

# York Legal Record

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

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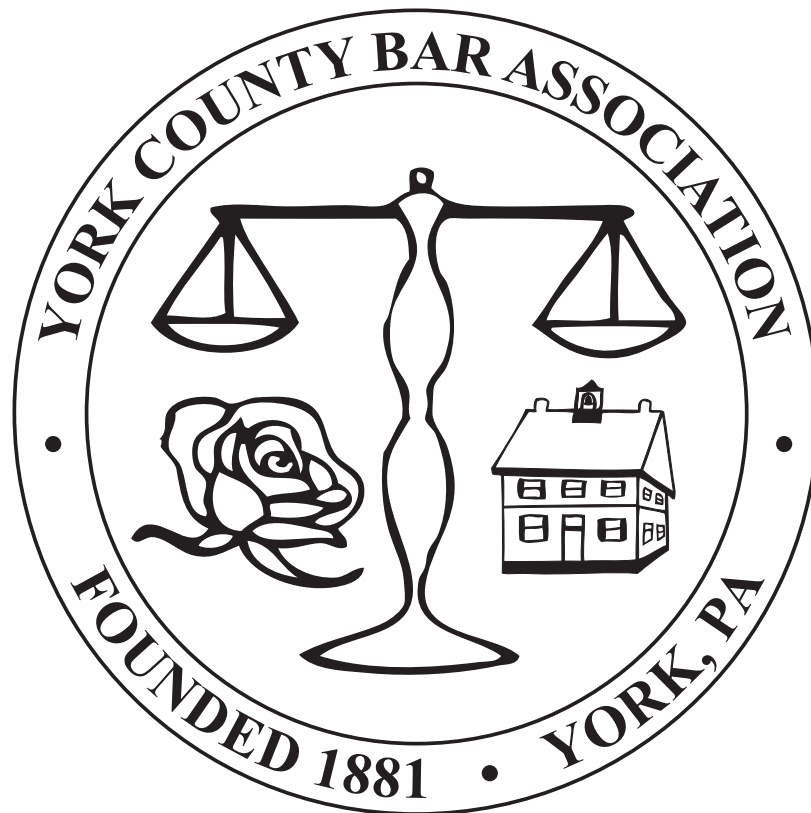
Vol. 135

YORK, PA, THURSDAY, JULY 8, 2021

No. 15

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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

**July 8, 2021 next meeting**

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

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

**All information confidential**

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

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

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

**Questions or appointment please call 717-854-8755 or email [info@yorkbar.com](mailto:info@yorkbar.com)**

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

## Opinions, Opinions, Opinions . . .

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

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

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

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**The York Legal Record is  
 seeking articles**

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

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

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## ESTATE NOTICES

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

## FIRST PUBLICATION

## ESTATE OF LOTTIE A. BERKHEIMER, DECEASED

Late of Manchester Twp., York County, PA.  
 Executor: Robin A. Kauffman, c/o Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill PA 17011  
 Attorney: Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill PA 17011

07.08-3t

## ESTATE OF ROBERT R. BERKHEIMER, DECEASED

Late of Manchester Twp., York County, PA.  
 Executor: Robin A. Kauffman, c/o Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill PA 17011  
 Attorney: Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill PA 17011

07.08-3t

## ESTATE OF DORIS J. BOLLINGER, DECEASED

Late of Paradise Twp., York County, PA.  
 Executor: Gerald W. Bollinger, c/o P.O. BOX 606, East Berlin, PA 17316  
 Attorney: Sharon E. Myers, Esquire, CGA Law Firm, PC, P.O. BOX 606, East Berlin, PA 17316

07.08-3t

## ESTATE OF LYLE H. BOWEN, SR. a/k/a LYLE H. BOWEN, DECEASED

Late of York City, York County, PA.  
 Executor: William C. Bowen, c/o Kenneth Lee Eckard, Esquire, 180 Darlene Street, York, PA 17402-5053  
 Attorney: Kenneth Lee Eckard, Esquire, 180 Darlene Street, York, PA 17402-5053

07.08-3t

## ESTATE OF JUDI K. BRESSLER a/k/a JUDI KAY BRESSLER, DECEASED

Late of Warrington Twp., York County, PA.  
 Administrator: Jeffrey R. Bressler, 1245 South York Road, Dillsburg, PA 17019  
 Attorney: Victor A. Neubaum, Esquire, 42 South Duke Street, York, PA 17401

07.08-3t

## ESTATE OF THEDA J. BRINKER, DECEASED

Late of West Manchester Twp., York County, PA.  
 Executors: David L. Brinker and Susan A. Brinker, 3198 East Market Street, York, PA 17402  
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

07.08-3t

## ESTATE OF EDWARD R. CAPRIO, DECEASED

Late of East Manchester Twp., York County, PA.  
 Executor: Walter A. Tilley, III, a/k/a Walter A. Tilley, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
 Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991

07.08-3t

## ESTATE OF PATRICIA R. DEITZEL, DECEASED

Late of Newberry Twp., York County, PA.  
 Executrix: Kimberly A. Pentz, c/o Richard W. Stewart, Attorney, Johnson, Duffie, Stewart & Weidner 301 Market Street, P.O. Box 109, Lemoyne, PA 17043  
 Attorney: Richard W. Stewart, Esquire, Johnson, Duffie, Stewart & Weidner 301 Market Street, P.O. Box 109, Lemoyne, PA 17043

07.08-3t

## ESTATE OF RICHARD E. DUBBS, DECEASED

Late of Manchester Twp., York County, PA.  
 Administrator-Executor: Judy D. Lloyd, 3601 Bull Road, York, PA 17408  
 Attorney: David Turocy, Esquire, 119 East Market Street, York, PA 17401

07.08-3t

## ESTATE OF ANDREE M. FOSS DECEASED

Late of York Twp., York County, PA.  
 Administrator-Executor: David J. Foss c/o 50 East Market Street, Hellam, PA 17406  
 Attorney: Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406

07.08-3t

## ESTATE OF ESSIE R. FREEBURN a/k/a ESSIE FREEBURN TAYLOR a/k/a ESSIE ROBINSON FREEBURN, DECEASED

Late of Newberry Twp., York County, PA.  
 Executor: Daniel K. Tregoning, c/o Barley Snyder, LLP, 123 Baltimore Street, Suite 101, Gettysburg, PA 17325  
 Attorney: Robert L. McQuaide, Esquire, Barley Snyder, LLP, 123 Baltimore Street, Suite 101, Gettysburg, PA 17325

07.08-3t

## ESTATE OF BEVERLY J. FULLER, DECEASED

Late of Warrington Twp., York County, PA.  
 Executrix: Colleen Ann Brownawell, 115 Mt. Airy Road, Lewisberry, PA 17339  
 Attorney: Brian C. Linsenbach, Esquire, STONE, WILEY & LINSENBACH, PC, 3 N. Baltimore Street, Dillsburg, PA 17019

07.08-3t

## ESTATE OF DELORES V. GODFREY, DECEASED

Late of Springfield Twp., York County, PA.  
 Executor: Beth E. Striebig, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356  
 Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, PC, 105 West Broadway, Red Lion, PA 17356

07.08-3t

## ESTATE OF RUTH M. GODFREY, DECEASED

Late of Jackson Twp., York County, PA.  
 Executrix: Kathy A. Godfrey, 8 Cedarlyn Drive, York, PA 17408  
 Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331

07.08-3t

## ESTATE OF KATHRYN W. GROVE, DECEASED

Late of Manchester Twp., York County, PA.  
 Administrator-Executor: Michael R. Betts, 3198 East Market Street, York, PA 17402  
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

07.08-3t

## ESTATE OF FRANKLIN L. HARRIS, DECEASED

Late of West Manchester Twp., York County, PA.  
 Executor: Wanda L. Hendrickson, 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

07.08-3t

## ESTATE OF RALPH E. HOFFMAN, DECEASED

Late of Franklin Twp., York County, PA.  
 Executors: Randy L. Hoffman and Rodney A. Hoffman, c/o Edward P. Seeber, Esquire, JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055  
 Attorney: Edward P. Seeber, Esquire, JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055

07.08-3t

## ESTATE OF CLAIRE M. KATTAR, DECEASED

Late of West Manchester Twp., York County, PA.  
 Executrix: Debora K. Grant, c/o 135 North George Street, York, PA 17401  
 Attorney: Richard K. Konkel, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401

