

# York Legal Record

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

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Vol. 134

YORK, PA, THURSDAY, MAY 7, 2020

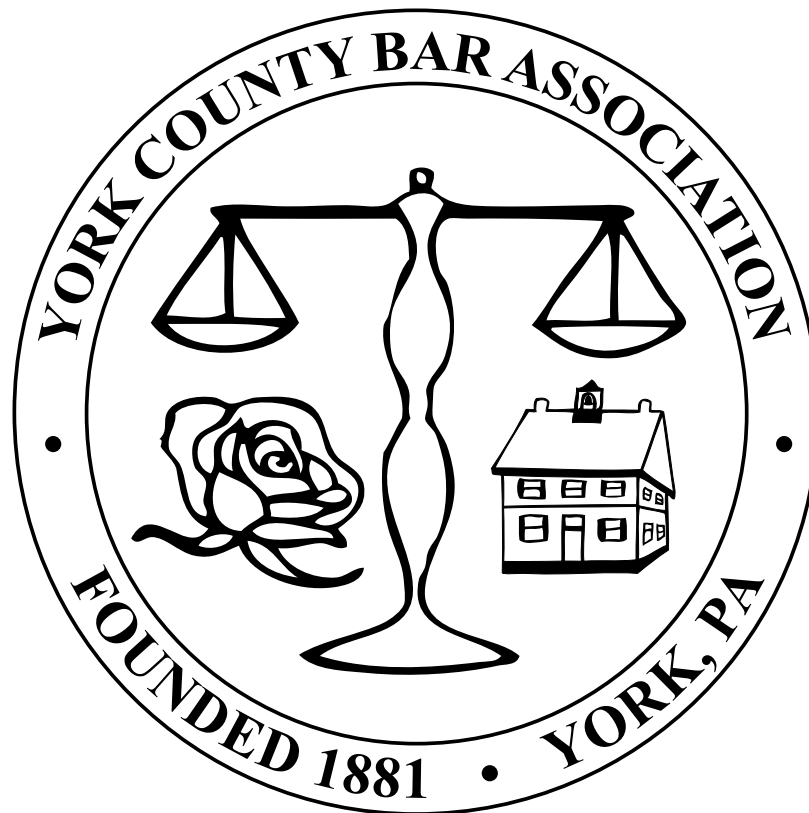
No. 6

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## EMERGENCY NOTICES

1. Emergency Order of Statewide Judicial Administration  
Applicable from May 1, 2020 through June 1, 2020 –  
Supreme Court of Pennsylvania Western District
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**Dated Material Do Not Delay**

**Lawyers Concerned  
for Lawyers**

**York Support Group  
Meetings 2<sup>nd</sup> Thursday of  
each month**

**May 14, 2020 next meeting**

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

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

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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](mailto:yorklegalrecord@yorkbar.com)

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**IN THE SUPREME COURT OF PENNSYLVANIA  
WESTERN DISTRICT**

IN RE: GENERAL STATEWIDE : Nos. 531 and 532 Judicial  
JUDICIAL EMERGENCY : Administration Docket  
:

***EMERGENCY ORDER OF STATEWIDE JUDICIAL ADMINISTRATION  
APPLICABLE FROM MAY 1, 2020, THROUGH JUNE 1, 2020***

**PER CURIAM**

AND NOW, this 28th day of April, 2020, pursuant to Rule of Judicial Administration 1952(A) and the Pennsylvania Supreme Court's constitutionally-conferred general supervisory and administrative authority over all courts and magisterial district judges, see PA. CONST. art. V, §10(a), this Court DIRECTS that the general, statewide judicial emergency declared in this Court's Order of March 16, 2020, IS EXTENDED through June 1, 2020.

From the time of the Court's Order of March 16, 2020, Pennsylvania's courts have remained operational, albeit with significant limitations due to the current pandemic, including restricted public access to court facilities. Beginning May 4, 2020, unless otherwise provided by a local emergency order, Pennsylvania courts generally SHALL BE OPEN to conduct all court business. However, all IN-PERSON ACCESS AND PROCEEDINGS SHALL BE STRICTLY LIMITED according to the terms of this Order or a more restrictive order issued by a local court under its authorized emergency powers.

The courts' priorities SHALL REMAIN CENTERED on their critical functions;<sup>1</sup> however, courts SHALL PUT FORWARD THEIR BEST EFFORTS to accomplish the timely administration of justice in all other matters, subject to the constraints and safety considerations set forth below.

This Order prospectively replaces the Second Supplemental Order of April 1, 2020, issued at the above dockets, which SHALL REMAIN IN EFFECT until that Order expires on its own terms. The explanatory background information set forth in that Order, as well as the Order of March 18, 2020, is incorporated here by reference.

The Court further explains and DIRECTS as follows:

### **I. Background**

Per the request of the Commonwealth's Secretary of Health, Pennsylvania courts have been generally closed to the public for over one month, subject to a series of general and specific directives and exceptions centered on the continuous performance of the courts' most critical functions. The Secretary's concern -- shared by all Justices of this Court -- is with safeguarding the health and safety of court personnel, court users, and members of the public in light of the risks posed by the COVID-19 virus. In view of the ongoing public health crisis, this Court finds that a further extension of the statewide judicial emergency is necessary.

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<sup>1</sup> As reflected below, the present Order employs the term "critical functions" to include the tasks referred to in prior orders as "essential" ones. This approach recognizes that - since the prevailing circumstances have required several extensions of this Court's emergency declaration -- it has now become incumbent upon the courts to undertake a broader range of functions to assure the proper administration of justice.

Some local courts have utilized the procedures specified in Rule of Judicial Administration 1952 and/or this Court's prior orders to declare local emergencies. Such local emergencies REMAIN IN FULL FORCE AND EFFECT, empowering President Judges in those districts to continue to exercise emergency powers under Rule 1952(B)(2). Extant local emergency orders and directives, including any provisions of these affecting time calculations or deadlines, SHALL REMAIN IN FULL FORCE AND EFFECT until they expire or are rescinded locally.

Should other President Judges deem it prudent to exercise emergency powers above and beyond the authority and latitude provided in this Order, they may file a declaration of an emergency in their districts with the Supreme Court Prothonotary in the Eastern, Western, or Middle District Office, as appropriate for the particular local judicial district. Such a declaration generally SHALL BE SELF-EFFECTUATING subject to any subsequent order by this Court or the local court, with the understanding that the temporary suspension or modification of any statewide court rules other than those addressed in this Order shall first require an application to this Court pursuant to Rule of Judicial Administration 1952(B)(2)(m).

In the jurisdictions with prevailing local emergencies, self-effectuating extensions may be filed. However, any declaration extending a local emergency beyond June 1, 2020, should provide supporting reasoning.<sup>2</sup>

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<sup>2</sup> If a docket number has been assigned to the judicial district for emergency purposes, any further order concerning administrative directives or other matters associated with the local judicial emergency should be captioned so as to indicate that docket number. For convenience, declarations of emergency and associated local orders may be transmitted via electronic mail to: Irene.Bizzoso@pacourts.us.

## II. The Safety of Judges, Court Staff, Court Users, and Others

To the extent they are not already in place, all court leaders **MUST IMPLEMENT AND MAINTAIN** procedures that restrict potential COVID-19 exposure which could result from interactions of judges, court staff, and county agency staff among themselves and with or among members of the public present at court facilities. Among other measures, President Judges may restrict access to court facilities so that appropriate social distancing can be maintained. To the degree practicable in light of the necessity for some in-person appearances and proceedings, safety measures should be employed that are as consistent as possible with the federal and state executive guidance associated with countering the spread of the COVID-19 virus. To the extent that hearings and conferences can be held in the presence of counsel only, the courts **SHALL PERMIT** the parties' physical presence to be excused. In all events, any necessary in-person proceedings **SHALL BE HELD** in courtrooms designated by the individual courts of common pleas to minimize person-to-person contact.

Consistent with the previous guidance, and subject to the direction of President Judges, all courts -- including magisterial district courts -- are encouraged to consider deciding matters on the papers and/or to conduct court proceedings through the use of advanced communication technologies,<sup>3</sup> to the extent that constitutional requirements

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<sup>3</sup> Advanced communication technology includes, but is not limited to: systems providing for two-way simultaneous communication of image and sound; closed-circuit television; telephone and facsimile equipment; and electronic mail. See Pa.R.J.A. No. 1952(A)(2)(e) & comment (citing Rule of Criminal Procedure 103 for the definition of advanced communication technology).

can be satisfied. Any state or local rule that impedes a judge's ability to utilize available technologies to limit in-person contact is suspended through June 1, 2020.

The Administrative Office of Pennsylvania Courts stands ready to provide guidance to courts concerning local implementation of technological resources. In the absence of a certification as provided in Part III of this Order, no proceeding should be delayed solely on account of the present public health crisis that could reasonably be conducted using available advanced communication technologies in a manner that is consistent with constitutional requirements.

### **III. Court Filings and Time Limitations and Deadlines**

The suspensions of time calculations and deadlines indicated in this Court's previous orders and in any order of an intermediate or local court SHALL REMAIN IN EFFECT for the time specified in those orders. In all events, legal papers or pleadings (other than commencement of actions where statutes of limitations may be in issue) which are required to be filed between March 19, 2020, and May 8, 2020, generally SHALL BE DEEMED to have been filed timely if they are filed by close of business on May 11, 2020. Upon adequate notice, however, President Judges or presiding judges may enforce deadlines prior to May 11, 2020, in the critical-functions arena.

President Judges are HEREBY INVESTED with substantial discretion in connection with the enforcement of time deadlines and are DIRECTED to ensure that the enforcement of any deadline does not create an unreasonable risk to the health or safety of court personnel, attorneys, court users, or the general public.

Should any attorney or *pro se* litigant believe that the enforcement of a time deadline or participation in any proceeding poses a significant danger to the health of

one or more persons, or that compliance or participation is unreasonable or impossible in light of restrictions arising out of the Governor's prevailing orders and directives, he or she may file a certification detailing the reasons with the court having jurisdiction over the litigation. Upon receipt of such a certification, the presiding judge SHALL SET a deadline for responses and provide a reasonable opportunity to be heard to all parties.

All courts SHALL PROVIDE FOR COURT FILINGS BY MEANS OTHER THAN IN-PERSON DELIVERY WHENEVER POSSIBLE. Any state or local rule that impedes such alternative means of filing is suspended through June 1, 2020.

Attorneys are encouraged to conduct depositions remotely, via telephone, videoconference, or similar means. Absent articulable and specific concerns about reliability or other relevant considerations, court reporters need not be present in the same locations as witnesses and/or counsel.

Depositions of and required appearances for doctors, nurses, or other healthcare professionals who are substantially involved in responding to the COVID-19 public health emergency ARE SUSPENDED for the duration of this Order.

#### **IV. Priorities**

The performance of critical court functions, ensuring that parties' rights are protected, remains of the highest priority. Consistent with this Court's previous Orders, such functions include:



**A. Intermediate Courts**

- a. Election matters;
- b. Children's Fast-Track matters;
- c. Matters credibly labeled as emergency filings; and
- d. Any other function deemed by a President Judge to be critical consistent with constitutional limitations.

**B. Courts of Common Pleas**

- a. Election matters;
- b. Emergency bail review and habeas corpus hearings;
- c. Gagnon I hearings;
- d. Bench warrant hearings pursuant to Rule of Criminal Procedure 150;
- e. Juvenile delinquency detention;
- f. Juvenile shelter, adjudication and disposition, and permanency hearings;
- g. Temporary protection from abuse hearings;
- h. Emergency petitions for child custody or pursuant to any provision of the Juvenile Act;
- i. Emergency petitions for guardianship;
- j. Civil mental health reviews, see 50 P.S. §7302;
- k. Emergency equity civil matters (injunctions and stays);
- l. Any pleading or motion relating to public health concerns and *involving immediate and irreparable harm*;

- m. Commencement of a civil action, by *praecipe* for a writ of summons, for purposes of tolling a statute of limitations;<sup>4</sup>
  - n. Any other function deemed by a President Judge to be critical consistent with constitutional requirements.
- C. Magisterial District Courts, Philadelphia Municipal Court, Philadelphia Arraignment Court Magistrates and Pittsburgh Municipal Court, Arraignment Division**
- a. Preliminary arraignments (bail setting) forailable cases;
  - b. Criminal case filings and subsequent processing;
  - c. Preliminary hearings for incarcerated persons only;
  - d. Issuance of search warrants;
  - e. Emergency protection from abuse petitions; and
  - f. Any other function deemed by a President Judge to be critical consistent with constitutional limitations.

#### **V. Open Courts**

In proceedings as to which a right to public and press access would otherwise exist, provision must be made to ensure some reasonable means of access. For example, with respect to a proceeding conducted using audio-visual means, such public access may be effectuated during the proceeding by providing live-stream access, or by making a recording available as soon as possible after the proceeding has been concluded.

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<sup>4</sup> If a court of original jurisdiction is closed to filings, the alternative mechanism for filing of an emergency *praecipe* in the Superior Court shall remain in place, as set forth in the March 24, 2020 Order.

## **VI. Jury Trials**

Jury trials, both criminal and civil, remain SUSPENDED and will be scheduled for a date in the future by the courts. Local court leaders SHALL ASSESS options for resumption of jury trials consistent with prevailing health-and-safety norms.

## **VII. Payments**

Per the Orders of March 18 and April 1, 2020, in-person payments to Magisterial District Courts were suspended, but payments could be accepted by mail, electronically (online), or by telephone as permitted in the Magisterial District Court receiving the payment. The effect of that Order is extended until May 11, 2020. To the extent that a payor was or is entitled to a payment determination hearing under these Orders or the extension provided herein, a missed payment or default SHALL NOT RESULT in the issuance of an arrest warrant for failure to make payment, nor shall the non-payment result in driving privileges being suspended, prior to such hearing.

On and after May 11, 2020, payments should be accepted by mail, electronically (online), or by telephone as may be permissible in the court receiving the payment, and the use of such means is strongly encouraged. Payments may be made in person, however, if other means are not available to the payor, as may be permissible in the Magisterial District Court receiving the payment pursuant to authorization by the President Judge.

