

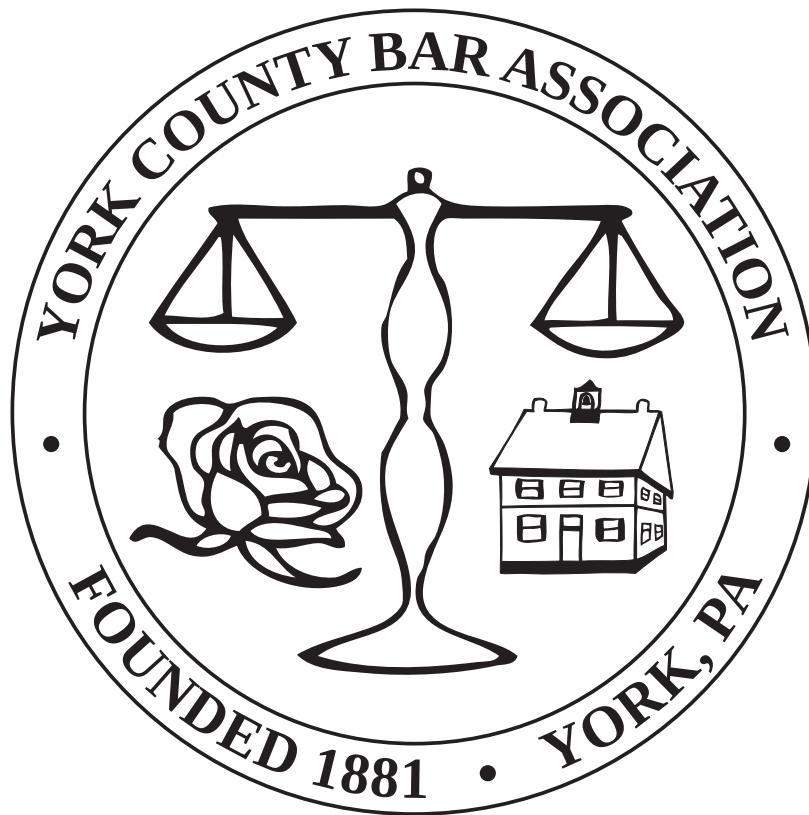
York Legal Record

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

Vol. 140

YORK, PA, THURSDAY, SEPTEMBER 10, 2026

No. 25



Dated Material Do Not Delay

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 CAROLYN L.

BAUMGARDNER, DECEASED

Late of Dover Twp., York County, PA.
Co-Executors: Irvin E. Baumgardner, Jr. and
Connie D. Trynovich, c/o CGA Law Firm,
PC, 135 North George Street, York, PA
17401
Attorney: Jeffrey L. Rehmyer II, Esquire,
CGA Law Firm, PC, 135 North George
Street, York, PA 17401 09.10-3t

ESTATE OF PATRICIA BENESCH,
DECEASED

Late of Stewartstown Boro., York County,
PA.
Executor: David J. Benesch, Sr., c/o Anstine
& Sparler, 117 E. Market Street, York, PA
17401
Attorney: Andrew C. Herrold, Esquire,
Anstine & Sparler, 117 E. Market Street,
York, PA 17401 09.10-3t

ESTATE OF SHARON L. CHUPAK,
DECEASED

Late of York Twp., York County, PA.
Administrator: Matthew A. Zeigler, 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
09.10-3t

ESTATE OF RANDY L. DALLMEYER,
DECEASED

Late of Spring Garden Twp., York County,
PA.
Executrix: Linda L. Dallmeyer, c/o Saxton
& Stump, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire,
Saxton & Stump, 221 West Philadelphia
Street, Suite 600, York, PA 17401
09.10-3t

ESTATE OF TIMOTHY EARL DIEHL,
DECEASED

Late of Lower Windsor Twp., York County,
PA.
Executrix: Brenda L. Diehl, c/o Saxton &
Stump, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire,
Saxton & Stump, 221 West Philadelphia
Street, Suite 600, York, PA 17401
09.10-3t

ESTATE OF LINDA S. GRIM, DECEASED

Late of Hellam Twp., York County, PA.
Executor: Russell Hall, c/o Mountz, Kreiser,
& Fleckenstein, Attorneys at Law, 553
Locust Street, Columbia, PA 17512
Attorney: Thomas W. Fleckenstein,
Esquire, Mountz, Kreiser, & Fleckenstein,
Attorneys at Law, 553 Locust Street,
Columbia, PA 17512 09.10-3t

ESTATE OF KENNETH R. HALL,
DECEASED

Late of York Twp., York County, PA.
Executor: Richard Slaugh, c/o Saxton &
Stump, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire,
Saxton & Stump, 221 West Philadelphia
Street, Suite 600, York, PA 17401
09.10-3t

ESTATE OF DARREL D. HORST,
DECEASED

Late of Conewago Twp., York County, PA.
Executor: Teena E. Horst, c/o MPL Law
Firm, 96 S. George Street, Suite 520,
York, PA 17401
Attorney: Bradley J. Leber, Esquire, MPL
Law Firm, 96 S. George Street, Suite 520,
York, PA 17401 09.10-3t

ESTATE OF JAMES D. ISETT, a/k/a JAMES
DAVID ISETT, DECEASED

Late of York Twp., York County, PA.
Executrix: Laurie R. Wise, c/o CGA Law
Firm, PC, 135 North George Street, York,
PA 17401
Attorney: Craig S. Sharnetzka, Esquire,
CGA Law Firm, PC, 135 North George
Street, York, PA 17401 09.10-3t

ESTATE OF JOANN KRONE, DECEASED

Late of Spring Garden Twp., York County,
PA.
Executor: Matthew Justin Krone, a/k/a
Matthew J. Krone, c/o Anstine & Sparler,
117 East Market Street, York, PA 17401
Attorney: Elizabeth G. Gangloff, Esquire,
Anstine & Sparler, 117 East Market Street,
York, PA 17401 09.10-3t

ESTATE OF JERRY LYNN MARTIN, a/k/a
JERRY L. MARTIN, DECEASED

Late of West Manchester Twp., York County,
PA.
Executor: Garnette M. Martin, c/o Anstine &
Sparler, 117 East Market Street, York, PA
17401
Attorney: Elizabeth G. Gangloff, Esquire,
Anstine & Sparler, 117 East Market Street,
York, PA 17401 09.10-3t

ESTATE OF NADEAN I. MERKERT,
DECEASED

Late of Dover Boro., York County, PA.
Administrator: Jeffrey L. Merkert, c/o
Anstine & Sparler, 117 East Market
Street, York, PA 17401
Attorney: Andrew C. Herrold, Esquire,
Anstine & Sparler, 117 East Market Street,
York, PA 17401 09.10-3t

ESTATE OF SUSAN S. PETERSEN,
DECEASED

Late of Springettsbury Twp., York County,
PA.
Executrix: Natalie A. Petersen, c/o Mountz,
Kreiser, & Fleckenstein, Attorneys at Law,
553 Locust Street, Columbia, PA 17512
Attorney: Thomas W. Fleckenstein,
Esquire, Mountz, Kreiser, & Fleckenstein,
Attorneys at Law, 553 Locust Street,
Columbia, PA 17512 09.10-3t

ESTATE OF SUSAN J. RILEY, a/k/a SUSAN
W. RILEY, DECEASED

Late of Hanover Boro., York County, PA.
Executor: Joel M. Ruths, 833 McCosh
Street, Hanover, PA 17331 09.10-3t

