

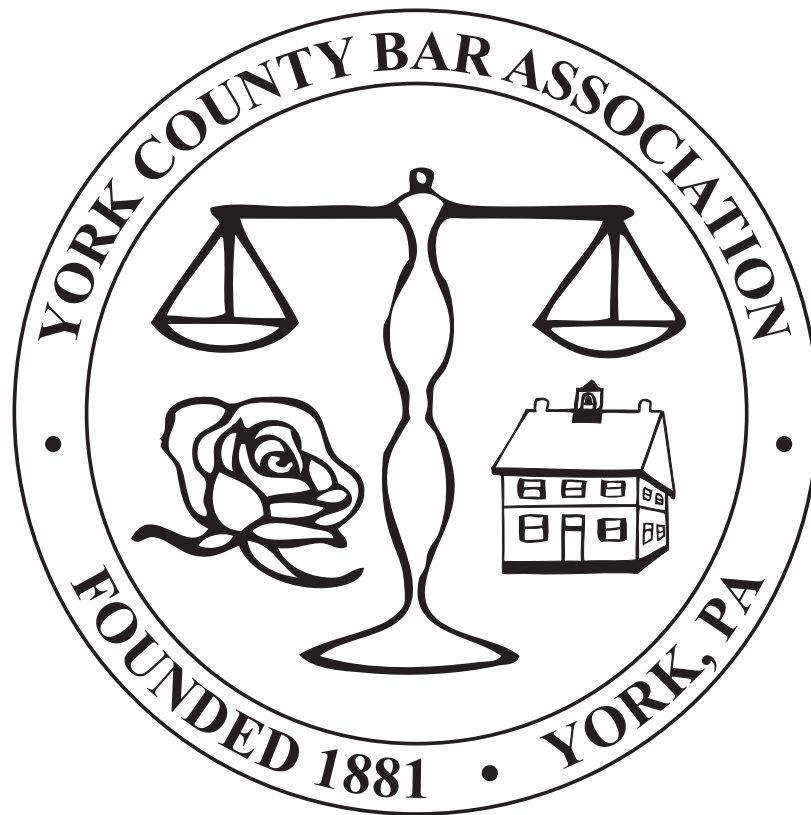
York Legal Record

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

Vol. 134

YORK, PA, THURSDAY, NOVEMBER 12, 2020

No. 33



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
2nd Thursday of each month

**November 12, 2020 next
meeting**

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

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

All information confidential

York Bar Center Operations Update

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

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

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

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

For notary services email notary@yorkbar.com

The York Legal Record is seeking articles

on current legal topics such as case law summaries, legislative updates, or other issues that may be of interest to subscribers. Submissions should be no more than one page in length and should be educational, not promotional, in nature. All submissions are subject to the review and approval of the Publication Board.

Submitters are eligible for a special offer of \$200 for a full-page color advertisement to run along with their article.

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

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

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

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

Subscription: \$45.00 per year to non-members.
Published Weekly, Periodicals Postage Paid, York, PA 17402
U.S.P.S. No. 696140
POSTMASTER: Send address changes to
York Legal Record, 137 E. Market St., York, PA 17401
Web: www.yorkbar.com • E-mail: yorklegalrecord@yorkbar.com

Copyright© 2019 York County Bar Association.

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

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

We've got you covered.

Barley Snyder has the fire power to handle any crisis. We remain dedicated to helping our clients & colleagues throughout the business community stay up-to-date on the latest legal news & developments.



Barley Snyder

ATTORNEYS AT LAW

WWW.BARLEY.COM

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

New
**Confidential
 Lawyers' Helpline**

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

1-888-999-1941

*Call for a free
 consultation.*

Law Firm Accounting Specialist



CGA Law Firm seeks an experienced accounting professional to join our team. Daily duties include A/R collection, AP processing and vendor management. Client contact to resolve questions or concerns is sometimes required. Must be comfortable with various types of legal accounting and billing software and proficient with MS Office/Excel. Specialist will take direction from and assist Firm Administrator with various projects as requested. Previous law firm experience is essential. Candidates must have exceptional customer service skills, be comfortable in a fast paced private law firm and able to work in a team environment. Submissions from interested parties shall be strictly confidential. Submit cover letter, incl. salary requirements, & resume with references to: CGA Law Firm, Attn: Administrator, 135 N. George Street, York, PA 17401, or kcassel@cgalaw.com

**Opinions, Opinions,
 Opinions . . .**

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

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

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



When your clients have interests in Adams County...

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

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

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



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



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

ESTATE NOTICES

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

FIRST PUBLICATION

ESTATE OF RICHARD D. ARVIN, a/k/a RICHARD DENNIS ARVIN, DECEASED
Late of Dover Twp., York County, PA.
Administratrix: Eva A. Arvin, c/o GARBER & GARBER LAW, 40 South Duke Street, York, PA 17401
Attorney: John M. Garber, Esquire, GARBER & GARBER LAW, 40 South Duke Street, York, PA 17401 11.12-3t

ESTATE OF JACOB A. BARNHART, DECEASED
Late of York Twp., York County, PA.
Executrix: DeLoyce V. Barnhart, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600 York, PA 17401-2991 11.12-3t

ESTATE OF WILLIAM JACKSON CARROLL, JR., DECEASED
Late of Codorus Twp., York County, PA.
Executrix: Ida Jean Carroll, c/o Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362
Attorney: Craig A. Diehl, Esquire, CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362 11.12-3t