## **VIII. Prompt Trial**

Rule of Criminal Procedure 600(C) remains SUSPENDED in all judicial districts through at least June 1, 2020. The purport of this directive is that the time period of the statewide judicial emergency continuing through at least June 1, 2020, SHALL BE EXCLUDED from the time calculation under Rule 600(C). Nothing in this Order,

however, or its local implementation, shall affect a criminal defendant's right to a speedy trial under the United States and Pennsylvania Constitutions – albeit that the circumstances giving rise to this Order and the suspension may be relevant to the constitutional analysis.

### **IX. Children's Fast Track Appeals**

This Court's "Order Regarding Alternative Filing Procedure for Children's Fast Track Appeals," dated March 27, 2020, SHALL REMAIN IN FULL FORCE AND EFFECT through at least June 1, 2020. This Order approved the Superior Court's provision for filing children's fast track appeals upon a certification that filing in the court of original jurisdiction is impractical due to the closure of court facilities.

### **X. Guidance to Legal Professionals**

To the degree necessary, attorneys should counsel their clients that the public health emergency can in no way be used to secure strategic advantage in litigation, including by means of dilatory conduct. In such instances, it may be useful to explain that the duties of a lawyer as advocate continue during the COVID-19 crisis, including the duty to expedite litigation (Rule 3.2 of the Rules of Professional Conduct), the duty of candor toward the tribunal (Rule 3.3 of the Rules of Professional Conduct), and the duty of fairness to opposing party and counsel (Rule 3.4 of the Rules of Professional Conduct).

As previously prescribed with respect to Courts of Common Pleas, the Court continues to AUTHORIZE AND ENCOURAGE use by legal professionals of advanced communication technology to the greatest extent possible. In addition, updated guidance has been provided by the executive branch explaining that:

[A]lthough law offices remain generally closed and lawyers and staff should continue to perform all work remotely to the extent possible, lawyers and staff may access physical offices on a limited basis as necessary to render legal services that cannot practically be completed through the use of advanced communication technology, and which are being rendered to comply with a court directive or deadline, or to meet client needs that are critical to the client's health or safety, including, but not limited to, matters of healthcare, incompetence, incapacitation, end-of-life decision making, government benefits necessary to sustain life and access healthcare and income, or legal functions necessary for the operation of government at all levels. Any in-person activity shall be subject to the Orders of Secretary of Health providing for building safety measures (issued April 5, 2020) and business safety measures (issued April 15, 2020), including any amendments, and related Department of Health guidance.

INDUSTRY OPERATION GUIDANCE, *Uploaded by Governor Tom Wolf*, <https://www.scribd.com/document/452553026/UPDATED-4-30pm-April-27-2020-Industry-Operation-Guidance> (last visited April 28, 2020).<sup>5</sup>

Lawyers accessing their offices for the purposes set forth above are expected to comply with the Secretary's Orders concerning building and worker safety. *See supra* note 5.

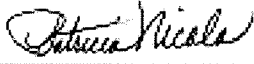
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<sup>5</sup> The referenced Orders of the Secretary of Health are as follows: ORDER OF THE SECRETARY OF THE PA. DEP'T OF HEALTH DIRECTING BUILDING SAFETY MEASURES (April 5, 2020), <https://www.governor.pa.gov/wp-content/uploads/2020/04/20200405-SOH-Building-Safety-Measures.pdf> (last visited April 28, 2020); and ORDER OF THE SECRETARY OF THE PENNSYLVANIA DEPARTMENT OF HEALTH DIRECTING PUBLIC HEALTH SAFETY MEASURES FOR BUSINESSES PERMITTED TO MAINTAIN IN-PERSON OPERATIONS (April 15, 2020), <https://www.governor.pa.gov/wp-content/uploads/2020/04/20200415-SOH-worker-safety-order.pdf> (last visited April 28, 2020).

### **XI. Dispossession of Property**

Per this Court's Orders of March 18 and April 1, 2020 -- in view of the economic effects of the COVID-19 pandemic -- no officer, official, or other person employed by the Pennsylvania Judiciary at any level is authorized to effectuate an eviction, ejection, or other displacement from a residence based upon the failure to make a monetary payment through April 30, 2020. All terms of those Orders related to dispossession of residences ARE EXTENDED until May 11, 2020, at which time the statewide suspension of procedures related to dispossession of property SHALL CEASE. The Court takes judicial notice that certain filings, charges, and acts relating to dispossession will remain subject to temporary restraints on account of other directives, including provisions of the federal Coronavirus Aid, Relief, and Economic Security Act. See 15 U.S.C. §9058.

A True Copy Patricia Nicola  
As Of 04/28/2020

Attest:   
Chief Clerk  
Supreme Court of Pennsylvania

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**04/28/2020 Msg. Sent on Behalf of Geoff Moulton, Court Administrator of Pennsylvania: Supreme Court Order Directs Courts to Restore a Wider Range of Operations; Extends the Statewide Judicial Emergency Through June 1, 2020.**

This morning, the Supreme Court entered the attached order directing courts to restore a wider range of operations, while giving priority to critical matters and remaining focused on protecting the health and safety of court users, personnel, and the public. The order extends the statewide judicial emergency through June 1, 2020, thereby ensuring that president judges can retain substantial authority under Rule of Judicial Administration 1952(B)(2).

While the entire order merits close review, I highlight nine points below.

(1) The Order strikes a balance between expanding court operations and protecting public safety, providing as follows in its second paragraph: "Beginning May 4, 2020, unless otherwise provided by a local emergency order, Pennsylvania courts generally SHALL BE OPEN to conduct all court business. However, all IN-PERSON ACCESS AND PROCEEDINGS SHALL BE STRICTLY LIMITED according to the terms of this Order or a more restrictive order issued by a local court under its authorized emergency powers."

(2) The statewide suspension of time calculations and deadlines provided for in the Court's previous orders will end effective May 11, 2020, with the exception of speedy trial calculations under Rule of Criminal Procedure 600. President Judges are given substantial discretion in the enforcement of deadlines, with due regard for public safety.

(3) All courts shall provide for court filings by means other than in-person delivery whenever possible. Any state or local rule that impedes such alternative means of filing is suspended through June 1, 2020.

(4) Consistent with the previous guidance, and subject to the direction of President Judges, all courts -- including magisterial district courts -- are encouraged to consider deciding matters on the papers and/or to conduct court proceedings through the use of advanced communication technologies, to the extent that constitutional requirements can be satisfied. Any state or local rule that impedes a judge's ability to use available technologies to limit in-person contact is suspended through June 1, 2020. (I will send a separate email relating to our statewide survey concerning remote hearings.)

(5) As for jury trials, the order provides: "Jury trials, both criminal and civil, remain SUSPENDED and will be scheduled for a date in the future by the courts. Local court leaders SHALL ASSESS options for resumption of jury trials consistent with prevailing health-and-safety norms." (Under the leadership of PCSTJ President Terry Nealon, we are creating a Jury Trial Working Group to help with that assessment. Stay tuned for more information later this week.)

(6) The Court's previous orders regarding dispossession of property are extended until May 11, at which point they will end. As today's order notes, however, there may be restraints on some actions related to dispossession of property imposed by other sources, including the federal CARES Act. Separately, and because several of you have asked, I note that more than one judicial district has entered an order pushing any eviction proceedings out past the end of May. As districts move to resume a broader range of proceedings, considerations of court resources, public safety, and continued stay-at-home orders are plainly relevant in setting priorities.

(7) Under the heading "Open Courts," the order provides that "[i]n proceedings as to which a right to public and press access would otherwise exist, provision must be made to ensure some reasonable means of access."

(8) Under the heading "Guidance to Legal Professionals," the order cautions against the use of the public health emergency for strategic advantage in litigation, notes the recent (as of last night) relaxation of executive branch rules concerning office access for attorneys, and emphasizes that attorneys must adhere to the Secretary of Health's orders concerning building and worker safety.

(9) Existing orders declaring local judicial emergencies remain in effect. If a judicial district has not filed a declaration of local emergency beyond April 30, it may do so and such a declaration shall be self-executing upon filing. Note, however, that the order provides that "the temporary suspension or modification of any statewide court rules other than those addressed in this Order shall first require an application to this Court pursuant to Rule of Judicial Administration 1952(B)(2)(m)."

As Governor Wolf prepares to begin lifting stay-at-home orders by region and business closures by sector, today's Supreme Court order marks a turning point in the Court's response to the current public health crisis. Chief Justice Saylor issued the following statement related to the order, which you may find of interest.

“Courts play a central role in our constitutional democracy, and it’s important to ensure that they are available to those seeking vindication of their rights or resolution of disputes. The COVID-19 health emergency has forced everyone to adapt, and courts have quickly adjusted to handle a wide range of matters remotely.

“While the Court has extended the judicial emergency through June 1, 2020, in order to provide President Judges with authority to address varying local conditions, we recognize the need to move beyond emergency matters to a much broader range of court functions. We do so, however, giving priority to our most critical functions in a manner consistent with public health and safety.”

GM

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**Additional Note from Paul Crouse:** The Supreme Court order 04/28/2020 extending the statewide judicial emergency through June 1, which overlaps with PJ Adams' order extending the local judicial emergency through May 31. Today's supreme court order encourages courts to expand emergency operations to the greatest extent possible, consistent with safe and fair practices. The only concrete changes to operations apply to the MDJs: the current restrictions on eviction actions and enforcement of payment obligations are lifted on May 11.



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**FIRST PUBLICATION****ESTATE OF EDWARD F. ADAMS, DECEASED**

Late of Penn Twp., York County, PA.  
 Executrix: Robin E. Smith, 151 S. Main Street, Spring Grove, PA 17362  
 Attorney: David C. Smith, Esquire, 754 Edgegrove Road, Hanover, PA 17331 05.07-3t

**ESTATE OF JOHN A. ANDREWS, SR. a/k/a JOHN ANTHONY ANDREWS, DECEASED**

Late of Penn Twp., York County, PA.  
 Executor: John A. Andrews, Jr., 5421 N. Sunland Drive, Virginia Beach, Virginia 23464  
 Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 05.07-3t

**ESTATE OF JAMES P. BRENNAN, DECEASED**

Late of Springettsbury Twp., York County, PA.  
 Executrix: Cynthia M. Eschenbach, 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 05.07-3t

**ESTATE OF GREGORY ALAN BRIGGS, DECEASED**

Late of Springettsbury Twp., York County, PA.  
 Executor: Christopher E. Briggs, 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 05.07-3t

**ESTATE OF AGNES C. KALE, DECEASED**

Late of Shrewsbury Twp., York County, PA.  
 Administrator-Executor: Joseph L. Kale, Jr., 2103 Sinsheim Road, Spring Grove, PA 17362 05.07-3t

**ESTATE OF EDNA E. KING, DECEASED**

Late of Penn Twp., York County, PA.  
 Executrix: Betty J. King, 110 S. Blettner Avenue, Hanover, PA 17331  
 Attorney: David C. Smith, Esquire, 754 Edgegrove Road, Hanover, PA 17331 05.07-3t

**ESTATE OF FREDERICK M. MEADS, DECEASED**

Late of Red Lion Borough, York County, PA.  
 Executrix: Andrea Eveler Stanley, c/o Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356  
 Attorney: Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356 05.07-3t

**ESTATE OF LYNNETTE K. MECKLEY, DECEASED**

Late of Hanover Borough, York County, PA.  
 Executrix: Kari L. Eiker, 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 05.07-3t

**ESTATE OF CYNTHIA A. MYERS a/k/a CYNTHIA ANN MYERS, DECEASED**

Late of York Twp., York County, PA.  
 Administrator-Executor: William J. Myers, III, c/o J. William Widing, III, Esq., Kozloff Stoudt Attorneys, 2640 Westview Drive, Wyomissing, PA 19610  
 Attorney: J. William Widing, III, Esquire, Kozloff Stoudt Attorneys, 2640 Westview Drive, Wyomissing, PA 19610 05.07-3t

**ESTATE OF DUEWARD W. PATRICK, a/k/a DUEWARD WILLIAM PATRICK, DECEASED**

Late of Penn Twp., York County, PA.  
 Executor: Colleen Jane Patrick, c/o Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331  
 Attorney: Scott J. Strausbaugh, Esquire, Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2 Hanover, PA 17331 05.07-3t

**ESTATE OF MATTHEW M. REYNOLDS, DECEASED**

Late of West Manchester Twp., York County, PA.  
 Administrator: Cameron D. Reynolds, 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 05.07-3t

**ESTATE OF EUGENE J. WARDEN, DECEASED**

Late of Newberry Twp., York County, PA.  
 Administrator-Executor: David E. Warden, 635 Anthony Drive, Harrisburg, PA 17111  
 Attorney: Joseph J. Dixon, Esquire, 126 State Street, Harrisburg, PA 17101 05.07-3t

**ESTATE OF LAWRENCE G. WHETZEL a/k/a LAWRENCE G. WHETZEL, JR., DECEASED**

Late of New Freedom Borough, York County, PA.  
 Executrix: Diann Stump, c/o 129 East Market Street, York, PA 17401  
 Attorney: Suzanne H. Griest, Esquire, 129 East Market Street, York, PA 17401 05.07-3t

**SECOND PUBLICATION****ESTATE OF JUNE E. FRICK, DECEASED**

Late of Springettsbury Twp., York County, PA.  
 Executor: Charles H. Frick, 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 04.30-3t

**ESTATE OF JOHN THOMAS GIBBS, DECEASED**

Late of York City, York County, PA.  
 Administrator: Richard G. & Alison E. Gibbs, 537 Sunshine Way, Westminster, MD 21157  
 Attorney: Gilbert G. Malone, Esquire, 42 South Duke Street, York, PA 17401 04.30-3t

**ESTATE OF MICHAEL R. KING, DECEASED**

Late of West Manchester Twp., York County, PA.  
 Executor: Diana L. Riley, 2644 Chronister Farm Road, York, PA 17402  
 Attorney: Steven M. Carr, Esquire, Ream, Carr, Markey Woloshin & Hunter LLP, 119 E. Market Street, York, PA 17401 04.30-3t

