING the same premises which MARTHA A. GREEN, WIDOW by Deed dated June 8, 1979 and recorded in the Office of Recorder of Deeds of York County on June 8, 1979 at Book 79P Page 152 granted and conveyed unto WEBSTER BROWN AND JACQUELYN I. BROWN, HUSBAND AND WIFE. JACQUELYN I. BROWN DEPARTED THIS LIFE ON 09/24/2019. WEBSTER BROWN DEPARTED THIS LIFE ON 10/16/2022.

PROPERTY ADDRESS: 244 SOUTH PERSHING AVENUE, YORK, PA 17401

UPI# 081490200050000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC. vs. BRANDY J. ROHRBAUGH and JOHN R. TRAUGER Docket Number: 2023-SU-002502. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRANDY J. ROHRBAUGH  
JOHN R. TRAUGER

ALL THAT CERTAIN TRACT OF LAND, TOGETHER WITH IMPROVEMENTS THEREON ERECTED, ALL SITUATE IN THE TOWNSHIP OF CARROLL, COUNTY OF YORK, AND COMMONWEALTH OF PENNSYLVANIA,

BEING KNOWN AS: 42 CAMP GROUND RD, DILLSBURG, PA, 17019

BEING PARCEL NUMBER: 20-000-OB-0011.00-00000

IMPROVEMENTS: RESIDENTIAL  
PROPERTY

PROPERTY ADDRESS: 42 CAMP GROUND ROAD, DILLSBURG, PA 17019

UPI# 20000OB00110000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE TIKI SERIES IV TRUST vs. MARY JOANNE RUPP-MALONE and DANIEL BARRETT MALONE Docket Number: 2022-SU-002734. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MARY JOANNE RUPP-MALONE  
DANIEL BARRETT MALONE

By virtue of Writ of Execution No.

U.S. Bank Trust National Association, as Trustee

of the Tiki Series IV Trust v Daniel B. Malone, Mary J. Rupp-Malone  
 Docket Number: 2022-SU-002734  
 Property to be sold is situated in the borough/township of Glen Rock, County of York and State of Pennsylvania.  
 Commonly known as: 6314 Brodbeck Road, Glen Rock, PA 17327  
 Parcel Number: 37-000-AG-0028-B0-00000  
 Improvements thereon of the residential dwelling or lot (if applicable):  
 Judgment Amount:\$514,038.89  
 Attorneys for the Plaintiff:  
 1325 Franklin Avenue, Suite 160  
 Garden City, NY 11530  
 (212) 471-5100  
 By: S/ Dana Marks Dated: December 5th , 2023  
 □ Dana Marks, Esq. (205165)

PROPERTY ADDRESS: 6314 BRODBECK ROAD, GLEN ROCK, PA 17327

UPI# 37000AG0028B000000

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,  
 03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FULTON BANK, N.A., FORMERLY KNOWN AS FULTON BANK vs. JOSEPH J. SCHULTZ, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOAN E. SCHULTZ, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOAN E. SCHULTZ, DECEASED Docket Number: 2023-SU-001740. 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 J. SCHULTZ, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOAN E. SCHULTZ, DECEASED  
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOAN E. SCHULTZ, DECEASED

SHERIFF'S SALE

By virtue of a Writ of Execution issued by Fulton Bank, N.A., formerly known as Fulton Bank Docket No. 2023-SU-001740.

Fulton Bank, N.A., formerly known as Fulton Bank v. Joseph J. Schultz, in His Capacity as Heir of the Estate of Joan E. Schultz, Deceased and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Joan E. Schultz, Deceased

Docket No. 2023-SU-001740.

Joseph J. Schultz, in His Capacity as Heir of the Estate of Joan E. Schultz, Deceased and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Joan E. Schultz, Deceased, Owner of property situate in Shrewsbury Township, York County, Pennsylvania

1827 Blue Jay Court, Stewartstown, Pennsylvania 17363

Property being known as Parcel ID No.: 45-000-AK-0028-YD-0000 (Land) & 45-000-AK-YD-C1827 (MOBILE HOME)

Premises consist of a Mobile Home

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

PROPERTY ADDRESS: 1827 BLUE JAY COURT, STEWARTSTOWN, PA 17363

UPI# 45000AK0028Y000000 & 45000AK0028Y0C1827

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,  
 03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ALLIED FIRST BANK SB DBA SERVBANK vs. STEPHEN SMITH, KNOWN HEIR OF DOROTHY M. EDQUIST, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY M. EDQUIST, DECEASED; DIANE KAHLER, KNOWN HEIR OF HAROLD W. EDQUIST, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE

OR INTEREST FROM OR UNDER HAROLD W. EDQUIST, DECEASED; and SHARON EDQUIST, KNOWN HEIR OF HAROLD W. EDQUIST, DECEASED Docket Number: 2023-SU-000249. 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:

STEPHEN SMITH, KNOWN HEIR OF DOROTHY M. EDQUIST, DECEASED  
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY M. EDQUIST, DECEASED  
 DIANE KAHLER, KNOWN HEIR OF HAROLD W. EDQUIST, DECEASED  
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HAROLD W. EDQUIST, DECEASED  
 SHARON EDQUIST, KNOWN HEIR OF HAROLD W. EDQUIST, DECEASED

TRACT NO. 1

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF FAIRVIEW, COUNTY OF YORK, AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS; TO WIT:

TRACT NO. 2

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF FAIRVIEW, COUNTY OF YORK, AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS; TO WIT:

Property Address: 4 Vista Drive, New Cumberland, PA 17070

Parcel No. 27-000-06-0026.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-000249

Judgment: \$196,048.45

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Stephen Smith, known Heir of Dorothy M. Edquist, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Dorothy M. Edquist, deceased, Sharon Edquist, known Heir of Harold W. Edquist, deceased, Diane Kahler, known Heir of Harold W. Edquist, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Harold W. Edquist, deceased

PROPERTY ADDRESS: 4 VISTA DRIVE,

NEW CUMBERLAND, PA 17070

UPI# 270000600260000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BELTWAY CAPITAL LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF WESTERN RUN CAPITAL MANGEMENT TRUST vs. ED SPANGLER AS KNOWN HEIR OF WAYNE E. SPANGLER AND FLORENCE I. SPANGLER; KEVIN SPANGLER, AS KNOWN HEIR OF WAYNE E. SPANGLER AND FLORENCE I. SPANGLER; WAYNE SPANGLER, JR. AS KNOWN HEIR OF WAYNE E. SPANGLER AND FLORENCE I. SPANGLER; UNKNOWN TRUSTEES AND/OR BENEFICIARIES OF THE WAYNE E. SPANGLER AND FLORENCE I. SPANGLER FAMILY TRUST DATED 18 APRIL 2001; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WAYNE E. SPANGLER; and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FLORENCE I. SPANGLER Docket Number: 2023-SU-000588. 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:

ED SPANGLER AS KNOWN HEIR OF WAYNE E. SPANGLER AND FLORENCE I. SPANGLER  
KEVIN SPANGLER, AS KNOWN HEIR OF WAYNE E. SPANGLER AND FLORENCE I. SPANGLER  
WAYNE SPANGLER, JR. AS KNOWN HEIR OF WAYNE E. SPANGLER AND FLORENCE I. SPANGLER  
UNKNOWN TRUSTEES AND/OR BENEFICIARIES OF THE WAYNE E. SPANGLER AND FLORENCE I. SPANGLER FAMILY TRUST DATED 18 APRIL 2001  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WAYNE E. SPANGLER  
UNKNOWN HEIRS, SUCCESSORS,

ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FLORENCE I. SPANGLER

Property of: Wayne E. Spangler and Florence I. Spangler, Trustees for Spangler Family Trust Dated 18 April 2001

Execution No. 2023-SU-000588

Judgment Amount: \$235,909.85  
Writ Amount: \$264,619.25

Christopher P. Schueller, Pa. Id. No. 92746  
Mark Pfeiffer, Pa. Id. No. 76245  
Erin H. Conroy, Pa. Id. No. 318291  
BUCHANAN INGERSOLL & ROONEY PC  
50 S. 16th Street, Suite 3200  
Philadelphia, PA 19102  
Tel: (215) 665-3921  
Attorneys for Plaintiff

ALL right, title, interest and claim of: Wayne E. Spangler and Florence I. Spangler, Trustees for Spangler Family Trust Dated 18 April 2001 of, in and to:

Property being located in: Dover Township, County of York

The Improvements Thereon Being Known As 3051 Salem Avenue, Dover, PA 17315

PARCEL ID NO. 24000050007A

Improvements: RESIDENTIAL

PROPERTY ADDRESS: 3051 SALEM AVENUE, DOVER, PA 17315

UPI# 24000050007A000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SPECIALIZED LOAN SERVICING LLC vs. HEATHER A. STARE Docket Number: 2019-SU-003769. 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:

