

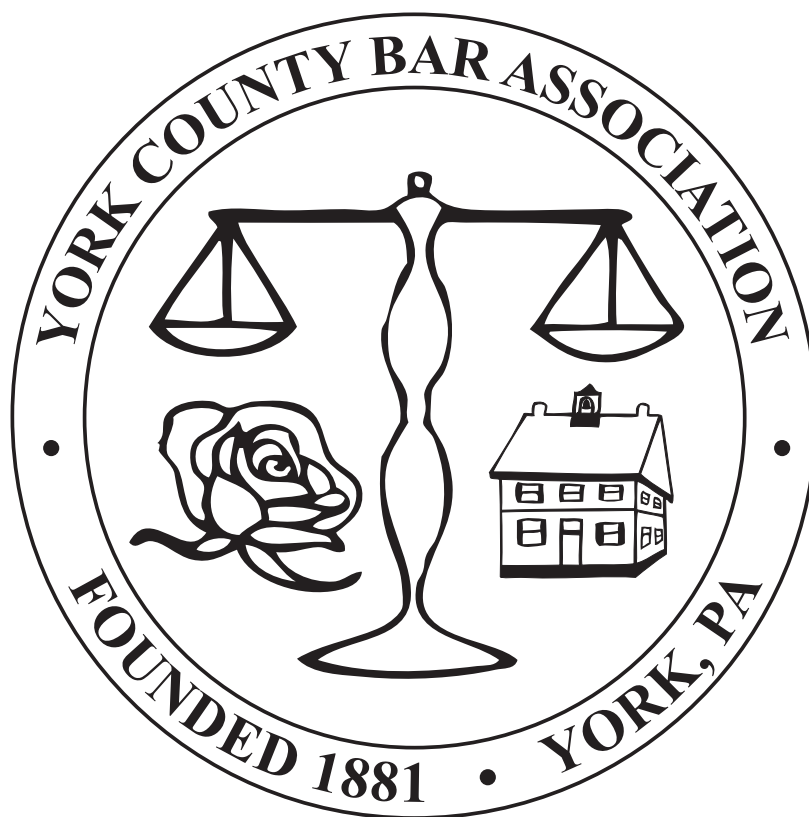
York Legal Record

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

Vol. 135

YORK, PA, THURSDAY, JULY 22, 2021

No. 17



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
2nd Thursday of each month

August 12, 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

York Bar Center Operations Update

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

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

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

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

For notary services email notary@yorkbar.com

Opinions, Opinions, Opinions . . .

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

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

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

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

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 seeking articles**

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

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

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



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YWCA York, PA Seeking Full Time Staff Attorney

Position will work for victims of domestic violence providing legal advice and representation in civil legal matters including but not limited to PFA, custody, divorce and support. Staff Attorney will have the assistance of the Paralegal. Staff Attorney will maintain statistics for reporting requirements. Some travel may be required and reliable transportation is essential. Must be dedicated to the mission of YWCA York to empower women and eliminate racism and foster peace, justice, freedom and dignity for all.

More information and to apply: <https://www.indeed.com/jobs?q=ywca&l=York%2C%20PA&start=20&vjk=98394597cfd3cbdc>

Are your clients worried about being evicted?

If any of your clients are worried about being evicted from their homes, it is crucial that they fill out a CDC Declaration Form to present to a magistrate should their landlord file for eviction.

While the national, CDC-declared, moratorium on evictions runs through the end of July 2021, renters are highly encouraged to visit <https://www.yorkcpc.org/cdc-eviction-moratorium/> and fill out the form at the bottom of the page.

When finished completing this form, they should make a copy, keep one and send the other to their landlord as soon as possible.

Community Progress Council's coaches are available to help. Call (717) 846-4600, ext. 270, or email info@yorkcpc.org.

For information on rental or utility assistance, visit www.YorkCPC.org/take-action.