**ESTATE OF MARGOT PADILLA, DECEASED**

Late of Fairview Twp., York County, PA.  
 Executor / Administrator: Helga Munoz, 313A Sharon Dr., York, PA 17070  
 Attorney: Laura C. Reyes Maloney, Esquire, Laguna Reyes Maloney, LLP, 1119 North Front Street, Harrisburg, PA 17102 04.30-3t

**ESTATE OF DANE R. REID, DECEASED**

Late of West Manchester Twp., York County, PA.  
 Executor: John W. Stitt, c/o John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404  
 Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 04.30-3t

**THIRD PUBLICATION****ESTATE OF DORIS L. GIVENS, DECEASED**

Late of Manchester Twp., York County, PA.  
 Executrix: Julia A. Givens, 1989 Karyl Lane, York, PA 17404  
 Attorney: Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 N. Duke St., P.O. Box 149, York, PA 17405-0149 04.23-3t

**ESTATE OF BETTY J. GUYER, DECEASED**

Late of Springettsbury Twp., York County, PA.  
 Executors: Harry W. Sipe and Noreen Duppstadt, 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 04.23-3t

**ESTATE OF MICHAEL L. HOKE, DECEASED**

Late of York Twp., York County, PA.  
 Executor: Joni J. Blymire, c/o MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401-2424  
 Attorney: John D. Miller, Jr., Esquire, MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401-2424 04.23-3t

**ESTATE OF STEVEN KELLEY, DECEASED**

Late of East Hopewell Twp., York County, PA.  
 Co-Administrators: Brett Kelley and Brittany

Kelley, 18145 Zeigler School Road,  
Stewartstown, PA 17363  
Attorney: Clayton A. Lingg, Esquire,  
MOONEY LAW, 230 York Street,  
Hanover, PA 17331 04.23-3t

ESTATE OF MARY F. SENFT, DECEASED  
Late of North Codorus Twp., York County,  
PA.  
Executor: Cindy L. Terlazzo, c/o MPL LAW  
FIRM, LLP, 137 East Philadelphia Street,  
York, PA 17401-2424  
Attorney: Christian R. Miller, Esquire, MPL  
LAW FIRM, LLP, 137 East Philadelphia  
Street, York, PA 17401-2424 04.23-3t

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## CIVIL NOTICES

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### ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania. The name of the corporation is D.E. Strine Excavation, Inc. The corporation has been incorporated under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania Act of December 22, 1988.

05.7-1t Solicitor

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### ARTICLES OF INCORPORATION NON-PROFIT CORPORATION

NOTICE is hereby given that Articles of Incorporation [are to be filed] were filed with the Commonwealth of Pennsylvania on: April 16, 2020. The name of the [proposed] corporation is: Stonebridge Business Park Owners Association. The purpose[s] of the corporation is [are] Business park owners association. The corporation is to be incorporated under the provisions of the Nonprofit Corporation Law of 1988.

05.07-1t Solicitor

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### CHANGE OF NAME

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

NOTICE is hereby given that on January 8, 2020 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Karen Lynn McConnell to: Aaron Kristopher McConnell. The Court has fixed the day of May 28, 2020 at 10:00 am in Courtroom No. 5003 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.

05.07-1t Solicitor

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### FICTITIOUS NAME

NOTICE is hereby given that a certificate was filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania on or about April 21, 2020, setting forth that TruCraft LLC is the only interested entity in a business, the character of which is to provide repair and remodeling services to residential homeowners in the South Central PA region, and that the name, style and designation under which said business is and will be conducted is: TruCraft Home Improvement and the location where said business is and will be located is: 70 Nina Drive, York, Pennsylvania 17402.

Joseph Baublitz, Esquire  
STOCK AND LEADER

05.7-1t Solicitor

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### NOTICE

#### PUBLIC NOTICE TO JESSICA MARIE HOWE, NAVIN LYNN KRIDELER, JR. AND KYLE WESLEY BARTRAM

#### In Re: Adoption of Isabelle Lynn Krideler and Layla Marie Krideler, Minors

A petition has been filed asking the Court to put an end to all rights you have as a parent to your children, Isabelle Lynn Krideler and Layne Marie Krideler. A Termination of Parental Rights Hearing has been scheduled for July 9, 2020, at 1:30 p.m., in Court Room No. 5002, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Isabelle Lynn Krideler (DOB: July 19, 2013), whose Father is Kyle Wesley Bartram and whose Mother is Jessica Marie Howe; and to Layla Marie Krideler (DOB: December 5, 2014), whose Father is Navin Lynn Krideler, Jr. and whose Mother is Jessica Marie Howe. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. 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 office set forth below to find out where you can get legal help.

ATTORNEY CONNECTION/  
YCBA MODEST MEANS  
137 East Market Street  
York, Pennsylvania 17401

717-854-8755  
<http://www.yorkbar.com/?page=YCBAFindEsq>

1

If you cannot afford an attorney, an attorney may be appointed by the court at no cost to you if you qualify. Contact the following office for instructions and forms to complete and file.

**Clerk of the Orphans' Court  
York County Judicial Center  
45 North George Street  
York, Pennsylvania 17401  
717-771-9288**

**<http://yorkcountypa.gov/component/jdownloads/send/100-adopt-forms/824-packet-for-court-appted-counsel-and-financial-affidavit.html>**

Martin Miller, Esquire  
Solicitor for York County Offices of  
Children, Youth & Families

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

05.07-3t

Solicitor

**SHERIFF SALES**

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE1 vs. ERIC J. ALLRED Docket Number: 2018-SU-002359. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ERIC J. ALLRED

ALL THAT CERTAIN lot of ground situate, lying and being in the Borough of Shrewsbury, County of York and State of Pennsylvania. Being more fully described in Book 1843, Page 921, dated September 1, 2006, recorded September 25, 2006 in the York County Recorder of Deeds

Address: 219 Cardinal Drive, Shrewsbury, PA 17361

Parcel ID No. 840000600370000000

PROPERTY ADDRESS: 219 CARDINAL DRIVE, SHREWSBURY, PA 17361

UPI# 84-000-06-0037.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 AMERICAN GENERAL MORTGAGE LOAN TRUST 2009-1, AMERICAN GENERAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2009-1 C/O NATIONSTAR MORTGAGE LLC DBA MR COOPER vs. STEVEN ALTLAND Docket

Number: 2018-SU-000255. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEVEN ALTLAND

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

1255 Conewago Avenue Manchester PA 17345  
PARCEL #: 390000200420000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$57,223.55

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 1255 CONEWAGO AVENUE, MANCHESTER, PA 17345

UPI# 39-000-02-0042.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 PENNSYLVANIA HOUSING FINANCE AGENCY vs. DUSTIN E. ANDERSON and AMANDA L. ANDERSON Docket Number: 2019-SU-002146. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DUSTIN E. ANDERSON  
AMANDA L. ANDERSON

SHORT LEGAL FOR ADVERTISING:

ALL that tract of land in the Borough of Wrightsville, York County, Pennsylvania, being approximately 50 x 150. HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 104 MULBERRY STREET WRIGHTSVILLE, PA 17368

PARCEL NO: 91-000-04-0098.00-00000  
York Instrument No. 2009-063536  
TO BE SOLD AS THE PROPERTY OF  
DUSTIN E. ANDERSON AND AMANDA L.  
ANDERSON ON JUDGMENT NO. No. 2019-SU-002146

PROPERTY ADDRESS: 104 MULBERRY STREET, WRIGHTSVILLE, PA 17368

UPI# 91-000-04-0098.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA vs. ANJUM Z. ANSARI Docket Number: 2019-SU-003405. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANJUM Z. ANSARI

DOCKET #2019-SU-003405

ALL THAT CERTAIN tract or parcel of land situate in Fairview Township, York County, Pennsylvania.

TAX PARCEL #27-000-11-0102-00

PROPERTY ADDRESS: 515 Benyou Lane, New Cumberland, PA 17070

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Anjum Z. Ansari

ATTORNEY FOR PLAINTIFF: The Law Office of Gregory Javardian, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 515 BENYOU LANE, NEW CUMBERLAND, PA 17070

UPI# 27-000-11-0102.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 AMERIHOM MORTGAGE COMPANY, LLC vs. KRISTEN BALABAN and MATTHEW BALABAN Docket Number: 2019-SU-003776. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KRISTEN BALABAN  
MATTHEW BALABAN

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

10 Oak Hills Drive Hanover PA 17331  
PARCEL #: 520000502100000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$181,707.41

Attorneys for Plaintiff  
KML Law Group P.C

PROPERTY ADDRESS: 10 OAK HILLS DRIVE, HANOVER, PA 17331

UPI# 52-000-05-0210.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 GROWMARK FS, LLC vs. BANEY FARM, LLC, LESTER L. BANEY, III and SHIRLEY

ANN BANEY Docket Number: 2018-SU-001462. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BANEY FARM, LLC  
LESTER L. BANEY, III  
SHIRLEY ANN BANEY

1. & 2. Farm and land situate in Dover Township, York County, Pennsylvania located at 3870 Bull Road, Dover, PA.

PARCEL #24-000-LG-0150.00-00000 & 24-000-LG-0152.A0-00000

PROPERTY ADDRESS: 3870 BULL ROAD, DOVER, PA 17315

UPI# 24-000-LG-0150.00-00000 & 24-000-LG-0152.A0-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 SPRINGFIELD TOWNSHIP, YORK COUNTY, SEWER AUTHORITY vs. ERIC BAUMGARDNER and KAREN BAUMGARDNER Docket Number: 2018-SU-001989. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ERIC BAUMGARDNER  
KAREN BAUMGARDNER

AS THE REAL ESTATE OF:  
ERIC BAUMGARDNER &  
KAREN BAUMGARDNER

Owners of property situate in Seven Valleys Borough, York County, Pennsylvania, being 122 Church Street (a/k/a 122 South Church Street), Seven Valleys, PA 17360.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 122 CHURCH STREET (A/K/A 122 SOUTH CHURCH STREET), SEVEN VALLEYS, PA 17360

UPI #83-000-02-0027.00-00000

PROPERTY ADDRESS: 122 CHURCH STREET, A/K/A 122 SOUTH CHURCH STREET, SEVEN VALLEYS, PA 17360

UPI# 83-000-02-0027.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2004-3 vs. JAMES BELL Docket Number: 2019-SU-003461. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES BELL

ALL that certain lot of ground, situate on the South side of West College Avenue Extended, in the City of York, York County, Pennsylvania, known and numbered as 616 West College Avenue, bounded, limited and described as follows, to wit:

Property Address: 616 West College Avenue York, PA 17401

Parcel No. 092330600060000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2019-SU-003461  
Judgment: \$86,402.16  
Attorney:

To be sold as the Property Of: James Bell

PROPERTY ADDRESS: 616 WEST COLLEGE AVENUE, YORK, PA 17401

UPI# 09-233-06-0006.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 08, 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, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT vs. ANTHONY J. BONITZ III A/K/A ANTHONY BONITZ III A/K/A ANTHONY BONITZ and NICOLE K. DONAHUE Docket Number: 2017-SU-000071. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANTHONY J. BONITZ III  
A/K/A ANTHONY BONITZ III  
A/K/A ANTHONY BONITZ  
NICOLE K. DONAHUE

Being the Owner(s) of property situate in York Township, York County and State of Pennsylvania, being

241 REYNOLDS MILL ROAD,  
YORK, PA 17403

PARCEL #: 54-000-GI-0119.A0-00000

Improvements thereon: Residential Dwelling

Judgment Amount: \$188,069.06

Attorneys for Plaintiff:  
KML LAW GROUP P.C.

PROPERTY ADDRESS: 241 REYNOLDS MILL ROAD, YORK, PA 17403

UPI# 54-000-GI-0119.A0-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 08, 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

CARRINGTON MORTGAGE SERVICES, LLC vs. DAVID W. BOSLEY A/K/A DAVID WAYNE BOSLEY and MARY P. BOSLEY Docket Number: 2019-SU-002273. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID W. BOSLEY  
A/K/A DAVID WAYNE BOSLEY  
MARY P. BOSLEY

ALL THAT CERTAIN parcel of land situate, lying and being in SPRINGETTSBURY TOWNSHIP, York County, Commonwealth of Pennsylvania, being known as Lot No. 26 as shown on subdivision plan of Phase I, Druck Valley Manor, made by C.S. Davidson, Civil Engineers, York, Pennsylvania in Plan Book HH, page 58

BEING Parcel ID 460003500260000000 BEING KNOWN for informational purposes only as 1610 Valley Vista Drive, York, PA 17406 BEING THE SAME PREMISES as conveyed in Deed to DAVID W. BOSLEY AND MARY P. BOSLEY, HUSBAND AND WIFE by deed from SHERIDAN LEE ALPAUGH, SINGLE MAN dated February 15, 2006 and recorded February 21, 2006, Book 1792 Page 2444 Instrument Number 2006014446 in York County Recorder of Deeds office, in fee.

