

York Legal Record

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

Vol. 137

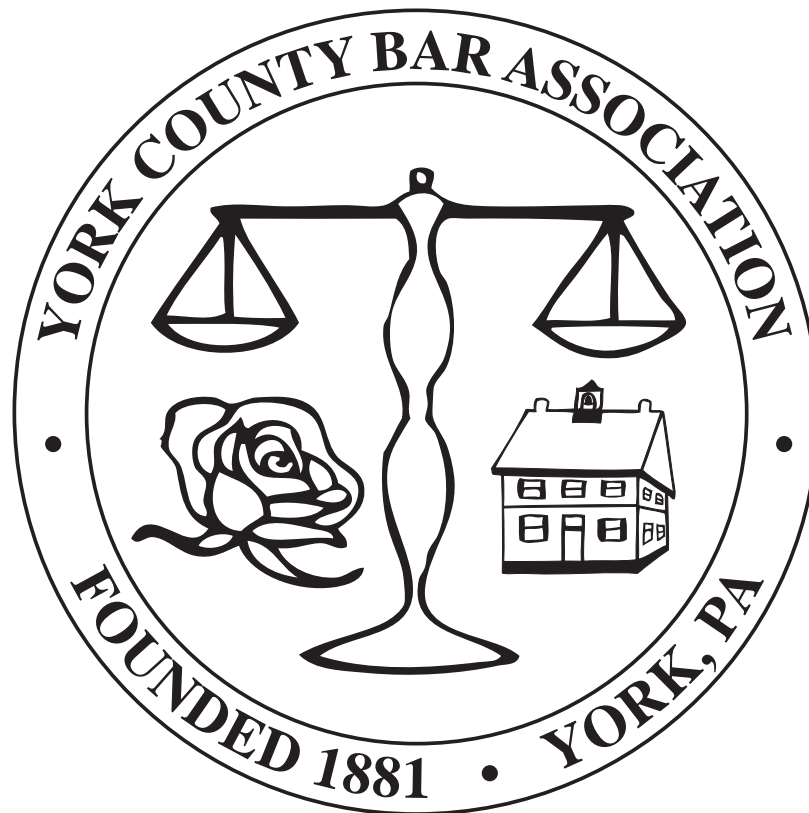
YORK, PA, THURSDAY, MARCH 14, 2024

No. 51

YORK COUNTY BAR ASSOCIATION RESOLUTION

Supreme Court Code of Conduct
February 9, 2024

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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 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 Krayer 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

SECOND 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

THIRD PUBLICATION

ESTATE OF JOSEPHINE S. APPELL, a/k/a
JOSEPHINE D. APPELL, a/k/a JOSEPHINE
DAVIDSON APPELL, DECEASED
Late of York Twp., York County, PA.
Co-Executors: David M. Davidson and
Linda B. Davidson, c/o Barley Snyder
LLP, 100 E. Market Street, York, PA
17401
Attorney: Alex E. Snyder, Esquire, Barley
Snyder LLP, 100 E. Market Street, York,
PA 17401 2.29-3t

ESTATE OF HELEN M. ARBEGAST,
DECEASED
Late of Dillsburg Boro., York County, PA.
Executrix: Joyce E. Fishel, 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 2.29-3t

ESTATE OF RICHARD B. AULT, DECEASED
Late of Springettsbury Twp., York County,
PA.
Co-Administrators: Galen Bortner and Carol
Jean Hoover, c/o CGA Law Firm, PC, 135
North George Street, York, PA 17401
Attorney: Haley Rohrbaugh, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 2.29-3t

ESTATE OF RICHARD LANNINGHAM
AULT, DECEASED
Late of Springettsbury Twp., York County,
PA.
Co-Administrators: Galen Bortner and Carol
Jean Hoover, c/o CGA Law Firm, PC, 135
North George Street, York, PA 17401
Attorney: Haley Rohrbaugh, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 2.29-3t

ESTATE OF LARRY D. BARKER,
DECEASED
Late of Washington Twp., York County, PA.
Executor: Susan Hildebrandt, c/o John M.
Ogden, Esquire, 110 N. George Street,
York, PA 17401
Attorney: John M. Ogden, Esquire, 110 N.
George Street, York, PA 17401 2.29-3t

