

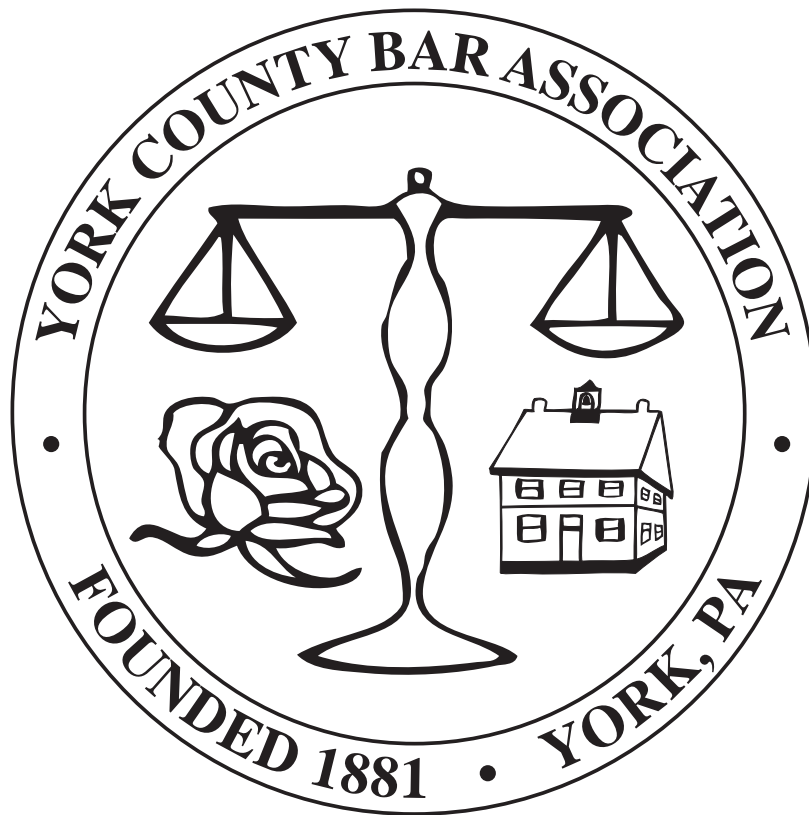
York Legal Record

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

Vol. 136

YORK, PA, THURSDAY, MARCH 16, 2023

No. 51



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
3rd Wednesday of each
month

April 19, 2023
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.

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ESTATE NOTICES

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

FIRST PUBLICATION

ESTATE OF GLORIA L. ALTLAND, DECEASED

Late of Warrington Twp., York County, PA.
 Executor: James D. Altland, c/o H. Robert Fischer, III, Esquire, Walters & Galloway, PLLC, 54 East Main Street, Mechanicsburg, PA 17055
 Attorney: H. Robert Fischer, III, Esquire, Walters & Galloway, PLLC, 54 East Main Street, Mechanicsburg, PA 17055
 03.16-3t

ESTATE OF ANNABELLE L. AMSPACHER, a/k/a ANNABELLE LOUISE KREBS AMSPACHER, DECEASED

Late of York Twp., York County, PA.
 Executors: Michele L. Boor and LeRoy G. Amspacher, 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
 03.16-3t

ESTATE OF PATRICIA ANN ANDERSON, a/k/a PATRICIA A. ANDERSON, DECEASED

Late of Conewago Twp., York County, PA.
 Executor: Jeffrey A. Anderson, c/o Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 North Duke Street, PO Box 149, York, PA 17405
 Attorney: Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 North Duke Street, PO Box 149, York, PA 17405
 03.16-3t

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

Late of York City, York County, PA.
 Executor: Melissa J. Aughenbaugh, c/o Patrick J. Schaeffer, Esquire, and Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408
 Attorney: Patrick J. Schaeffer, Esquire, and Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408
 03.16-3t

ESTATE OF NORMA J. BAIR, DECEASED

Late of West Manchester Twp., York County, PA.
 Executor: Richard S. Bair, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401
 Attorney: Sharon E. Myers, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401
 03.16-3t

ESTATE OF ROBERT C. BAKER, DECEASED

Late of Dillsburg Boro., York County, PA.
 Executor: Robert L. Baker, 41 Impala Drive, Dillsburg, PA 17019
 Attorney: Wm. D. Schrack III, Esquire, BENN LAW FIRM, 124 W. Harrisburg Street, Dillsburg, PA 17019-1268
 03.16-3t

ESTATE OF DONNA J. BORTNER, DECEASED

Late of Codorus Twp., York County, PA.
 Executrix: Kimberly J. Amend, c/o Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402
 Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402
 03.16-3t