ESTATE OF RUTH MARIE WAGNER,
DECEASED

Late of Heidelberg Twp., York County, PA.
Executrix: Sally M. Smith, c/o GATES &
GATES, P.C., 250 York Street, Hanover,
PA 17331
Attorney: Samuel A. Gates, Esquire, GATES
& GATES, P.C., 250 York Street, Hanover,
PA 17331 09.10-3t

ESTATE OF NELLIE A. WALLACE,
DECEASED

Late of Hanover Boro., York County, PA.
Executrix: Jeanne M. Learn, 533 South
Street, McSherrystown, PA 17344
Attorney: Jennifer M. Stetter, Esquire,
Barley Snyder LLP, 14 Center Square,
Hanover, PA 17331 09.10-3t

ESTATE OF ALICE MARIE TEE WORRALL,
DECEASED

Late of Mount Wolf, York County, PA.
Executor: John Paul Worrall, c/o Mentch
Law P.C., 5000 Ritter Road, Suite 202,
Mechanicsburg, PA 17055
Attorney: Kirk E. Mentch, Esquire, Mentch
Law P.C., 5000 Ritter Road, Suite 202,
Mechanicsburg, PA 17055 09.10-3t

TRUSTEE NOTICE

The Spagnola Family Irrevocable Trust of
August 13, 2004 and as restated on February
19, 2019 of Springettsbury Township, York
County, Pennsylvania.

This irrevocable trust is being administered by
the undersigned, who requests that all persons
having claims or demands against the Trust
or Santa Spagnola, make know the same, and
all persons indebted to said Trust and Trustee
are requested to make payment in full, without
delay to:

Trustee:

The Spagnola Family Irrevocable Trust
Nicholas Mickey, Trustee
c/o Kenneth Lee Eckard, Esquire
180 Darlene Street
York, PA 17402-5053 09.10-3t

SECOND PUBLICATION**ESTATE OF VIRGINIA A. ALDINGER, DECEASED**

Late of York Twp., York County, PA.
 Executor: Matthew Aldinger, 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 09.03-3t

ESTATE OF DONALD J. BARRON, a/k/a DONALD JOHN BARRON, DECEASED

Late of Hopewell Twp., York County, PA.
 Executrix: Donna Bercher, 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 09.03-3t

ESTATE OF DANIEL D. BLACKBURN, SR., DECEASED

Late of Conewago Twp., York County, PA.
 Administrator: Daniel D. Blackburn, Jr., 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 09.03-3t

ESTATE OF JEANNE C. BURKE, DECEASED

Late of York Twp., York County, PA.
 Executors: Kimberly J. Shaw and Todd D. Burke, 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 09.03-3t

ESTATE OF PEARL DYER, a/k/a ANNA PEARL DYER, DECEASED

Late of Codorus Twp., York County, PA.
 Executrix: Darlene A. Markle, 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 09.03-3t

ESTATE OF DOROTHY FILA, a/k/a DOROTHY M. FILA, DECEASED

Late of Chanceford Twp., York County, PA.
 Executor: Scott Fila, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 09.03-3t

ESTATE OF CLETA T. FULTZ, DECEASED

Late of Springettsbury Twp., York County, PA.
 Executrix: Kathleen R. Stefanowicz, c/o Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402
 Attorney: Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402 09.03-3t

ESTATE OF ROBERT S. GILLESPIE, JR., DECEASED

Late of Spring Garden Twp., York County, PA.
 Executor: Nancy Gillespie, c/o FrancePaskeySwopePugh, 2675 Eastern Boulevard, York, PA 17402
 Attorney: Caroly J. Pugh, Esquire, FrancePaskeySwopePugh, 2675 Eastern Boulevard, York, PA 17402 09.03-3t

ESTATE OF LUCY A. GLADFELTER, DECEASED

Late of East Manchester Twp., York County, PA.
 Co-Executors: Misty A. Zimmer and Shane J. Gladfelter, c/o Ryan C. Lutz, Esquire, 2025 E. Market Street, York, PA 17402
 Attorney: Ryan C. Lutz, Esquire, 2025 E. Market Street, York, PA 17402 09.03-3t

ESTATE OF BRADLY W. GRAFFIUS, DECEASED

Late of Fairview Twp., York County, PA.
 Co-Executrices: Aspen D. Knuckley and Renee W. Simpson, c/o Barley Snyder LLP, 100 E. Market Street, York, PA 17401
 Attorney: Alex Snyder, Esquire, Barley Snyder LLP, 100 E. Market Street, York, PA 17401 09.03-3t

ESTATE OF EDITH C. HACKMAN, a/k/a CHRISTINE HACKMAN, DECEASED

Late of Conewago Twp., York County, PA.
 Executor: Eugene Hughes, c/o David Turocy, Esquire, 119 East Market Street, York, PA 17401
 Attorney: David Turocy, Esquire, 119 East Market Street, York, PA 17401 09.03-3t

ESTATE OF CHHOEUNG HANG, DECEASED

Late of York City, York County, PA.
 Executor: Vanneng A. Choun, c/o Ryan C. Lutz, Esquire, 2025 E. Market Street, York, PA 17402
 Attorney: Ryan C. Lutz, Esquire, 2025 E. Market Street, York, PA 17402 09.03-3t

ESTATE OF GEORGE E. HECKERT, DECEASED

Late of Lower Windsor Twp., York County, PA.
 Executor: Matthew P. Heckert, c/o Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512
 Attorney: Michael S. Grab, Esquire, Nikolaus & Hohenadel, LLP, 327 Locust Street, Columbia, PA 17512 09.03-3t

ESTATE OF FRANCES I. HOFFMASTER, DECEASED

Late of Manchester Twp., York County, PA.
 Executor: Vicki E. Ruth, 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 09.03-3t

ESTATE OF GERALD L. HOLLINGSWORTH, DECEASED

Late of Hellam Twp., York County, PA.
 Executrix: Keith Kline, c/o Mountz, Kreiser, & Fleckenstein, Attorneys at Law, 553 Locust Street, Columbia, PA 17512
 Attorney: Thomas W. Fleckenstein, Esquire, Mountz, Kreiser, & Fleckenstein, Attorneys at Law, 553 Locust Street, Columbia, PA 17512 09.03-3t

ESTATE OF THOMAS W. IZAT, DECEASED

Late of York Twp., York County, PA.
 Executors: Donna A. Hull and David T. Izat, 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 09.03-3t

ESTATE OF ALICE MARIE JONES, DECEASED

Late of Penn Twp., York County, PA.
 Executor: Robert Joseph Jones, 2300 W. Valley Lane, Westminster, MD 21158
 Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 09.03-3t

ESTATE OF TRAVIS ALLEN KING, DECEASED

Late of Warrington Twp., York County, PA.
 Administrator: Nancy F. Snyder, c/o Anstine & Sparler, 117 E. Market Street, York, PA 17401
 Attorney: Andrew C. Herrold, Esquire, Anstine & Sparler, 117 E. Market Street, York, PA 17401 09.03-3t

ESTATE OF ALEXANDER J. KISH, JR. DECEASED

Late of Springettsbury Twp., York County, PA.
 Executrix: Mary Ann Miller, c/o RICE PARK LAW, LLC, 79 East Pomfret Street, Carlisle, PA 17013
 Attorney: Abbie C. Trone, Esquire, RICE PARK LAW, LLC, 79 East Pomfret Street, Carlisle, PA 17013 09.03-3t

ESTATE OF GAYLE A. KOLIVRAS, DECEASED

Late of Franklin Twp., York County, PA.
 Co-Executrices: Korine Kolivras and Krysten Kolivras-Simmons, c/o Stone, Wiley & Linsenhach, P.C., 3 N. Baltimore Street, Dillsburg, PA 17019
 Attorney: Brian C. Linsenhach, Esquire, Stone, Wiley & Linsenhach, P.C., 3 N. Baltimore Street, Dillsburg, PA 17019 09.03-3t