ESTATE NOTICES

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

FIRST PUBLICATION

ESTATE OF DONALD R. ABRAMSON, DECEASED

Late of York Twp., York County, PA.
 Executor: Patrick J. Tuma, 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

07.22-3t

ESTATE OF CAROL T. BAIR, DECEASED

Late of Lower Windsor Twp., York County, PA.
 Executor: William M. Bair, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Ronald L. Hershner, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991

07.22-3t

ESTATE OF SCOTT A BAKER, DECEASED

Late of Felton, York County, PA.
 Administrator-Executor: Steven Baker, 703 Rockaway Beach Ave., Essex, MD 21221

07.22-3t

ESTATE OF NORMA J. BRENNEMAN, DECEASED

Late of York Twp., York County, PA.
 Administratrix: Beth Ann Peritz, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991

07.22-3t

ESTATE OF MARY E. CALDWELL a/k/a MARY ELLEN CALDWELL, DECEASED

Late of Lower Windsor Twp., York County, PA.
 Executor: Timothy P. Caldwell, 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

07.22-3t

ESTATE OF SUZANNE G. CRAMER, DECEASED

Late of Penn Twp., York County, PA.
 Personal Representative: Thomas G. Cramer, 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

07.22-3t

ESTATE OF TYLER S. CRONE, DECEASED

Late of Manchester Twp., York County, PA.
 Administratrix: Stephanie L. Crone, 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

07.22-3t

ESTATE OF MARY ANN FIRESTONE, DECEASED

Late of Dover Twp., York County, PA.
 Co-Executors: Janelle M. Randolph, and Marc A. Firestone, 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

07.22-3t

ESTATE OF GARY WILMER GARVICK, DECEASED

Late of New Salem Borough, York County, PA.
 Executor: Scott Garvick, c/o Stephen M. Hickey, Esquire, 110 South Northern Way, York, PA 17402
 Attorney: Stephen M. Hickey, Esquire, 110 South Northern Way, York, PA 17402

07.22-3t

ESTATE OF ELEANOR ANN GERMAN, DECEASED

Late of Manchester Twp., York County, PA.
 Administrator-Executor: Andrea German Burkhardt, 2182 Bentley Lane, York, PA 17404

07.22-3t

ESTATE OF JANICE R. HAKE, DECEASED

Late of Conewago Twp., York County, PA.
 Executor: Jay W. Hake, 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

07.22-3t

ESTATE OF DONNA J. HOLLERBUSH, DECEASED

Late of Manchester Twp., York County, PA.
 Executor: Matthew G. Hollerbush, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401
 Attorney: Gregory E. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401

07.22-3t

ESTATE OF MARY E. KNAUB, DECEASED

Late of York City, York County, PA.
 Executrix: Nancy S. Markle, a/k/a Nancy S. Updegrove, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401
 Attorney: Gregory E. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401

07.22-3t

ESTATE OF JANET M. KRONE, DECEASED

Late of West Manchester Twp., York County, PA.
 Co-Executors: Sharon M. Klinedinst, Barry N. Krone, and Dennis S. Krone, 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

07.22-3t

ESTATE OF CAROL LATHAM, a/k/a CAROL S. LATHAM, DECEASED

Late of York City, York County, PA.
 Administrator-Executor: Roger Latham, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

07.22-3t

ESTATE OF PETER LAZZARA, DECEASED

Late of Windsor Twp., York County, PA.
 Executors: Thomas P. Lazzara, P.O. Box 606, New Cumberland, PA 17070 and Clementina L. Spagnola, 1851 Carriage Court, York, PA 17403
 Attorney: Kevin M. Scott, Esquire, Barley Snyder, 213 Market Street, 12th Floor, Harrisburg, PA 17101

07.22-3t

ESTATE OF LINDA C. LEHR, a/k/a LINDA CAROLE LEHR, DECEASED

Late of Manchester Twp., York County, PA.
 Executor: Jack L. Lehr, Jr, c/o Kurt A. Blake, Esquire, of 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

07.22-3t

ESTATE OF BARRY LYNN MORNINGSTAR, DECEASED

Late of Springettsbury Twp., York County, PA.
 Administrator-Executor: Susan K. Morningstar, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402

07.22-3t

ESTATE OF HSING-TSE PERRIER, DECEASED

Late of Spring Garden Twp., York County, PA.
 Administrator: Gary J. Perrier, c/o Richard R. Reilly, Esq., 54 North Duke Street, York, PA 17401-1210
 Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210

07.22-3t

ESTATE OF CLAIR H. POFF, DECEASED

Late of York City, York County, PA.
 Executrix: Stacy L. Corcoran, 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