ESTATE OF NANCY LOU BECK,
DECEASED
Late of Fairview Twp., York County, PA.
Executrix: Sara E. Ensminger, 217 S.
Lewisberry Road, Mechanicsburg, PA
17055
Attorney: Gerald J. Shekletski, Esquire,
Stone LaFaver & Shekletski, PO Box E,
New Cumberland, PA 17070 2.29-3t

ESTATE OF JOSEPH I. BERGMANN,
a/k/a JOSEPH IGNATIUS BERGMANN,
DECEASED
Late of Spring Garden Twp., York County,
PA.
Executor: Kathy A. Roseman, c/o Charles
J. Long, Esquire, 25 North Duke Street,
Suite 202, York, PA 17401
Attorney: Charles J. Long, Esquire, 25 North
Duke Street, Suite 202, York, PA 17401
2.29-3t

ESTATE OF NANCY JANE BOECKEL,
DECEASED
Late of Newberry Twp., York County, PA.
Executrix: Autumn Lee Anderson, 430 York
Haven Road, York Haven, PA 17370
Attorney: Clayton A. Lingg, Esquire,
MOONEY LAW, 230 York Street,
Hanover, PA 17331 2.29-3t

ESTATE OF SUE ELLEN STEARNS BREEN,
DECEASED
Late of Shrewsbury Twp., York County, PA.
Executor: Susan Arabella Breen, 13480
Robins Run Court, Glen Rock, PA 17327
2.29-3t

ESTATE OF CHARLES S. DEITZ,
DECEASED
Late of Wrightsville Boro., York County, PA.
Executor: Christopher L. Deitz, 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
2.29-3t

ESTATE OF WILLIAM H. EMIG, JR.,
DECEASED
Late of Jackson Twp., York County, PA.
Executor: Judith A. Mosebrook, 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 2.29-3t

ESTATE OF STUART RAY FISHELMAN,
DECEASED
Late of North Codorus Twp., York County,
PA.
Executor: Deborah M. Henry, c/o Snoke
Dubbs Law, Inc., 204 St. Charles Way,
Suite F, York, PA 17402
Attorney: Snoke Dubbs Law, Inc., 204 St.
Charles Way, Suite F, York, PA 17402
2.29-3t

ESTATE OF HOWARD JAMES FLENKE,
a/k/a HOWARD J. FLENKE, DECEASED
Late of West Manchester Twp., York County,
PA.
Administratrix: Heather L. Klose, c/o
Douglas P. France, Esquire, 2675 Eastern
Boulevard, York PA 17402
Attorney: Douglas P. France, Esquire, 2675
Eastern Boulevard, York PA 17402
2.29-3t

ESTATE OF VICKI M. FRIEDMAN,
DECEASED
Late of York Twp., York County, PA.
Administrator: Lonnie A. Friedman, c/o
Northstar Legal Services, LLC, 6106
Schoolhouse Road, Elizabethtown, PA
17022
Attorney: Thomas L. McGlaughlin, Esquire,
Northstar Legal Services, LLC, 6106
Schoolhouse Road, Elizabethtown, PA
17022 2.29-3t

ESTATE OF SANDRA K. GROSBERGER,
DECEASED
Late of North Codorus Twp., York County,
PA.
Executor: Daniel J. Grosberger, II, c/o
Barley Snyder, 100 East Market Street,
York, PA 17401
Attorney: Jayne R. Katherman, Esquire,
Barley Snyder, 100 East Market Street,
York, PA 17401 2.29-3t

ESTATE OF RONALD EUGENE HARROLD, DECEASED

Late of York City, York County, PA.
 Administrator: Seth A. Knaper, 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 2.29-3t

ESTATE OF CHARLOTTE G. HARTMAN, a/k/a CHARLOTTE LUCILLE HARTMAN, DECEASED

Late of West Manheim Twp., York County, PA.
 Executrix: Marsha A. Hartman, 1899 Baltimore Pike, Hanover, PA 17331
 Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 2.29-3t

ESTATE OF JOHN D. HOERR, SR., a/k/a JOHN D. HOERR, DECEASED

Late of Springfield Twp., York County, PA.
 Executor: Daniel S. Hoerr, 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 2.29-3t

ESTATE OF CORA JUNE JUDY, DECEASED

Late of Penn Twp., York County, PA.
 Executor: George A. Stroud, III, c/o Salzmann Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331
 Attorney: Ann C. Shultis, Esquire, Salzmann Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331 2.29-3t

ESTATE OF DEANY P. KEITH, DECEASED

Late of West Manchester Twp., York County, PA.
 Administrator C.T.A.: Jerry Keith, 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 2.29-3t