ESTATE OF KITRINA K. LIGHTY, DECEASED

Late of York County, PA.
 Executor: John Edward Watson, Jr., c/o Charles J. Hobbs, Esquire, 256 E. Market Street, York, PA 17403
 Attorney: Charles J. Hobbs, Esquire, 256 E. Market Street, York, PA 17403 09.03-3t

**ESTATE OF GLADYS R. SANDERS,
DECEASED**

Late of Loganville Boro., York County, PA.
Co-Executrices: Dezirae Romaine
Greenawalt and Tammy Lynn Geesey, 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 09.03-3t

**ESTATE OF JAMES B. SCHRUM,
DECEASED**

Late of North Codorus Twp., York County,
PA.
Executrix: Victoria L. Herr, c/o Michael B.
Scheib, Esquire, 110 South Northern Way,
York, PA 17402
Attorney: Michael B. Scheib, Esquire, 110
South Northern Way, York, PA 17402
09.03-3t

**ESTATE OF JOAN FLORANCE STITZ,
DECEASED**

Late of Washington Township Twp., York
County, PA.
Attorney: Amy E.W. Ehrhart, Esquire, 118
Carlisle Street, Suite 202, Hanover, PA
17331 09.03-3t

**ESTATE OF LYNNE C. STRAYER, a/k/a
LYNNE CHERYL STRAYER, DECEASED**

Late of North Codorus Twp., York County,
PA.
Executor: Thomas Beck, c/o CGA Law Firm,
PC, 135 North George Street, York, PA
17401
Attorney: Courtney M. Buechler, Esquire,
CGA Law Firm, PC, 135 North George
Street, York, PA 17401 09.03-3t

ESTATE OF MARY E. TAYLOR, DECEASED

Late of York City, York County, PA.
Executrix: Linda E. Esseff, c/o The Family
Law Practice of Leslie S. Arzt, LLC, 2002
South Queen Street, York, PA 17403
Attorney: Amy S. Loper, Esquire, The
Family Law Practice of Leslie S. Arzt,
LLC, 2002 South Queen Street, York, PA
17403 09.03-3t

ESTATE OF LINDA J. WOODS, DECEASED

Late of Codorus Twp., York County, PA.
Executors: Cathy L. Dotson, Karen S.
Cotterino and Tina A. Woodward,
c/o Hoffman, Comfort, Offutt, Scott
& Halstad, LLP, 24 N. Court Street,
Westminster, MD 21157
Attorney: Dennis M. Twigg, Esquire,
Hoffman, Comfort, Offutt, Scott &
Halstad, LLP, 24 N. Court Street,
Westminster, MD 21157 09.03-3t

THIRD PUBLICATION

**ESTATE OF H. EDWARD BAUBLITZ, a/k/a
HARRY EDWARD BAUBLITZ, DECEASED**

Late of Hanover Boro., York County, PA.
Executrix: Karen E. Sanders, 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 08.27-3t

**ESTATE OF DORIS M. BLOCHER,
DECEASED**

Late of West Manheim Twp., York County,
PA.
Executor: Darlene B. Klenk, 1147
Eichelberger Street, Hanover, PA 17331
Attorney: Ann C. Shultis, Esquire, Salzmann
Hughes, P.C., 1147 Eichelberger Street,
Hanover, PA 17331 08.27-3t

ESTATE OF LEONA C. DUBS, DECEASED

Late of Hanover Boro., York County, PA.
Executrix: Lisa C. Montgomery, 743 Aurora
Drive, Mechanicsburg, PA 17055
Attorney: Marielle F. Hazen, Esquire, Hazen
Law Group LLC, 2000 Lingelstown Road,
#202, Harrisburg, PA 17110 08.27-3t

**ESTATE OF ROBERT L. FITZKEE,
DECEASED**

Late of York Twp., York County, PA.
Executrix: Gail S. Rutland, c/o Saxton &
Stump, 221 West Philadelphia Street, Suite
600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire,
Saxton & Stump, 221 West Philadelphia
Street, Suite 600, York, PA 17401
08.27-3t

**ESTATE OF ROBERTA M. GODFREY,
DECEASED**

Late of Lower Windsor Twp., York County,
PA.
Co-Administrators: Gerald E. Godfrey and
Raymond H. Godfrey, c/o The Shiloh Law
Group, LLC, 1946 Carlisle Road, York,
PA 17408
Attorney: Tessa Marie Myers, Esquire, The
Shiloh Law Group, LLC, 1946 Carlisle
Road, York, PA 17408 08.27-3t

**ESTATE OF ELEANOR L. GRUVER,
DECEASED**

Late of Springettsbury Twp., York County,
PA.
Executor: Bella M. Fix, 601 South Pine
Street, Red Lion, PA 17356
Attorney: D. Michael Craley, Esquire, 246
West Broadway, Lower Level, Red Lion,
PA 17356 08.27-3t

**ESTATE OF MARK W. HAMBERGER,
DECEASED**

Late of York County, PA.
Executor: Susan M. Hamberger, c/o William
R. Kaufman, Esquire, 940 Century Drive,
Mechanicsburg, PA 17055
Attorney: William R. Kaufman, Esquire, 940
Century Drive, Mechanicsburg, PA 17055
08.27-3t

**ESTATE OF BRIAN L. HANNA, a/k/a BRIAN
LEE HANNA, DECEASED**

Late of Hellam Twp., York County, PA.
Executor: John Craig Hanna, 843 Salisbury
Court, Lancaster, PA 17601
Attorney: Jeff Gonick, Esquire, PO Box 604,
East Petersburg, PA 17520 08.27-3t

**ESTATE OF JOHN WILLIAM HAYES,
DECEASED**

Late of Dillsburg, York County, PA.
Executor: Katana L. Yovich, 127 York
Street, Wellsville, PA 17365
08.27-3t

**ESTATE OF JEFFREY TODD KOHLER,
DECEASED**

Late of York Twp., York County, PA.
Co-Administrators: Charles R. Kohler and
Deborah A. Ketterman, c/o The Shiloh
Law Group, LLC, 1946 Carlisle Road,
York, PA 17408
Attorney: Tessa Marie Myers, Esquire, The
Shiloh Law Group, LLC, 1946 Carlisle
Road, York, PA 17408 08.27-3t

**ESTATE OF BARBARA ANN KOPP,
DECEASED**

Late of Hanover Boro., York County, PA.
Administrator: Tammy L. Kopp, 880 Hobart
Road, Hanover, PA 17331 08.27-3t

ESTATE OF JO ANNE LENKER, DECEASED

Late of Dover Twp., York County, PA.
Executrix: Olivia M. Lenker, c/o The Shiloh
Law Group, LLC, 1946 Carlisle Road,
York, PA 17408
Attorney: Tessa Marie Myers, Esquire, The
Shiloh Law Group, LLC, 1946 Carlisle
Road, York, PA 17408 08.27-3t

**ESTATE OF KATHERINE B. LIVSEY,
DECEASED**

Late of North Hopewell Twp., York County,
PA.
Executor: Derek Livsey, c/o Saxton &
Stump, 221 West Philadelphia Street, Suite
600, York, PA 17401
Attorney: Jody Anderson Leighty, Esquire,
Saxton & Stump, 221 West Philadelphia
Street, Suite 600, York, PA 17401
08.27-3t

**ESTATE OF WILLIAM W. McDONALD,
DECEASED**

Late of York County, PA.
Executor: Koby McDonald, 6363 Nelson
Drive, La Plata, MD 20646 08.27-3t

**ESTATE OF DOROTHY L. MCGINNIS,
DECEASED**

Late of Hellam Twp., York County, PA.
Executor: William A. McGinnis, 685 N.
Front Street ext., Wrightsville, PA 17368
08.27-3t

**ESTATE OF WILLIAM H. MCGINNIS JR.,
DECEASED**

Late of Hellam Twp., York County, PA.
Executor: William A. McGinnis, 685 N.
Front Street ext., Wrightsville, PA 17368
08.27-3t

**ESTATE OF DONALD G. MELUZIO,
DECEASED**

Late of York City, York County, PA.
Executrix: Diane L. Meluzio, c/o MPL Law
Firm LLP, 96 S. George Street, Suite 520,
York, PA 17401
Attorney: Erik D. Spurlin, Esquire, MPL
Law Firm LLP, 96 S. George Street, Suite
520, York, PA 17401 08.27-3t

ESTATE OF JANE A. SMELTZER,
DECEASED

Late of East Prospect Boro., York County,
PA.