ESTATE OF MARY ELLEN HAYWARD, DECEASED
Late of Codorus Twp., York County, PA.
Executor: Thomas L. Berry, c/o P.O. Box 312, Stewartstown, PA 17363
Attorney: Laura S. Manifold, Esquire, P.O. Box 312, Stewartstown, PA 17363 11.12-3t

ESTATE OF JOHN C. HOLLOWAY, DECEASED
Late of York Twp., York County, PA.
Executrix: Nancy Mosella, c/o 340 Pine Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 11.12-3t

ESTATE OF DORIS M. KEMP a/k/a DORIS A. KEMP, DECEASED
Late of Shrewsbury Twp., York County, PA.
Executor: David W. Kemp, c/o 340 Pine Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 11.12-3t

ESTATE OF ANNE ELIZABETH KISTLER, a/k/a ANNE E. KISTLER, DECEASED
Late of York Twp., York County, PA.
Administrator: David B. Kistler, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401 11.12-3t

ESTATE OF JAMES SILKMAN KNAPP, DECEASED
Late of Penn Twp., York County, PA.
Executrix: June Elizabeth Springer, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 11.12-3t

ESTATE OF NATALIE A. LEIPHART, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Alyssa J. Holtzinger, 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 11.12-3t

ESTATE OF ANNA A. NESS, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Randall L. Ness, c/o Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011
Attorney: Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011 11.12-3t

ESTATE OF PAULINE A. RODSKI, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: David A. Rodski, c/o 340 Pine Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 11.12-3t

ESTATE OF LOIS P. SCHETKY, a/k/a LOIS PEIRONNET SCHETKY, DECEASED
Late of Hallam Borough, York County, PA.
Executrix: Margaret P. Miller, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600 York, PA 17401-2991 11.12-3t

ESTATE OF KAREN ELIZABETH SHILLIDAY, a/k/a KAREN E. SHILLIDAY, KAREN SHILLIDAY and KAREN CHAMBERLAIN, DECEASED
Late of Hellam Twp., York County, PA.
Administrator: Douglas Shilliday, 305 Moorewood Avenue, Avon Lake, Ohio 44012
Attorney: Terence J. Barna, Esquire, **BENNLAWFIRM**, 103 East Market Street, P.O. Box 5185, York, PA 17405-5185 11.12-3t

ESTATE OF CLYDE R. SNYDER, DECEASED
Late of Manchester Twp., York County, PA.
Co-Executors: Katie L. Lentz and Paul Allen Lentz, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600 York, PA 17401-2991 11.12-3t

ESTATE OF PAULETTE V. K. SNYDER, DECEASED
Late of Conewago Twp., York County, PA.
Administratrix: Stefanie N. Snyder, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Kristen R. McGuire, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600 York, PA 17401-2991 11.12-3t

ESTATE OF CARROLL E. STREET, DECEASED
Late of Hanover Borough, York County, PA.
Co-Executors: Thomas E. Street, Christine M. Herring and Katie S. McMichael, 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 11.12-3t

SECOND PUBLICATION

ESTATE OF IRMA M. BARTH A/K/A IRMA MAE BARTH, DECEASED
Late of Penn Twp., York County, PA.
Executor: Joyce A. Emerick, P.O. Box 340, Manchester, MD 21102
Attorney: Ann C. Shultis, Esquire, Salzmann Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331 11.05-3t

ESTATE OF HILDA M. BROWN, DECEASED
Late of Lower Chanceford Twp., York County, PA.
Administrator: Joseph D. Brown, 5160 Hillclimb Road, Spring Grove, PA 17362
Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 11.05-3t

ESTATE OF JOLENE S. BUCHART, DECEASED
Late of Wrightsville Borough, York County, PA.
Executors: Kathleen A. Gnau & Jonathan K. Gnau, c/o 327 Locust Street, Columbia, PA 17512
Attorney: John F. Markel, Esquire, Nikolaus & Hohenadel, 327 Locust Street, Columbia, PA 17512 11.05-3t

ESTATE OF LEWIS L. HERSHEY, DECEASED
Late of Warrington Twp., York County, PA.
Executrix: Barbara R. Rodruan, c/o Brian F. Boland, Esq., Kozloff Stoudt, 2640 Westview Drive, Wyomissing, PA 19610
Attorney: Brian F. Boland, Esquire, Kozloff Stoudt, 2640 Westview Drive, Wyomissing, PA 19610 11.05-3t

ESTATE OF JAMES H. HULL, JR. a/k/a
JAMES HERBERT HULL, JR., DECEASED
Late of Penn Twp., York County, PA.
Executrix: Karen S. Hull, c/o Heather
Entwistle Roberts, Esquire, ENTWISTLE
& ROBERTS, 37 West Middle Street,
Gettysburg, PA 17325
Attorney: Heather Entwistle Roberts,
Esquire, ENTWISTLE & ROBERTS, 37
West Middle Street, Gettysburg, PA 17325
11.05-3t

ESTATE OF ROBERT LEE HURLEY,
DECEASED
Late of Shrewsbury Twp., York County, PA.
Executor: Bruce Wynn Hurley, c/o Michael
R. Caum, Esquire, P.O. Box 272,
Shrewsbury, PA 17361
Attorney: Michael R. Caum, Esquire, P.O.
Box 272, Shrewsbury, PA 17361 11.05-3t

ESTATE OF SARAH J. KALTREIDER,
DECEASED
Late of North Codorus Twp., York County, PA.
Executrix: Brenda L. Hoffman a/k/a Brenda
Lee Hoffman, c/o David A. Mills, Esquire,
Blakey, Yost, Bupp & Rausch, LLP, 17
East Market Street, York, PA 17401
Attorney: David A. Mills, Esquire, Blakey,
Yost, Bupp & Rausch, LLP, 17 East
Market Street, York, PA 17401 11.05-3t