PROPERTY ADDRESS: 1610 VALLEY VISTA DRIVE, YORK, PA 17406

UPI# 46-000-35-0026.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 08, 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, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT vs. JERRY L. BOYD and KAREN L. BOYD Docket Number: 2019-SU-002239. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JERRY L. BOYD  
KAREN L. BOYD

owner of property situate in TOWNSHIP OF DOVER, York County, Pennsylvania, being

2737 WILLAPA DRIVE, DOVER, PA 17315  
Parcel No. 24-000-10-0161.00-00000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$96,931.72

Attorneys for Plaintiff  
Romano, Garubo & Argentieri, LLC

PROPERTY ADDRESS: 2737 WILLAPA DRIVE, DOVER, PA 17315  
UPI# 24-000-10-0161.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 08, 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 PHH MORTGAGE CORPORATION vs. LISA A. BRYANT A/K/A LISA BRYANT and PAUL D. KRESS, JR Docket Number: 2019-SU-003298. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LISA A. BRYANT A/K/A LISA BRYANT  
PAUL D. KRESS, JR

ALL the following described tract of land situated in the BOROUGH OF WINDSOR, (formerly Township of Windsor), County of York and Commonwealth of Pennsylvania. Being more fully described in Book 1657, Page 3443, dated May 28, 2004, recorded June 7, 2004 in the York County Recorder of Deeds.  
Address: 106 E. Main Street, Windsor, PA 17366  
Parcel ID No. 89-000-01-0028.00

PROPERTY ADDRESS: 106 EAST MAIN STREET, WINDSOR, PA 17366

UPI# 89-000-01-0028.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 PNC BANK, NATIONAL ASSOCIATION vs. MERLE BUCHER, SR and SHARRON BUCHER Docket Number: 2019-SU-003209. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MERLE BUCHER, SR  
SHARRON BUCHER

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

54 Arlene Drive Hanover PA 17331  
PARCEL #: 440001701320000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$169,543.32

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 54 ARLENE DRIVE, HANOVER, PA 17331

UPI# 44-000-17-0132.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 PNC BANK, NATIONAL ASSOCIATION vs. GEORGE E. BURKE and ANN S. BURKE Docket Number: 2020-SU-000002. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

lowing real estate to wit:

AS THE REAL ESTATE OF:

GEORGE E. BURKE  
ANN S. BURKE

By virtue of a Writ of Execution No. 2020-SU-000002

PNC Bank, National Association  
v.  
George E. Burke  
Ann S. Burke

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

850 Victoria Drive, Red Lion, PA 17356-9506  
Parcel No. 530003600740000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$160,389.18

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 850 VICTORIA DRIVE, RED LION, PA 17356

UPI# 53-000-36-0074.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 FULTON BANK, N.A. F/K/A FULTON BANK vs. EUGENE R. CAMPBELL and GIANA C. CAMPBELL Docket Number: 2019-SU-003624. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

EUGENE R. CAMPBELL  
GIANA C. CAMPBELL

Eugene R. Campbell and Giana C. Campbell, owners of property situate in York, Springettsbury Township, York County, Pennsylvania, being

2205 East Market Street, York, PA 17402  
Parcel No. 46-000-02-0156.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$134,528.53

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

PROPERTY ADDRESS: 2205 EAST MARKET STREET, YORK, PA 17402

UPI# 46-000-02-0156.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 FAIRVIEW TOWNSHIP vs. CHRISTOPHER A CAMPLESE and LAURI A CAMPLESE Docket Number: 2015-SU-000873-21. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER A CAMPLESE  
LAURI A CAMPLESE

By virtue of a Writ of Execution No.: 2015-SU-000873-21

Fairview Township v. Christopher A. Campese and Lauri A. Campese, owners of property situate FAIRVIEW TOWNSHIP, YORK County, Pennsylvania being:

27-000-0237L000000,  
New Cumberland, Pennsylvania 17070  
Parcel No.: 528 Lewisberry Road, Fairview Township, New Cumberland, PA 17070

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$2,935.23

Attorneys for Plaintiff  
Stock and Leader

PROPERTY ADDRESS: 528 LEWISBERRY ROAD, NEW CUMBERLAND, PA 17070

UPI# 27-000-RF-0237.L0-00000



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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2015-14BTT vs. JENNIFER JILL CARMAN A/K/A JENNIFER J. CARMAN A/K/A J. CARMAN, EXECUTRIX TO THE ESTATE OF ANN M. STEKLY Docket Number: 2019-SU-001303. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JENNIFER JILL CARMAN  
A/K/A JENNIFER J. CARMAN  
A/K/A J. CARMAN, EXECUTRIX TO THE  
ESTATE OF ANN M. STEKLY

ALL THAT CERTAIN tract of real estate with improvements thereon erected, situate, lying and being in the Township of Shrewsbury, County of York and Commonwealth of Pennsylvania. Being more fully described in Deed Book 58Q, at Page 341, dated September 15, 1965 and recorded in the Office of Recorder of Deeds of York County on October 16, 1965.

Address: 3557 Steltz Road,  
New Freedom, PA 17349

Parcel ID No.: 45-000-AI-0011.A.

PROPERTY ADDRESS: 3557 STELTZ ROAD,  
NEW FREEDOM, PA 17349

UPI# 45-000-AI-0011.A0-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 PHH MORTGAGE CORPORATION vs. HEATHER LYNN COLEMAN and MICHAEL STEVEN COLEMAN A/K/A MICHAEL COLEMAN Docket Number: 2019-SU-003299. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HEATHER LYNN COLEMAN  
MICHAEL STEVEN COLEMAN  
A/K/A MICHAEL COLEMAN

ALL THE FOLLOWING FOUR (4) CERTAIN tracts of land situate on the right of way line of Northcrest Drive in the Township of Newberry, County of York and State of Pennsylvania. Being more fully described in Book 1730, Page 3818, dated May 23, 2005, recorded June 8, 2005 in the York County Recorder of Deeds.

Address: 90 Northcrest Drive,  
York Haven, PA 17370

Parcel ID No. 390000704110000000

PROPERTY ADDRESS: 90 NORTHCREST  
DRIVE, YORK HAVEN, PA 17370

UPI# 39-000-07-0411.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-A, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2007-A vs. KELLY COLLIER Docket Number: 2019-SU-003771. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KELLY COLLIER

ALL THAT CERTAIN, lot of land, with the improvements thereon erected, situated in the CITY OF YORK, York County, Pennsylvania. Being more fully described in deed book Book 1871, Page 3181 dated January 25, 2007 and recorded in the Office of Recorder of Deeds of York County on January 26, 2007.

Address: 124 West Jackson Street,  
York, PA 17403

PARCEL ID: 080-160-06-0012

PROPERTY ADDRESS: 124 WEST JACKSON  
STREET, YORK, PA 17403

UPI# 08-160-06-0012.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 AMERIHOME MORTGAGE COMPANY, LLC vs. TAMRA D. COOPER Docket Number: 2019-SU-003495. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TAMRA D. COOPER

By virtue of a Writ of Execution No. 2019-SU-003495

Amerihome Mortgage Company, LLC  
v.  
Tamra D. Cooper

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

14 Nace Drive, Hanover, PA 17331-9411  
Parcel No. 520001802340000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$282,209.03

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 14 NACE DRIVE,

HANOVER, PA 17331  
UPI# 52-000-18-0234.00-00000

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
05.07-3t York County, Pennsylvania

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 FREEDOM MORTGAGE CORPORATION vs. STEVEN M. CULOTTA and CHRISTINE L. KRAFT Docket Number: 2019-SU-003648. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEVEN M. CULOTTA  
CHRISTINE L. KRAFT

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

435 Carlisle Street Hanover PA 17331  
PARCEL #: 670001800420000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$122,530.43

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 435 CARLISLE STREET, HANOVER, PA 17331

UPI# 67-000-18-0042.00-00000

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 HOME POINT FINANCIAL CORPORATION vs. SARAH COWGILL Docket Number: 2019-SU-003811. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SARAH COWGILL

By virtue of a Writ of Execution No. 2019-SU-003811

Home Point Financial Corporation  
v.  
Sarah Cowgill

owner(s) of property situate in the SPRING GROVE BOROUGH, YORK County, Pennsylvania, being

150 South East Street,  
Spring Grove, PA 17362-1216  
Parcel No. 850000202220000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$157,767.60

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 150 SOUTH EAST STREET, SPRING GROVE, PA 17362

UPI# 85-000-02-0222.00-00000

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

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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, F/K/A THE BANK OF NEW YORK, SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II, INC., BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7 vs. TYRUS E. DASHER and CATHY M. ENSOR Docket Number: 2018-SU-001826. And to me directed, I will expose at

public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TYRUS E. DASHER  
CATHY M. ENSOR

ALL THAT CERTAIN tract of land with improvements thereon erected situate, lying and being in Seven Valleys Borough, York County, Pennsylvania. Being more fully described in Book 1356, Page 2001, dated March 30, 1999, recorded April 5, 1999 in the York County Recorder of Deeds.

Address: 114-116 Church Street,  
Seven Valleys, PA 17360

Parcel ID No. 830000200300000000

PROPERTY ADDRESS: 114-116 CHURCH STREET, SEVEN VALLEYS, PA 17360

UPI# 83-000-02-0030.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-9 vs. ELAINE DAVIS, ROGER W. DAVIS and THE UNITED STATES OF AMERICA Docket Number: 2019-SU-003282. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ELAINE DAVIS  
ROGER W. DAVIS  
THE UNITED STATES OF AMERICA

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

84 Rose Of Sharon Drive  
Newberry Township PA 17319  
PARCEL #: 390000804580000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL

## DWELLING

Judgment Amount \$71,859.12

Attorneys for Plaintiff  
KML Law Group P.C.

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

UPI# 39-000-08-0458.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. JUSTIN E. EVANS and HOLLY L. AMRHEIN Docket Number: 2019-SU-003174. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JUSTIN E. EVANS  
HOLLY L. AMRHEIN

By virtue of a Writ of Execution No. 2019-SU-003174

JPMorgan Chase Bank, National Association  
v.  
Justin E. Evans  
Holly L. Amrhein

owner(s) of property situate in the NEW FREEDOM BOROUGH, YORK County, Pennsylvania, being

22 South Front Street,  
New Freedom, PA 17349-7952  
Parcel No. 780000101410000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$136,235.62

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 22 SOUTH FRONT STREET, NEW FREEDOM, PA 17349

UPI# 78-000-01-0141.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 SUN WEST MORTGAGE COMPANY, INC. vs. ROBERT F. FAKE Docket Number: 2019-SU-003100. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT F. FAKE

Advertising Description

DOCKET #2019-SU-003100

ALL that certain tract of land with the improvements thereon erected. Situate in York Township. York County. Pennsylvania

PARCEL No. 54000020219A000000

PROPERTY ADDRESS: 115 WEST CHURCH STREET A/K/A 115 W. CHURCH STREET, YORK, PA 17402

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: ROBERT F. FAKE  
ATTORNEY FOR PLAINTIFF: POWERS  
KIRN, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 115 WEST CHURCH STREET, A/K/A 115 W. CHURCH STREET, YORK, PA 17402

UPI# 54-000-02-0219.A0-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 WELLS FARGO BANK, NA S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION vs. KEITH A. FAUTH and MISTY D. MACKLIN, AKA MISTY FAUTH, AKA MISTY D. FAUTH Docket Number: 2019-SU-003198. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KEITH A. FAUTH  
MISTY D. MACKLIN,  
AKA MISTY FAUTH,  
AKA MISTY D. FAUTH

SHORT LEGAL DESCRIPTION

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE a township OF LOWER WINDSOR, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 582 RIVERVIEW DRIVE, WRIGHTSVILLE, PA 17368

UPIN NUMBER 350000200340000000

PROPERTY ADDRESS: 582 RIVERVIEW DRIVE, WRIGHTSVILLE, PA 17368

UPI# 35-000-02-0034.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK, SUCCESSOR BY MERGER TO SUNTRUST MORTGAGE, INC. vs. MARK A. FERREE A/K/A MARK FERREE Docket Number: 2019-SU-003828. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the fol-

lowing real estate to wit:

AS THE REAL ESTATE OF:

MARK A. FERREE A/K/A MARK FERREE

By virtue of a Writ of Execution No. 2019-SU-003828

Truist Bank, Successor by Merger to Suntrust Bank, Successor by Merger to Suntrust Mortgage, Inc.

v. Mark A. Ferree a/k/a Mark Ferree

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

702 Windsor Street, York, PA 17403-1038  
Parcel No. 480000301180000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$102,716.12

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 702 WINDSOR STREET, YORK, PA 17403

UPI# 48-000-03-0118.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE NRZ PASS-THROUGH TRUST XI-B vs. LAKEISHA S. GALLOWAY A/K/A LAKEISHA GALLOWAY Docket Number: 2019-SU-003222. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LAKEISHA S. GALLOWAY  
A/K/A LAKEISHA GALLOWAY

ALL THAT CERTAIN lot or piece of ground known as Unit 10 on Plan Book SS-283 of

Peacefields situate in Manchester Township, County of York, Commonwealth of Pennsylvania. Being more fully described in Book 1773, Page 2579 at Instrument No. 2005092458, dated November 10, 2005, recorded November 28, 2005 in the York County Recorder of Deeds.

Address: 343 Bruaw Drive, York, PA 17406

Parcel ID No. 360004400100000000

PROPERTY ADDRESS: 343 BRUAW DRIVE, YORK, PA 17406

UPI# 36-000-44-0010.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 WEI MORTGAGE LLC N/K/A ARC HOME LLC vs. MICHEL C. GENTAY and NADINE M. GENTAY Docket Number: 2019-SU-002835. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHEL C. GENTAY  
NADINE M. GENTAY

ALL those certain tracts of land with the improvements thereon erected situate in Penn Township, York County, Pennsylvania. Being more fully described in Deed Book 1300, Page 6155, dated August 29, 1997, recorded September 3, 1997 in York County Recorder of Deeds.

Address: 785 Black Rock Road, Hanover, PA 17331

PARCEL NO.: 440001301280000000 and 44000130128A000000

PROPERTY ADDRESS: 785 BLACK ROCK ROAD, HANOVER, PA 17331

UPI# 44-000-13-0128.00-00000 & 44-000-13-0128.A0-00000

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 with-

in 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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 LAKEVIEW LOAN SERVICING, LLC vs. SARAH E. GEORGE and JOSHUA T. WARNER Docket Number: 2019-SU-001119. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SARAH E. GEORGE  
JOSHUA T. WARNER

All that certain piece or parcel or Tract of land situate in the Township of Dover, York County, Pennsylvania, and being known as 4120 Trabert Court, Dover, Pennsylvania 17315.

TAX MAP AND PARCEL NUMBER: 24-000-26-0146.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$139,857.07

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Sarah E. George and Joshua T. Warner

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

PROPERTY ADDRESS: 4120 TRABERT COURT, DOVER, PA 17315

UPI# 24-000-26-0146.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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. STEPHANIE GREENWELL, AS ADMINISTRATRIX OF THE ESTATE OF JAMES C. AIKENS, III, DECEASED Docket Number: 2019-SU-001063. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEPHANIE GREENWELL, AS ADMINISTRATRIX OF THE ESTATE OF JAMES C. AIKENS, III, DECEASED

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

560 Black Rock Road Hanover PA 17331 PARCEL #: 440001600420000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$94,476.16

Attorneys for Plaintiff KML Law Group P.C.