HEATHER A. STARE

ALL THAT CERTAIN house and lot of ground situate on the south side of West Poplar Street, in the Ninth Ward of the City of York, York County, Pennsylvania, and known as Number 822, bounded and described as follows, to wit:

Property Address: 822 West Poplar Street, York, PA 17401

Parcel No. 092120100120000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2019-SU-003769

Judgment: \$43,779.76

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Heather A. Stare

PROPERTY ADDRESS: 822 WEST POPLAR STREET, YORK, PA 17401

UPI# 092120100120000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. LARRY STRAUB, JR. and KATHLEEN STRAUB Docket Number: 2013-SU-002965-06. 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:

LARRY STRAUB, JR.  
KATHLEEN STRAUB

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

Property Address: 280 Kernel Lane, Eters, PA 17319

Parcel No. 270001600030000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2013-SU-002965-06

Judgment: \$158,832.29

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Larry Straub, Jr. and Kathleen Straub

PROPERTY ADDRESS: 280 KERNEL LANE, ETTERS, PA 17319

UPI# 270001600030000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. KIMBERLY N. THALHEIMER Docket Number: 2023-SU-002442. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KIMBERLY N. THALHEIMER

Owner(s) of property situate in the CITY OF YORK, YORK COUNTY, Pennsylvania, being 667 CHESTNUT STREET, YORK, PA 17403  
PARCEL #: 12-354-02-0084.00-00000

(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$106,566.58  
Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 667 CHESTNUT STREET, YORK, PA 17403

UPI# 123540200840000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AMERISAVE MORTGAGE vs. THE UNKNOWN HEIRS OF DOUGLAS WILLIS Docket Number: 2022-SU-001886. 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:

THE UNKNOWN HEIRS OF DOUGLAS WILLIS

Owner(s) of property situate in the PEACH BOTTOM TOWNSHIP, YORK COUNTY, Pennsylvania, being 70 Jasmine Road a/k/a 70 Juniper Road, Delta, PA 17314

PARCEL #: 430000402110000000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount \$196,231.30  
Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 70 JASMINE ROAD, A/K/A 70 JUNIPER ROAD, DELTA, PA 17314

UPI# 430000402110000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK OF INDIANA vs. UNKNOWN HEIRS OF KAREN M THOMAS AKA KAREN THOMAS Docket Number: 2022-SU-002159. 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 OF KAREN M THOMAS  
AKA KAREN THOMAS

Owner(s) of property situate in the WINDSOR TOWNSHIP, YORK COUNTY, Pennsylvania, being 245 Manor Road, Red Lion, PA 17356  
PARCEL #: 53000HK0130F000000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount \$76,686.06  
Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 245 MANOR ROAD, RED LION, PA 17356

UPI# 53000HK0130F0000000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SELENE FINANCE LP vs. AKONI VAUGHANS, SR. Docket Number: 2019-SU-001889. 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:

AKONI VAUGHANS, SR.

ALL that certain Unit No. 28 ("the Unit") in Green Ridge, a Planned Community ("the Community") said Community being located in East Manchester Township, York County, Pennsylvania as shown on the Plats entitle "Green Ridge Final Subdivision Plan", which plat is recorded among the Plat Records of York County, Pennsylvania in Plat Book 1718 pages 8363 thru 8367, pursuant to a Declaration of Covenants, Restrictions and Easements for Green Ridge, a Planned Community recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Record Book 1787, page 581.

Property Address: 325 Greenfield Street, Manchester, PA 17345

Parcel No. 260001700280000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2019-SU-001889

Judgment: \$387,731.13

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Akoni Vaughans, Sr.

PROPERTY ADDRESS: 325 GREENFIELD STREET, MANCHESTER, PA 17345

UPI# 260001700280000000

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,  
03.07-3t York County, Pennsylvania

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2024 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR CABANA SERIES V TRUST 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

By virtue of Writ of Execution No. 2016-SU-001785-06

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

Docket Number: 2016-SU-001785-06

Property to be sold is situated in the borough/township of York, 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

PROPERTY ADDRESS: 3415 RAIN TREE ROAD, YORK, PA 17404

UPI# 360004500020000000

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