ESTATE OF SYLVAIN LACROIX,
DECEASED
Late of Shrewsbury Twp., York County, PA.
Executor: Karen LaCroix, c/o Michael R.
Caum, Esquire, P.O. Box 272, Shrewsbury,
PA 17361
Attorney: Michael R. Caum, Esquire, P.O.
Box 272, Shrewsbury, PA 17361 11.05-3t

ESTATE OF TREVADELL M. LANDIS,
DECEASED
Late of Jackson Twp., York County, PA.
Executors: Karen E. Laughman and Kevin
E. Landis, c/o 340 Pine Grove Commons,
York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law
Firm of Robert Clofine, 340 Pine Grove
Commons, York, PA 17403
11.05-3t

ESTATE OF CHARLES L. NESS, DECEASED
Late of New Freedom Borough, York
County, PA.
Executrices: Robin C. Sponseller and Wendy
S. Davis, c/o Elinor Albright Rebert,
Esquire, 515 Carlisle Street, Hanover, PA
17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
11.05-3t

ESTATE OF SANDRA L. NEWMAN,
DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Gerald B. Archer, c/o Richard R.
Reilly, Esquire, 54 North Duke Street,
York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke St., York, PA 17401 11.05-3t

ESTATE OF MERVIN F. SMITH, JR.,
DECEASED
Late of Franklin Twp., York County, PA.
Administrator: Susan Clemens, c/o Katherine
L. McDonald, Esquire, Dethlefs-Pykosh

Law Group, LLC, 2132 Market Street,
Camp Hill, PA 17011
Attorney: Katherine L. McDonald, Esquire,
Dethlefs-Pykosh Law Group, LLC, 2132
Market Street, Camp Hill, PA 17011
11.05-3t

ESTATE OF ILA FAYE STARE, a/k/a ILA F.
STARE, DECEASED
Late of Dallastown Borough, York County, PA.
Executor: Steven R. Barkdoll, c/o 48 South
Duke Street, York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48
South Duke Street, York, PA 17401
11.05-3t

ESTATE OF GERALD ALLEN STRAUSBAUGH,
DECEASED
Late of Jackson Twp., York County, PA.
Executrix: Paulette Bornman, c/o Law
Offices of Craig A. Diehl, 3464 Trindle
Road, Camp Hill, PA 17011
Attorney: Craig A. Diehl, Esquire, CPA, Law
Offices of Craig A. Diehl, 3464 Trindle
Road, Camp Hill, PA 17011 11.05-3t

ESTATE OF LOUIS H. SZELIGA, a/k/a
LOUIS HOWARD SZELIGA, DECEASED
Late of York City, York County, PA.
Executrix: Sheila K. Jenkins, c/o Kearney
Galloway Graybill, LLC, 940 South
Queen Street, York, PA 17403
Attorney: Jack L. Graybill II, Esquire,
Kearney Galloway Graybill, LLC, 940
South Queen Street, York, PA 17403
11.05-3t

ESTATE OF RAFAEL P. YANKELEVICH,
DECEASED
Late of Spring Garden Twp., York County, PA.
Executrix: Jadwiga Barbara Wojcicka, c/o
135 North George Street, York, PA 17401
Attorney: Frank H. Countess, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 11.05-3t

THIRD PUBLICATION

ESTATE OF ANNA MAE BANKERT,
DECEASED
Late of Codorus Twp., York County, PA.
Executor: Ralph W. Bankert, c/o Matthew L.
Guthrie, Esq. 14 Center Square, Hanover,
PA 17331
Attorney: Matthew L. Guthrie, Esquire,
Barley Snyder LLP, 14 Center Square,
Hanover, PA 17331 10.29-3t

ESTATE OF GRACE E. BOYER, DECEASED
Late of York Twp., York County, PA.
Executor: Robert E. Boyer, c/o Paul G. Lutz,
Esquire, 110 South Northern Way, York,
PA 17402
Attorney: Paul G. Lutz, Esquire, 110 South
Northern Way, York, PA 17402 10.29-3t

ESTATE OF DANIEL R. CAREY, DECEASED
Late of Warrington Twp., York County, PA.
Executor: Christine C. Carey, c/o Susan H.
Confair, Esq., Reager & Adler, PC, 2331
Market Street, Camp Hill, PA 17011
Attorney: Susan H. Confair, Esquire, Reager
& Adler, PC, 2331 Market Street, Camp
Hill, PA 17011 10.29-3t

ESTATE OF PAUL P. CHRISTY, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Gregory Christy, c/o Katherman
& Perry, 345 East Market Street, York, PA
17403
Attorney: Ronald Perry, Esquire, Katherman
& Perry, 345 East Market Street, York, PA
17403 10.29-3t

ESTATE OF ANTHONY R. COTRONEO,
DECEASED
Late of Windsor Twp., York County, PA.
Executrix: Donna L. Cline, c/o William B.
Anstine, Jr., Esquire, Anstine & Sparler,
117 East Market St., York, PA 17401
Attorney: William B. Anstine, Jr., Esquire,
Anstine & Sparler, 117 East Market St.,
York, PA 17401 10.29-3t

ESTATE OF THEODORE H. CRIMMINS JR,
DECEASED
Late of Dover, York County, PA.
Administrator-Executor: Terry Crimmins,
1008 Woodridge Rd., Red Lion Pa. 17356
10.29-3t