Co-Executors: James A. Smeltzer and Nancy
L. Russell, c/o Andrea S. Anderson Law
Offices, P.C., 901 Delta Road, Red Lion,
PA 17356

Attorney: Andrea S. Anderson, Esquire,
Andrea S. Anderson Law Offices, P.C.,
901 Delta Road, Red Lion, PA 17356

08.27-3t

ESTATE OF PATRICIA G. SMITH,
DECEASED

Late of Carroll Twp., York County, PA.

Executor: James D. Stonebraker, c/o Murrel
R. Walters, III, 54 East Main Street,
Mechanicsburg, PA 17055

Attorney: Murrel R. Walters, III, Esquire,
54 East Main Street, Mechanicsburg, PA
17055

08.27-3t

ESTATE OF ROXANNE V. SMITH, a/k/a
ROXANNE VIRGINIA SMITH, a/k/a
ROXANNE SMITH, DECEASED

Late of Manchester Twp., York County, PA.

Executor: Jason C. Naylor, 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

08.27-3t

ESTATE OF CAROLYN M. THOMAS,
DECEASED

Late of Manchester Twp., York County, PA.

Executor: Orrstown Bank, 105 Leader
Heights Road, York, PA 17403

Attorney: John L. Senft, Esquire, 2643
Carnegie Road, Suite B, York, PA 17402

08.27-3t

ESTATE OF CLARENCE N. WERNER, a/k/a
CLARENCE N. WERNER, JR., DECEASED
Late of East Manchester Twp., York County,
PA.

Executrix: Cheryl A. Weibley, 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

08.27-3t

ESTATE OF YVONNE D. WILLOUR,
DECEASED

Late of Dover Twp., York County, PA.

Executor: Shane E. Middleton, 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

08.27-3t

CIVIL NOTICES

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on August 6, 2026, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: KeylizMarie Castro to: KeylizMarie Figueroa Castro. The Court has fixed the day of October 20, 2026 at 9:30 a.m. in Courtroom #7003 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.

09.10-1t

Solicitor

IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 08/19/2026, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Theo Jayden Joseph to: Theo Jayden Ange. The Court has fixed the day of October 20, 2026 at 9:30 a.m. in Courtroom #7003 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.

09.10-1t

Solicitor

IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on August 6, 2026, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Madison Nicole Martz to: Madison Nicole Strayer. The Court has fixed the day of October 20th, 2026 at 9:30 a.m. in Courtroom #7003 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.

09.10-1t

Solicitor

IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on August 6, 2026, a petition for change of name was filed

in the Court of Common Pleas, requesting a decree to change the name of: Raymond Luis souchet to: Raymond Luis Figueroa. The Court has fixed the day of October 20, 2026 at 9:30 a.m. in Courtroom #7003 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.

voluntary agreement for the continuing contact or communication. See 23 Pa.C.S.A. Section 2731, et seq.

09.10-1t

Solicitor

09.10-1t

Solicitor

PUBLIC NOTICE

PUBLIC NOTICE TO

UNKNOWN FATHER

In Re: Adoption of NEVAEH GRACE-ANN MIKOLAJCZAK, a minor

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child **NEVAEH GRACE-ANN MIKOLAJCZAK**. The Termination of Parental Rights Hearing has been scheduled for Thursday, September 17, 2026 at 9:00 a.m. in Courtroom 7001, Seventh Floor, of the York County Judicial Center, 45 North George Street, York, Pennsylvania 17401, to terminate your parental rights in regards to **NEVAEH GRACE-ANN MIKOLAJCZAK** (dob: 9/30/2025), whose Mother is Christina Michelle Mikolajczak. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the one of the offices set forth below to find out where you can get legal help.

York County Bar Association located at 137 East Market Street, York, Pa 17401. Phone (717) 854-8755

York County Clerk of Orphans' Court, located at the York County Judicial Center, 45 North George Street, 2nd Floor, York, Pa 17401. Telephone (717) 771-9288

Stephanie J. Kogut, Esquire
Law Offices of Dorothy Livaditis
32 S. Beaver St, York, PA 17401

A prospective adoptive parent of a child may enter into an agreement with a birth relative of the child to permit continuing contact or communication between the child and the birth relative or between the adoptive parent and the birth relative. An agency or anyone representing the parties in an adoption shall provide notification to a prospective adoptive parent, a birth parent and a child who can be reasonably expected to understand that a prospective adoptive parent and a birth relative of a child have the option to enter into a

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST vs. KAREN L. BARE and TIMOTHY I. BARE Docket Number: 2025-SU-002829. 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 L. BARE
TIMOTHY I. BARE

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

BEING KNOWN AS: 6671 STELTZ ROAD GLEN ROCK, PA 17327

BEING PARCEL NUMBER: 22-000-BG-0091-D0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 6671 STELTZ ROAD, GLEN ROCK, PA 17327

UPI# 22000BG0091D000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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: IRON BRIDGE LANDING CONDOMINIUM ASSOCIATION, INC. vs. ANDREA L. BAUM Docket Number: 2025-SU-004155. 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:

ANDREA L. BAUM

JUDGEMENT: \$7,650.70
REPUTED OWNER(S): Andrea L. Baum
DEED BK. and PAGE NO.: BK 2411, PAGE NO. 8797
MUNICIPALITY: West Manchester Township
AREA: Single-Family Dwelling
IMPROVEMENTS: n/a
PARCEL IDENTIFICATION NO.: 51-000-32-0138.C0-C0035

PROPERTY ADDRESS: 2301 WALNUT BOTTOM ROAD, YORK, PA 17408-9404

UPI# 51000320138C0C0035

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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 COMPANY, NATIONAL ASSOCIATION, AS TRUST ADMINISTRATOR AND AS INDENTURE TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2023-RP1 vs. JAMIE G BEACH Docket Number: 2026-SU-001213. 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:

JAMIE G BEACH

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trust Administrator and as Indenture Trustee for CITIGROUP MORTGAGE LOAN TRUST 2023-RP1 v Jamie G Beach

Docket Number: 2026-SU-001213

Property to be sold is situated in the Eighth Ward of the City of York, County of York and Commonwealth of Pennsylvania.

Commonly known as: 21 West Jackson Street, York, PA 17401

Parcel Number: 08-159-04-0013.00-00000

Improvements thereon of the residential dwelling or lot (if applicable): Residential Dwelling

Judgment Amount: \$63,323.24

PROPERTY ADDRESS: 21 WEST JACKSON STREET, YORK, PA 17401

UPI# 081590400130000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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. CAMERON MITCHELL BILLET and MEGAN NICOLE BILLET FKA MEGAN NICOLE SHANER Docket Number: 2024-SU-002197. 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:

CAMERON MITCHELL BILLET

MEGAN NICOLE BILLET FKA MEGAN NICOLE SHANER

All that certain piece or parcel or Tract of land situate in the TOWNSHIP OF DOVER, York County, Pennsylvania, and being known as 4340 Davidsburg Road, Dover, PA 17315.