07.22-3t

ESTATE OF MARY A. RITCHIE, DECEASED

Late of Franklin Twp., York County, PA.
 Executor: Darlene A. Hall, c/o Wm. D. Schrack, III, BENN Law Firm, 124 West Harrisburg Street, Dillsburg, PA 17019-1268
 Attorney: Wm. D. Schrack, III, Esquire, BENN Law Firm, 124 West Harrisburg Street, Dillsburg, PA 17019-1268

07.22-3t

ESTATE OF GERALD L. SLOTHOWER,
DECEASED

Late of Carroll Twp., York County, PA.
Co-Executors: Thomas E. Slothower and
David K. Slothower, c/o Stone, Wiley &
Linsench, P.C., 3 N. Baltimore Street,
Dillsburg, PA 17019
Attorney: Brian C. Linsench, Esquire,
STONE, WILEY & LINSENCH, PC, 3
N. Baltimore Street, Dillsburg, PA 17019
07.22-3t

ESTATE OF MADELINE H. SNYDER,
DECEASED

Late of Spring Garden Twp., York County, PA.
Executrix: Carlene S. Beachley, c/o 2025 E.
Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
07.22-3t

ESTATE OF DENNIS R. STOVER,
DECEASED

Late of Conewago Twp., York County, PA.
Administrator: Tammy Jo Breneman, 675
Butter Road, Dover, PA 17315
Attorney: Steven M. Carr, Esquire, Ream,
Carr, Markey Woloshin & Hunter LLP, 119
E. Market Street, York, PA 17401 07.22-3t

ESTATE OF ROBERT B. THOMAN,
DECEASED

Late of Heidelberg Twp., York County, PA.
Executors: Rebecca J. McMaster and Robert
E. Thoman, c/o Elinor Albright Rebert,
Esquire, 515 Carlisle Street, Hanover, PA
17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
07.22-3t

ESTATE OF E. JULIA WALKER, DECEASED
Late of York Twp., York County, PA.

Administrator-Executor: Jeffrey A. Walker,
3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
07.22-3t

ESTATE OF TIMOTHY A. WOLF,
DECEASED

Late of Springettsbury Twp., York County, PA.
Administrator-Executor: Patricia Ann Wolf,
3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
07.22-3t

ESTATE OF LINDA J. YOST a/k/a LINDA
JEAN YOST, DECEASED

Late of Carroll Twp., York County, PA.
Administrator-Executor: Darlene A.
Malseed, c/o Ryan A. Webber, Esq.,
Wendaur Law, LLC, 104 Walnut Street,
Harrisburg, PA 17101
Attorney: Ryan A. Webber, Esquire, Wendaur
Law, LLC, 104 Walnut Street, Harrisburg,
PA 17101 07.22-3t

SECOND PUBLICATION

ESTATE OF ALICE E. BORTNER,
DECEASED

Late of West Manchester Twp., York County, PA.
Executor: Alana S. Rugh, c/o Snoko Dubbs
& Buhite Law, Inc., 204 St. Charles Way,
Suite F, York, PA 17402
Attorney: Snoko Dubbs & Buhite Law, Inc.,
204 St. Charles Way, Suite F, York, PA
17402 07.15-3t

ESTATE OF JOHN J. BOWMAN, SR. a/k/a
JOHN JAMES BOWMAN, DECEASED

Late of Codorus Twp., York County, PA.
Administrator: Michael W. Paulley, Jr., 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
07.15-3t

ESTATE OF DONNA E. CONRAD,
DECEASED

Late of Hanover Borough, York County, PA.
Executor: Terri Overton, 19 Barnhart Road,
Greensburg, PA 15601
Attorney: Marc Roberts, Esquire, 149 East
Market Street, York, PA 17401 07.15-3t

ESTATE OF STEVEN M. ELSESSER,
DECEASED

Late of York City, York County, PA.
Executor: Sherry Anne Prowell, 504 East
Prospect Street, York, PA 17403
Attorney: Gilbert G. Malone, Esquire, 42
South Duke Street, York, PA 17401
07.15-3t