ESTATE OF JANICE M. DOUGHERTY,
DECEASED
Late of Jacobus Borough, York County, PA.
Co-Administratrices: Khrista L. Hoskins and
Letitia M. Fisher, c/o Richard R. Reilly,
Esquire, 54 North Duke Street, York, PA
17401-1210
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke St., York, PA 17401 10.29-3t

ESTATE OF ANNA REBECCA DOWEARY,
a/k/a ANNA R. DOWEARY, DECEASED
Late of York City, York County, PA.
Executor: Charles M. Doweary, Jr., c/o 2025
E. Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
10.29-3t

ESTATE OF INEZ DUBBS, DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Michael A. Dubbs, c/o Ream Carr
Markey Woloshin & Hunter, LLP, 119
East Market Street, York, PA 17401
Attorney: Audrey E. Woloshin, Esquire,
Ream Carr Markey Woloshin & Hunter,
LLP, 119 East Market Street, York, PA
17401 10.29-3t

ESTATE OF WALTER E. FOURHMAN,
DECEASED
Late of York City, York County, PA.
Executor: Brittany Sims, c/o Michael R.
Caum, Esquire, P.O. Box 272, Shrewsbury,
PA 17361
Attorney: Michael R. Caum, Esquire, P.O.
Box 272, Shrewsbury, PA 17361 10.29-3t

ESTATE OF GEORGETTE V. GILLMAN,
DECEASED
Late of York Twp., York County, PA.
Executrix: Stacy S. Martin, c/o Ream Carr
Markey Woloshin & Hunter, LLP, 119
East Market Street, York, PA 17401
Attorney: Andrew F. Kagen, Esquire, Ream
Carr Markey Woloshin & Hunter, LLP, 119
East Market Street, York, PA 17401
10.29-3t

ESTATE OF PAUL E. GROVE, DECEASED
Late of Penn Twp., York County, PA.
Executor: Christopher W. Grove, c/o
Genevieve E. Barr, Esquire, 11 Carlisle
Street Hanover, PA 17331
Attorney: Genevieve E. Barr, Esquire, 11
Carlisle Street Hanover, PA 17331 10.29-3t

ESTATE OF CATHERINE E. KELLER,
DECEASED
Late of Carroll Twp., York County, PA.
Administrator: Donald M. Keller, a/k/a
Donald Michael Keller, c/o David
R. Galloway, Esq., WALTERS &
GALLOWAY, PLLC, 54 East Main Street,
Mechanicsburg, PA 17055
Attorney: David R. Galloway, Esquire,
WALTERS & GALLOWAY, PLLC, 54
East Main Street, Mechanicsburg, PA
17055 10.29-3t

ESTATE OF BETTY M. LOBIANCO,
DECEASED
Late of West Manchester Twp., York County, PA.
Administrator: Pete W. LoBianco, c/o
Kenneth Lee Eckard, Esq., 180 Darlene
Street, York, PA 17402-5053
Attorney: Kenneth Lee Eckard, Esquire, 180
Darlene Street, York, PA 17402-5053
10.29-3t

ESTATE OF ROSINA C. MARTZ, DECEASED
Late of Franklin Twp., York County, PA.
Executrix: Julia M. Marsh, 197 Ore Bank
Rd., Dillsburg, PA 17019 10.29-3t

ESTATE OF JOHN C. McCLEARY,
DECEASED
Late of York City, York County, PA.
Executor: Christine B. McCleary, 15693
Cross Mill Road, Felton, PA 17322
Attorney: Rand A. Feder, Esquire, Morris &
Vedder, LLP, 32 N. Duke St., P.O. Box 149
York, PA 17405-0149 10.29-3t

ESTATE OF CHRISTIAN A. MUSSER, a/k/a
CHRISTIAN ALFRED MUSSER, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Patricia A. Calabrese, c/o
GARBER & GARBER LAW, 208 Hellam
Street, Wrightsville, PA 17368
Attorney: John M. Garber, Esquire,
GARBER & GARBER LAW, 208 Hellam
Street, Wrightsville, PA 17368 10.29-3t

ESTATE OF EARL L. NESS, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Karen M. Flinchbaugh, c/o John
W. Stitt, Esquire, 1434 W. Market St.,
York PA 17404
Attorney: John W. Stitt, Esquire, 1434 W.
Market St., York PA 17404 10.29-3t

ESTATE OF BILLIE J. ORT, DECEASED
Late of Newberry Twp., York County, PA.
Administrator: Clayton B. Ort, Jr., c/o Law
Offices of Craig A. Diehl, 3464 Trindle
Road, Camp Hill, PA 17011
Attorney: Craig A. Diehl, Esquire, CPA, Law
Offices of Craig A. Diehl, 3464 Trindle
Road, Camp Hill, PA 17011 10.29-3t

ESTATE OF THOMAS A. PENDERGAST,
DECEASED
Late of Spring Garden Twp., York County, PA.
Executrix: Cathy A. Pendergast, c/o 129 E
Market St, York, PA 17401

Attorney: Andrew C. Herrold, Esquire,
Griest, Himes, Herrold, Reynosa LLP, 129
East Market Street, York PA 17401
10.29-3t

ESTATE OF LEON PHEDER, DECEASED
Late of Railroad Borough, York County, PA.
Executor: Toni Hansen, c/o Michael R.
Caum, Esquire, P.O. Box 272, Shrewsbury,
PA 17361
Attorney: Michael R. Caum, Esquire, P.O.
Box 272, Shrewsbury, PA 17361 10.29-3t