TAX MAP AND PARCEL
NUMBER:24-000-15-0326.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$145,200.26

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Cameron Mitchell Billet and Megan Nicole Billet fka Megan Nicole Shaner

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1105
Philadelphia, PA 19102

PROPERTY ADDRESS: 4340 DAVIDSBURG ROAD, DOVER, PA 17315

UPI# 240001503260000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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. CHANTAL BRADLEY Docket Number: 2026-SU-001797. 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:

CHANTAL BRADLEY

Owner(s) of property situate in HANOVER BOROUGH, YORK County, Pennsylvania, being

360 Barberry Drive Hanover PA 17331

PARCEL #: 670001300770000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$246,667.59

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 360 BARBERRY DRIVE, HANOVER, PA 17331

UPI# 670001300770000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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. DERRICK T. BROWN Docket Number: 2026-SU-001092. 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:

DERRICK T. BROWN

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

BEING KNOWN AS: 15 STONY BROOK DRIVE YORK, PA 17402

BEING PARCEL NUMBER: 46-000-13-0095.10-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 15 STONY BROOK DRIVE, YORK, PA 17402

UPI# 460001300951000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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: COMPU-LINK CORPORATION D/B/A CELINK vs. ROBERT A. BUHRMAN and JUDY A. BUHRMAN Docket Number: 2018-SU-001063. 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 A. BUHRMAN
JUDY A. BUHRMAN

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

BEING KNOWN AS: 1505 JUG ROAD DOVER, PA 17315

BEING PARCEL NUMBER: 23-MG-89-A

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1505 JUG RD, DOVER, PA 17315

UPI# 23000MG0089A000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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. ELIZABETH A BUSHEY and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2026-SU-000883. 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:

ELIZABETH A BUSHEY
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By virtue of a Writ of Execution No. 2026-SU-000883

FREEDOM MORTGAGE CORPORATION

v.

ELIZABETH A BUSHEY; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

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

431 MUMPER LN, DILLSBURG, PA 17019

Tax ID No. 20-000-OC-0153.B0-00000 AKA 20000OC0153B000000 AKA 20-000-OC-0153-B0-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$154,712.25

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 431 MUMPER LANE, DILLSBURG, PA 17019

UPI# 20000OC0153B000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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. ANN MARIE CAIN and SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2026-SU-000434. 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:

ANN MARIE CAIN
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION
NO. 2026-SU-000434

PENNSYLVANIA HOUSING FINANCE
AGENCY,
PLAINTIFF

VS
ANN MARIE CAIN and THE SECRETARY
OF HOUSING & URBAN DEVELOPMENT,
DEFENDANTS

REAL ESTATE: 2545 AUBURN ROAD,
YORK, PA 17402

MUNICIPALITY: Springettsbury Township

DIMENSIONS: Lot No. 412; Haines Acres Plan
and being approximately 119 x 80 x 130 x 74

SEE INSTRUMENT #: 2020-019858

TAX PARCEL #: 46-000-30-0085.00-00000

ASSESSMENT: \$119,570

IMPROVEMENTS THEREON: A
RESIDENTIAL DWELLING HOUSE AS
IDENTIFIED ABOVE.

TO BE SOLD AS THE PROPERTY OF ANN
MARIE CAIN ON JUDGMENT NO. 2026-SU-
000434

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

PROPERTY ADDRESS: 2545 AUBURN
ROAD, YORK, PA 17402

UPI# 460003000850000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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 YORK
TOWNSHIP, YORK County, Pennsylvania,
being
596 Green Valley Road York PA 17403
PARCEL #: 540004000680000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING
Judgment Amount \$307,742.05
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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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: M&T BANK vs. ALLEN J CARTER and JOAN M CARTER Docket Number: 2026-SU-000651. 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:

ALLEN J CARTER
JOAN M CARTER

All that Certain Tract of Land with the improvements thereon erected, situate in Township of York, County of York, Commonwealth of Pennsylvania, which is the subject matter of a survey prepared by Gordon L. Brown & Associates, dated August 10, 1984, and recorded in the Office of the Recorder of Deeds in and for York County Pennsylvania, in Plan Book FF, Page 99, known as Lot No. 134 on a Plan of Star-View Heights 5th Addition, and which in accordance with said survey is bounded and described more particularly as follows, to wit:

PROPERTY ADDRESS: 800 CHAMBERS
ROAD, YORK, PA 17402

UPI# 540004401340000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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. FRANK DUFFY and STACIE WINEHOLT Docket Number: 2026-SU-001070. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

FRANK DUFFY
STACIE WINEHOLT

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

BEING KNOWN AND NUMBERED AS 1665
TAYLOR DRIVE, HANOVER, PA 17331

UPIN NUMBER 44-000-28-0077.00-00000

PROPERTY ADDRESS: 1665 TAYLOR
DRIVE, HANOVER, PA 17331

UPI# 440002800770000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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. JOSEPH FICKUS and NICOLE FICKUS Docket Number: 2026-SU-000170. 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 FICKUS
NICOLE FICKUS

All That Certain tract of land with the improvements thereon erected, situate in Springettsbury Township, York County, Pennsylvania.

PROPERTY ADDRESS: 1711 PAULSON DRIVE, YORK, PA 17406

UPI# 46000090111C000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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: MCLP ASSET COMPANY, INC vs. LAUREN RB GERLACH AKA LAUREN R.B. GERLACH and BRIAN S. GERLACH Docket Number: 2016-SU-002296-06. 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:

LAUREN RB GERLACH AKA LAUREN R.B. GERLACH
BRIAN S. GERLACH

Owner(s) of property situate in HANOVER

BOROUGH, YORK County, Pennsylvania, being
101 McAllister Street Hanover PA 17331
PARCEL #: 670000501790000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$172,328.06
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 101 MCALLISTER STREET, HANOVER, PA 17331

UPI# 670000501790000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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: ACNB BANK, SUCCESSOR BY MERGER TO TRADITIONS BANK vs. JERMAINE O. GRANT Docket Number: 2026-SU-001066. 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:

JERMAINE O. GRANT

SHERIFF'S SALE
By virtue of a Writ of Execution issued by ACNB Bank, Successor by Merger to Traditions Bank Docket No. 2026-SU-001066

ACNB Bank, Successor by Merger to Traditions Bank v. Jermaine O. Grant
Docket No. 2026-SU-001066

Jermaine O. Grant, Owner of property situate in Dover Township, York County, Pennsylvania

3660 Fox Chase Drive, York, PA 17315

Property being known as Parcel ID No. 24-000-18-0044.00-00000.

Premises consist of a Residential Two-Story House with detached garage.

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

PROPERTY ADDRESS: 3660 FOX CHASE DRIVE, DOVER, PA 17315

UPI# 240001800440000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. ANDREW MICHAEL GREEN, AKA ANDREW M. GREEN and NENA GREEN Docket Number: 2025-SU-003780. 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 MICHAEL GREEN, AKA
ANDREW M. GREEN

NENA GREEN

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

BEING KNOWN AND NUMBERED AS 13 FROCK DRIVE, HANOVER, PA 17331

UPIN NUMBER 44-000-27-0073.00-00000

PROPERTY ADDRESS: 13 FROCK DRIVE, HANOVER, PA 17331

UPI# 440002700730000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on October 5, 2026 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: ACNB, SUCCESSOR TO TRADITIONS BANK, BY MERGER vs. JUSTIN MICHAEL GWINN Docket Number: 2026-SU-001865. 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:

JUSTIN MICHAEL GWINN

SHERIFF'S SALE

By virtue of a Writ of Execution issued by ACNB, Successor to Traditions Bank, by Merger Docket No. 2026-SU-001865.