07.08-3t

## ESTATE OF CARL W. KENNEDY, DECEASED

Late of Peach Bottom Twp., York County, PA.  
 Administratrix, c.t.a.: Casey F. Kennedy, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991  
 Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991

07.08-3t

## ESTATE OF ALYCE JO LENTZ, DECEASED

Late of Newberry Twp., York County, PA.  
 Administrator: Judd J. Lentz, c/o Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362  
 Attorney: Craig A. Diehl, Esquire, CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362

07.08-3t

ESTATE OF KAYE RENEE LUCKEY,  
DECEASED

Late of Newberry Twp., York County, PA.  
 Executor: Sylvia E. Knauer, c/o Robert H.  
 Slivinski, Esq., 111 N. High Street, Suite  
 One, Selinsgrove, PA 17870  
 Attorney: Robert H. Slivinski, Esquire, 111  
 N. High Street, Suite One, Selinsgrove, PA  
 17870 07.08-3t

ESTATE OF ALENE S. MECKLEY,  
DECEASED

Late of Dover Twp., York County, PA.  
 Executrix: Heidi Sue Garling, c/o 135 North  
 George Street, York, PA 17401  
 Attorney: Thomas D. O'Shea, Esquire, CGA  
 Law Firm, PC, 135 North George Street,  
 York, PA 17401 07.08-3t

ESTATE OF CAROL MESKUNAS, a/k/a  
CAROL RAE MESKUNAS, DECEASED

Late of Dover Twp., York County, PA.  
 Administrator-Executor: Jeffrey Meskunas,  
 3198 East Market Street, York, PA 17402  
 Attorney: Bellomo & Associates, LLC, 3198  
 East Market Street, York, PA 17402  
 07.08-3t

ESTATE OF JEFFREY A. MILLER a/k/a  
JEFFREY ALLEN MILLER, DECEASED

Late of Penn Twp., York County, PA.  
 Executrix: Belinda L. Miller, c/o John  
 C. Zepp III, Esq., P.O. Box 204, 8438  
 Carlisle Pike, York Springs, PA 17372  
 Attorney: John C. Zepp III, Esquire, P.O.  
 Box 204, 8438 Carlisle Pike, York Springs,  
 PA 17372 07.08-3t

## ESTATE OF PHILIP T. MYERS, DECEASED

Late of West Manchester Twp., York County, PA.  
 Executrices: Carol E. Spahr and Susan R.  
 Myers, 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  
 07.08-3t

ESTATE OF CARLETON B. PHELPS,  
DECEASED

Late of Lower Windsor Twp., York County, PA.  
 Administrator-Executor: Andrew J. Phelps,  
 3198 East Market Street, York, PA 17402  
 Attorney: Bellomo & Associates, LLC, 3198  
 East Market Street, York, PA 17402  
 07.08-3t

ESTATE OF MARJORIE M. ROBINSON,  
DECEASED

Late of York Twp., York County, PA.  
 Executrix: Gail R. Myers, 3 Streamside Lane,  
 Timonium, MD 21093  
 Attorney: Dennis M. Twigg, Esquire,  
 Hoffman, Comfort, Offutt, Scott &  
 Halstad, LLP, 24 North Court Street,  
 Westminster, MD 21157 07.08-3t

ESTATE OF GERALDINE LOUISE RYAN,  
a/k/a GERALDINE L. RYAN, DECEASED

Late of Windsor Twp., York County, PA.  
 Administrators-Executors: Sharon Sue Ryan  
 and Lorie A. McKinley (AKA Lorie Ann  
 Ryan), 3198 East Market Street, York, PA  
 17402  
 Attorney: Bellomo & Associates, LLC, 3198  
 East Market Street, York, PA 17402  
 07.08-3t

ESTATE OF BARBARA A. RUPERT,  
DECEASED

Late of Springettsbury Twp., York County, PA.  
 Administrator-Executor: Tammy Lynn Duke,  
 3198 East Market Street, York, PA 17402  
 Attorney: Bellomo & Associates, LLC, 3198  
 East Market Street, York, PA 17402  
 07.08-3t

ESTATE OF JOYE E. SCHUCHART,  
DECEASED

Late of Shrewsbury Twp., York County, PA.  
 Co-Executors: M. Wayne Schuchart and  
 Alissa G. Schuchart-Frey, c/o Stock and  
 Leader, 221 West Philadelphia Street,  
 Suite 600, York, PA 17401-2991  
 Attorney: Jody Anderson Leighty, Esquire,  
 STOCK AND LEADER, 221 West  
 Philadelphia Street, Suite 600, York, PA  
 17401-2991 07.08-3t

ESTATE OF JOSEPH E. SHIPLEY,  
DECEASED

Late of Manchester Twp., York County, PA.  
 Executrix: Melissa A. McDermott, c/o 129 E.  
 Market St., York, PA 17401  
 Attorney: Andrew C. Herrold, Esquire,  
 Griest, Himes, Herrold, Reynosa LLP, 129  
 East Market Street, York, PA 17401  
 07.08-3t

ESTATE OF K. RONALD SMELTZER a/k/a  
KARL RONALD SMELTZER, DECEASED

Late of York Twp., York County, PA.  
 Executor: Dorothy L. Schwartz, c/o 135  
 North George Street, York, PA 17401  
 Attorney: Craig S. Sharnetzka, Esquire, CGA  
 Law Firm, PC, 135 North George Street,  
 York, PA 17401 07.08-3t

## ESTATE OF HAZEL V. SMITH, DECEASED

Late of York Twp., York County, PA.  
 Executor: John A. Smith Sr., c/o Laucks &  
 Laucks, PC, 105 West Broadway, Red  
 Lion, PA 17356  
 Attorney: David M. Laucks, Esquire,  
 LAUCKS & LAUCKS, PC, 105 West  
 Broadway, Red Lion, PA 17356 07.08-3t

ESTATE OF MARTHA L. STARE,  
DECEASED

Late of Windsor Twp., York County, PA.  
 Administrator-Executor: Keith E. Stare, 3198  
 East Market Street, York, PA 17402  
 Attorney: Bellomo & Associates, LLC, 3198  
 East Market Street, York, PA 17402  
 07.08-3t

ESTATE OF THEDA A. TAYLOR, a/k/a  
THEDA ARLENE TAYLOR, a/k/a THEDA  
ARLENE STRAYER TAYLOR, DECEASED

Late of York Twp., York County, PA.  
 Executor: Glenn E. Taylor, c/o Laucks &  
 Laucks, PC, 105 West Broadway, Red  
 Lion, PA 17356  
 Attorney: David M. Laucks, Esquire,  
 LAUCKS & LAUCKS, PC, 105 West  
 Broadway, Red Lion, PA 17356 07.08-3t

ESTATE OF CHARLOTTE M. TRUMP,  
DECEASED

Late of York City, York County, PA.  
 Executor: Blaine E. Trump, c/o Barley  
 Snyder, LLP, 14 Center Square, Hanover,  
 PA 17331  
 Attorney: Scott L. Kelley, Esquire, Barley  
 Snyder, LLP, 14 Center Square, Hanover,  
 PA 17331 07.08-3t

ESTATE OF BERNARD C. WILT, a/k/a  
BERNARD CHARLES WILT, DECEASED

Late of Dover Twp., York County, PA.  
 Administrator-Executor: Vikki Collins a/k/a  
 Victoria F. Collins, 3198 East Market  
 Street, York, PA 17402  
 Attorney: Bellomo & Associates, LLC, 3198  
 East Market Street, York, PA 17402  
 07.08-3t

ESTATE OF DALE C. WINTERS,  
DECEASED

Late of Lewisberry Twp., York County, PA.  
 Administrator-Executor: Scott Lee Winters,  
 300 Conley Road, Lewisberry, PA 17339  
 07.08-3t

ESTATE OF JEAN A. WITMER a/k/a JEAN  
ANNETTE WITMER, DECEASED

Late of Mount Wolf Borough, York County, PA.  
 Executrix: Alexis J. Slouch, c/o Ream Carr  
 Markey & Woloshin, LLP, 119 East  
 Market Street, York, PA 17401  
 Attorney: Andrew F. Kagen, Esquire, Ream  
 Carr Markey & Woloshin, LLP, 119 East  
 Market Street, York, PA 17401 07.08-3t