ESTATE OF JEAN T. SEMMELMAN,
DECEASED
Late of York Twp., York County, PA.
Co-Executors: John Semmelman, Jr. and
Andrew T. Semmelman, c/o William B.
Anstine, Jr., Esquire, Anstine & Sparler,
117 East Market St., York, PA 17401
Attorney: William B. Anstine, Jr., Esquire,
Anstine & Sparler, 117 East Market St.,
York, PA 17401 10.29-3t

ESTATE OF JANET L. SHEFFER,
DECEASED
Late of Warrington Twp., York County, PA.
Administrators: Holly D. Lee, Tamara K.
Eimerbrink, c/o Katherine L. McDonald,
Esquire, Dethlefs-Pykosh Law Group,
LLC, 2132 Market Street, Camp Hill, PA
17011
Attorney: Katherine L. McDonald, Esquire,
Dethlefs-Pykosh Law Group, LLC, 2132
Market Street, Camp Hill, PA 17011
10.29-3t

ESTATE OF NORMA STOUGH, DECEASED
Late of West York Borough, York County, PA.
Executrix: Vicki Krenitsky, c/o William B.
Anstine, Jr., Esquire, Anstine & Sparler,
117 East Market St., York, PA 17401
Attorney: William B. Anstine, Jr., Esquire,
Anstine & Sparler, 117 East Market St.,
York, PA 17401 10.29-3t

ESTATE OF ROSE MARIE SULLIVAN,
DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Dayle S. McCoubrie, c/o 340 Pine
Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law
Firm of Robert Clofine, 340 Pine Grove
Commons, York, PA 17403
10.29-3t

ESTATE OF DEBORAH MAE TROCH,
DECEASED
Late of Shrewsbury Borough, York County, PA.
Executor's: Marc Troch and Darrick Troch, c/o
Michael R. Caum, Esquire, P.O. Box 272,
Shrewsbury, PA 17361
Attorney: Michael R. Caum, Esquire, P.O.
Box 272, Shrewsbury, PA 17361 10.29-3t

ESTATE OF CLAIRE WEAVER, a/k/a
CLAIRE ANN WEAVER, DECEASED
Late of Fairview Twp., York County, PA.
Executor: Donald F. Weaver, c/o 2025 E.
Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
10.29-3t

CIVIL NOTICES

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 31st day of a
August, 2020, a petition for change of name was
filed in the Court of Common Pleas, requesting
a decree to change the name of: Kaylee Ann
Watts to: Kaylee Ann Johnson. The Court has
fixed the day of Tuesday, 12/1/2020 at 10:15
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 the said
petitioner should not be granted.

11.12-1t

Solicitor

FICTITIOUS NAME

Notice is hereby given that a Registration of
Fictitious Name was filed October 28, 2020,
under the Fictitious Name Act, approved May
24, 1945, in the Office of the Secretary of
the Commonwealth of Pennsylvania, setting
forth that Tony E. Spurlock is the only person
owning or interested in a business, the character
of which is trucking company. The name, style
and designation under which said business
is and will be conducted is TS Trucking New
Freedom. The location where said business is
and will be located is 16654 Bowman School
Road, New Freedom, PA 17349.

MARC ROBERTS, ESQUIRE

11.12-1t

Solicitor

Notice is hereby given a certificate was or will
be filed under the Fictitious Name Act approved
May 24, 1945 in the Office of the Secretary of
the Commonwealth of Pennsylvania, setting
forth that Glatfelter Claims Management, Inc.,
are the only person(s) owning or interested in
a business, the character of which is: adjusting
insurance claims, and that the name, style and
designation under which said business is and
will be conducted is: VFIS Claims Management
and the location where said business is and will
be located is: 183 Leader Heights Road, York,
PA 17402.

11.12-1t

Solicitor

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Eric McKinney & Austin Hurst, are the only person(s) owning or interested in a business, the character of which is: Tree Trimming and Removal, and that the name, style and designation under which said business is and will be conducted is: Auric Tree, LLC and the location where said business is and will be located is: 3159 Jayne Lane , Dover, PA 17315.

11.12-1t

Solicitor

NOTICE

THE ANNUAL MEETING OF THE POLICYHOLDERS/ MEMBERS OF THE FARMERS FIRE INSURANCE COMPANY WILL BE HELD AT ITS OFFICE 2875 EASTERN BOULEVARD, YORK, PENNSYLVANIA BETWEEN THE HOURS OF TWO AND THREE O'CLOCK P.M. ON TUESDAY, JANUARY 5TH, 2021 FOR THE PURPOSE OF ELECTING ONE DIRECTOR TO SERVE FOR THREE YEARS, AND FOR THE TRANSACTIONS OF OTHER BUSINESS.

Craig L. Ludwick
Secretary

11.05-3t

Solicitor

**REAL ESTATE
SETTLEMENT
COORDINATOR/TITLE
AGENT OR PARALEGAL**



CGA Law Firm seeks an experienced residential and/or commercial real estate title agent, settlement coordinator or paralegal. This professional will prepare title and settlement documents for purchase and refinance real estate settlements. Familiarity with title insurance essential. Prefer 5+ years of experience in real estate or banking with emphasis on the real estate sale and purchase transactions. Commercial loan document experience a plus. Candidates must be comfortable in a fast paced private law firm with extensive client contact responsibility and be able to work in a team environment. Submissions from interested parties will be strictly confidential. Submit cover letter (with salary requirements) and resume with references to: CGA Law Firm, Attn: Administrator, 135 N. George Street, York, PA 17401

Strausbaugh Law, PLLC is seeking an experienced paralegal for the general practice of law to join our team. Candidates must have exceptional customer service skills, be comfortable in a fast paced private law firm and able to work in a team environment. All interested applicants must submit a cover letter, including salary requirements and complete resume with references to Strausbaugh Law, PLLC, 1201 W. Elm Avenue, Suite #2, Hanover, PA 17331 or email to scott@strausbaughlaw.com. No phone calls please.