ESTATE OF MARTHA L. FRANKENBERRY,
DECEASED

Late of Spring Garden Twp., York County, PA.
Co-Executors: William Henry Baker II, John
E. Baker III, Martha B. Seitel and Stephen
M. Baker, 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 07.15-3t

ESTATE OF RANDALL G. HEISEY,
DECEASED

Late of Warrington Twp., York County, PA.
Administrator: Robin G. Heisey, c/o David
A. Mills, Esquire, Blakey, Yost, Bupp &
Rausch, LLP, 17 East Market Street, York,
PA 17401
Attorney: David A. Mills, Esquire, Blakey,
Yost, Bupp & Rausch, LLP, 17 East
Market Street, York, PA 17401 07.15-3t

ESTATE OF THOMAS W. KERSHAW,
DECEASED

Late of Mount Wolf Borough, York County,
PA.
Administratrix: Sidney L. Peachey, c/o Law
Office of Jeffrey C. Marshall LLC, 46
East Philadelphia Street, York, PA 17401
Attorney: Jeffrey C. Marshall, Esquire, Law
Office of Jeffrey C. Marshall LLC, 46 East
Philadelphia Street, York, PA 17401
07.15-3t

ESTATE OF GARY LEE KURTZ a/k/a GARY
L. KURTZ, DECEASED

Late of Lower Chanceford Twp., York
County, PA.
Executor: Jerry Lee Blevins, c/o David A.
Mills, Esquire, Blakey, Yost, Bupp &
Rausch, LLP, 17 East Market Street, York,
PA 17401
Attorney: David A. Mills, Esquire, Blakey,
Yost, Bupp & Rausch, LLP, 17 East
Market Street, York, PA 17401 07.15-3t

ESTATE OF R. WAYNE MILLER, JR., a/k/a
ROBERT W. MILLER, JR., a/k/a ROBERT
WAYNE MILLER, JR., DECEASED

Late of Monaghan Twp., York County, PA.
Administrators-Executors: Ruth Ann Knaub,
Joanne L. Augustine, Nancy J. Plitt, Joyce
P. Phillips and G. Ronald Miller, c/o
Murrel R. Walters, III, Esq., 54 East Main
Street, Mechanicsburg, PA 17055
Attorney: Murrel R. Walters, III, Esquire,
54 East Main Street, Mechanicsburg, PA
17055 07.15-3t

REVOCATION OF LETTERS

ESTATE OF STEVEN R. OERMAN,
DECEASED

Late of Springettsbury Twp., York County, PA.
By Order Granting Appeal issued out of
the Orphans' Court Division of the Court of
Common Pleas of York County, Pennsylvania,
on June 2, 2021, and Revocation of Letters issued
out of the Office of the Register of Wills in and
for York County, Pennsylvania, on June 4, 2021,
Letters Testamentary in said estate to Jeremy D.
Keller have been revoked and Jeremy D. Keller
is no longer the personal representation of said
estate. All communications regarding said estate
should be directed to Morris & Vedder, 32 N.
Duke St., P.O. Box 149, York, PA 17405.

Attorney: Christopher M. Vedder, Esquire,
Morris & Vedder, 32 N. Duke St., P.O. Box
149, York, PA 17405

ESTATE OF STEVEN R. OERMAN,
DECEASED

Late of Springettsbury Twp., York County, PA.
Co-Administrators: Brock A. Oerman and
Kayla E. Matthews, c/o Morris & Vedder,
32 N. Duke St., P. O. Box 149, York, PA
17405
Attorney: Christopher M. Vedder, Esquire,
Morris & Vedder, 32 N. Duke St., P.O. Box
149, York, PA 17405 07.15-3t

ESTATE OF WILLIAM PARKER,
DECEASED

Late of York City, York County, PA.
Administrator-Executor: Taivon Parker, c/o
Ryan P. McDaniel, Esquire, Freeburn
& Hamilton, P.C., P.O. Box 61680,
Harrisburg, PA 17106
Attorney: Ryan P. McDaniel, Esquire,
Freeburn & Hamilton, P.C., P.O. Box
61680, Harrisburg, PA 17106 07.15-3t