ESTATE OF GEORGE R. KESSLER, DECEASED

Late of Dover Twp., York County, PA.
 Executors: Richard L. Kessler and Christine R. Huffman, c/o John W. Stitt Esquire, 1434 W. Market Street, York, PA 17404
 Attorney: John W. Stitt Esquire, 1434 W. Market Street, York, PA 17404 2.29-3t

ESTATE OF JACOB H. KRONE, JR., DECEASED

Late of York City, York County, PA.
 Administratrix: Jane M. Young, c/o MPL Law Firm, LLP, 96 South George Street, Suite 520, York, PA 17401
 Attorney: Andrew C. Herrold, Esquire, MPL Law Firm, LLP, 96 South George Street, Suite 520, York, PA 17401 2.29-3t

ESTATE OF RONALD E. LEHR, DECEASED

Late of Newberry Twp., York County, PA.
 Executor: Roxana K. Feliciano, 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 2.29-3t

ESTATE OF SALLY ANN LITTLE, a/k/a SALLY A. LITTLE, DECEASED

Late of West Manchester Twp., York County, PA.
 Executor: Eric David Little, a/k/a Eric D. Little, 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 2.29-3t

ESTATE OF DONNA L. LUCAS, DECEASED

Late of West Manchester Twp., York County, PA.
 Executor: Erik T. Lucas, 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 2.29-3t

ESTATE OF CHARLES R. MAGNESS, SR., a/k/a CHARLES REED MAGNESS, SR., DECEASED

Late of Shrewsbury Twp., York County, PA.
 Co-Executors: Catherine Young and Mark Magness, c/o Barley Snyder LLP, 100 E. Market Street, York, PA 17401
 Attorney: Julia Parrish, Esquire, Barley Snyder LLP, 100 E. Market Street, York, PA 17401 2.29-3t

ESTATE OF JANICE ELAINE MARLETT, a/k/a JANCIE E. MARLETT, DECEASED

Late of York Twp., York County, PA.
 Administratrix: Paula Jean Hall, c/o Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602
 Attorney: Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602 2.29-3t

ESTATE OF ANNIE C. MEYER, DECEASED

Late of Jackson Twp., York County, PA.
 Executor: Fulton Bank, N.A., c/o Alex E. Snyder, Esquire, 100 E. Market Street, York, PA 17401
 Attorney: Julia Parrish, Esquire, Barley Snyder LLP, 100 E. Market Street, York, PA 17401 2.29-3t

ESTATE OF RACHEL LEAH MIDDLEMAN, DECEASED

Late of York Twp., York County, PA.
 Executor: Evan Middleman, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 2.29-3t

ESTATE OF MICHAEL H. MILLER, DECEASED

Late of Springettsbury Twp., York County, PA.
 Executor: Jeffrey L. Boll, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 2.29-3t

ESTATE OF CARMEN J. MULA, a/k/a CARMEN JO MULA, DECEASED

Late of West Manchester Twp., York County, PA.
 Executor: Fredrick E. Mula, c/o MPL Law Firm, LLP, 96 So. George Street, Suite 520, York, PA 17401
 Attorney: John D. Miller, Jr., Esquire, MPL Law Firm, LLP, 96 So. George Street, Suite 520, York, PA 17401 2.29-3t

ESTATE OF JEAN L. NASSIVERA, DECEASED

Late of Hanover Boro., York County, PA.
 Executor: Joan P. Nassivera, 2000 Linwood Avenue, Apt. #20T, Fort Lee, NJ 07024
 Attorney: G. Steven McKonly PC, 119 Baltimore Street, Hanover, PA 17331 2.29-3t

ESTATE OF MILTON E. REIGART, a/k/a MILTON EUGENE REIGART, DECEASED

Late of Dallastown Boro., York County, PA.
 Executor: Ruthann A. Reigart, c/o MPL Law Firm, LLP, 96 So. George Street, Suite 520, York, PA 17401
 Attorney: John D. Miller, Jr., Esquire, MPL Law Firm, LLP, 96 So. George Street, Suite 520, York, PA 17401 2.29-3t

ESTATE OF SUSAN M. SCOTT, a/k/a SUSAN MARIE SCOTT, DECEASED

Late of West Manchester Twp., York County, PA.
 Executor: Matthew Robert Scott, 328 Glen Rock Road, Glen Rock, PA 17327
 Attorney: David Turocy, Esquire, 119 East Market Street, York, PA 17401 2.29-3t