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of GOLDSBORO MUNICIPAL AUTHORITY vs. LINDA AMARO Docket Number: 2020-SU-000758. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LINDA AMARO

Owner(s) of property situate in the Borough of Goldsboro, County of York, and Commonwealth of Pennsylvania, being

40 W. Broadway, Eppers, PA 17319
Parcel No. 65-000-01-0142.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$1,025.58

Attorneys for Plaintiff
Johnson Duffie Stewart & Weidner, P.C.

PROPERTY ADDRESS: 40 WEST BROADWAY, EPPERS, PA 17319

UPI# 65-000-01-0142.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST vs. JENNIFER M. BOULIGNY Docket Number: 2018-SU-003046. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County

of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JENNIFER M. BOULIGNY

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

10 Diana Court Hanover PA 17331
PARCEL #: 52000BD0025F000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$198,982.96

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 10 DIANA COURT, HANOVER, PA 17331

UPI# 52-000-BD-0025.F0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NORTHWEST SAVINGS BANK vs. CYNTHIA L. BRAID, WILLIAM A. KLINGER and THE UNITED STATES OF AMERICA Docket Number: 2015-SU-002184-06. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CYNTHIA L. BRAID
WILLIAM A. KLINGER
THE UNITED STATES OF AMERICA

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

7695 Harmony Grove Road,
Wellsville, PA 17365
Parcel No. 49000LD0014D000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment amount: \$126,736.34

Attorneys for Plaintiff
Nestico Druby, PC

PROPERTY ADDRESS: 7695 HARMONY GROVE ROAD, WELLSVILLE, PA 17365

UPI# 49-000-LD-0014.D0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of COLONIAL SAVINGS, F.A. vs. LEONEL BRUNO and CHELSEA R. JOHNSTON Docket Number: 2019-SU-000804. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LEONEL BRUNO
CHELSEA R. JOHNSTON

Chelsea R. Johnston and Leonel Bruno, owner(s) of property situate in Township of Dover, York County, and Commonwealth of Pennsylvania being:

2810 Carlisle Road, York, PA 17408
Parcel No. 240000600190000000
Acreage: 0.24

Improvements thereon: Residential Dwelling
Judgment Amount: \$ 146,998.11
Attorneys for Plaintiff
Richard M, Squire & Associates, LLC

PROPERTY ADDRESS: 2810 CARLISLE ROAD, YORK, PA 17408

UPI# 24-000-06-0019.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS TRUSTEE ON BEHALF OF CWABS, INC. ASSET-BACKED CERTIFICATES TRUST 2005-13 vs. MARIE BURNS Docket Number: 2014-SU-002711-06. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARIE BURNS

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

221 Sycamore Trail Delta PA 17314
PARCEL #: 43-000-01-0184.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$302,030.76

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 221 SYCAMORE TRAIL, DELTA, PA 17314

UPI# 43-000-01-0184.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of LAELIA LLC vs. DAVID V. CARRAWAY Docket Number: 2018-SU-000062. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID V. CARRAWAY

By virtue of Writ of Execution No. 2018-SU-000062

ALL THAT CERTAIN piece, parcel or lot of land, situate in the Borough of Delta, County of York and Commonwealth of Pennsylvania, having erected thereon a Residential Dwelling being known and numbered as 823 Main Street, Borough of Delta, PA 17314, Tax Parcel No. 570000100900000000, sold as the property of David V. Carraway by Deed dated October 31, 2007, and recorded on April 25, 2008, by the York County Recorder of Deeds as Instrument No. 2008025555, in Book 1961, at Page 107.

Attorneys for Plaintiff:
Andrew J. Marley, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111

PROPERTY ADDRESS: 823 MAIN STREET, DELTA, PA 17314

UPI# 57-000-01-0090.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CENTRIC BANK vs. GEORGE M. ESTEP, II and JULIE K. ESTEP Docket Number: 2019-SU-003732. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GEORGE M. ESTEP, II
JULIE K. ESTEP

George M. Estep, II and Julie K. Estep, owners of property situate in New Cumberland, Fairview Township, York County, Pennsylvania, being

208 Hillcrest Drive, New Cumberland, PA 17070
Parcel No. 27-000-07-0060.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$217,618.39

Attorney for Plaintiff
Marc A. Hess, Esquire / Henry & Beaver LLP

PROPERTY ADDRESS: 208 HILLCREST DRIVE, NEW CUMBERLAND, PA 17070

UPI# 27-000-07-0060.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BAYVIEW LOAN SERVICING, LLC vs. JASON J. FRAME A/K/A JASON FRAME and HEATHER M. FRAME A/K/A HEATHER FRAME Docket Number: 2019-SU-002132. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JASON J. FRAME
A/K/A JASON FRAME
HEATHER M. FRAME
A/K/A HEATHER FRAME

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

BEING KNOWN AS: 1120 STONE GATE DRIVE, YORK, PA 17406

PARCEL NUMBER: 230000600670000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1120 STONE GATE DRIVE, YORK, PA 17406