ESTATE OF GERALD E. BRYANT, DECEASED

Late of York Twp., York County, PA.
 Executrix: Kathleen M. Hilton, c/o Barley Snyder, 14 Center Square, Hanover, PA 17331
 Attorney: Jennifer M. Stetter, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331
 03.16-3t

ESTATE OF RODNEY R. CAUDILL, a/k/a RODNEY CAUDILL, DECEASED

Late of Windsor Twp., York County, PA.
 Executor: Kristine L. Caudill, 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
 03.16-3t

ESTATE OF DIANE M. CHRISTIANSEN, DECEASED

Late of West Manchester Twp., York County, PA.
 Executrix: Jennifer M. Johnson, c/o Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402
 Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402
 03.16-3t

ESTATE OF MAEDENE A. CLOUSER, DECEASED

Late of Springettsbury Twp., York County, PA.
 Executrix: Pamala S. Gotwalt, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401
 03.16-3t

ESTATE OF ZOE ANN JOHNSON COOPER, DECEASED

Late of Peach Bottom Twp., York County, PA.
 Executor: Wayne Carson Fish, c/o Hoffmeyer & Semmelman, 30 N. George Street, York, PA 17401
 Attorney: William F. Hoffmeyer, Esquire, Hoffmeyer & Semmelman, 30 N. George Street, York, PA 17401
 03.16-3t

ESTATE OF AMY KAY CRUMM, a/k/a AMY K. CRUMM, a/k/a AMY CRUMM, DECEASED

Late of York Twp., York County, PA.
 Executrix: Kelley Jo Gemmill, c/o Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401
 Attorney: Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401
 03.16-3t

ESTATE OF DOLORES J. DeLEON, DECEASED

Late of West Manchester Twp., York County, PA.
 Executrix: Andrea E. Lipscomb, c/o Douglas P. France, Esquire 2675 Eastern Blvd., York, PA 17402
 Attorney: Douglas P. France, Esquire 2675 Eastern Blvd., York, PA 17402
 03.16-3t

ESTATE OF KIRSTEN PAIGE EHMRY, DECEASED

Late of Franklin Twp., York County, PA.
 Administrator: Brian David Ehmry, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401
 Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401
 03.16-3t

ESTATE OF CAROL A. FOSTER, DECEASED

Late of Springettsbury Twp., York County, PA.
 Executor: A. Renee Lenzer, 70 Aberdeen Rd. York, PA 17406
 03.16-3t

ESTATE OF KIRSTEN A. GEISLER, DECEASED

Late of Fairview Twp., York County, PA.
 Executor: Steven D. Nelson, 5002 Overbrook Ave., Philadelphia, PA 19131
 03.16-3t

ESTATE OF TODD A. GOODLING, DECEASED

Late of Seven Valleys Boro., York County, PA.
 Executrix: Jennifer E. Goodling, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401
 03.16-3t

ESTATE OF FRANCES L. GURNAVAGE, a/k/a FRANCES CAROLYN GURNAVAGE, DECEASED

Late of York Twp., York County, PA.
 Executrix: Mary Gurnavage, a/k/a Mary B. Gurnavage, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401
 03.16-3t

ESTATE OF KAREN E. HAGAN, a/k/a
KAREN ELIZABETH HAGAN, DECEASED
Late of Paradise Twp., York County, PA.
Executor: Gary P. Hagan Jr., 104 Remington
Court, Centreville, MD 21617
Attorney: Amy E. W. Ehrhart, Esquire, 118
Carlisle St., Suite 202, Hanover, PA 17331
03.16-3t

ESTATE OF SANDRA L. HAIR, DECEASED
Late of Carroll Twp., York County, PA.
Executor: Paul T. Hair, 50 Old Mill Road,
Dillsburg, PA 17019
Attorney: Wm. D. Schrack III, BENN
LAW FIRM, 124 W. Harrisburg Street,
Dillsburg, PA 17019 03.16-3t

ESTATE OF JONATHAN R. KINSLEY, a/k/a
JONATHAN ROBERT KINSLEY, DECEASED
Late of York Twp., York County, PA.
Executor: Patrick A. Kinsley, c/o Alex E.
Snyder, Esquire, 100 E. Market Street,
York, PA 17401
Attorney: Alex E. Snyder, Esquire, Barley
Snyder LLP, 100 E. Market Street, York,
PA 17401 03.16-3t