ESTATE OF JOAN E. PIERCE a/k/a JOAN ELIZABETH PIERCE, DECEASED
Late of Newberry Twp., York County, PA.
Executrices: Kimberly Wiebner (a/k/a Kimberly Reigle), 657 Mallard Dr., Etters, PA 17319 and Marcia D. Mercurio, 696 Walburn Ln., Apt. 6, Millersburg, PA 17061,
Attorney: Jennifer M. Merx, Esquire, Skarlatos Zonarich LLC, 320 Market St., Ste. 600W, Harrisburg, PA 17101 07.15-3t

ESTATE OF BRUCE B. REBERT, DECEASED
Late of North Codorus Twp., York County, PA.
Personal Representative: Julia M. Rebert, 4286 Cold Springs Rd., Seven Valleys, PA 17360
Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331 07.15-3t

ESTATE OF AMELIA EARNESTINE SATCHER a/k/a AMELIA ERNESTINE SATCHER, DECEASED
Late of Newberry Twp., York County, PA.
Administrator-Executor: George Louis Robertson, Jr., 608 Latshmere Drive, Harrisburg, PA 17109 or 310 3rd Street - 1st Flr., New Cumberland, PA 17070
Attorney: Scott M. Dinner, Esquire, 310 3rd Street - 1st Flr., New Cumberland, PA 17070 07.15-3t

ESTATE OF JEROME J. SHINSKY, DECEASED
Late of York Twp., York County, PA.
Administrator-Executor: Anthony J. Shinsky, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 07.15-3t

ESTATE OF KARL R. SPROWLS, a/k/a KARL RICHARD SPROWLS, DECEASED
Late of Fairview Twp., York County, PA.
Executrix: Samantha Jo Kreiger, 1030 The Terrace, Hagerstown, MD 21742
Attorney: David H. Stone, Esquire, Stone Lafaver & Shekletski, P.O. Box E, New Cumberland, PA 17070 07.15-3t

THIRD 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 & LINSNBACH, 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, Selingsgrove, PA 17870
Attorney: Robert H. Slivinski, Esquire, 111
N. High Street, Suite One, Selingsgrove, 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

**ORPHAN'S COURT DIVISION
AUDITING NOTICE**

To All legatees creditors and person interested:
Notice is hereby given that the following accounts have been filed in the office of the Clerk of Orphans' Court Division for confirmation and distribution of the balance therein shown to the creditors, legatees next to kin, heirs and others legally entitled thereto on **August 4, 2021 at 9:00 a.m.** and will be called in the order named for audit and distribution by said Court, in **Courtroom No. 7002, on the 7th floor of the York County Judicial Center at 45 North George St. in the City of York, Pennsylvania.**

1. DELLINGER – The First and Final Account of Chris Kessler, Administrator of the Estate of Jean M. Shupp-Dellinger a/k/a Jean M. Dellinger, Late of Manchester Township, York County, Pennsylvania, deceased, 6717-1224. (Laura E. Bayer, Esq.)

2. RANKER – The First and Final Account of James D. Ranker, Executor of the Last Will and Testament of Ruth E. Ranker, Late of Windsor Township, York County, Pennsylvania, deceased, 6720-1270. (David M. Laucks, Esq.)

3. HOWELL -The First and Final Account of Darryl L. Howell, Executor of the Last Will and Testament of Deanna L. Howell, Late of Lower Windsor Township, York County, Pennsylvania, deceased, 6720-1469. (David M. Laucks, Esq.)

4. VESTAL – The First and Final Account of Marjorie A. Vestal, Administratrix of the Estate of Mary Alice Vestal, Late of Manchester Township, York County, Pennsylvania, deceased, 6720-2085. (Jack L. Graybill, II, Esq.)

5. LEIPHART – The First and Final Account of Alyssa J. Holtzinger, Executrix of the Last Will and Testament of Natalie A. Leiphart, Late of Windsor Township, York County, Pennsylvania, deceased, 6720-1734. (David M. Laucks, Esq.)

6. OLEWILER – The First and Final Account of Janet A. Burtner, Executrix of the Last Will and Testament of Sheldon B. Olewiler a/k/a Sheldon Brent Olewiler, Late of Windsor Borough, York County, Pennsylvania, deceased, 6720-1271. (David M. Laucks, Esq.)