UPI# 23-000-06-0067.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ADJUSTABLE RATE MORTGAGE TRUST 2007-3 ADJUSTABLE RATE MORTGAGE BACKED PASS THROUGH CERTIFICATES, SERIES 2007-3 vs. LAREE ANN GROSS and RANDY A. GROSS A/K/A RANDY GROSS Docket Number: 2019-SU-003745. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LAREE ANN GROSS
 RANDY A. GROSS A/K/A RANDY GROSS

Property of Randy Gross and Laree Ann Gross, Husband and Wife
 Execution No. 2019-SU-003745
 Judgment Amount: \$177,258.74
 All the right title, interest and claim of Randy Gross and Laree Ann Gross, Husband and Wife, of in and to:
 Property locates at 850 Rohlers Church Road, within the Dover Township, York County, PA 17315. Having erected thereon a Single Family Residential. Being more fully described in York County Deed Book Volume 1793, at page 7647, Instrument No. 2006016289.
 Parcel Identification No. 24.000-MF.0023.D

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

PROPERTY ADDRESS: 850 ROHLERS CHURCH ROAD, DOVER, PA 17315

UPI# 24-000-MF-0023.D0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF CREDIT SUISSE SEASONED LOAN TRUST

2006-1, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2006-1 vs. JEFFREY HILL and JENNIFER LIBURD Docket Number: 2011-SU-000059-06. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JEFFREY HILL
 JENNIFER LIBURD

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

BEING KNOWN AS: 668 WEST KING STREET CITY OF YORK, PA 17404
 PROPERTY ID: 092050200260000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 668 WEST KING STREET, YORK, PA 17404

UPI# 09-205-02-0026.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NORTHWEST SAVINGS BANK vs. WILLIAM A. KLINGER and THE UNITED STATES OF AMERICA Docket Number: 2015-SU-002758-06. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM A. KLINGER
 THE UNITED STATES OF AMERICA

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

890 Old Trail Road, Etters, PA 17319
 Parcel No. 390002500080000000

Improvements thereon: RESIDENTIAL DWELLINGS

Judgment amount: \$62,709.92

Attorneys for Plaintiff
 Nestico Druby, PC

PROPERTY ADDRESS: 890 OLD TRAIL ROAD, ETTERS, PA 17319

UPI# 39-000-25-0008.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-4 vs. GREGORY A. KROUSE AKA GREGORY KROUSE and CHRISTINA L. KROUSE AKA CHRISTINA KROUSE Docket Number: 2020-SU-000394. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GREGORY A. KROUSE
 AKA GREGORY KROUSE
 CHRISTINA L. KROUSE
 AKA CHRISTINA KROUSE

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

1329 Wanda Drive Hanover PA 17331
 PARCEL #: 52000160041F000000
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$132,938.31

Attorneys for Plaintiff
 KML Law Group P.C.

PROPERTY ADDRESS: 1329 WANDA DRIVE, HANOVER, PA 17331

UPI# 52-000-16-0041.F0-00000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of STEPHEN J. GAMBAL D/B/A SKD HOME IMPROVEMENTS vs. MARJORIE NICHOLSON Docket Number: 2018-ML-000103. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARJORIE NICHOLSON

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2018-ML-000103

JOHN REICHART
v.
MARJORIE NICHOLSON

owner(s) of property situate in Hanover Borough, York County, Pennsylvania, being

415 PLEASANT STREET,
HANOVER, PA 17331
Parcel No. 67-000-04-0441.B0-00000

Improvements thereon: Residential Dwelling

Judgment Amount: \$33,331.31

Attorney for Plaintiff
Law Offices of Craig A. Diehl

PROPERTY ADDRESS: 415 PLEASANT STREET, HANOVER, PA 17331

UPI# 67-000-04-0441.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. BRIAN M. SCHWARTZ Docket Number: 2019-SU-001001. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN M. SCHWARTZ

ALL THAT CERTAIN improved lot or tract of ground situate on Manor Road in Lower Windsor Township, York County, Pennsylvania, said tract being Lot 5 on a plan prepared by Gordon L. Brown & Associates dated August 19, 1996, approved by Lower Windsor Township on October 10, 1996 and recorded on October 16, 1996, on York County Plan Book OO Page 403, said lot being bounded and described as follows:

Property Address: 1726 Manor Road, Windsor, PA 17366

Parcel No. 35000IL0019F000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2019-SU-001001
Judgment: \$198,252.14
Attorney:
To be sold as the Property Of: Brian M. Schwartz

PROPERTY ADDRESS: 1726 MANOR ROAD, WINDSOR, PA 17366

UPI# 35-000-IL-0019.F0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2016-1 vs. GARRISON SEABROOKS, SOLEY IN HIS CAPACITY AS HEIR OF JOHNIE MAE BISPHAM, DECEASED JAMES SEABROOKS SOLEY IN HIS CAPACITY AS HEIR OF JOHNIE MAE BISPHAM, DECEASED ROBERT SEABROOKS SOLEY IN HIS CAPACITY

AS HEIR OF JOHNIE MAE BISPHAM, DECEASED Docket Number: 2019-SU-003476. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GARRISON SEABROOKS, SOLEY IN HIS CAPACITY AS HEIR OF JOHNIE MAE BISPHAM, DECEASED JAMES SEABROOKS SOLEY IN HIS CAPACITY AS HEIR OF JOHNIE MAE BISPHAM, DECEASED ROBERT SEABROOKS SOLEY IN HIS CAPACITY AS HEIR OF JOHNIE MAE BISPHAM, DECEASED