## ESTATE OF SCOTT A. YOHE, DECEASED

Late of Jackson Twp., York County, PA.  
 Administrator: Tracy Hagerman, c/o Law  
 Offices of Craig A. Diehl, 119A West  
 Hanover Street, Spring Grove, PA 17362  
 Attorney: Craig A. Diehl, Esquire, CPA,  
 Law Offices of Craig A. Diehl, 119A West  
 Hanover Street, Spring Grove, PA 17362  
 07.08-3t

**SECOND PUBLICATION**

## ESTATE OF M. LOIS AILES, DECEASED

Late of Peach Bottom Twp., York County, PA.  
 Executrix: Dena K. Harrington c/o Andrea  
 S. Anderson, Esq., 901 Delta Road, Red  
 Lion, PA 17356  
 Attorney: Andrea S. Anderson, Esquire, 901  
 Delta Road, Red Lion, PA 17356 07.01-3t

ESTATE OF JOHN DONALD ALLAN a/k/a  
JOHN D. ALLAN, DECEASED

Late of Delta Borough, York County, PA.  
 Administratrix: Sharon Allan, c/o P.O. Box  
 312, Stewartstown, PA 17363  
 Attorney: Laura S. Manifold, Esquire, P.O.  
 Box 312, Stewartstown, PA 17363  
 07.01-3t

ESTATE OF WALTER HARRIS BURTON, JR.  
a/k/a WALTER H. BURTON, JR., DECEASED

Late of Hopewell Twp., York County, PA.  
 Executrix: Judy Lee Burton, c/o P.O. Box  
 312, Stewartstown, PA 17363  
 Attorney: Laura S. Manifold, Esquire, P.O.  
 Box 312, Stewartstown, PA 17363  
 07.01-3t

ESTATE OF JOANN M. ECKARD a/k/a  
JOANN MARIE ECKARD, DECEASED  
Late of York Twp., York County, PA.  
Executrix: Karen S. Wolf, c/o Kenneth Lee  
Eckard, Esquire, 180 Darlene Street, York,  
PA 17402-5053  
Attorney: Kenneth Lee Eckard, Esquire, 180  
Darlene Street, York, PA 17402-5053  
07.01-3t

ESTATE OF SANDRA D. FORBES,  
DECEASED  
Late of Shrewsbury Borough, York County,  
PA.  
Executor: Tammi Dawn Grove, c/o Michael  
R. Caum, Esquire, P.O. Box 272,  
Shrewsbury, PA 17361  
Attorney: Michael R. Caum, Esquire, P.O.  
Box 272, Shrewsbury, PA 17361 07.01-3t

ESTATE OF JEANNE GEORGE, DECEASED  
Late of Jackson Twp., York County, PA.  
Co-Executors: Cynthia A. Schrum, Steven  
L. George, and Gregory L. George, c/o  
Samuel A. Gates, Esquire, Gates & Gates,  
P.C., 250 York Street, Hanover, PA 17331  
Attorney: Samuel A. Gates, Esquire, Gates &  
Gates, P.C., 250 York Street, Hanover, PA  
17331 07.01-3t

ESTATE OF ALBERT C. GROTH a/k/a  
ALBERT CLIFFORD GROTH, DECEASED  
Late of Jefferson Borough, York County, PA.  
Executors: David E. Groth, 6111 Gregory  
Road, Spring Grove, PA 17362 and  
Kathleen V. Groth, 860 Zeigler Road,  
Wellsville, PA 17365  
Attorney: Crabbs & Crabbs, 202 Broadway,  
Hanover, PA 17331 07.01-3t

ESTATE OF R. LARRY HAKE, a/k/a ROY  
LARRY HAKE, DECEASED  
Late of Dover Twp., York County, PA.  
Executrix: Betty Jane Hake, c/o Kurt A.  
Blake, Esquire, Blake & Schanbacher  
Law, LLC, 29 East Philadelphia Street,  
York, PA, 17401  
Attorney: Kurt A. Blake, Esquire, Blake  
& Schanbacher Law, LLC, 29 East  
Philadelphia Street, York, PA, 17401  
07.01-3t

ESTATE OF ALBERT W HOOVER SR.,  
DECEASED  
Late of York City, York County, PA.  
Administrator-Executor: Rebekah Sandridge,  
115 Pebble Beach Lane, Williamsburg, VA  
23185 07.01-3t

ESTATE OF WILLIAM KELLEY, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Administrator: Robert E. Kelley, c/o 135  
North George Street, York, PA 17401  
Attorney: Ronald Perry, Esquire, CGA Law  
Firm, PC, 135 North George Street, York,  
PA 17401 07.01-3t

ESTATE OF LAWRENCE J. KNOTT, a/k/a  
LAWRENCE JOSEPH KNOTT, DECEASED  
Late of Hopewell Twp., York County, PA.  
Executor: Kurt R. Reuschling, c/o Michael R.  
Caum, Esquire, P.O. Box 272, Shrewsbury,  
PA 17361  
Attorney: Michael R. Caum, Esquire, P.O.  
Box 272, Shrewsbury, PA 17361 07.01-3t

ESTATE OF RUTH R. MCCARGO,  
DECEASED  
Late of York Twp., York County, PA.  
Executor: Barbara M. Celtnieks, c/o Michael  
B. Scheib, Esquire, 110 South Northern  
Way, York, PA 17402  
Attorney: Michael B. Scheib, Esquire, 110  
South Northern Way, York, PA 17402  
07.01-3t

ESTATE OF FRANK P. MILLER, JR.,  
DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executor: Frank P. Miller, III, c/o Snoko  
Dubbs & Buhite Law, Inc., 294 Dew Drop  
Road, York, PA 17402  
Attorney: Snoko Dubbs & Buhite Law, Inc.,  
294 Dew Drop Road, York, PA 17402  
07.01-3t

ESTATE OF MARTHA G. MOORE,  
a/k/a MARCIE GRIESHABER MOORE,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: R. Mark Moore, c/o Barley Snyder,  
100 East Market Street, York, PA 17401  
Attorney: Larry C. Heim, Esquire, Barley  
Snyder, 100 East Market Street, York, PA  
17401 07.01-3t

ESTATE OF AUDREY M. ORMANOSKI,  
DECEASED  
Late of Manchester Twp., York County, PA.  
Executor: David Ormanoski, 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 07.01-3t

ESTATE OF NORMA E. PAYNE, DECEASED  
Late of York Twp., York County, PA.  
Executrix: Cynthia E. Crawford, 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 07.01-3t

ESTATE OF FRANKLIN D. RUNK,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Administrator: Mark A. Runk, c/o Richard  
R. Reilly, Esquire, 54 North Duke Street,  
York, PA 17401  
Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke St., York, PA 17401 07.01-3t

ESTATE OF JOHN A. SHARP, DECEASED  
Late of Heidelberg Twp., York County, PA.  
Personal Representative: Kenneth P. Sharp,  
40859 Beechnut Rd., Leesburg, VA,  
20175  
Attorney: G. Steven McKonly, Esquire, 119  
Baltimore Street, Hanover, PA 17331  
07.01-3t

ESTATE OF CATHERINE M. SIPLING,  
a/k/a CATHERINE MARGARET SIPLING,  
DECEASED  
Late of Manheim Twp., York County, PA.  
Executor: Colin A. Sipling, 835 Ortanna  
Road, Ortanna, PA 17353  
Attorney: Thomas E. Miller, Esquire, LAW  
OFFICE OF THOMAS E. MILLER,  
ESQUIRE LLC, 249 York Street, Hanover,  
PA 17331 07.01-3t

ESTATE OF JOYCE H. STRAUSBAUGH,  
DECEASED  
Late of West Manheim Twp., York County, PA.  
Personal Representative: Jane E. Dull, 32  
Meadowview Dr., Hanover, PA 17331  
Attorney: G. Steven McKonly, Esquire, 119  
Baltimore Street, Hanover, PA 17331  
07.01-3t

ESTATE OF LLOYD TROUP, DECEASED  
Late of Fairview Twp., York County, PA.  
Administrator: John M. Ogden, 257 East  
Market Street, York, PA 17403  
Attorney: John M. Ogden, Esquire, 257 East  
Market Street, York, PA 17403 07.01-3t