ESTATE OF JEAN M. SHARP, DECEASED

Late of Lower Windsor Twp., York County, PA.
 Co-Executors: Earl W. Sharp, Jr. and Stacy L. Sharp, 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 2.29-3t

ESTATE OF KATHRYN R. SHUPP, DECEASED

Late of Fairview Twp., York County, PA.
 Executor: John Randall Krebs, 1088 Pinetown Road, Lewisberry, PA 17339
 Attorney: Wm. D. Schrack III, Esquire, BENN LAW FIRM, 124 W. Harrisburg Street, Dillsburg, PA 17019 2.29-3t

ESTATE OF KEITH W. SNYDER, DECEASED

Late of Springettsbury Twp., York County, PA.
 Executor: Lisa A. Snyder, 2588 Eastwood Drive, York, PA 17402
 Attorney: Elizabeth A. Clark, Esquire, 119 East Baltimore Street, Greencastle, PA 17225 2.29-3t

ESTATE OF CYNTHIA M. SPONSELLER, DECEASED

Late of Hanover Boro., York County, PA.
 Executor: Lynn M. Sponseller, 125 West Avenue, Hanover, PA 17331
 Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 2.29-3t

ESTATE OF GEORGIA A. SPRENKEL, a/k/a
 GEORGIA ANN SPRENKEL, DECEASED
 Late of Dover Twp., York County, PA.
 Executrix: Stephanie A. Badin, c/o MPL
 Law Firm, LLP, 96 S. George Street, Suite
 520, York, PA 17401
 Attorney: Andrew C. Herrold, Esquire, MPL
 Law Firm, LLP, 96 S. George Street, Suite
 520, York, PA 17401 2.29-3t

ESTATE OF DANIEL W. TRIMMER,
 DECEASED
 Late of Manchester Twp., York County, PA.
 Executrix: Bobbie Jo Sawyer, 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
 2.29-3t

ESTATE OF URLO C. WILLIAM, a/k/a
 CLIFFRED WILLIAM, DECEASED
 Late of Springettsbury Twp., York County,
 PA.
 Executor: Jeffery S. Holland, 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 2.29-3t

THE LIESELOTTE S. MILLER TRUST
 DATED JANUARY 1, 2000
 Notice is hereby given that Sylvia D. Rilying
 is the Trustee of the above-named Trust. All
 persons indebted to Lieselotte Miller are
 requested to make payment and all those having
 claims against Lieselotte Miller are directed to
 present the same to: Sylvia Rilying, Trustee,
 c/o Jeffrey R. Bellomo, Esquire, Bellomo &
 Associates, LLC, 3198 East Market Street, York,
 PA 17402. 2.29-3t

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.

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.)**

CIVIL NOTICES

CHANGE OF NAME

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

NOTICE is hereby given that on February 12, 2024 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Cameron Taylor Fitting to Cameron Taylor Miller. The Court has fixed the day of May 7, 2024 at 10:00 a.m. in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

03.14-1t Solicitor

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

NOTICE is hereby given that on February 14, 2024 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Joseph Alan Shirey, Jr. to Joseph Alan DiMarcello. The Court has fixed the day of Tuesday, May 7, 2024 at 10:00 a.m. in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

03.14-1t Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given that **Kavanna House**, a Pennsylvania non-profit corporation, whose registered address is 1516 East Market Street, York, Pennsylvania, is in the process of winding up business and filing a Articles of Dissolution with the Commonwealth of Pennsylvania Department of State.

03.14-1t Solicitor

PUBLIC NOTICE

NOTICE

ACTION IN ASSUMPSIT

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

NO: 2023-SU-003214

**DEBT COLLECTION SOLUTION, LLC,
Plaintiff
vs.
PHYLLIS A. CAMPBELL, Defendant**

TO: Phyllis A. Campbell, Defendant.

YOU ARE HEREBY NOTIFIED that the Plaintiff, Debt Collection Solutions, LLC, have commenced an Action in Assumpsit, endorsed with a notice to defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2023-SU-003214, which you are required to defend, and wherein the Plaintiff seeks judgment in their favor and against you with respect to delinquent taxes discharged by the Plaintiff pursuant to 72 P.S. Sec. 5860.501.