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

780 Stoverstown Road York PA 17408
PARCEL #: 51000HG0048H000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$393,036.06

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 780 STOVERSTOWN ROAD, YORK, PA 17408

UPI# 51-000-HG-0048.H0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of QUICKEN LOANS INC. vs. JODIE R. SHOVER A/K/A JODIE R. YOUCH Docket Number: 2019-SU-001465. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JODIE R. SHOVER A/K/A JODIE R. YOUCH

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

1670 Williams Grove Road Dillsburg PA 17019
PARCEL #: 20000PC0101D000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount \$168,114.20

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 1670 WILLIAMS
GROVE ROAD, DILLSBURG, PA 17019

UPI# 20-000-PC-0101.D0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. SARAH A. SMITH A/K/A SARAH A. MARINE and CHARLIE L. SMITH Docket Number: 2019-SU-002582. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SARAH A. SMITH
A/K/A SARAH A. MARINE
CHARLIE L. SMITH

All that certain tract of land known as No. 127 South Penn Street, York, York County, Pennsylvania:

Property Address: 127 South Penn Street, York, PA 17401

Parcel No. 09-199-03-0032-00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2019-SU-002582
Judgment: \$68,992.73

Attorney:
To be sold as the Property Of: Sarah A. Smith
a/k/a Sarah A. Marine and Charlie L. Smith

PROPERTY ADDRESS: 127 SOUTH PENN
STREET, YORK, PA 17401

UPI# 09-199-03-0032.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR CONSECO FINANCE HOME EQUITY LOAN TRUST 2002-A vs. CHARLES E. SMITH, A/K/A CHARLES EDWARD SMTIH and ROBYN L. SMITH, A/K/A ROBYN LIGGINS SMITH A/K/A ROBYN LIGGINS A/K/A ROBYN SMITH Docket Number: 2020-SU-001063. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES E. SMITH,
A/K/A CHARLES EDWARD SMTIH
ROBYN L. SMITH,
A/K/A ROBYN LIGGINS SMITH
A/K/A ROBYN LIGGINS
A/K/A ROBYN SMITH

By virtue of a Writ of Execution No. 2020-SU-001063

U.S. Bank National Association, as Trustee,
for Conesco Finance Home Equity Loan Trust
2002-A

v.
Charles E. Smith a/k/a Charles Edward Smith,
Robyn L. Smith a/k/a Robyn Liggins Smith a/k/a
Robyn Liggins a/k/a Robyn Smith

owner(s) of property situate in the YORK CITY,
6TH, YORK County, Pennsylvania, being

333 East Locust Street, York, PA 17403-2311
Parcel No. 061080200740000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$17,412.74

Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 333 EAST LOCUST
STREET, YORK, PA 17403

UPI# 06-108-02-0074.00-00000

Notice is further given that all parties in interest

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2 vs. MARK E. SPARROW Docket Number: 2020-SU-000743. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARK E. SPARROW

ALL THAT CERTAIN lot, piece or parcel of land, having erected thereon a residential dwelling being known and numbered as 380 Greenleaf Road, Manchester Township, York, PA 17406, Tax Parcel No. 360000404380000000, sold as the property of Mark E. Sparrow.

PROPERTY ADDRESS: 380 GREENLEAF
ROAD, YORK, PA 17406

UPI# 36-000-04-0438.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of SPECIALIZED LOAN SERVICING LLC vs. MALINDAA. TEETER, IN HER CAPACITY AS HEIR OF GARY E. TEETER, DECEASED JOSEPH T. OAKLEY, IN HIS CAPACITY AS HEIR OF GARY E. TEETER, DECEASED MINOR DEFENDANT 1, IN HER CAPACITY

AS HEIR OF GARY E. TEETER, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GARY E. TEETER, DECEASED Docket Number: 2019-SU-003597. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MALINDA A. TEETER, IN HER CAPACITY AS HEIR OF GARY E. TEETER, DECEASED JOSEPH T. OAKLEY, IN HIS CAPACITY AS HEIR OF GARY E. TEETER, DECEASED MINOR DEFENDANT 1, IN HER CAPACITY AS HEIR OF GARY E. TEETER, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GARY E. TEETER, DECEASED

By virtue of a Writ of Execution No. 2019-SU-003597

Specialized Loan Servicing LLC v.

Malinda A. Teeter, in Her Capacity as Heir of Gary E. Teeter, Deceased, Joseph T. Oakley, in His Capacity as Heir of Gary E. Teeter, Deceased, Minor Defendant 1, in Her Capacity as Heir of Gary E. Teeter, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Gary E. Teeter, Deceased owner(s) of property situate in the SPRINGGETTSBURY TOWNSHIP, YORK County, Pennsylvania, being

720 Mundis Mill Road, York, PA 17406-9715 Parcel No. 460001500110000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$63,758.06

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 720 MUNDIS MILL ROAD, YORK, PA 17406

UPI# 46-000-15-0011.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. WILLIAM J. WREDE Docket Number: 2019-SU-003647. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM J. WREDE

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

48 Poplar Drive Delta PA 17314 PARCEL #: 430000700260000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$ \$161,396.94

Attorneys for Plaintiff KML Law Group P.C.

PROPERTY ADDRESS: 48 POPLAR DRIVE, DELTA, PA 17314

UPI# 43-000-07-0026.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 11.05-3t York County, Pennsylvania

LOOKING FOR ESTATE NOTICES

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

Go to www.palegalads.org

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