7. SURDICH – The First and Final Account of David M. Laucks, Administrator d.b.n.c.t.a. of the Last Will and Testament and Codicil of Josephine M. Surdich, Late of Hellam Township, York County, Pennsylvania, deceased, 6717-0844. (David M. Laucks, Esq.)

8. SMITH – The First and Final Account of Thomas D. Smith, Executor of the Last Will and Testament of Marshall T. Smith, Late of Windsor Township, York

County, Pennsylvania, deceased, 6717-1182. (Jacqueline A. Kelly, Esq.)

9. RIDER – The First and Final Account of Tracy Ann Rider, Administratrix of the Estate of Steven S. Rider, Late of Red Lion Borough, York County, Pennsylvania, deceased, 6720-1872. (Rand A. Feder, Esq.)

10. SCIORTINO – The First and Final Account of Rosemarie Campanella, Executrix of the Last Will and Testament of Charlotte R. Sciortino, Late of York Township, York County, Pennsylvania, deceased, 6720-2173. (Rachel Dodson Hamme, Esq.)

11. HENRY – The First and Final Account of Richard R. Reilly, Administrator of the Estate of Veronique Aundrea Henry a/k/a Veronique McKensie, Late of Manchester Township, York County, Pennsylvania, deceased, 6718-0623. (Richard R. Reilly, Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE JULY 7, 2021.

BRYAN K. TATE
COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA, ORPHANS' COURT DIVISION

07.15-2t

CIVIL NOTICES

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on or about July 13, 2021 for:

HAWK CREEK ENTERPRISES, INC.

The Corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988 Act of December 21, 1988, as amended, for the purpose which shall specifically include, but not be limited to, owning and holding ownership interests in other business entities.

BARLEY SNYDER LLP
Attorneys

07.22-1t Solicitor

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

Andrew C. Sheely, Esquire

07.22-1t Solicitor

NOTICE is hereby given that Articles of Incorporation were filed with the in the Department of State, Commonwealth of Pennsylvania, in Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation of a proposed business corporation organized under the provisions of the Pennsylvania Business Corporation Law, Act of December 21, 1988, P.L. 1444, No. 77, as amended.

The name of the Corporation is:

GCS BUILT Inc.

Kurt A. Blake, Esquire

07.22-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 29th day of June, 2021 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Monica Sue Altice to: Monica Sue Wolfe. The Court has fixed the day of the Thursday, August 26, 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.

07.22-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on July 2, 2021 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Payton Sophia Sarandos to: Peyton Xander Sarandos. The Court has fixed the day of the August 26, 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.

07.22-1t Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given to all persons of interest that the shareholders and Board of Directors of **Lihue, Inc.**, a Pennsylvania corporation having a mailing address of 209 N. Main St., Loganville, Pennsylvania 17342, has adopted resolutions providing for the dissolution of the corporation in accordance with the provisions of the Pennsylvania Business Corporation Law of 1988, as amended, and the Board of Directors are now engaged in winding up the affairs of the corporation in the manner prescribed by said law, so that it corporate existence shall be ended upon the issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania.

Eveler & DeArment LLP,

07.22-1t Solicitor

FICTITIOUS NAME

NOTICE is hereby given that an Application for Registration of Fictitious Name will be filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, pursuant to the Fictitious Names Act, for the name Haly Home Comfort, having a principal place of business at 415 Norway Street, York, PA 17403. The entity interested in the said name is Grouper Energy, LLC, with a principal place of business at 415 Norway Street, York, PA 17403.

BLAKEY, YOST, BUPP & RAUSCH, LLP
Bradley J. Leber, Esquire

07.22-1t Solicitor

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Raul Mauricio Ceron Aguilar of 106 High Street, Manchester, PA 17345 are the only person(s) owning or interested in a business, the character of which is: Commercial and Residential Painting, and that the name, style and designation under which said business is and will be conducted is: RMC Pro Painting and the location where said business is and will be located is: 106 High Street, Manchester, PA 17345.

07.22-1t Solicitor

NOTICE

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

**PUBLIC NOTICE TO
KARINA MARIE SPRENKLE
AND AN UNKNOWN FATHER**

**In Re: Adoption of Kah'Lanna Parion
Jackson, 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, Kah'Lanna Parion Jackson. A Termination of Parental Rights Hearing has been scheduled for September 9, 2021, at 10:00 a.m., in Court Room No. 6005, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Kah'Lanna Parion Jackson (DOB: August 25, 2020), whose Father is unknown and whose Mother is Karina Marie Sprenkle. 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.