ESTATE OF GLORIA J. WILLIAMS,  
DECEASED  
Late of Manchester Twp., York County, PA.  
Co-Executors: Tracy J. Miller and Kenneth  
L. Williams Jr., c/o Richard R. Reilly,  
Esquire, 54 North Duke Street, York, PA  
17401  
Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke St., York, PA 17401 07.01-3t

ESTATE OF BETTY M. ZEHNER,  
DECEASED  
Late of York Twp., York County, PA.  
Executrice: Karen L. Stine, c/o Richard R.  
Reilly, Esquire, 54 North Duke Street,  
York, PA 17401  
Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke St., York, PA 17401 07.01-3t

### THIRD PUBLICATION

ESTATE OF JUNE BOWERS, a/k/a JUNE L.  
BOWERS, DECEASED  
Late of East Hopewell Twp., York County, PA.  
Administrator-Executor: Clinton Paul  
Bowers, 3198 East Market Street, York,  
PA 17402  
Attorney: Bellomo & Associates, LLC, 3198  
East Market Street, York, PA 17402  
06.24-3t

ESTATE OF RALPH E. BOWERS,  
DECEASED  
Late of East Hopewell Twp., York County, PA.  
Administrator-Executor: Frances E. Bowers  
and Clinton Bowers, 3198 East Market  
Street, York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198  
East Market Street, York, PA 17402  
06.24-3t

ESTATE OF JANET R. BRENNER,  
DECEASED  
Late of Manchester Twp., York County, PA.  
Executor: Joan S. Brenner, c/o 135 North  
George Street, York, PA 17401  
Attorney: Jeffrey L. Rehmeier II, Esquire,  
CGA Law Firm, PC, 135 North George  
Street, York, PA 17401 06.24-3t

ESTATE OF GEROW D. BRILL, a/k/a  
GEROW DAVID BRILL, DECEASED  
Late of Manchester Twp., York County, PA.  
Administrator-Executor: Bellomo &  
Associates, LLC, 3198 East Market Street,  
York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198  
East Market Street, York, PA 17402  
06.24-3t



ESTATE OF CURTIS R. BUIE, DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Anita Buie, 100 Homewood Way,  
Apt. 133, Hanover, PA 17331  
Attorney: John A. Wolfe, Esquire, WOLFE,  
RICE & QUINN, LLC, 47 West High  
Street, Gettysburg, PA 17325 06.24-3t

ESTATE OF SHIRLEY J. CHRONISTER,  
DECEASED  
Late of Windsor Twp., York County, PA.  
Co-Executrices: Crystal B. Allen, and Kathy  
A. Kramme, 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 06.24-3t

ESTATE OF BRADLEY LEE DIETZ a/k/a  
BRADLEY L. DIETZ, DECEASED  
Late of Windsor Twp., York County, PA.  
Co-Administrators: Shari L. Argento and  
Michael S. Dietz, c/o Richard R. Reilly,  
Esquire, 54 North Duke Street, York, PA  
17401  
Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke St., York, PA 17401 06.24-3t

ESTATE OF EVANGELINE C. FRANGESKOS,  
DECEASED  
Late of Windsor Twp., York County, PA.  
Co-Executors: Anna E. Morgan and Irene E.  
Palis, c/o Ann L. Martin, Attorney, P.O.  
Box 5349, Lancaster, PA 17606  
Attorney: Ann L. Martin, Esquire, Gibbel  
Kraybill & Hess LLP, P.O. Box 5349,  
Lancaster, PA 17606 06.24-3t

ESTATE OF MILDRED L. GEISLER,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Richard K. Geisler, c/o Trinity  
Law, 1681 Kenneth Road, Building 2,  
York, PA 17408  
Attorneys: Patrick Schaeffer, Esquire and  
Laura Bayer, Esquire, Trinity Law, 1681  
Kenneth Road, Building 2, York, PA 17408  
06.24-3t

ESTATE OF KEITH A. GOODLING,  
DECEASED  
Late of West Manchester Twp., York County, PA.  
Co-Executors: Camilla Goodling and  
Brandon A. Goodling, 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 06.24-3t

ESTATE OF WANDA A. HEATH,  
DECEASED  
Late of Dover Twp., York County, PA.  
Administrator-Executor: Terri Ann Mitzel,  
3198 East Market Street, York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198  
East Market Street, York, PA 17402  
06.24-3t

ESTATE OF BRIAN E. HEINER, DECEASED  
Late of Conewago Twp., York County, PA.  
Executor: Wayne A. Heiner, 535 Packing  
House Road, Hanover, PA 17331  
Attorney: Robin J. Marzella, Esquire, R.J.  
Marzella & Associates, 3513 North Front  
Street, Harrisburg, PA 17110 06.24-3t

ESTATE OF DOREEN HESSLER, a/k/a  
DOREEN ANDERSON, DECEASED  
Late of York Twp., York County, PA.  
Administrator-Executors: Ashlee Byrd, Tyler  
Hessler and Brittany Hessler, 3198 East  
Market Street, York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198  
East Market Street, York, PA 17402  
06.24-3t

ESTATE OF LUCILLE M. HOFFHEINS a/k/a  
LUCILLE MAE HOFFHEINS, DECEASED  
Late of Manheim Twp., York County, PA.  
Co-Administrators: Brian R. Hoffheins, Sr.,  
Harold Lee Hoffheins, and Karen A. Wire,  
c/o Siegle Law, 1010 Eichelberger Street  
Suite 3, Hanover, PA 17331  
Attorney: Linda S. Siegle, Esquire, Siegle  
Law, 1010 Eichelberger Street Suite 3,  
Hanover, PA 17331 06.24-3t

ESTATE OF GERALD E. HOFFMAN,  
DECEASED  
Late of York Twp., York County, PA.  
Administrator: Daryl L. Hoffman, c/o  
Richard R. Reilly, Esquire, 54 North  
Duke Street, York, PA 17401  
Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke St., York, PA 17401 06.24-3t

ESTATE OF WARREN C. JENKINS A/K/A  
WARREN JENKINS, DECEASED  
Late of Manchester Twp., York County, PA.  
Executor: George E. MacDonald, Esq., c/o  
2675 Eastern Blvd., York, PA 17402  
Attorney: Douglas P. France, Esquire, 2675  
Eastern Blvd., York, PA 17402 06.24-3t

ESTATE OF DORIS L. KRUG, DECEASED  
Late of Dover Twp., York County, PA.  
Executor: William D. Krug, c/o Elinor  
Albright Rebert, Esquire, 515 Carlisle  
Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire,  
515 Carlisle Street, Hanover, PA 17331  
06.24-3t

ESTATE OF JACOB TIMOTHY LAU,  
DECEASED  
Late of Penn Twp., York County, PA.  
Administrator-Executor: Travis and Jill Lau,  
150 Brookside Ave., Hanover, PA 17331  
06.24-3t

ESTATE OF CAROL A. MCDERMOTT,  
DECEASED  
Late of Penn Twp., York County, PA.  
Co-Executors: Scott P. McDermott, c/o  
Barley Snyder, 14 Center Square,  
Hanover, PA 17331 and Christopher D.  
McDermott, c/o Barley Snyder, 14 Center  
Square, Hanover, PA 17331  
Attorney: Scott L. Kelley, Esquire, Barley  
Snyder LLP, 14 Center Square, Hanover,  
PA 17331 06.24-3t

ESTATE OF MICHAEL GORDON MILLER,  
DECEASED  
Late of York City, York County, PA.  
Executors: Jan L. Barnhart, Thomas E.  
Smith, and Lynn E. Herbst, 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 06.24-3t

ESTATE OF WILLIAM ROBERT MILLER,  
JR, DECEASED  
Late of Loganville Borough, York County, PA.  
Administrator-Executor: Jennifer Leigh  
Nickl, 11633 Ayreshire Road, Oakton, VA  
22124 06.24-3t

ESTATE OF ROGER N. MOUL, DECEASED  
Late of Hanover Borough, York County, PA.  
Executrix: Ann L. Kehr, c/o Elinor Albright  
Rebert, Esquire, 515 Carlisle Street,  
Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire,  
515 Carlisle Street, Hanover, PA 17331  
06.24-3t