ACNB, Successor to Traditions Bank, by Merger v. Justin Michael Gwinn

Docket No. 2026-SU-001865.

Justin Michael Gwinn, Owner of property situate in Dover Township, York County, Pennsylvania

2730 Willapa Drive, Dover Township, York County, Pennsylvania 17315

Property being known as Parcel ID No.: 24-000-10-0101-00-00000

Premises consist of a ranch dwelling.

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

PROPERTY ADDRESS: 2730 WILLAPA DRIVE, DOVER, PA 17315

UPI# 240001001010000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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 F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A. AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-CTX1 ASSET-BACKED CERTIFICATES,

SERIES 2005-CTX1 vs. RANDY H. HANK Docket Number: 2025-SU-000349. 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:

RANDY H. HANK

SHORT FORM DESCRIPTION

LOCATION: 645 Cornhill Rd, Etters, PA 17319

APN: 27-000-QG-0076.B0-00000

IMPROVEMENTS: Residential Dwelling

SUBJECT TO MORTGAGE (Y/N): Y

SUBJECT TO RENT (Y/N): N

FANNIE MAE (Y/N): N

STATUS: Owner occupied

LEGAL ACTION BEGAN: Complaint filed January 24, 2025

C.P. #: 2025-SU-000349

JUDGMENT: \$282,248.06

PLAINTIFF: The Bank Of New York Mellon F/K/A The Bank of New York as Successor in Interest to JP Morgan Chase Bank, N.A. as Trustee for Soundview Home Loan Trust 2005-CTX1 Asset Backed Certificates, Series 2005-CTX1

PLAINTIFF'S ATTORNEY: Robert P. Wendt, Esq.; Chrisovalante P. Fliakos, Esq.; Nicholas J. Kiger, Esq.

PLAINTIFF'S ATTORNEY GROUP: Leopold and Associates, PLLC

DEFENDANT: Randy H. Hank

PROPERTY ADDRESS: 645 CORNHILL ROAD, ETTERS, PA 17319

UPI# 27000QG0076B000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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: ONSLOW BAY FINANCIAL LLC vs. KEITH HESS, IN HIS CAPACITY AS HEIR OF STEVEN K. HESS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING, RIGHT, TITLE, OR INTEREST FROM OR UNDER STEVEN K. HESS; and STEVEN HESS, JR. IN HIS CAPACITY AS HEIR OF STEVEN K. HESS Docket Number: 2025-SU-004272. 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 HESS, IN HIS CAPACITY AS HEIR OF STEVEN K. HESS

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING, RIGHT, TITLE, OR INTEREST FROM OR UNDER STEVEN K. HESS

STEVEN HESS, JR. IN HIS CAPACITY AS HEIR OF STEVEN K. HESS

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

BEING KNOWN AS: 624 BROADWAY REAR HANOVER, PA 17331

BEING PARCEL NUMBER: 67-000-17-0034. A0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 624 BROADWAY REAR, HANOVER, PA 17331

UPI# 67000170034A000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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. ANTHONY K. HUDSON Docket Number: 2025-SU-004821. 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:

ANTHONY K. HUDSON

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

BEING KNOWN AS: 1370 STERLING DR YORK, PA 17404

BEING PARCEL NUMBER: 36-000-41-0038.00-00000

IMPROVEMENTS: RESIDENTIAL
PROPERTY

PROPERTY ADDRESS: 1370 STERLING
DRIVE, YORK, PA 17404

UPI# 360004100380000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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 TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2007-4, MORTGAGE-BACK ED PASS-THROUGH CERTIFICATES SERIES 2007-4 vs. NORMAN A. JONES A/K/A NORMAN JONES Docket Number: 2025-SU-003919. 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:

NORMAN A. JONES A/K/A NORMAN JONES

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

BEING KNOWN AS: 781 FLINTVILLE RD DELTA, PA 17314

BEING PARCEL NUMBER: 43-000-BQ-0017. F0-00000

IMPROVEMENTS: RESIDENTIAL
PROPERTY

PROPERTY ADDRESS: 781 FLINTVILLE ROAD, DELTA, PA 17314

UPI# 43000BQ0017F000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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 TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R9 vs. MARY DANETTE KUSHLA A/K/A DANI KUSHLA A/K/A MARY D. KUSHLA A/K/A MARY D. TRAYLOR, ADMINISTRATRIX OF THE ESTATE OF MICHAEL S. KUSHLA A/K/A MICHAEL STEPHEN KUSHLA, DECEASED AND THE UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE Docket Number: 2024-SU-000970. 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 DANETTE KUSHLA A/K/A DANI KUSHLA A/K/A MARY D. KUSHLA A/K/A MARY D. TRAYLOR, ADMINISTRATRIX OF THE ESTATE OF MICHAEL S. KUSHLA A/K/A MICHAEL STEPHEN KUSHLA, DECEASED

THE UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE

By virtue of a Writ of Execution No. 2024-SU-000970

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R9

v.
MARY DANETTE KUSHLA A/K/A DANI KUSHLA A/K/A MARY D. KUSHLA A/K/A MARY D. TRAYLOR, ADMINISTRATRIX OF THE ESTATE OF MICHAEL S. KUSHLA A/K/A MICHAEL STEPHEN KUSHLA, DECEASED;
THE UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA

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

555 MADISON AVE, YORK, PA 17404
Tax ID No. 11-343-02-0015
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$176,225.47

Attorneys for Plaintiff

Brock & Scott, PLLC

PROPERTY ADDRESS: 555 MADISON AVENUE, YORK, PA 17404

UPI# 113430200150000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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. KRISTA LAWRENCE Docket Number: 2026-SU-001738. 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:

KRISTA LAWRENCE

Owner(s) of property situate in YORK CITY, YORK County, Pennsylvania, being
1500 Wogan Road York PA 17404
PARCEL #: 146100300270000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$271,220.57

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 1500 WOGAN ROAD, YORK, PA 17404

UPI# 146100300270000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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. JASON S. MCANDREWS and TIFFANY C. RINGLER Docket Number: 2025-SU-004227. 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 S. MCANDREWS
TIFFANY C. RINGLER

Owner(s) of property situate in SPRING GARDEN TOWNSHIP, YORK County, Pennsylvania, being
1309 South Ogontz Street York PA 17403
PARCEL #: 480001803210000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$185,833.87

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 1309 SOUTH OGONTZ STREET, YORK, PA 17403

UPI# 480001803210000000

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,

9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. ELYSE K. METCALF Docket Number: 2025-SU-002553. 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:

ELYSE K. METCALF

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

BEING KNOWN AND NUMBERED AS 530 MUDDY CREEK FORKS ROAD, BROGUE, PA 17309

UPIN NUMBER 21-000-EM-0061.A0-00000

PROPERTY ADDRESS: 530 MUDDY CREEK FORKS ROAD, BROGUE, PA 17309

UPI# 21000EM0061A000000

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,

9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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: ACCORD ASSET MANAGEMENT, LLC vs. SHAWN D. MOWERY A/K/A SHAWN D. MOWRY Docket Number: 2025-SU-004463. 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:

SHAWN D. MOWERY A/K/A SHAWN D. MOWRY

By virtue of a Writ of Execution No.: 2025-SU-004463

SHAWN D. MOWERY a/k/a SHAWN D. MOWRY, owner of property situate WINDSOR TOWNSHIP, Windsor, YORK County, Pennsylvania being:

1770 Craley Rd. and Craley Rd., Windsor Township, York County, Windsor, Pennsylvania 17366

Property ID:53-000-HL-0065-00-00000
53-000-HL-0065-A0-00000
Improvements thereon: RESIDENTIAL
Judgment Amount: \$8,399.25

Attorneys for Plaintiff
Saxton & Stump

PROPERTY ADDRESS: 1770 CRALEY ROAD, WINDSOR, PA 17366

UPI# 53000HL0065A000000

PROPERTY ADDRESS: CRALEY ROAD, WINDSOR, PA 17366

UPI# 53000HL00650000000

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,

9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SUN WEST MORTGAGE COMPANY, INC. vs. GLENDA MULLINS, KNOWN SURVIVING HEIR OF MYRTLE ELAINE MULLINS; DAWN HEWITT, KNOWN SURVIVING HEIR OF MYRTLE ELAINE MULLINS; and UNKNOWN SURVIVING HEIRS OF MYRTLE ELAINE MULLINS Docket Number: 2025-SU-004078. 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:

GLENDA MULLINS, KNOWN SURVIVING HEIR OF MYRTLE ELAINE MULLINS

DAWN HEWITT, KNOWN SURVIVING HEIR OF MYRTLE ELAINE MULLINS

UNKNOWN SURVIVING HEIRS OF MYRTLE ELAINE MULLINS

All that certain piece or parcel or Tract of land situate in the Borough of Hanover, York County, Pennsylvania, and being known as 235 North Stephen Place, Hanover, PA 17331.

TAX MAP AND PARCEL NUMBER: 67-000-15-0021.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$292,544.90

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Glenda Mullins, Known Surviving Heir of Myrtle Elaine Mullins, Dawn Hewitt, Known Surviving Heir of Myrtle Elaine Mullins, and Unknown Surviving Heirs of Myrtle Elaine Mullins

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1105
Philadelphia, PA 19102

PROPERTY ADDRESS: 235 NORTH STEPHEN PLACE, HANOVER, PA 17331

UPI# 670001500210000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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, SUCCESSOR BY MERGER TO NATIONSTAR MORTGAGE LLC vs. EVA C. MURPHY, SURVIVING HEIR OF COLLEEN MURPHY A/K/A COLEEN MURPHY A/K/A COLLEEN RENEE MURPHY, DECEASED; JENNIFER BLANCO-BARTRAM, SURVIVING HEIR OF COLLEEN MURPHY A/K/A COLEEN MURPHY A/K/A COLLEEN RENEE MURPHY, DECEASED; and UNKNOWN SURVIVING HEIRS OF COLLEEN MURPHY, A/K/A COLEEN MURPHY A/K/A COLLEEN RENEE MURPHY, DECEASED Docket Number: 2026-SU-001247. 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:

EVA C. MURPHY, SURVIVING HEIR OF COLLEEN MURPHY A/K/A COLEEN MURPHY A/K/A COLLEEN RENEE MURPHY, DECEASED

JENNIFER BLANCO-BARTRAM, SURVIVING HEIR OF COLLEEN MURPHY A/K/A COLEEN MURPHY A/K/A COLLEEN RENEE MURPHY, DECEASED

UNKNOWN SURVIVING HEIRS OF COLLEEN MURPHY, A/K/A COLEEN MURPHY A/K/A COLLEEN RENEE MURPHY, DECEASED

Property of Coleen Murphy, a Single Invididual Execution No. 2026-SU-001427

Judgment Amount: \$47,360.33

All the right title, interest and claim of Coleen Murphy, a Single Invididual, of in and to:

Property located at 213 Crown Pointe, within the Springettsbury Township, York County, PA. Having erected thereon a Condominium. Being more fully described in York County Deed Book Volume 1549, at page 3433, as Instrument No. 200317420.

Parcel Identification No. 46-000-IJ-0001.A0-C0117

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 213 CROWN POINTE DRIVE, YORK, PA 17402

UPI# 46000IJ0001A0C0117

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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. JOSHUA T. MUZA Docket Number: 2026-SU-000755. 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:

JOSHUA T. MUZA

Joshua T. Muza, owner of property situate in Etters, Newberry Township, York County, Pennsylvania, being

70 Black Walnut Drive, Etters, PA 17319
Parcel No. 39-000-28-0039.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$66,758.85

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

PROPERTY ADDRESS: 70 BLACK WALNUT DRIVE, ETTERS, PA 17319

UPI# 390002800390000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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: JARRETTSVILLE FEDERAL SAVINGS & LOAN ASSOCIATION vs. MELISSA L. PECK, DAMON A. PECK, and THE UNITED STATES OF AMERICA Docket Number: 2026-SU-000101. 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:

DAMON A. PECK
THE UNITED STATES OF AMERICA

SHORT FORM DESCRPTION
LOCATION: 4406 Steltz Rd, New Freedom, PA 17349
APN: 45-000-AH-0054-00-00000
IMPROVEMENTS: Residential Dwelling
SUBJECT TO MORTGAGE (Y/N): Y
SUBJECT TO RENT (Y/N): N
FANNIE MAE (Y/N): N
STATUS: Owner occupied
LEGAL ACTION BEGAN: Complaint filed January 9, 2026
C.P. #: 2026-SU-000101
JUDGMENT: \$330,166.61
PLAINTIFF: Jarrettsville Federal savings & Loan Association
PLAINTIFF'S ATTORNEY: Robert P. Wendt, Esq.; Chrisovalante P. Fliakos, Esq.; Nicholas J. Kiger, Esq.
PLAINTIFF'S ATTORNEY GROUP: Leopold and Associates, PLLC
DEFENDANT: Melissa L. Peck and Damon A. Peck

PROPERTY ADDRESS: 4406 STELTZ ROAD, NEW FREEDOM, PA 17349

UPI# 45000AH005400000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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. JOSEPH ADAM POSINSKI, III Docket Number: 2026-SU-001537. 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 ADAM POSINSKI, III

By virtue of a Writ of Execution No. 2026-SU-001537

FREEDOM MORTGAGE CORPORATION
v.
JOSEPH ADAM POSINSKI III

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

1050 CRANBERRY LN W, YORK, PA 17402
Tax ID No. 53-000-32-0030.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$307,045.93

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 1050 CRANBERRY LANE WEST, YORK, PA 17402

UPI# 530003200300000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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. TYLER J. PUGH Docket Number: 2024-SU-003815. 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:

TYLER J. PUGH

DOCKET NO: 2024-SU-003815

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF GROUND SITUATE, LYING AND BEING IN THE TOWNSHIP OF NEWBERRY, YORK COUNTY, PENNSYLVANIA

TAX PARCEL NO: 39-000-25-1608.00-00000

PROPERTY ADDRESS 251 White Dogwood Drive, Etters, PA 17319

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Tyler J. Pugh

ATTORNEY'S NAME: Roger Fay, Esq.

SHERIFF'S NAME: Richard P. Keuerleber

PROPERTY ADDRESS: 251 WHITE DOGWOOD DRIVE, ETTERS, PA 17319

UPI# 390002516080000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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. MICHELLE REESE Docket Number: 2026-SU-000267. 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 REESE

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

BEING KNOWN AS: 221 BREEZEWOOD DRIVE HANOVER, PA 17331

BEING PARCEL NUMBER: 44-000-29-0050. B0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 221 BREEZEWOOD DRIVE, HANOVER, PA 17331

UPI# 44000290050B000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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. DOUGLASS REXROAD

Docket Number: 2026-SU-001071. 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:

DOUGLASS REXROAD

ALL that certain Unit No. 302, with a street address of 302 Clarks Way, in Villas on the Lake Condominium, a condominium situate in York Township, York County, Pennsylvania.