PROPERTY ADDRESS: 560 BLACK ROCK ROAD, HANOVER, PA 17331

UPI# 44-000-16-0042.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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, A DEL-AWARE LIMITED LIABILITY COMPANY vs. DONNA LEE HAKE Docket Number: 2019-SU-003281. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DONNA LEE HAKE

Being the Owner(s) of property situate in the Borough of Windsor, York County and State of Pennsylvania, being

164 WEST MAIN STREET, WINDSOR, PA 17366

PARCEL #: 89-000-02-0137-00-00000

Improvements thereon: Residential Dwelling

Judgment Amount: \$87,849.47

Attorneys for Plaintiff: KML LAW GROUP P.C.

PROPERTY ADDRESS: 164 WEST MAIN STREET, WINDSOR, PA 17366

UPI# 89-000-02-0137.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 HOME POINT FINANCIAL CORPORATION vs. CONSTANCE H. HARTLAUB Docket Number: 2019-SU-001778. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CONSTANCE H. HARTLAUB

By virtue of a Writ of Execution No. 2019-SU-001778

Home Point Financial Corporation v. Constance H. Hartlaub

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

2036 Wyatt Circle, Dover, PA 17315-3676 Parcel No. 240002500490000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$138,750.33

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 2036 WYATT CIRCLE, DOVER, PA 17315

UPI# 24-000-25-0049.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2 vs. LAWRENCE HARTMAN and AIMEE HARTMAN Docket Number: 2019-SU-003406. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LAWRENCE HARTMAN AIMEE HARTMAN

SHORT DESCRIPTION OF PROPERTY

Docket No. 2019-SU-003406

Description: ALL THAT CERTAIN parcel of land in Springettsbury Township, York County, Commonwealth of PA, as more fully described in Book 1864, Page 3333

Parcel No. 460000101690000000

Property: 26 South Rockburn Street, York, PA 17402

Improvements: Residential Property PROPERTY ADDRESS: 26 SOUTH ROCKBURN STREET, YORK, PA 17402

UPI# 46-000-01-0169.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIV-

EN THAT on June 08, 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, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE NRZ PASS-THROUGH TRUST X vs. MIRTA HARTMAN and RICHARD E. HARTMAN, JR. Docket Number: 2019-SU-003411. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MIRTA HARTMAN  
RICHARD E. HARTMAN, JR.

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

700 Jessop Place York PA 17401  
PARCEL #: 081790100010000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$47,341.35

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 700 JESSOP PLACE, YORK, PA 17401

UPI# 08-179-01-0001.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on June 08, 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 WELLS FARGO BANK, NA S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION vs. MARY HEISEY, AKA MARY F. HEISEY Docket Number: 2019-SU-003072. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARY HEISEY,  
AKA MARY F. HEISEY

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 728 SOUTH GEORGE STREET, YORK, PA 17403

UPIN NUMBER 08-145-04-0005.00-00000

PROPERTY ADDRESS: 728 SOUTH GEORGE STREET, YORK, PA 17403

UPI# 08-145-04-0005.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on June 08, 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 M&T BANK vs. KATRINA S. HOGG A/K/A KATRINA SUZANNE HOGG A/K/A KAT SUZANNE HOGG and LARRY V. HOGG Docket Number: 2019-SU-000762. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KATRINA S. HOGG  
A/K/A KATRINA SUZANNE HOGG  
A/K/A KAT SUZANNE HOGG  
LARRY V. HOGG

Being the Owner(s) of property situate in Hellam Township, York County and State of Pennsylvania, being 5611 MOUNT PISGAH ROAD, YORK, PA 17406

PARCEL #: 31000KL00780000000

Improvements thereon: Residential Dwelling

Judgment Amount: \$55,195.48

Attorneys for Plaintiff:  
KML LAW GROUP P.C.

PROPERTY ADDRESS: 5611 MOUNT PISGAH ROAD, YORK, PA 17406

UPI# 31-000-KL-0078.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on June 08, 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, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A C/O CARRINGTON MORTGAGES SERVICES, LLC vs. CASSANDRA L. HOOVER, AS HEIR TO THE ESTATE OF DONALD P. KINDIG MELANIE J. MAXWELL A/K/A MELANIE J. GRAFFIUS, AS HEIR TO THE ESTATE OF DONALD P. KINDIG THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DONALD P. KINDIG, DECEASED and THE UNITED STATES OF AMERICA Docket Number: 2019-SU-002241. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CASSANDRA L. HOOVER, AS HEIR TO THE ESTATE OF DONALD P. KINDIG MELANIE J. MAXWELL A/K/A MELANIE J. GRAFFIUS, AS HEIR TO THE ESTATE OF DONALD P. KINDIG THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DONALD P. KINDIG, DECEASED THE UNITED STATES OF AMERICA

SHORT DESCRIPTION OF PROPERTY  
Docket No. 2019-SU-002241

Description: ALL THAT CERTAIN parcel of land in Spring Garden Township, York County, Commonwealth of PA, as more fully described in Book 516, Page 412

Parcel No. 480001802960000000

Property: 1332 South Ogontz Street, York, PA 17403

Improvements: Residential Property

PROPERTY ADDRESS: 1332 SOUTH OGONTZ STREET, YORK, PA 17403

UPI# 48-000-18-0296.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 08, 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 LAKEVIEW LOAN SERVICING, LLC vs. ROBERT J. INNERS and MARGARET K. INNERS Docket Number: 2019-SU-002587. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT J. INNERS  
MARGARET K. INNERS

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

713 East Market Street York PA 17403  
PARCEL #: 123740700040000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount \$88,944.80

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 713 EAST MARKET STREET, YORK, PA 17403

UPI# 12-374-07-0004.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 08, 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 WINDSOR TOWNSHIP vs. ANTWAN N. JACKSON AND APRIL M. REED JACKSON,

OWNERS, REPUTED OWNERS OR WHOEVER MAY BE THE OWNER Docket Number: 2019-SU-003064. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANTWAN N. JACKSON AND  
APRIL M. REED JACKSON, OWNERS,  
REPUTED OWNERS OR WHOEVER MAY  
BE THE OWNER

By virtue of a Writ of Execution No. 2019-SU-003064

Windsor Township  
vs.  
Antwan Jackson,  
April Reed Jackson

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

365 Palomino Drive, York, PA 17402

Parcel No. 530003300530000000

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$2,765.82

Attorneys for Plaintiff  
Charles A. Rausch  
Blakey Yost Bupp & Rausch, LLP

PROPERTY ADDRESS: 365 PALOMINO DRIVE, YORK, PA 17402

UPI# 53-000-33-0053.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 08, 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 WELLS FARGO BANK, N.A. vs. PENNY KEATOR, AKA PENNY E. KEATOR and JOHN KEATOR, II, AKA JOHN M. KEATOR, II, AKA J. M. KEATOR, II Docket Number: 2019-SU-003437. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PENNY KEATOR,  
AKA PENNY E. KEATOR  
JOHN KEATOR, II,  
AKA JOHN M. KEATOR, II,  
AKA J. M. KEATOR, II

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 1568 GUILDFORD LANE, YORK, PA 17404

UPIN NUMBER 360003801420000000

PROPERTY ADDRESS: 1568 GUILDFORD LANE, YORK, PA 17404

UPI# 36-000-38-0142.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 08, 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 DRB, INC. D/B/A SUPERIOR HOMES vs. WILLIAM S. KELLER Docket Number: 2013-SU-003465-94. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM S. KELLER

Owner(s) of the property situate in the Township of Manchester, York County Pennsylvania, being

2735 Roosevelt Ave., York, PA 17408  
Parcel No. 36-000-KG-0043.00-00000

Improvements thereon: Residential Dwelling

Judgement Amount: \$126,538.18

Attorneys for Plaintiff:  
Robert S. Cronin, Jr., Esquire  
Matthew S. Bleacher, Esquire  
Nikolaus & Hohenadel, LLP  
212 North Queen Street  
Lancaster, PA 17603

PROPERTY ADDRESS: 2735 ROOSEVELT

AVENUE, YORK, PA 17408

UPI# 36-000-KG-0043.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 CALIBER HOME LOANS, INC. vs. JOSHUA F. KIEHNER A/K/A JOSHUA KIEHNER and KELLY E. KIEHNER A/K/A KELLY KIEHNER Docket Number: 2019-SU-003599. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSHUA F. KIEHNER  
A/K/A JOSHUA KIEHNER  
KELLY E. KIEHNER  
A/K/A KELLY KIEHNER

By virtue of a Writ of Execution No. 2019-SU-003599

Caliber Home Loans, Inc.  
v.  
Joshua F. Kiehner a/k/a Joshua Kiehner  
Kelly E. Kiehner a/k/a Kelly Kiehner

owner(s) of property situate in the SPRINGGETTSBURY TOWNSHIP, YORK County, Pennsylvania, being 1711 Paulson Drive, York, PA 17406-2457  
Parcel No. 46000090111C000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$222,935.77

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1711 PAULSON DRIVE, YORK, PA 17406

UPI# 46-000-09-0111.C0-00000

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

in 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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 LAKEVIEW LOAN SERVICING, LLC vs. SHAWN D. KOLEGO and LORA M. KOLEGO Docket Number: 2018-SU-002253. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SHAWN D. KOLEGO  
LORA M. KOLEGO

All that certain piece or parcel or Tract of land situate in the Township of York, York County, Pennsylvania, and being known as 2265 Dandridge Drive, York, Pennsylvania 17403.

TAX MAP AND PARCEL NUMBER: 54-000-11-0050.00-00000

THE IMPROVEMENTS THEREON ARE:  
Residential Dwelling

REAL DEBT: \$290,948.83

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Shawn D. Kolego and Lora M. Kolego

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

PROPERTY ADDRESS: 2265 DANDRIDGE DRIVE, YORK, PA 17403

UPI# 54-000-11-0050.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 LSF9 MASTER PARTICIPATION TRUST vs. ALMEDA I. LANDIS Docket Number: 2015-SU-001695-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ALMEDA I. LANDIS

By virtue of a Writ of Execution No. 2015-SU-001695-06

Lsf9 Master Participation Trust  
v.  
Almeda I. Landis

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

576 Green Valley Road, York, PA 17403-9518  
Parcel No. 540004001030000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$162,939.91

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 576 GREEN VALLEY ROAD, YORK, PA 17403

UPI# 54-000-40-0103.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 AMERIHOM MORTGAGE COMPANY, LLC vs. HANNAH LEIPHART and DUSTIN R. SMITH Docket Number: 2019-SU-003245. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HANNAH LEIPHART  
DUSTIN R. SMITH



Owner(s) of property situate in the DAL-  
LASTOWN BOROUGH, YORK County, Penn-  
sylvania, being

64 South Pleasant Avenue Dallastown PA 17313  
PARCEL #: 560000402440000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount \$110,082.94

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 64 SOUTH PLEAS-  
ANT AVENUE, DALLASTOWN, PA 17313

UPI# 56-000-04-0244.00-00000

Notice is further given that all parties in interest  
and claimants that a Schedule of Proposed Distri-  
bution 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 with-  
in 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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIV-  
EN THAT on June 08, 2020 At 2:00 O'Clock,  
PM, prevailing time, by virtue of a Writ of Exe-  
cution issued out of the Court of Common Pleas  
of York County, Pennsylvania on Judgment of  
TRUIST BANK vs. MOLLY B. LEISTER  
A/K/A MOLLY CRAIG Docket Number: 2019-  
SU-001224. And to me directed, I will expose at  
public sale in the York County Judicial Center,  
City of York, County of York, Commonwealth  
of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MOLLY B. LEISTER  
A/K/A MOLLY CRAIG

All that certain piece or parcel or Tract of land  
situate in Penn Township, York County, Penn-  
sylvania, and being known as 167 C Bowman  
Road, Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER: 440000  
1100210000000

THE IMPROVEMENTS THEREON ARE:  
Residential Dwelling

REAL DEBT: \$121,530.27

SEIZED AND TAKEN IN EXECUTION AS  
THE PROPERTY OF: Molly B. Leister a/k/a  
Molly Craig

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

PROPERTY ADDRESS: 167 C BOWMAN  
ROAD, HANOVER, PA 17331

UPI# 44-000-11-0021.00-00000

Notice is further given that all parties in interest  
and claimants that a Schedule of Proposed Distri-  
bution 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 with-  
in 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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIV-  
EN THAT on June 08, 2020 At 2:00 O'Clock,  
PM, prevailing time, by virtue of a Writ of Exe-  
cution issued out of the Court of Common Pleas  
of York County, Pennsylvania on Judgment  
of DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR HSI ASSET  
SECURITIZATION CORPORATION TRUST  
2005-OPT1, MORTGAGE-PASS-THROUGH  
CERTIFICATES, SERIES 2005-OPT1 C/O  
PHH MORTGAGE CORPORATION vs.  
LATASHA G. LLOYD Docket Number: 2019-  
SU-002755. And to me directed, I will expose at  
public sale in the York County Judicial Center,  
City of York, County of York, Commonwealth  
of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LATASHA G. LLOYD

ALL THAT CERTAIN lot or piece of ground,  
with the improvements thereon erected, situate  
on the south side of East Philadelphia Street, in  
the twelfth ward of the City of York, County of  
York and Commonwealth of Pennsylvania. Be-  
ing more fully described in Deed Book 1749,  
Page 6831, dated August 19, 2005 and recorded  
in the Office of Recorder of Deeds of York  
County on August 24, 2005.