ESTATE OF HARLAN W. MUMMERT,  
DECEASED  
Late of York Twp., York County, PA.  
Executrix: Joyce M. Portko, 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 06.24-3t

ESTATE OF PAUL D. PHILLIPS, DECEASED  
Late of Jacobus Borough, York County, PA.  
Executor: Dennie K. Phillips, c/o 135 North  
George Street, York, PA 17401  
Attorney: Jeffrey L. Rehmeyer II, Esquire,  
CGA Law Firm, PC, 135 North George  
Street, York, PA 17401 06.24-3t

ESTATE OF VIRGINIA A. POLLIARD,  
DECEASED  
Late of Dover Twp., York County, PA.  
Administrator-Executor: Kimberly M.  
Merryman, 3198 East Market Street, York,  
PA 17402  
Attorney: Bellomo & Associates, LLC, 3198  
East Market Street, York, PA 17402  
06.24-3t

ESTATE OF STEVEN L. SCHROM,  
DECEASED  
Late of Jackson Twp., York County, PA.  
Administrator-Executor: David E. Schrom,  
3198 East Market Street, York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198  
East Market Street, York, PA 17402  
06.24-3t

ESTATE OF LORETTA D. SMITH,  
DECEASED  
Late of Springfield Twp., York County, PA.  
Executor: Stewart E. Smith, 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  
06.24-3t

ESTATE OF BETTY D. THOMAS,  
DECEASED  
Late of Spring Grove Borough, York County, PA.  
Executrices: Christine E. DeGroft and  
Connie S. Neiderer, c/o Elinor Albright  
Rebert, Esquire, 515 Carlisle Street,  
Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire,  
515 Carlisle Street, Hanover, PA 17331  
06.24-3t

ESTATE OF SYBIL D. UPDEGRAFF,  
DECEASED

Late of Windsor Twp., York County, PA.  
Executor: Michael Hyle Updegraff, c/o 135  
North George Street, York, PA 17401  
Attorney: Craig S. Sharnetzka, Esquire, CGA  
Law Firm, PC, 135 North George Street,  
York, PA 17401 06.24-3t

ESTATE OF GLORIA JEAN WALKER,  
DECEASED

Late of Manchester Twp., York County, PA.  
Co-Executors: Cheryl R. Walker and Chris  
Walker, c/o The Hamme Law Firm, LLC,  
1946 Carlisle Road, York, PA 17408  
Attorney: Rachel Dodson Hamme, Esquire,  
The Hamme Law Firm, LLC, 1946  
Carlisle Road, York, PA 17408 06.24-3t

ESTATE OF BETTY L. WALLICK,  
DECEASED

Late of York Twp., York County, PA.  
Administrator-Executor: Sarah R. Beck, c/o  
John D. Miller, Jr., Esquire, MPL Law  
Firm, LLP, 137 East Philadelphia Street,  
York, PA 17401  
Attorney: John D. Miller, Jr., Esquire, MPL  
Law Firm, LLP, 137 East Philadelphia  
Street, York, PA 17401 06.24-3t

ESTATE OF BRENDA MAE WISNER,  
DECEASED

Late of North Codorus Twp., York County, PA.  
Administrator: Richard E. Wisner, 1990  
Stoverstown Road, Spring Grove, PA  
17362  
Attorney: Clayton A. Lingg, Esquire  
MOONEY LAW, 230 York Street,  
Hanover, PA 17331 06.24-3t

ESTATE OF WILLIAM E. YEAGLIN,  
DECEASED

Late of Lower Windsor Twp., York County, PA.  
Administrator-Executor: Patrick Yeaglin, c/o  
327 Locust Street, Columbia, PA 17512  
Attorney: Nikolaus & Hohenadel, LLP, 327  
Locust Street, Columbia, PA 17512  
06.24-3t

The Cletus B. Bowers and June L. Bowers  
Revocable Living Trust Agreement dated  
December 22, 1998

Notice is hereby given that Clinton Paul Bowers  
is the Successor Trustee(s) of the above named  
Trust. All persons indebted to June L. Bowers are  
requested to make payment and all those having  
claims against June L. Bowers are directed to  
present the same to: Clinton Paul Bowers c/o  
Daniel D. Hill, Esquire, Bellomo & Associates,  
LLC, 3198 East Market Street, York, PA 17402.  
06.24-3t

The Stare Family Trust dated May 10, 2018  
Notice is hereby given that Keith E. Stare is  
the Successor Trustee(s) of the above named  
Trust. All persons indebted to Martha Stare are  
requested to make payment and all those having  
claims against Martha Stare are directed to  
present the same to: Keith E. Stare c/o Michelle  
Wheeler, Esquire, Bellomo & Associates, LLC,  
3198 East Market Street, York, PA 17402.  
06.24-3t

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**CIVIL NOTICES**

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**CHANGE OF NAME**

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IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on June 11th,  
2021 a petition for change of name was filed  
in the Court of Common Pleas, requesting a  
decree to change the name of: Ellen Elizabeth  
Delp to: Ellen Elizabeth DeVono Delp . The  
Court has fixed the day of the Thursday, July  
29, 2021 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.

07.08-1t

Solicitor

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IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on June 10th, a  
petition for change of name was filed in the  
Court of Common Pleas, requesting a decree  
to change the name of: Allison Elizabeth Rife  
to: Forrest Allen Rife. The Court has fixed the  
day of the Thursday, July 29th, 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.

07.08-1t

Solicitor

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IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on May 17<sup>th</sup>  
2021, 2021 a petition for change of name was  
filed in the Court of Common Pleas, requesting  
a decree to change the name of: Jason Patrick  
Davis Stoll to: Patrick Davis Stoll. The Court  
has fixed the day of the Thursday, July 29<sup>th</sup>,  
2021 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.

07.08-1t

Solicitor

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## DISSOLUTION NOTICE

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Notice is hereby given to all persons interested or who may be affected by **The Hahn Home**, a Pennsylvania non-profit corporation, that the Board of Directors is now engaged in winding up and settling the affairs of said Corporation so that its corporate existence shall be ended by the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

BARLEY SNYDER LLP, Attorneys

05.21-1t

Solicitor

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## FICTITIOUS NAME

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Three Line-MM, LLC hereby gives notice that it has registered the fictitious name of Morning Sun Marketplace under the Fictitious Names Act, 54 Pa.C.S. Ch. 3. The place of business of the business to be carried on under this fictitious name is 5309 Lincoln Highway West, Thomasville, PA 17364. The persons who are parties to the registration are Benjamin Bornstein, 244 Fifth Avenue, Suite B256, New York, NY 10001 and Peter Tobin, 244 Fifth Avenue, Suite B256, New York, NY 10001.

07.08-1t

Solicitor

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## NOTICE

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### PUBLIC NOTICE TO HOLLY ANNE KIESEL AND AN UNKNOWN FATHER

**In Re: Adoption of Mason Edward Kiesel,  
A Minor**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, Mason Edward Kiesel. A Termination of Parental Rights Hearing has been scheduled for August 18, 2021, at 1:00 p.m., in Court Room No. 6006, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Mason Edward Kiesel (DOB: September 27, 2012), whose Father is unknown, also known as Brian, unknown last name, and whose Mother is Holly Anne Kiesel. 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>**

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.

07.08-3t

Solicitor

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**SHERIFF SALES**

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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: PEOPLESBANK, A CODORUS VALLEY COMPANY vs. 66 CAMPBELL ROAD, LLC and MARK E. EMERY Docket Number: 2021-NO-000770. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

66 CAMPBELL ROAD, LLC  
MARK E. EMERY

Case Caption: PeoplesBank, A Codorus Valley Company v. 66 Campbell Road, LLC and Mark E. Emery

Docket No.: 2021-NO-000770

Property Address: 66 Campbell Road, York, Hellam Township, York County, Pennsylvania 17402.