The Complaint seeks a judgment against the Defendant in the total amount of \$4,723.37. You are hereby notified to plead to the above-referenced Complaint on or before twenty (20) days from the date of this publication or a judgment will be entered against you.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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
(Attorney Connections)
The York County Bar Center
137 East Market Street
York, Pennsylvania 17401
Telephone No. (717) 854-8755

AVISO

Le han demandado en corte. Si usted desea defender contra las demandas dispuestas en las paginas siguientes, usted debe tomar la accion en el plazo de veinte (20) dias despues de esta queja y se sirve el aviso, incorporando un aspecto escrito personalmente o y archivando en escribir con la corte sus ddefensas u objeciones a las demandas dispuestas contra usted el abogado le advierte que que si usted no puede hacer asi que el caso puede proceder sin usted y un juicio se puede incorporar contra usted compra la corte sin aviso adicional para cualquier dinero demandado en la queja o para cualquier otra demanda o relevacion pedida por el demandante. Usted puede perder el dinero o la característica de otra endereza importante a usted.

USTED DEBE LLEVAR ESTE PAPEL SU ABOGADO INMEDIATAMENTE. SI USTED NO HACE QUE UN ABOGADO VAYA A O LLAME POR TELEFONO LA OFICINA DISPUESTA ABAJO. ESTA OFICINA PUEDE PROVEER DE USTED LA INFORMACION SOBRE EMPLEAR A UN ABOGADO. SI USTED NO PUEDE PERMITIRSE AL HIRE A UN ABOGADO, ESTA OFICINA PUEDE PODER PROVEER DE USTED LA INFORMACION SOBRE LAS AGENCIAS QUE LOS SERVICIOS JURIDICOS DE LA OFERTA DE MAYO A LAS PERSONAS ELEGIBLES EN UN HONORARIO REDUCIDO O NINGUN HONORARIO.

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

03.14-1t 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. KUZYSK Docket Number: 2019-SU-000025. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER D. CALDWELL MELISSA M. CALDWELL AKA MELISSA M. KUZYSK

Owner(s) of property situate in 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, Mortgage and Real Property Owner and in her capacity as Known Surviving Heir of Sylvia Jean Townsend, Deceased Mortgage 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/ALISAM. 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# 0814902000500000000

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: CITIZENS BANK N.A. F/K/A RBS CITIZENS N.A. vs. KEITH J SHANABROUGH Docket Number: 2018-SU-002802. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KEITH J SHANABROUGH

All that certain piece or parcel or Tract of land situate in Cross Roads Borough, York County,

Pennsylvania, and being known as 6805 Church Road, Felton, Pennsylvania 17322.
 TAX MAP AND PARCEL NUMBER:55-000-DL-0017.C0-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$191,369.24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Keith J. Shanabrough

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

PROPERTY ADDRESS: 6805 CHURCH ROAD, FELTON, PA 17322

UPI# 55000DL0017C000000

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, Etters, 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# 53000HK0130F000000

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

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 RAINTREE ROAD, YORK, PA 17404

UPI# 360004500020000000

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

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

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

OFFICE OF THE RECORDER OF DEEDS

LAURA SHUE
Recorder of Deeds

CHRISTOPHER VEDDER
Solicitor

TINA CHANNELL
Chief Deputy



TELEPHONE (717) 771-9295
(717) 771-9644

FAX (717) 771-9582

YORK COUNTY ADMINISTRATIVE CENTER
28 EAST MARKET STREET
YORK, PENNSYLVANIA 17401

Fee Calculator Notice:

Good Afternoon,

2/23/24

The Pennsylvania Recorder of Deeds Association has developed a fee calculator.

Go to <https://padeeds.com/fee-calculator>

Use the drop-down menu to choose **“YORK”** or any of the 67 Pennsylvania Counties.

As you know, all PA Counties have different rates, so be sure to be in the correct County you wish to calculate.

Fill in **ALL** boxes – use **“0”** if box does not apply

Press **“Calculate”** to get Total

If using the **“Statement of Value”** box, the next box should be the **“Amount of Exemption Claimed”** (*amount shown in Sec IV, 1a*)

If **NO “Statement of Value”** is used, put **“0”** in the box, the next box, put the **“Consideration”** (*amount shown on deed*)

I hope this calculator gives you more confidence when determining your recording fees. We are always looking for ways to cut down on rejections and eliminate additional fees imposed on our attorneys and title companies.

Best Regards,

Laura Shue

LOOKING FOR ESTATE NOTICES

OR OTHER LEGAL NOTICES
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