Address: 846 E Philadelphia Street, York, PA  
17403-1119

Parcel ID No. 123720700610000000

PROPERTY ADDRESS: 846 EAST PHILA-  
DELPHIA STREET, YORK, PA 17403

UPI# 12-372-07-0061.00-00000

Notice is further given that all parties in interest  
and claimants that a Schedule of Proposed Distri-  
bution 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 with-  
in 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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIV-  
EN THAT on June 08, 2020 At 2:00 O'Clock,  
PM, prevailing time, by virtue of a Writ of Exe-  
cution issued out of the Court of Common Pleas  
of York County, Pennsylvania on Judgment of  
STATE FARM BANK, F.S.B. vs. RUSSELL  
M. LLOYD Docket Number: 2019-SU-002527.  
And to me directed, I will expose at public sale  
in the York County Judicial Center, City of York,  
County of York, Commonwealth of Pennsylvania  
the following real estate to wit:

AS THE REAL ESTATE OF:

RUSSELL M. LLOYD

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

820 East Philadelphia Street York PA 17403  
PARCEL #: 123720700480000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount \$48,305.04

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 820 EAST PHILA-  
DELPHIA STREET, YORK, PA 17403

UPI# 12-372-07-0048.00-00000

Notice is further given that all parties in interest  
and claimants that a Schedule of Proposed Distri-  
bution 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 with-  
in 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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIV-  
EN THAT on June 08, 2020 At 2:00 O'Clock,  
PM, prevailing time, by virtue of a Writ of Exe-  
cution issued out of the Court of Common Pleas  
of York County, Pennsylvania on Judgment of  
DITECH FINANCIAL LLC vs. JOHN P. LO-  
BIANCO Docket Number: 2019-SU-003463.  
And to me directed, I will expose at public sale  
in the York County Judicial Center, City of York,  
County of York, Commonwealth of Pennsylvania  
the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN P. LOBIANCO

SHORT DESCRIPTION FOR ADVERTISING

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

BEING KNOWN AS: 524 CHERRY STREET, WRIGHTSVILLE, PA 17368

PARCEL NUMBER: 910000204250000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 524 CHERRY STREET, WRIGHTSVILLE, PA 17368

UPI# 91-000-02-0425.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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. BARBARA C. LUTZ Docket Number: 2019-SU-003320. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BARBARA C. LUTZ

All the following described tract of land lying and being situate in West Manchester Township, County of York, and Commonwealth of Pennsylvania, designated as Lot #146 on the Farmlyn Acres (Phase II) Plan as revised recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book FF, Page 301, and as more fully bounded and described as follows to wit:

Property Address: 2445 Heather Road York, PA 17408

Parcel No. 510000901460000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2019-SU-003320  
Judgment: \$95,385.84  
Attorney:

To be sold as the Property Of: Barbara C. Lutz

PROPERTY ADDRESS: 2445 HEATHER ROAD, YORK, PA 17408

UPI# 51-000-09-0146.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 SUCCESSOR TRUSTEE TO LASSALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2007-HE4, ASSET-BACKED CERTIFICATES, SERIES 2007-HE4 C/O SELECT PORTFOLIO SERVICING, INC. vs. JODY L. MARSH and MICHAEL E. MAGARA, JR. Docket Number: 2019-SU-003610. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JODY L. MARSH  
MICHAEL E. MAGARA, JR.

ALL THAT CERTAIN lot or piece of ground situate in Penn Township, County of York, Commonwealth of Pennsylvania. Being more fully described in Deed Book 1873, Page 4371 at Instrument No. 2007010307, dated November 21, 2006 and recorded in the Office of Recorder of Deeds of York County on February 6, 2007. Address: 557 1/2 McAllister Street, Hanover, PA 17331 Parcel ID No. 44000030084A000000

PROPERTY ADDRESS: 557 1/2 MCALLISTER STREET, HANOVER, PA 17331

UPI# 44-000-03-0084.A0-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 WELLS FARGO BANK, NA vs. JOSHUA A. MARTINEZ Docket Number: 2017-SU-002593. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSHUA A. MARTINEZ

By virtue of a Writ of Execution No. 2017-SU-002593

Wells Fargo Bank, NA  
v.  
Joshua A. Martinez

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

60 Lincoln Place, Manchester, PA 17345-1018  
Parcel No. 260000201580000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$110,836.18

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 60 LINCOLN PLACE, MANCHESTER, PA 17345

UPI# 26-000-02-0158.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 MIDFIRST BANK vs. DON C. MCKETHAN, AKA DON MCKETHAN and OLEATHIA A. MCKETHAN Docket Number: 2019-SU-003707. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DON C. MCKETHAN,  
AKA DON MCKETHAN  
OLEATHIA A. MCKETHAN

SHORT LEGAL DESCRIPTION

ALL THAT TRACT OF LAND SITUATE,  
LYING AND BEING IN THE a township OF  
WEST MANCHESTER, YORK, PENNSYL-  
VANIA

BEING KNOWN AND NUMBERED AS 2200  
GOLDEN EAGLE DRIVE, AKA 2200 GOLD-  
EN EAGLE DRIVE 115, YORK, PA 17408

UPIN NUMBER 5100032013800C0115

PROPERTY ADDRESS: 2200 GOLDEN EA-  
GLE DRIVE, AKA 2200 GOLDEN EAGLE  
DRIVE 115, YORK, PA 17408

UPI# 51-000-32-0138.00-C0115

Notice is further given that all parties in interest  
and claimants that a Schedule of Proposed Distri-  
bution 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 with-  
in 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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIV-  
EN THAT on June 08, 2020 At 2:00 O'Clock,  
PM, prevailing time, by virtue of a Writ of Exe-  
cution issued out of the Court of Common Pleas  
of York County, Pennsylvania on Judgment  
of PENNYMAC LOAN SERVICES, LLC vs.  
ANGELINA Y. MINTON A/K/A ANGELINA  
MINTON and DEBORAH A. BROWNE A/K/A  
DEBORAH BROWNE Docket Number: 2019-  
SU-001633. And to me directed, I will expose at  
public sale in the York County Judicial Center,  
City of York, County of York, Commonwealth  
of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANGELINA Y. MINTON  
A/K/A ANGELINA MINTON  
DEBORAH A. BROWNE  
A/K/A DEBORAH BROWNE

Advertising Description

DOCKET #2019-SU-001633

ALL THAT Lot of ground situate in Dover  
Township, York, Commonwealth of Pennsylva-  
nia.

PARCEL No. 24-000-12-0129-00-00000

PROPERTY ADDRESS: 3276 E. PHEASANT  
DRIVE A/K/A 3276 PHEASANT DRIVE, DO-  
VER, PA 17315

IMPROVEMENTS: RESIDENTIAL DWELL-

ING.

SOLD AS PROPERTY OF: ANGELINA Y.  
MINTON A/K/A ANGELINA MINTON and  
DEBORAH A. BROWNE A/K/A DEBORAH  
BROWNE

ATTORNEY FOR PLAINTIFF: POWERS  
KIRN, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 3276 EAST PHEAS-  
ANT DRIVE, A/K/A 3276 PHEASANT  
DRIVE, DOVER, PA 17315

UPI# 24-000-12-0129.00-00000

Notice is further given that all parties in interest  
and claimants that a Schedule of Proposed Distri-  
bution 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 with-  
in 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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIV-  
EN THAT on June 08, 2020 At 2:00 O'Clock,  
PM, prevailing time, by virtue of a Writ of Exe-  
cution issued out of the Court of Common Pleas  
of York County, Pennsylvania on Judgment  
of M&T BANK vs. TREVOR MULL Docket  
Number: 2019-SU-003250. And to me directed,  
I will expose at public sale in the York County  
Judicial Center, City of York, County of York,  
Commonwealth of Pennsylvania the following  
real estate to wit:

AS THE REAL ESTATE OF:

TREVOR MULL

Owner(s) of property situate in the CODORUS  
TOWNSHIP, YORK County, Pennsylvania, be-  
ing

6683 Fair School Road Glen Rock PA 17327  
PARCEL #: 22000BH00240000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount \$29,132.34

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 6683 FAIR SCHOOL  
ROAD, GLEN ROCK, PA 17327

UPI# 22-000-BH-0024.00-00000

Notice is further given that all parties in interest  
and claimants that a Schedule of Proposed Distri-  
bution 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 with-  
in 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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIV-  
EN THAT on June 08, 2020 At 2:00 O'Clock,  
PM, prevailing time, by virtue of a Writ of Exe-  
cution issued out of the Court of Common Pleas  
of York County, Pennsylvania on Judgment of  
COLONIAL SAVINGS, F.A. vs. BETZY V.  
MUNOZ and OLGA M. RAMIREZ Docket  
Number: 2019-SU-003755. And to me directed,  
I will expose at public sale in the York County  
Judicial Center, City of York, County of York,  
Commonwealth of Pennsylvania the following  
real estate to wit:

AS THE REAL ESTATE OF:

BETZY V. MUNOZ  
OLGA M. RAMIREZ

ALL that certain property situated in York  
Township of York County and commonwealth  
of Pennsylvania, Being more fully described in  
a Deed dated September 27, 2018 and record-  
ed October 9, 2018, among the land records of  
the County and state set forth above, in Deed  
volume 2490 and page 7132 Instrument No.  
2018044238.

Address: 2849 Fiesta Drive; York, Pa 17403  
Tax Map or Parcel ID NO.: 54-000-21-0012-00-  
00000

PROPERTY ADDRESS: 2849 FIESTA DRIVE,  
YORK, PA 17403

UPI# 54-000-21-0012.00-00000

Notice is further given that all parties in interest  
and claimants that a Schedule of Proposed Distri-  
bution 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 with-  
in 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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIV-  
EN THAT on June 08, 2020 At 2:00 O'Clock,  
PM, prevailing time, by virtue of a Writ of Exe-  
cution issued out of the Court of Common Pleas  
of York County, Pennsylvania on Judgment of  
LAKEVIEW LOAN SERVICING, LLC vs.  
BRIAN NICKENS Docket Number: 2019-SU-  
003810. And to me directed, I will expose at  
public sale in the York County Judicial Center,  
City of York, County of York, Commonwealth

of Pennsylvania the following real estate to wit:  
AS THE REAL ESTATE OF:  
BRIAN NICKENS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN WEST MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA. BEING MORE FULLY DESCRIBED IN DEED BOOK 2483, PAGE 923, DATED AUGUST 7, 2018 AND RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF YORK COUNTY ON AUGUST 14, 2018.

ADDRESS: 2248 CHESTNUT ROAD, YORK, PA 17408

PARCEL ID 51-000-12-0161-00-00000

PROPERTY ADDRESS: 2248 CHESTNUT ROAD, YORK, PA 17408

UPI# 51-000-12-0161.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 LAKEVIEW LOAN SERVICING, LLC vs. ALLEN B NOLL, SR. Docket Number: 2019-SU-002872. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ALLEN B NOLL, SR.

All that certain piece or parcel or Tract of land situate in Chanceford Township, York County, Pennsylvania, and being known as 11374 Smith Hollow Road, Brogue, Pennsylvania 17309 & Smith Hollow Road, Brogue, Pennsylvania 17309.

TAX MAP AND PARCEL NUMBER: 21-000-GN-0017.00000 & 21-000-GN-0017.A0-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$153,565.84

SEIZED AND TAKEN IN EXECUTION AS

THE PROPERTY OF: Allen B Noll Sr.

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

PROPERTY ADDRESS: 11374 SMITH HOLLOW ROAD, BROGUE, PA 17309

UPI# 21-000-GN-0017.00-00000

PROPERTY ADDRESS: SMITH HOLLOW ROAD, BROGUE, PA 17309

UPI# 21-000-GN-0017.A0-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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. WILLIAM PERRY Docket Number: 2019-SU-001680 And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM PERRY

ALL THAT CERTAIN lot, piece or parcel of land located in Manheim Township, York County, Commonwealth of Pennsylvania, bounded and described. BEING Parcel ID 37000BF00230000000 BEING KNOWN for informational purposes only as 5357 Blue Hill Road, Glenville, PA 17329 BEING THE SAME PREMISES as conveyed in Deed to WILLIAM PERRY, AS SOLE OWNER by deed from CR PROPERTY GROUP, LLC dated November 6, 2017 and recorded November 15, 2017, Book 2447 Page 3673 Instrument Number 2017052678 in York County Recorder of Deeds office, in fee.

PROPERTY ADDRESS: 5357 BLUE HILL ROAD, GLENVILLE, PA 17329

UPI# 37-000-BF-0023.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 LOANDEPOT.COM, LLC vs. ZACHARY PERRY and SALLY PERRY Docket Number: 2019-SU-000989. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ZACHARY PERRY  
SALLY PERRY

By virtue of a Writ of Execution No. 2019-SU-000989

Loandepot.Com, LLC  
v.  
Zachary Perry  
Sally Perry

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

1360 Hambiltonian Way, York, PA 17404-9143  
Parcel No. 360002400930000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$278,025.16

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1360 HAMBILTONIAN WAY, YORK, PA 17404

UPI# 36-000-24-0093.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Exe-

cution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NRPL TRUST 2018-2 C/O WILMINGTON SAVINGS FUND SOCIETY, FSB vs. JEFFREY D. POLIGNONE Docket Number: 2019-SU-002573. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JEFFREY D. POLIGNONE

SHORT DESCRIPTION OF PROPERTY

Docket No. 2019-SU-002573

Description: ALL THAT CERTAIN parcel of land in the City of York, York County, Commonwealth of PA, as more fully described in Book 1933, Page 551

Parcel No. 134420200080000000

Property: 627 North Pershing Avenue, York, PA 17404

Improvements: Residential Property

PROPERTY ADDRESS: 627 NORTH PERSHING AVENUE, YORK, PA 17404

UPI# 13-442-02-0008.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 ABERDEEN PROVING GROUND FEDERAL CREDIT UNION vs. DOUGLAS R. POPE Docket Number: 2019-SU-002631. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DOUGLAS R. POPE

ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in Delta Borough, York County, Pennsylvania, bounded limited and described as follows, to wit:

BEING KNOWN AS: 614 Chestnut Street, Borough of Delta, PA 17314.

TAX PARCEL NO.: 57-000-01-0130-00-00000 Residential Property.

TO BE SOLD AS THE property of Sylvia P. Sanzone and Douglas R. Pope.