Tax Parcel No.: 31-000-KJ-0112.E0-00000

Judgment: \$732,822.81

Reputed Owner: 66 Campbell Road, LLC

Deed Book or Instrument No.: Deed Book 2430, Page 3448

Municipality: Hellam Township

Area: +/- 2.67 Acres

Improvements: Commercial Buildings

Brubaker Connaughton Goss & Lucarelli, LLC  
480 New Holland Avenue, Suite 6205  
Lancaster, PA 17602  
(717) 945-5745  
Attorneys for Plaintiff

PROPERTY ADDRESS: 66 CAMPBELL ROAD, YORK, PA 17402

UPI# 31000KJ0112E0000000

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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: SELECT PORTFOLIO SERVICING, INC. vs. MECHELLE L. BAKER, AKA MECHELLE BAKER and MARK A. BAKER Docket Number: 2017-SU-002386. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MECHELLE L. BAKER,  
AKA MECHELLE BAKER  
MARK A. BAKER

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 3974 LITTLE JOHN DRIVE, YORK, PA 17408

UPIN NUMBER 400000600280000000

PROPERTY ADDRESS: 3974 LITTLE JOHN DRIVE, YORK, PA 17408

UPI# 400000600280000000

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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: RHOUSE516, LLC, SUCCESSOR IN INTEREST TO CITIFINANCIAL, INC. vs. JIMMY BOLEN Docket Number: 2018-SU-001245. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JIMMY BOLEN

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2018-SU-001245

RHOUSE 516, LLC Successor in Interest to CitiFinancial, Inc.

v.  
Jimmy Bolen

Court Order dated August 28, 2018 – removing Defendant Sheila Bolen (deceased)

Owner of the property situate in the Township of Newberry, York County Pennsylvania, being 950 Pleasant Grove Road, York Haven, PA 17370  
Parcel No. 39-OH-07

Improvements thereon: Residential Dwelling

Judgment Amount: \$57,009.91

Attorneys for Plaintiff:  
Matthew S. Bleacher, Esquire  
Nikolaus & Hohenadel, LLP  
222 South Market Street, Suite 201  
Elizabethtown, PA 17022

PROPERTY ADDRESS: 950 PLEASANT GROVE ROAD, YORK HAVEN, PA 17370

UPI# 39000OH007000000000

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on August 09, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BANTAM FUNDING TRUST 2018-1 vs. ALLAN P. BOSLEY and NANCY A. BOSLEY Docket Number: 2019-SU-002994. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ALLAN P. BOSLEY  
NANCY A. BOSLEY

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

002994

U.S. Bank Trust National Association, as Trustee of the Lodge Series III Trust v. Allan P. Bosley and Nancy A. Bosley

Owners of property situate in the township of Windsor, York County, Pennsylvania being:

55 Churchill Drive, Red Lion, Pennsylvania 17356 Tax Parcel No. 53-000-28-0109.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$207,756.64

Attorneys for Plaintiff

THE LYNCH LAW GROUP 501 Smith Drive, Suite 3 Cranberry Township, PA 16066 (724) 776-8000

PROPERTY ADDRESS: 55 CHURCHILL DRIVE, RED LION, PA 17356

UPI# 530002801090000000

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, 07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-1 vs. JANET CARTER-FERREE, AS EXECUTRIX OF AND KNOWN HEIR UNDER THE LAST WILL AND TESTAMENT OF CHARLES T. PATTERSON Docket Number: 2020-SU-002430. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JANET CARTER-FERREE, AS EXECUTRIX OF AND KNOWN HEIR UNDER THE LAST WILL AND TESTAMENT OF CHARLES T. PATTERSON

REAL PROPERTY SHORT DESCRIPTION

FORM (To Be Used for Advertising Only)

By virtue of a Writ of Execution No. 2020-SU-002430

Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Seasoned Credit Risk Transfer Trust, Series 2018-1 C/O SPECIALIZED LOAN SERVICING, LLC

v.

Janet Carter-Ferree, as Executrix of and known heir under the Last Will and Testament of Charles T. Patterson

owners of property situate in York City, York County, Pennsylvania, being

500 Wilson Court, York, PA 17403 Parcel No. 102590100390000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$92,963.32

Attorneys for Plaintiff

Parker McCay, PA

PROPERTY ADDRESS: 500 WILSON COURT, YORK, PA 17403

UPI# 102590100390000000

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, 07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: GOLDSBORO MUNICIPAL AUTHORITY vs. JENNIFER L. COULSON Docket Number: 2017-SU-000411. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JENNIFER L. COULSON

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

18 East Broadway, Etters, PA 17319 Parcel No. 65-000-001-0059.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$1297.63

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

PROPERTY ADDRESS: 18 EAST BROADWAY, ETTERS, PA 17319

UPI# 650000100590000000

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, 07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FULTON BANK, N.A., FORMERLY KNOWN AS FULTON BANK vs. BRIAN K. FISHER and MELISSA S. FISHER Docket Number: 2019-SU-002066. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN K. FISHER MELISSA S. FISHER

SHERIFF'S SALE By virtue of a Writ of Execution issued by Fulton Bank, N.A., formerly known as Fulton Bank Docket No. 2019-SU-002066

Fulton Bank, N.A., formerly known as Fulton Bank v. Brian K. Fisher and Melissa A. Fisher Docket No. 2019-SU-002066

Owner of property situate in Dover Township, York County, Pennsylvania

5250 Davidsburg Road, Dover, Pennsylvania 17315

Property being known as Parcel ID No. 24-000-JE-0030-00-00000.

Residential real estate with improvements thereon erected.

Shawn M. Long, Esquire Attorney for Fulton Bank, N.A., formerly known as Fulton Bank

Barley Snyder  
126 East King Street  
Lancaster, PA 17602  
717-299-5201  
Court I.D. No. 83774

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
07.08-3t York County, Pennsylvania

PROPERTY ADDRESS: 5250 DAVIDSBURG ROAD, DOVER, PA 17315

UPI# 24000JE00300000000

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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: PEOPLESBANK, A CODORUS VALLEY COMPANY vs. JOHN W. FULLER and LISA E. FULLER Docket Number: 2020-SU-001951. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN W. FULLER  
LISA E. FULLER

Case Caption: PeoplesBank, A Codorus Valley Company v. John W. Fuller and Lisa E. Fuller

Docket No.: 2020-SU-001951

Property Address: 6175 Lincoln Highway West, Thomasville, Jackson Township, York County, Pennsylvania 17364

Tax Parcel No.: 33-000-HF-0151.00-00000

Judgment: \$119,402.24

Reputed Owner: John W. Fuller and Lisa E. Fuller, husband and wife

Deed Book or Instrument No.: Deed Book 2043, Page 8626

Municipality: Jackson Township

Area: +/- 0.40 Acres

Improvements: Dwelling House

Brubaker Connaughton Goss & Lucarelli, LLC  
480 New Holland Avenue, Suite 6205  
Lancaster, PA 17602  
(717) 945-5745  
Attorneys for Plaintiff

PROPERTY ADDRESS: 6175 LINCOLN HIGHWAY WEST, THOMASVILLE, PA 17364

UPI# 33000HF01510000000

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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. ESTEBAN GONZALEZ Docket Number: 2020-SU-001370. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ESTEBAN GONZALEZ

Owner(s) of property situate in the BOROUGH OF RED LION, YORK County, Pennsylvania, being

107 West Gay Street Red Lion PA 17356  
PARCEL #: 820000601830000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$128,479.32

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 107 WEST GAY STREET, RED LION, PA 17356

UPI# 820000601830000000

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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. MARTIN F. HENGST and BARBARA O. HENGST Docket Number: 2020-SU-002295. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARTIN F. HENGST  
BARBARA O. HENGST

All that certain tract of land situate, lying and being in Dallastown Borough, York County, Pennsylvania, improved with premises known as 152

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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 INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR BLUEWATER INVESTMENT TRUST 2017-1 vs. COLLEEN M. FRANCISCO and JAMES A. FRANCISCO Docket Number: 2020-SU-000451. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

COLLEEN M. FRANCISCO  
JAMES A. FRANCISCO

ALL THAT FOLLOWING piece, parcel or tract of land, with any improvements thereon erected, situate, lying and being in the Township of Manheim, County of York and Commonwealth of Pennsylvania, having erected thereon a residential dwelling being known and numbered as 6366 Summit Drive, Glen Rock, PA 17327, Tax Parcel No. 37000BG0085B000000, sold as the property of James A. Francisco and Colleen M. Francisco.