07.15-3t Solicitor

NOTICE OF HEARING

TO: Jason Ellis

RE: Goal Change and Adoption of K.M.T.
Adoption Number: A-9156
Docket Number: CP-40-DP-240-2017
Luzerne County Court of Common Pleas
Wilkes-Barre, Pennsylvania

Petitions for Termination of Parental Rights and Goal Change have been filed asking the Court to put an end to all rights you have to your child, K.M.T. The Court has set a hearing to consider ending your rights to your child. That hearing will be held as set forth below:

PLACE: Luzerne County Courthouse
Bernard C. Brominski Building
Orphans' Courtroom, 3rd Floor
113 West North Street

Wilkes-Barre, Pennsylvania

DATE: 08/26/2021
TIME: 9:30 AM

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 you 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 ONE OF THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services
33 North Main Street
Pittston, PA 18640
(570)299-4100

Lawyer Referral Service
Wilkes Barre Law and Library Assoc
Luzerne County Courthouse
200 North River Street
Wilkes Barre, Pennsylvania 18711
(570) 825-6029

BY: Scott Hampton, Esquire
Luzerne County Children and
Youth Services
111 North Pennsylvania Blvd., Suite 110
Wilkes-Barre, Pennsylvania 18701
Telephone No. : (570) 826-8700

07.22-1t Solicitor

**PUBLIC NOTICE TO
EDDIE VALENTINE**

**In Re: Adoption of
MALASIA LYNN VALENTINE,
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, MALASIA VALENTINE. A Termination of Parental Rights Hearing have been scheduled for Tuesday, August 17, 2021, at 9:00 a.m. in Court Room No. 7001, Seventh Floor, of the York County Judicial Center, 45 North George Street, York, Pennsylvania 17401, to terminate your parental rights in regards to Malasia Valentine (DOB: 09/17/2008), whose mother is Jessica Lynn Tolbert. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the one of the offices set forth below to find out where you can get legal help.

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

York County Clerk of Orphans' Court, located

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

Stephanie J. Kogut, Esquire
Solicitor for York County Office
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.

07.22-3t

Solicitor

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# 390000H007000000000

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: 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 Ful-

ton 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

PROPERTY ADDRESS: 5250 DAVIDSBURG ROAD, DOVER, PA 17315

UPI# 24000JE003000000000

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, 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 resi-

dential 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

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 #: 82000060183000000
(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# 82000060183000000

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 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 Hollerbusch, an unmarried man

Execution No. 2021-SU-000154

Judgment Amount: \$217,724.67

All the right title, interest and claim of Ronald Hollerbusch, 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# 36000KG004300000000

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 & 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 SPRINGGETTSBURY 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# 90000EK014600000000

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

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

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 R. 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, 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

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

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

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

AS THE REAL ESTATE OF:

WILLIAM D. WOMACK

SHORT DESCRIPTION

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:

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 MANCHESTER 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)

AS THE REAL ESTATE OF:

THE UNKNOWN HEIRS OF
MICHAEL E. COLEMAN SR DECEASED

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$52,808.35

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

Attorneys for Plaintiff
Brock & Scott, PLLC

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

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

UPI# 260000300010000000

Improvements thereon: RESIDENTIAL DWELLING

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.

Judgment Amount \$182,925.14

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 482 MARION ROAD,
YORK, PA 17406

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

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.

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

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:

Notary Services

from the York County Bar Association

As a member benefit, YCBA members can receive notarization services at no charge. The YCBA continues to provide in-person traditional notarization. Notarization is offered, with COVID safety protocols, at the Bar Offices by appointment only. Contact notary@yorkbar.com to arrange.

We are also able to provide remote online notarization for when an in-person session is not practical or possible for you or your clients. The YCBA maintains a subscription to a Pennsylvania Department of State approved software for remote online notarization. This completely online notarization service is an ideal option during COVID, providing a safe and secure alternative. Contact notary@yorkbar.com for more details!

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