PROPERTY ADDRESS: 614 CHESTNUT STREET, DELTA, PA 17314

UPI# 57-000-01-0130.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 WELLS FARGO BANK, NA vs. KEVIN L. POTTER Docket Number: 2018-SU-001731. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KEVIN L. POTTER

By virtue of a Writ of Execution No. 2018-SU-001731

Wells Fargo Bank, NA  
v.  
Kevin L. Potter

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

680 Misty Hill Drive, Delta, PA 17314-7926  
Parcel No. 430000901080000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$279,282.53

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 680 MISTY HILL DRIVE, DELTA, PA 17314

UPI# 43-000-09-0108.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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, N.A. vs. JEFFREY C. POTTS and REBECCA V. POTTS Docket Number: 2019-SU-003531. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JEFFREY C. POTTS  
REBECCA V. POTTS

By virtue of a Writ of Execution No. 2019-SU-003531

Bank of America, N.A.  
v.  
Jeffrey C. Potts  
Rebecca V. Potts

owner(s) of property situate in the YORK CITY, 14TH, YORK County, Pennsylvania, being

1509 Continental Road, York, PA 17404-1909  
Parcel No. 146100300110000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$51,378.85

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1509 CONTINENTAL ROAD, YORK, PA 17404

UPI# 14-610-03-0011.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. ROBERT S. PRICE Docket Number: 2019-SU-002061. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT S. PRICE

ALL THAT certain tract of land, situate in Springettsbury Township, York County, Pennsylvania. Being more fully described in Deed Book 2297, Page 4473 at Instrument No. 2014048244, dated October 11, 2014 and recorded in the Office of Recorder of Deeds of York County on October 29, 2014.

Address: 265 Pleasant Acres Road, York, PA 17402

Parcel ID No.: 46000270006H000000

PROPERTY ADDRESS: 265 PLEASANT ACRES ROAD, YORK, PA 17402

UPI# 46-000-27-0006.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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 LAKEVIEW LOAN SERVICING LLC vs. ADRIAN J. RENTZEL Docket Number: 2019-SU-000782. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ADRIAN J. RENTZEL

ALL THAT CERTAIN piece, parcel or tract of land, together with the improvements thereon erected, situate in the Township of Manchester, County of York and Commonwealth of Pennsylvania. Being more fully described in Deed Book 2256, Page 1643 as Instrument No. 2013059409, dated 10/21/2013, recorded 10/23/2013 in the York County Recorder of Deeds. Address: 2718

Lewisberry Road, York, PA 17404 Parcel ID No. 36-000-05-0064

PROPERTY ADDRESS: 2718 LEWISBERRY ROAD, YORK, PA 17404

UPI# 36-000-05-0064.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 PENNYMAC LOAN SERVICES, LLC vs. MICHAEL RENTZEL Docket Number: 2019-SU-003122. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL RENTZEL

Being the Owner(s) of property situate in Township of West Manchester, York County and State of Pennsylvania, being

1890 ROOSEVELT AVENUE, YORK, PA 17408

PARCEL #: 51000JH00150000000

Improvements thereon: Residential Dwelling

Judgment Amount: \$188,941.50

Attorneys for Plaintiff:  
KML LAW GROUP P.C.

PROPERTY ADDRESS: 1890 ROOSEVELT AVENUE, YORK, PA 17408

UPI# 51-000-JH-0015.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 FREEDOM MORTGAGE CORPORATION vs. CYNTHIA M. RINEHOLT Docket Number: 2020-SU-000064. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CYNTHIA M. RINEHOLT

By virtue of a Writ of Execution No. 2020-SU-000064

Freedom Mortgage Corporation  
v.  
Cynthia M. Rineholt

owner(s) of property situate in the WINDSOR BOROUGH, YORK County, Pennsylvania, being  
78-80 East Main Street, Windsor, PA 17366  
Parcel No. 890000100160000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$57,568.08

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 78-80 EAST MAIN STREET, WINDSOR, PA 17366

UPI# 89-000-01-0016.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK vs. DIEGO RIVERA JR.

AKA DIEGO RIVERA Docket Number: 2019-SU-002359. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DIEGO RIVERA JR. AKA DIEGO RIVERA

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

1123 E South Street York PA 17403  
PARCEL #: 48000130078000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$92,881.18

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 1123 EAST SOUTH STREET, YORK, PA 17403

UPI# 48-000-13-0078.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 PENNSYLVANIA HOUSING FINANCE AGENCY vs. ARTHUR T. ROBERTS Docket Number: 2019-SU-003821. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ARTHUR T. ROBERTS

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2019-SU-003821

PENNSYLVANIA HOUSING FINANCE AGENCY Plaintiff  
vs  
ARTHUR T. ROBERTS Defendant (s)

Real Estate: 380 RIVER ROAD, YORK HAV-

EN, PA 17370

Municipality: NEWBERRY TOWNSHIP

Short Description: Lot 1, Minor Subdivision Plan for Todd D. and Meg K. Feaser, Plan Book 2059, page 1316

See Instrument: 2013037568

Tax Parcel #: 39000PH00960000000

Assessment: \$111,590

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD AS THE PROPERTY OF ARTHUR T. ROBERTS ON JUDGMENT NO. No. 2019-SU-003821

PROPERTY ADDRESS: 380 RIVER ROAD, YORK HAVEN, PA 17370

UPI# 39-000-PH-0096.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 MIDFIRST BANK vs. ERIK E. SANCHEZ Docket Number: 2019-SU-003793. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ERIK E. SANCHEZ

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 70 MCCLELLAN LANE, HANOVER, PA 17331

UPIN NUMBER 440001300170000000

PROPERTY ADDRESS: 70 MCCLELLAN LANE, HANOVER, PA 17331

UPI# 44-000-13-0017.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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. JOYCE E. SANTIAGO A/K/A JOYCE SANTIAGO and CODY M. SANTIAGO, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF TIMOTHY M. SANTIAGO Docket Number: 2019-SU-003389. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOYCE E. SANTIAGO  
A/K/A JOYCE SANTIAGO  
CODY M. SANTIAGO, IN HIS CAPACITY  
AS EXECUTOR AND DEVISEE OF THE  
ESTATE OF TIMOTHY M. SANTIAGO

By virtue of a Writ of Execution No. 2019-SU-003389

Nationstar Mortgage LLC d/b/a Mr. Cooper v. Joyce E. Santiago a/k/a Joyce Santiago Cody M. Santiago, in His Capacity as Executor and Devisee of The Estate of Timothy M. Santiago

owner(s) of property situate in the MT WOLF BOROUGH, YORK County, Pennsylvania, being

114 South 4th Street, a/k/a 114 South Fourth Street, Mount Wolf, PA 17347  
Parcel No. 770000200350000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$83,264.68

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 114 SOUTH 4TH STREET, A/K/A 114 SOUTH FOURTH STREET, MOUNT WOLF, PA 17347

UPI# 77-000-02-0035.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 PENNYMAC LOAN SERVICES, LLC vs. LACEY B. SAUER Docket Number: 2019-SU-003833. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LACEY B. SAUER

By virtue of a Writ of Execution No. 2019-SU-003833  
Pennymac Loan Services, LLC  
v.  
Lacey B. Sauer

owner(s) of property situate in the YORK CITY, 8TH, YORK County, Pennsylvania, being

301 Kurtz Avenue, York, PA 17401-2165  
Parcel No. 081720200170000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$80,139.55

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 301 KURTZ AVENUE, YORK, PA 17401

UPI# 08-172-02-0017.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Exe-

cution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of LSF9 MASTER PARTICIPATION TRUST vs. JOSHUA W. SEMON Docket Number: 2018-SU-001033. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSHUA W. SEMON

All that certain piece or parcel or Tract of land situate in the Township of York, York County, Pennsylvania, and being known as 113 Brant Drive, Dallastown, Pennsylvania 17313.

TAX MAP AND PARCEL NUMBER: 540003200180000000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$199,722.69

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Joshua W. Semon

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

PROPERTY ADDRESS: 113 BRANT DRIVE, DALLASTOWN, PA 17313

UPI# 54-000-32-0018.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 MATRIX FINANCIAL SERVICES CORPORATION vs. TRISHIA SIPE Docket Number: 2019-SU-001533. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TRISHIA SIPE

SHORT LEGAL DESCRIPTION

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE a township OF

SPRINGETTSBURY, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 2090 MOUNT ZION ROAD, YORK, PA 17406

UPIN NUMBER 46000KI00460000000

PROPERTY ADDRESS: 2090 MOUNT ZION ROAD, YORK, PA 17406

UPI# 46-000-KI-0046.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR RENAISSANCE HEL TRUST 2002-2 vs. DENNIS G. SMITH A/K/A DENNIS GENE SMITH, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF THE ESTATE OF PATRICIA M. SNELBAKER A/K/A PATRICIA M. SMITH WAYNE E. SNELBAKER A/K/A WAYNE SNELBAKER, IN HIS CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF PATRICIA M. SNELBAKER A/K/A PATRICIA M. SMITH DIANE L. SNELBAKER A/K/A DIANE SNELBAKER, IN HER CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF PATRICIA M. SNELBAKER A/K/A PATRICIA M. SMITH DESTRY A. ARNOLD, IN HIS CAPACITY AS HEIR OF THE ESTATE OF PATRICIA M. SNELBAKER A/K/A PATRICIA M. SMITH UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA M. SNELBAKER A/K/A PATRICIA M. SMITH, DECEASED Docket Number: 2018-SU-002548. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DENNIS G. SMITH  
A/K/A DENNIS GENE SMITH,  
INDIVIDUALLY AND IN HIS CAPACITY AS  
HEIR OF THE ESTATE OF  
PATRICIA M. SNELBAKER  
A/K/A PATRICIA M. SMITH



WAYNE E. SNELBAKER  
 A/K/A WAYNE SNELBAKER,  
 IN HIS CAPACITY AS  
 CO-ADMINISTRATOR OF THE ESTATE OF  
 PATRICIA M. SNELBAKER  
 A/K/A PATRICIA M. SMITH  
 DIANE L. SNELBAKER  
 A/K/A DIANE SNELBAKER,  
 IN HER CAPACITY AS  
 CO-ADMINISTRATOR OF THE ESTATE OF  
 PATRICIA M. SNELBAKER  
 A/K/A PATRICIA M. SMITH  
 DESTRY A. ARNOLD, I  
 N HIS CAPACITY AS HEIR OF THE ESTATE  
 OF PATRICIA M. SNELBAKER  
 A/K/A PATRICIA M. SMITH  
 UNKNOWN HEIRS, SUCCESSORS, AS-  
 SIGNS, AND ALL PERSONS, FIRMS, OR  
 ASSOCIATIONS CLAIMING RIGHT, TITLE  
 OR INTEREST FROM OR UNDER  
 PATRICIA M. SNELBAKER  
 A/K/A PATRICIA M. SMITH, DECEASED

By virtue of a Writ of Execution No. 2018-SU-002548

Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Northwest Bank Minnesota, national Association, as Trustee for Renaissance Hel Trust 2002-2

v.  
 Dennis G. Smith a/k/a Dennis Gene Smith, Individually and in His Capacity as Heir of The Estate of Patricia M. Snelbaker a/k/a Patricia M. Smith Wayne E. Snelbaker a/k/a Wayne Snelbaker, in His Capacity as CO-Administrator of The Estate of Patricia M. Snelbaker a/k/a Patricia M. Smith Diane L. Snelbaker a/k/a Diane Snelbaker, in Her Capacity as CO-Administrator of The Estate of Patricia M. Snelbaker a/k/a Patricia M. Smith Destry A. Arnold, in His Capacity as Heir of The Estate of Patricia M. Snelbaker a/k/a Patricia M. Smith Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Patricia M. Snelbaker a/k/a Patricia M. Smith, Deceased

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

68 South Landvale Street,  
 York Haven, PA 17370-9008  
 Parcel No. 94000010011A000000  
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$72,500.83

Attorneys for Plaintiff  
 Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 68 SOUTH LANDVALE STREET, YORK HAVEN, PA 17370

UPI# 94-000-01-0011.A0-00000

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,  
 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 LAKEVIEW LOAN SERVICING, LLC vs. LARRY D. SMITH Docket Number: 2019-SU-001776. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LARRY D. SMITH

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

14731 Trout School Road Felton PA 17322  
 PARCEL #: 25000DL0055B000000  
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$220,354.51

Attorneys for Plaintiff  
 KML Law Group P.C.

PROPERTY ADDRESS: 14731 TROUT SCHOOL ROAD, FELTON, PA 17322

UPI# 25-000-DL-0055.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,  
 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-11CB, MORTGAGE PASS-THROUGH CERIFICATES, SERIES

2006-11CB vs. EDWARD C. SNEERINGER, CECILY SNEERINGER and ELIZABETH J. SNEERINGER Docket Number: 2018-SU-003298. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

EDWARD C. SNEERINGER  
 CECILY SNEERINGER  
 ELIZABETH J. SNEERINGER

ALL THAT CERTAIN PROPERTY SITUATED IN THE BOROUGH OF RED LION, COUNTY OF YORK AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED 2/13/2006 AND RECORDED 3/20/2006, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 1798 AND PAGE 466. ADDRESS: 310 North Main Street, Red Lion, PA 17356

PARCEL ID NO. 82-000-06-0105.00-00000

PROPERTY ADDRESS: 310 NORTH MAIN STREET, RED LION, PA 17356

UPI# 82-000-06-0105.00-00000

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,  
 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 PHH MORTGAGE CORPORATION vs. BILLY HOWARD STANFIELD Docket Number: 2019-SU-003710. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BILLY HOWARD STANFIELD

ALL THAT CERTAIN parcel of land, being Lot #209, Biscayne Woods, Phase 1, Final Subdivision Plan, York township, York County Pennsylvania. Being more fully described in Book 1845, Page 6247, dated September 27, 2006 and recorded in the Office of Recorder of Deeds of York County on October 5, 2006.