PROPERTY ADDRESS: 6366 SUMMIT ROAD, GLEN ROCK, PA 17327

UPI# 37000BG0085B000000

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

Lombard Street, bounded, limited and described as follows, to wit

Property Address: 152 N. Lombard Street  
Dallastown, PA 17313

Parcel No. 56000020216  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2020-SU-002295  
Judgment: \$142,822.00  
Attorney:  
To be sold as the Property Of: Martin F. Hengst and Barbara O. Hengst

PROPERTY ADDRESS: 152 NORTH LOMBARD STREET, DALLASTOWN, PA 17313

UPI# 560000202160000000

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2006-1 ASSET BACKED NOTES vs. MARY A. HENRY, INDIVIDUALLY, PETER ROBINSON, AS SURVIVING HEIRS OF NINA G. KOSTALAS A/K/A NINA G. ROBINSON, DECEASED, UNKNOWN SURVIVING HEIRS OF NINA G. KOSTALAS A/K/A NINA G. ROBINSON, DECEASED, MARIE KOSTALAS, KATHRYN ROBINSON KOSTAS KOSTALAS, and MARY ROBINSON Docket Number: 2020-SU-000780. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARY A. HENRY, INDIVIDUALLY  
PETER ROBINSON, AS SURVIVING  
HEIRS OF NINA G. KOSTALAS  
A/K/A NINA G. ROBINSON, DECEASED  
UNKNOWN SURVIVING HEIRS OF  
NINA G. KOSTALAS A/K/A  
NINA G. ROBINSON, DECEASED  
MARIE KOSTALAS  
KATHRYN ROBINSON  
KOSTAS KOSTALAS  
MARY ROBINSON

Property of Mary A. Henry, Kostas Kostalas, Marie Kostalas, Kathryn Robinson, Mary Robinson, Peter Robinson, and Unknown Surviving Heirs of Nina G. Kostalas a/k/a Nina G. Robinson, Deceased

Execution No. 2020-SU-000780

Judgment Amount: \$247,798.94

All the right title, interest and claim of Mary A. Henry, Kostas Kostalas, Marie Kostalas, Kathryn Robinson, Mary Robinson, Peter Robinson, and Unknown Surviving Heirs of Nina G. Kostalas a/k/a Nina G. Robinson, Deceased, of in and to:

Property locates at 900 Cortleigh Drive, within the Springettsbury Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2101, at page 4109, Instrument No. 2010055737.

Parcel Identification No. 46-000-29-03-14-0-00000

PROPERTY ADDRESS: 900 CORTLEIGH DRIVE, YORK, PA 17402

UPI# 460002903140000000

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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 CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-15 vs. KAREN HOLLERBUSH A/K/A KAREN COOK, SURVIVING HEIR OF RONALD LEE HOLLERBUSH A/K/A RONALD HOLLERBUSH, DECEASED, SARA KUBICKI, SURVIVING HEIR OF RONALD LEE HOLLERBUSH A/K/A RONALD HOLLERBUSH, DECEASED, UNKNOWN SURVIVING HEIRS OF RONALD LEE HOLLERBUSH A/K/A RONALD HOLLERBUSH, DECEASED Docket Number: 2021-SU-000154. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KAREN HOLLERBUSH  
A/K/A KAREN COOK, SURVIVING HEIR  
OF RONALD LEE HOLLERBUSH  
A/K/A RONALD HOLLERBUSH,  
DECEASED  
SARA KUBICKI, SURVIVING HEIR OF  
RONALD LEE HOLLERBUSH  
A/K/A RONALD HOLLERBUSH,  
DECEASED  
UNKNOWN SURVIVING HEIRS OF  
RONALD LEE HOLLERBUSH  
A/K/A RONALD HOLLERBUSH,  
DECEASED

Property of Ronald Hollerbush, an unmarried man

Execution No. 2021-SU-000154

Judgment Amount: \$217,724.67

All the right title, interest and claim of Ronald Hollerbush, an unmarried man, of in and to:

Property locates at 941 Conewago Creek Road, within the East Manchester Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1706, at page 2213, Instrument No. 2005012345.

Parcel Identification No. 26-000-NH-0039-00-00000

PROPERTY ADDRESS: 941 CONEWAGO CREEK ROAD, MANCHESTER, PA 17345

UPI# 26000NH003900000000

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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 Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM S. KELLER

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2013-SU-

3465-94

DRB, Inc. d/b/a Superior Homes  
v.  
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

Improvements thereon: Residential Dwelling

Judgment 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# 36000KG00430000000

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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: TOWD POINT MORTGAGE TRUST 2018-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE vs. JOSEPH FRANKLIN LAKE JR. AKA JOSEPH F. LAKE, JR. and MICHELLE TAYLOR LAKE Docket Number: 2020-SU-002251. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSEPH FRANKLIN LAKE JR.  
AKA JOSEPH F. LAKE, JR.  
MICHELLE TAYLOR LAKE

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

420 Black Rock Road Hanover PA 17331  
PARCEL #: 44000160003A000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$176,581.56

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 420 BLACK ROCK ROAD, HANOVER, PA 17331

UPI# 44000160003A000000

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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. LERETA, LLC and SEVEN VALLEYS BORO Docket Number: 2019-MT-007130. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LERETA, LLC  
SEVEN VALLEYS BOROUGH

AS THE REAL ESTATE OF:

LERETA, LLC (unrecorded Quit-Claim Deed) & SEVEN VALLEYS BOROUGH (recorded Deed)

Owners of property situate in Seven Valleys Borough, York County, Pennsylvania, being 34 Church Street, Seven Valleys, PA 17360.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 34 CHURCH STREET, SEVEN VALLEYS, PA 17360

UPI #83-000-02-0066.00-00000

PROPERTY ADDRESS: 34 CHURCH STREET, SEVEN VALLEYS, PA 17360

UPI# 830000200660000000

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-RPL1 vs. MICHELLE A. LEVIN and YALE G. LEVIN Docket Number: 2021-SU-000232. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHELLE A. LEVIN  
YALE G. LEVIN

Property of Yale G. Levin and Michelle A. Levin

Execution No. 2021-SU-000232

Judgment Amount: \$238,418.14

All the right title, interest and claim of Yale G. Levin and Michelle A. Levin, of in and to:

Property locates at 2356 Brandywine Lane, York, within the Township of Manchester, York County, PA 17404. Having erected thereon a Single Family Residential. Being more fully described in York County Deed Book Volume 1823, at page 2455 and Instrument# 2006050848.

Parcel Identification No. 36-000-18-0068.00-00000

Attorney: Hladik, Onorato &amp; Federman, LLP

Address: 298 Wissahickon Avenue, North Wales, PA 19454

PROPERTY ADDRESS: 2356 BRANDYWINE LANE, YORK, PA 17404

UPI# 360001800680000000

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,  
07.08-3t York County, Pennsylvania



SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY vs. BRENT J. LIST Docket Number: 2019-SU-003044. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRENT J. LIST

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2019-SU-003044

TRUIST BANK FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY

v. BRENT J. LIST

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

16 N MAIN ST, JACOBUS, PA 17407  
Tax ID No. 720000200480000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$104,540.04

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 16 NORTH MAIN STREET, JACOBUS, PA 17407

UPI# 720000200480000000

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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. BUDD LOOKINGBILL Docket Number: 2018-SU-002462. And to me directed, I will expose at public sale in the York County

Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BUDD LOOKINGBILL

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2018-SU-002462

WELLS FARGO BANK, N.A.  
v.  
BUDD LOOKINGBILL LILLIE MAE LOOKINGBILL

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

55 DOGWOOD LANE, MANCHESTER, PA 17345

Tax ID No. 26-000.08.0036-0000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$164,620.97

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 55 DOGWOOD LANE, MANCHESTER, PA 17345

UPI# 260000800360000000

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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. ROBERT W. LUTTGENS Docket Number: 2019-SU-002605. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT W. LUTTGENS

owners(s) of property situate in the SPRIN-

GETTSBURY TOWNSHIP, YORK County, Pennsylvania, being

539 Paradise Rd, York, Pennsylvania 17406

Parcel No. #46000080003H aka 46000080003 H 000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$168,396.05

Attorney for Plaintiff  
Power Kim, LLC

PROPERTY ADDRESS: 539 PARADISE ROAD, YORK, PA 17406

UPI# 46000080003H000000

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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. ANNMARIE MCDONALD and JAMES J. MCDONALD Docket Number: 2020-SU-001318. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANNMARIE MCDONALD  
JAMES J. MCDONALD