PROPERTY ADDRESS: 302 CLARKS WAY, UNIT 302, YORK, PA 17403

UPI# 54000HI0308A0C0302

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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: MORGAN STANLEY MORTGAGE LOAN TRUST 2006-11, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE vs. JOY M. SANTO and LOUIS A. SANTO Docket Number: 2012-SU-001213-06. 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:

JOY M. SANTO
LOUIS A. SANTO

Parcel Identification No. 38-000-PE-0048. K0.00000

Attorney: Stern & Eisenberg, PC

Address: 1581 Main Street, Suite 200
Warrington, PA 18976

Property of Joy M. Santo and Louis A. Santo

Execution No. 2012-SU-001213-06

Judgment Amount: \$672,317.13

All the right title, interest and claim of Joy M. Santo and Louis A. Santo, of in and to:

Property located at 312 Meadow Trail ,
Dillsburg, PA 17019

ALL that certain lot or tract of land located
in Monaghan Township, York County,
Pennsylvania, bounded and described as follows,
to wit:

Having erected thereon a Single Family
Residential Dwelling. Being more fully
described in York County

PROPERTY ADDRESS: 312 MEADOW
TRAIL, DILLSBURG, PA 17019

UPI# 38000PE0048K000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on October 5, 2026 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: TRADITIONS BANK A DIVISION OF
ACNB BANK, SUCCESSOR IN INTEREST
TO TRADITIONS BANK, FORMERLY
KNOWN AS YORK TRADITONS BANK vs.
SHANGA SHAHSWAR Docket Number: 2026-
SU-000777. 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:

SHANGA SHAHSWAR

By virtue of a Writ of Execution issued to No.
2026-SU-000777
Traditions Bank, a division of ACNB Bank,
successor in interest to Traditions Bank,
formerly known as York Traditions Bank vs.
Shanga Shahswar, owner of property,

Situate lying, and being in the Township of
Spring Garden, County of York, Pennsylvania,
as more fully described in Deed or Record
Book 2583, Page 4956, with PIN: 48-000-32-
0053.00000.

PROPERTY ADDRESS: 1145 Wyndham Drive,
York, PA 17403.

IMPROVEMENTS: Residential dwelling.

Amount: \$323,395.00, plus costs and fees.

Cipriani & Werner

PROPERTY ADDRESS: 1145 WYNDHAM
DRIVE, YORK, PA 17403-4437

UPI# 480003200530000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on October 5, 2026 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: LOANDEPOT.COM, LLC vs.
MITCHELL SHUE Docket Number: 2026-SU-
000772. 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:

MITCHELL SHUE

Owner(s) of property situate in WEST
MANCHESTER TOWNSHIP, YORK County,
Pennsylvania, being
910 Smith Drive York PA 17408
PARCEL #: 510001500380000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL
DWELLING
Judgment Amount \$136,225.25
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 910 SMITH DRIVE,
YORK, PA 17408

UPI# 510001500380000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on October 5, 2026 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: ORRSTOWN BANK,
SUCCESSOR TO PEOPLESBANK vs. RUTH

L. SIPE Docket Number: 2024-SU-000127. 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:

RUTH L. SIPE

SHORT LEGAL DESCRIPTION

ALL that certain lot of ground with the
improvements thereon erected, situate on the
North side of East Boundary Avenue, in the
Twelfth Ward of the City of York, County of
York and State of Pennsylvania, and known as
No. 745 East Boundary Avenue, bounded and
described as follows, to wit:

BEGINNING at a point on the North side of
said East Boundary Avenue, which point is
twenty-seven (27) feet west of the West side of
Courtland Street; extending thence Northwardly
along property now or formerly of Paul E.
Scheafer and Sallie Irene Scheafer, his wife, one
hundred (100) feet to a point on the South side
of a twenty (20) feet wide public alley; extending
thence Westwardly along the South side of said
twenty (20) feet wide public alley, twenty (20)
feet to a point at property now or formerly of
Enos Daugherty and wife; extending thence
Southwardly along last mentioned property on
a line parallel with the line first mentioned, one
hundred (100) feet to a point on the North side
of said East Boundary Avenue; and extending
thence Eastwardly along the North side of
said East Boundary Avenue, twenty (20) feet
to the point first mentioned and the place of
BEGINNING.

Parcel ID: #12-429-20-0034.00-00000

TO BE SOLD as the property of RUTH L. SIPE

PROPERTY ADDRESS: 745 EAST
BOUNDARY AVENUE, YORK, PA 17403

UPI# 124292000340000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on October 5, 2026 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.
ROBERT J. TUFAROLO, JR. A/K/A ROBERT
J. TUFAROLO Docket Number: 2026-SU-
000019. 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 J. TUFAROLO, JR. A/K/A ROBERT J. TUFAROLO

SHERIFF'S SALE

By virtue of a Writ of Execution issued by Fulton Bank, N.A., formerly known as Fulton Bank Docket No. 2026-SU-000019.

Fulton Bank, N.A., formerly known as Fulton Bank v. Robert J. Tufarolo, Jr. a/k/a Robert J. Tufarolo

Docket No. 2026-SU-000019.

Robert J. Tufarolo, Jr. a/k/a Robert J. Tufarolo, Owner of property situate in Springettsbury Township, York County, Pennsylvania

1990 Alcott Road, York, York County, Pennsylvania 17406-9791

Property being known as Parcel ID No.: 46-000-KI-0058.00-00000

Premises consist of a stone/frame rancher.

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

PROPERTY ADDRESS: 1990 ALCOTT ROAD, YORK, PA 17406-9791

UPI# 46000KI00580000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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. LACEY WILSON Docket Number: 2026-SU-000862. 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:

LACEY WILSON

SHERIFF'S SALE

By virtue of a Writ of Execution issued by Fulton Bank, N.A.
Docket No. 2026-SU-000862.

Fulton Bank, N.A. v. Lacey Wilson

Docket No. 2026-SU-000862.

Lacey Wilson, Owner of property situate in the City of York, York County, Pennsylvania

754 McKenzie Street, York, York County, Pennsylvania 17401

Property being known as Parcel ID No.: 10-266-04-0018.00-00000

Premises consist of a two-story dwelling.

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

PROPERTY ADDRESS: 754 MCKENZIE STREET, YORK, PA 17401

UPI# 102660400180000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CARRINGTON MORTGAGE SERVICES, LLC vs. MICHAEL JOSEPH YETTER, GINA A. NAZZARO, and SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2025-SU-001178. 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 JOSEPH YETTER

GINA A. NAZZARO

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

All that certain lot of land situate in the Township of Fairview, County of York, and State of Pennsylvania.

PROPERTY ADDRESS: 109 BUNKER HILL

ROAD, NEW CUMBERLAND, PA 17070

UPI# 270002603070000000

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,
9.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on October 5, 2026 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. K. CHINYERE NICOLE ZELLARS, AKA K. CHINYERE ZELLARS and KEONTAE SHAKIA HAIRSTON Docket Number: 2026-SU-001672. 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:

K. CHINYERE NICOLE ZELLARS, AKA K. CHINYERE ZELLARS

KEONTAE SHAKIA HAIRSTON

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

BEING KNOWN AND NUMBERED AS 440 HICKORY RIDGE CIRCLE, YORK, PA 17404

UPIN NUMBER 23-000-11-0093.00-00000

PROPERTY ADDRESS: 440 HICKORY RIDGE CIR, YORK, PA 17404

UPI# 230001100930000000

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.

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RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
9.03-3t York County, Pennsylvania