Address: 236 Country Ridge Drive, Red Lion, PA 17356

Parcel ID No. 540006102090000000

PROPERTY ADDRESS: 236 COUNTRY RIDGE DRIVE, RED LION, PA 17356

UPI# 54-000-61-0209.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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. HEATHER A. STARE Docket Number: 2019-SU-003769. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HEATHER A. STARE

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

Property Address: 822 West Poplar Street York, PA 17401

Parcel No. 092120100120000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2019-SU-003769  
Judgment: \$24,304.76  
Attorney: Morris A. Scott, Esquire  
To be sold as the Property Of: Heather A. Stare

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

UPI# 09-212-01-0012.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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. KAREN L. STEVENS and STACIE STEVENS Docket Number: 2019-SU-003106. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KAREN L. STEVENS  
STACIE STEVENS

ALL THAT CERTAIN piece, parcel or lot of ground together with the improvements thereon erected, situate lying and being on Fulton Street (between Hanover Street and Terrace Avenue) in the Borough of Hanover, York County, Pennsylvania, bounded and limited as follows, to wit:

BEING KNOWN AS: 309 Fulton Street, Hanover, PA 17331.

TAX PARCEL NO.: 67-000-04-0344-00-0000 Residential Property.

TO BE SOLD AS THE property of Karen L. Stevens and Stacie Stevens.

PROPERTY ADDRESS: 309 FULTON STREET, HANOVER, PA 17331

UPI# 67-000-04-0344.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 DITECH FINANCIAL LLC vs. TIMOTHY N. STEWARD and KELLY M. STEWARD Docket Number: 2019-SU-003065. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY N. STEWARD  
KELLY M. STEWARD

By virtue of a Writ of Execution No. 2019-SU-003065

Ditech Financial LLC  
v.  
Timothy N. Steward  
Kelly M. Steward

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

700 Daylight Drive, York, PA 17402-9226  
Parcel No. 540001601970000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$144,108.22

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 700 DAYLIGHT DRIVE, YORK, PA 17402

UPI# 54-000-16-0197.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-C vs. SHEILA R. STILES, SONYA RAVENSCROFT and WILLIAM RAVENSCROFT Docket Number: 2020-SU-000050. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SHEILA R. STILES  
SONYA RAVENSCROFT  
WILLIAM RAVENSCROFT

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

000050

The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for The Benefit of The Certificateholders of Popular Abs, Inc. Mortgage Pass-Through Certificates Series 2006-C

v. Sheila R. Stiles William Ravenscroft Sonya Ravenscroft

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

5554 Lehman Road, Spring Grove, North Codorus Township, PA 17362 Parcel No. 40000FF0040000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$83,369.52

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 5554 LEHMAN ROAD, SPRING GROVE, PA 17362

UPI# 40-000-FF-0040.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 PENNSYLVANIA STATE EMPLOYEES CREDIT UNION vs. PAULA J. SUTER Docket Number: 2019-SU-002886. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PAULA J. SUTER

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF PAULA J. SUTER, OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF RED LION, COUNTY OF YORK, COM-

MONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 268 NORTH MAIN STREET, RED LION, PA 17356. DEED BOOK VOLUME 1489, PAGE 3102, PIN NUMBER 820000600910000000.

PROPERTY ADDRESS: 268 NORTH MAIN STREET, RED LION, PA 17356

UPI# 82-000-06-0091.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 FAIRVIEW TOWNSHIP vs. MARK SWINNICH and KRISTIN SWINNICH Docket Number: 2017-SU-002012. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARK SWINNICH KRISTIN SWINNICH

SHORT DESCRIPTION

By virtue of a Writ of Execution No.: 2017-SU-002012

Fairview Township v. Mark A. Swinnich and Kristin J. Swinnich, owners of property situate FAIRVIEW TOWNSHIP, YORK County, Pennsylvania being:

515 Windy Way, New Cumberland, Pennsylvania 17070 Parcel No.: 27-000-38-0138.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$2,774.44

Attorneys for Plaintiff Stock and Leader

PROPERTY ADDRESS: 515 WINDY WAY, NEW CUMBERLAND, PA 17070 UPI# 27-000-38-0138.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distri-

buton 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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 MIDFIRST BANK vs. ERIC TAYLOR and DONNAMARIE TAYLOR Docket Number: 2019-SU-003436. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ERIC TAYLOR DONNAMARIE TAYLOR

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 709 BLOSSOM DRIVE, HANOVER, PA 17331

UPIN NUMBER 67000230158000000

PROPERTY ADDRESS: 709 BLOSSOM DRIVE, HANOVER, PA 17331

UPI# 67-000-23-0158.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 LAKEVIEW LOAN SERVICING, LLC vs. RENE L. TESTER and KEVIN W. TESTER Docket Number: 2019-SU-003111. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of

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

AS THE REAL ESTATE OF:

RENE L. TESTER  
KEVIN W. TESTER

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

7974 Blue Hill Road Glenville PA 17329  
PARCEL #: 37000AF0030K000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$204,297.59

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 7974 BLUE HILL ROAD, GLENVILLE, PA 17329

UPI# 37-000-AF-0030.K0-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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. THE UNKNOWN HEIRS OF ANDREW J. DOUGLAS DECEASED, RENEE LAUER SOLEY IN THEIR CAPACITY AS HEIR OF ANDREW J. DOUGLAS DECEASED, ROBERT K. DOUGLAS SOLEY IN THEIR CAPACITY AS HEIR OF ANDREW J. DOUGLAS, DECEASED Docket Number: 2019-SU-002993. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

THE UNKNOWN HEIRS OF  
ANDREW J. DOUGLAS DECEASED  
RENEE LAUER SOLEY IN THEIR  
CAPACITY AS HEIR OF  
ANDREW J. DOUGLAS DECEASED  
ROBERT K. DOUGLAS SOLEY IN THEIR  
CAPACITY AS HEIR OF  
ANDREW J. DOUGLAS DECEASED

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

3300 Night In Gale Drive Dover PA 17315  
PARCEL #: 240001201660000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$157,223.59

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 3300 NIGHT IN GALE DRIVE, DOVER, PA 17315

UPI# 24-000-12-0166.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 NEW RESIDENTIAL MORTGAGE, LLC vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DERINDA HEAPS A/K/A DERINDA J. HEAPS, DECEASED Docket Number: 2019-SU-002796. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER  
DERINDA HEAPS  
A/K/A DERINDA J. HEAPS, DECEASED

By virtue of a Writ of Execution No. 2019-SU-002796

Ditech Financial LLC

v.  
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Derinda Heaps a/k/a Derinda J. Heaps, Deceased

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

50 Buttonwood Lane, Hallam, PA 17406-9064  
Parcel No. 66000020003B0C0050  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$131,563.28

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 50 BUTTONWOOD LANE, HALLAM, PA 17406

UPI# 66-000-02-0003.B0-C0050

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 LAKEVIEW LOAN SERVICING, LLC vs. SCOTT R. WARD and TESSIA M. WARD Docket Number: 2019-SU-000445. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT R. WARD  
TESSIA M. WARD

ALL THAT CERTAIN parcel of land with the improvements thereon erected, located in Dover Township, York County, Pennsylvania. Being more fully described in Book 2425, Page 1516 at Instrument No. 2017026551, dated June 9, 2017, recorded June 13, 2017 in York County Recorder of Deeds.

Address: 3174 Jessica Road, Dover, PA 17315

PARCEL NO.: 240003001010000000

PROPERTY ADDRESS: 3174 JESSICA ROAD, DOVER, PA 17315

UPI# 24-000-30-0101.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 CL45 MW LOAN 1, LLC vs. WAYNESBORO RECYCLING, LLC Docket Number: 2019-SU-002901. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WAYNESBORO RECYCLING, LLC

By virtue of Writ of Execution No. 2019-SU-002901

CL 45 MW LOAN 1, LLC v. WAYNESBORO RECYCLING, LLC

Of property situate in Yoe a/k/a York,

York County, Pennsylvania, being known as 150 South Orchard Street

Tax Parcel No. 54-000HJ-0030.C0-00000

Improvements thereon: dwelling know as 150 South Orchard Street, York a/k/a York, PA 17313

Judgment amount \$571,743.23

PROPERTY ADDRESS: 150 SOUTH ORCHARD STREET, YOE A/K/A YORK, PA 17313

UPI# 54-000-HJ-0030.C0-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 MERIDIAN RECYCLING LIMITED vs. WAYNESBORO RECYCLING, LLC, ET AL Docket Number: 2017-NO-006636. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of

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

AS THE REAL ESTATE OF:

WAYNESBORO RECYCLING, LLC, ET AL

ALL THAT CERTAIN lot of land located in York Township, York County, PA, located at 150 S. Orchard Street, identified as Parcel #54-000-HJ-0030.C0-00000.

Improvements: light industrial building

Case #2017-NO-006636  
Meridian Recycling Limited  
vs.

Waynesboro Recycling, LLC, et al

Joseph A. McNelis III, Esquire/Atty 315906  
Fox Rothschild LLP  
Ten Sentry Parkway, Suite 200, PO Box 3001  
Blue Bell, PA 19422  
(610) 397-6500  
Attorneys for Plaintiff,  
Meridian Recycling Limited

PROPERTY ADDRESS: 150 SOUTH ORCHARD STREET, YOE, PA 17313

UPI# 54-000-HJ-0030.C0-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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. DOREEN K. WEEKS and CHRISTOPHER T. WEEKS Docket Number: 2016-SU-001785-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DOREEN K. WEEKS  
CHRISTOPHER T. WEEKS

SHORT DESCRIPTION

DOCKET NO: 2016-SU-001785-06

ALL THAT CERTAIN lot or piece of ground situate in Manchester Township, County of York, and Commonwealth of Pennsylvania

TAX PARCEL NO: 36-000-45-0002-00-00000

PROPERTY ADDRESS 3415 Raintree Road York, PA 17404

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Christopher T. Weeks and Doreen K. Weeks

ATTORNEY'S NAME: Roger Fay, Esquire

SHERIFF'S NAME: York County Sheriff

PROPERTY ADDRESS: 3415 RAINTREE ROAD, YORK, PA 17404

UPI# 36-000-45-0002.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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. CHRISTOPHER E. WINGLE and ANGELINA M. WINGLE Docket Number: 2019-SU-002609. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER E. WINGLE  
ANGELINA M. WINGLE

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

465 Big Sky Drive Eters PA 17319  
PARCEL #: 650000200360000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$77,160.46

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 465 BIG SKY DRIVE, ETERS, PA 17319

UPI# 65-000-02-0036.00-00000

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,  
05.07-3t York County, Pennsylvania

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SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 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 SANTANDER BANK, N.A. vs. CHARLES C. WOODARD A/K/A CHARLES CHRISTOPHER WOODARD Docket Number: 2018-SU-000873. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES C. WOODARD A/K/A  
CHARLES CHRISTOPHER WOODARD

By virtue of a Writ of Execution No. 2018-SU-000873

Santander Bank, N.A.

v.

Charles C. Woodard a/k/a Charles Christopher Woodard

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

324 East King Street, York, PA 17403-5604  
Parcel No. 061050200130000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$39,109.49

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 324 EAST KING STREET, YORK, PA 17403

UPI# 06-105-02-0013.00-00000

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,  
05.07-3t York County, Pennsylvania

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### YCBA Remote Online Notary Services (RON)

The York County Bar Association is pleased to offer Remote Online Notarization as a member benefit. Please review the checklist below to prepare your clients for the notarial act appointment.

Email [notary@yorkbar.com](mailto:notary@yorkbar.com) with any questions or to schedule an appointment.

- Ask your clients (the signers) about technology availability
  - Each signer needs their own email address and their own device to use for the notarial act (desktop, laptop or large tablet, smart phones are not recommended)
  - Each device must have a functional camera and microphone that is accessible by their internet browser. *If the browser cannot access the camera and/or microphone then the notarial act cannot occur.*
  - Each device must have a supported browser – Chrome, Firefox or Safari (other browsers will not work) and a strong internet connection (as connection cannot cut out during notary session. If so, it has to be started over)
  
- Advise your client (the signer) that portions of the notarial act will be audio and video recorded
  
- Advise your client (the signer) that they will need to have their Driver's License or valid state ID accessible for the notarial act
  
- Prepare your clients (the signers) for identity verification
 

First, ask them the following questions (if they cannot pass the ID requirements, they will not be able to complete the remote notarization).

The answers to at least 5 of these must be YES:

  - ✓ Are they a US citizen?
  - ✓ Do they have a valid state driver's license or valid state ID (passport is not accepted)?
  - ✓ Do they have a valid social security number?
  - ✓ Do they have a credit history that spans at least 5 years?
  - ✓ Are they over 18 (old enough to have enough history)?
  - ✓ Do they have a valid US mobile number?

Second, advise them that they need to provide an individual email (email MUST be unique as sharing email addresses is not permitted) and will receive emailed instructions from DocVerify (our remote online notary program) that they will need to complete for identity verification before the notarial act can be performed.

When prompted, signers/participants must give DocVerify permission to use microphone and camera. At no point is it necessary to allow permission to know your location.
  
- Review the remote notary process with your clients (signers)
  - Attorney provides completed and reviewed final documents to notary who will upload to DocVerify.
  - Attorney provides names and contact emails for all signers/participants to the notary
  - Each signer/participant will be notified (via email from DocVerify) that they are required to go through the ID verification process. Upon completion of the ID verification process, each participant will follow prompts to create their e-signatures by either text OR signature pad.
  - Once the participants have completed the ID verification process, the notary is notified. At this point the notary can continue the remote notary process.
  - The Attorney should plan to participate via conference call with signers during the notarial act in case the signers have any questions regarding the documents being notarized.
  - Once the participants have entered their signatures and had their video recorded, the notary will complete the notarial act.
  - Each participant will receive the notarized document via their email address.
  - **Attorney, please note:**
    - **witnesses are not necessary when utilizing remote online notarization process.** If a witness signature line is present in your documents, it may be advisable to indicate "this notarial act involved the use of communication technology" on that space.
    - **the notary will not be able to access the documents after the completion of the notarial act as DocVerify protocol to protect the privacy of the documents.**

# LOOKING FOR ESTATE NOTICES

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

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