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

1075 Pearl Drive Hanover PA 17331  
PARCEL #: 440003700310000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$327,636.19

Attorneys for Plaintiff  
KML Law Group P.C

PROPERTY ADDRESS: 1075 PEARL DRIVE, HANOVER, PA 17331

UPI# 440003700310000000

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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. ROBERT E. MURPHY, JR., EXECUTOR OF THE ESTATE OF ROBERT E. MURPHY, DECEASED RECORD OWNER AND MORTGAGOR Docket Number: 2019-SU-003626. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT E. MURPHY, JR., EXECUTOR OF THE ESTATE OF ROBERT E. MURPHY, DECEASED RECORD OWNER AND MORTGAGOR

Robert E. Murphy, Jr., Executor of the Estate of Robert E. Murphy, Deceased, Record Owner and Mortgagor, of property situate in Red Lion, York Township, York County, Pennsylvania, being

355 Pleasant Avenue, Red Lion, PA 17356  
Parcel No. 54-000-09-0080.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$47,498.00

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

PROPERTY ADDRESS: 355 PLEASANT AVENUE, RED LION, PA 17356

UPI# 540000900800000000

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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. DIANE NELSON Docket Number: 2020-SU-000293. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DIANE NELSON

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2020-SU-000293

PENNSYLVANIA HOUSING FINANCE AGENCY Plaintiff vs DIANE NELSON Defendant

Real Estate: 31 E. SOUTH STREET, YORK, PA 17401

Municipality: City of York

Dimensions/  
Short Description: 13 x 60

See Deed Book: 2046, page 2418

Tax Parcel #: 01-004-02-0024-00-00000

Assessment: \$12,870.00

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD AS THE PROPERTY OF DIANE NELSON ON JUDGMENT NO. 2020-SU-000293

PROPERTY ADDRESS: 31 EAST SOUTH STREET, YORK, PA 17401

UPI# 010040200240000000

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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: VELOCITY COMMERCIAL CAPITAL LLC vs. RODNEY REAM Docket Number: 2020-SU-002262. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RODNEY REAM

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Manchester, County of York, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point of land being at the Northeastern corner of Lot Number 32 on the hereinbelow referenced plan and continuing along said point along the right-of-way for IVY Pump Lane North 51 degrees 52 minutes 56 seconds East for a distance of 133.97 feet to a point; thence along said point along a curve to the right having an arc of 14.87 feet, a radius of 10.00 feet, and a chord bearing of South 85 degrees 30 minutes 29 seconds East for a distance of 13.54 feet to a point; thence along said point along a curve to the left having an arc of 141.80 feet, a radius of 50.00 feet, and a chord bearing of North 55 degrees 51 minutes 30 seconds East for a distance of 98.83 feet to a point; thence along said point North 64 degrees 36 minutes 53 seconds East for a distance of 129.93 feet to a point

PROPERTY ADDRESS: 1700 IVY PUMP LANE, YORK, PA 17408

UPI# 510004400310000000

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST vs. DEBORAH ROUSTON, KNOWN HEIR OF CARL D. EMIG, DECEASED, CAROL ARGENTO, KNOWN HEIR OF THE ESTATE OF CARL D. EMIG, DECEASED, KAREN VANCE, KNOWN

HEIR OF CARL D. EMIG, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CARL D. EMIG, DECEASED Docket Number: 2020-SU-001666. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DEBORAH ROUSTON, KNOWN HEIR OF CARL D. EMIG, DECEASED  
CAROL ARGENTO, KNOWN HEIR OF THE ESTATE OF CARL D. EMIG, DECEASED  
KAREN VANCE, KNOWN HEIR OF CARL D. EMIG, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CARL D. EMIG, DECEASED

Property Address: 12530 Winterstown Road, Felton, PA 17322

Parcel No. 90000EK01460000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2020-SU-001666  
Judgment: \$172,666.05  
Attorney:

To be sold as the Property Of: Deborah Rouston, Known Heir of Carl D. Emig, deceased, Carol Argento, Known Heir of the Estate of Carl D.Emig, deceased, Karen Vance, Known Heir of Carl D. Emig, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Carl D. Emig, Deceased

PROPERTY ADDRESS: 12530 WINTERSTOWN ROAD, FELTON, PA 17322

UPI# 90000EK01460000000

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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 vs. JUSTIN M. SHAFFER, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF MALCOLM R. SHAFFER,

II, AKA MALCOLM SHAFFER, AKA MALCOLM SHAFFER, II, AKA MALCOLM R. SHAFFER, JESSICA M. SHAFFER, AKA JESSICA M. SPAHR, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF MALCOLM R. SHAFFER, II, AKA MALCOLM SHAFFER, AKA MALCOLM SHAFFER, II, AKA MALCOLM R. SHAFFER UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF MALCOLM R. SHAFFER, II, AKA MALCOLM SHAFFER, AKA MALCOLM R. SHAFFER, II, AKA MALCOLM R. SHAFFER Docket Number: 2020-SU-002411. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JUSTIN M. SHAFFER, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF MALCOLM R. SHAFFER, II, AKA MALCOLM SHAFFER, II, AKA MALCOLM R. SHAFFER JESSICA M. SHAFFER, AKA JESSICA M. SPAHR, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF MALCOLM R. SHAFFER, II, AKA MALCOLM SHAFFER, II, AKA MALCOLM R. SHAFFER UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF MALCOLM R. SHAFFER, II, AKA MALCOLM SHAFFER, AKA MALCOLM SHAFFER, II, AKA MALCOLM R. SHAFFER

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 3421 GLEN HOLLOW DRIVE, DOVER, PA 17315

UPIN NUMBER 24-000-21-0001.B0-C0007

PROPERTY ADDRESS: 3421 GLEN HOLLOW DRIVE, DOVER, PA 17315

UPI# 24000210001B0C0007

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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 RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EMX9 vs. DONALD R. SMITH and CANDACE M. PRUETT Docket Number: 2019-SU-003749. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DONALD R. SMITH  
CANDACE M. PRUETT

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2019-SU-003749

U.S BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EMX9

v. DONALD R. SMITH; CANDACE M. PRUETT

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

816 KINROSS AVE, YORK, PA 17402  
Tax ID No. 54-000-39-0078.00-00000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$475,617.39

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 816 KINROSS AVENUE, YORK, PA 17402

UPI# 540003900780000000

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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 vs. EDWARD M. SMITH and CHRISTOPHER G. SMITH Docket Number: 2019-SU-000212. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

EDWARD M. SMITH  
CHRISTOPHER G. SMITH

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2019-SU-000212

TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK

v. EDWARD M. SMITH; CHRISTOPHER G. SMITH

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

LOT 5 LEGGITT LN, STEWARTSTOWN, PA 17363

Tax ID No. 32000AL0027K000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$86,088.71

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: LOT 5 LEGGITT LANE, A/K/A LOT 5 LIGGITT LANE, STEWARTSTOWN, PA 17363

UPI# 32000AL0027K000000

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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 DBA SHELLPOINT MORTGAGE SERVICING vs. THE UNKNOWN HEIRS OF MICHAEL E. COLEMAN SR DECEASED Docket

Number: 2020-SU-001667. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

THE UNKNOWN HEIRS OF  
MICHAEL E. COLEMAN SR DECEASED

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

482 Marion Road York PA 17406  
PARCEL #: 46000KI0233A0C0482  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$182,925.14

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 482 MARION ROAD, YORK, PA 17406

UPI# 46000KI0233A0C0482

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,  
07.08-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 09, 2021 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. WILLIAM D. WOMACK Docket Number: 2019-SU-002584. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM D. WOMACK

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2019-SU-002584

SANTANDER BANK, N.A.  
v. WILLIAM D. WOMACK

owner(s) of property situate in the EAST MAN-

CHESTER TOWNSHIP, YORK County, Pennsylvania, being

1890 CONEWAGO CREEK RD,  
MANCHESTER, PA 17345  
Tax ID No. 26-000-03-0001-00-00000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$52,808.35

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 1890 CONEWAGO CREEK ROAD, MANCHESTER, PA 17345

UPI# 260000300010000000

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,  
07.08-3t York County, Pennsylvania

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# LOOKING FOR ESTATE NOTICES

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