ESTATE OF TIMOTHY J. KINSLEY, a/k/a
TIMOTHY JAMES KINSLEY, DECEASED
Late of Springfield Twp., York County, PA.
Co-Administrators: Anne M. Kinsley and
Patrick A. Kinsley, c/o Alex E. Snyder,
Esquire, 100 E. Market Street, York, PA
17401
Attorney: Alex E. Snyder, Esquire, Barley
Snyder LLP, 100 E. Market Street, York,
PA 17401 03.16-3t

ESTATE OF ADELLA L. McWILLIAMS,
DECEASED
Late of Heidelberg Twp., York County, PA.
Executrix: Michele L. Bailey, 149 Cedarlyn
Drive, York, PA 17408
Attorney: Amy E. W. Ehrhart, Esquire, 118
Carlisle St., Suite 202, Hanover, PA 17331
03.16-3t

ESTATE OF RONALD E. METZGER,
DECEASED
Late of Hellam Twp., York County, PA.
Executor: Randy E. Metzger, c/o Richard H.
Mylin, III, Esquire, 2025 E. Market Street,
York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
03.16-3t

ESTATE OF FAIRY E. MUMMERT,
DECEASED
Late of Paradise Twp., York County, PA.
Executors: Elaine M. Lauer and David L.
Mummert, c/o Elder Law Firm of Robert
Clofine, 340 Pine Grove Commons, York,
PA 17403
Attorney: Robert Clofine, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403
03.16-3t

ESTATE OF BRADLEY E. MUNDIS, a/k/a
BRADLEY ELWOOD MUNDIS, DECEASED
Late of Hallam Boro., York County, PA.
Administrator: Tracey L. Mundis, c/o Appel,
Yost & Zee, LLP, 33 North Duke Street,
Lancaster, PA 17602
Attorney: Jeffrey P. Ouellet, Esquire, Appel,
Yost & Zee, LLP, 33 North Duke Street,
Lancaster, PA 17602 03.16-3t

ESTATE OF DORIS CAROL RAYMOND,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Executor: Carol JoAnn Mandara, 454 Bull
Run Road, Wrightsville, PA 17368
03.16-3t

ESTATE OF HILDEGARD A. SCHULT,
DECEASED
Late of West Manchester Twp., York County,
PA.
Executrix: Birget Schult, c/o Gates & Gates,
P.C., 250 York Street, Hanover, PA 17331
Attorney: Rachel L. Gates, Esquire, Gates &
Gates, P.C., 250 York Street, Hanover, PA
17331 03.16-3t

ESTATE OF ETHEL R. SHANABROUGH,
DECEASED
Late of Manchester Twp., York County, PA.
Executor: Barbara G. Sirolli, c/o Kearney
Graybill, LLC, 940 South Queen Street,
York, PA 17403
Attorney: Jack L. Graybill II, Esquire,
Kearney Graybill, LLC, 940 South Queen
Street, York, PA 17403 03.16-3t

ESTATE OF NILES H. SHEARER,
DECEASED
Late of Dover Twp., York County, PA.
Co-Executors: Sandra K. Emig and Crist D.
Shearer, c/o CGA Law Firm, PC, PO Box
606, East Berlin, PA 17316
Attorney: Sharon E. Myers, Esquire, CGA
Law Firm, PC, PO Box 606, East Berlin,
PA 17316 03.16-3t

ESTATE OF ROBERT J. SHORB JR.,
DECEASED
Late of York Twp., York County, PA.
Executrix: Susan G. Shorb, c/o Richard R.
Reilly, Esquire, 54 N. Duke Street, York,
PA 17401
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke Street, York, PA 17401 03.16-3t

ESTATE OF BETTY J. SIPE, DECEASED
Late of Springettsbury Twp., York County,
PA.
Executor: Sara Billet, c/o Kearney Graybill,
LLC, 940 South Queen Street, York, PA
17403
Attorney: Jack L. Graybill II, Esquire,
Kearney Graybill, LLC, 940 South Queen
Street, York, PA 17403 03.16-3t

ESTATE OF BRENDA K. SLADEN,
DECEASED
Late of Codorus Twp., York County, PA.
Executor: Hugh L. Sladen, 3760 Mallard
Lane, Glen Rock, PA 17327
03.16-3t

ESTATE OF ALVIN W. SMITH, a/k/a ALVIN
WRIGHT SMITH, DECEASED
Late of Hanover Boro., York County, PA.
Administrator: Ronald H. Smith, c/o Barley
Snyder, LLP, 123 Baltimore Street, Suite
101, Gettysburg, PA 17325
Attorney: Harold A. Eastman, Jr., Esquire,
Barley Snyder LLP, 123 Baltimore Street,
Suite 101, Gettysburg, PA 17325
03.16-3t

ESTATE OF DARBIN C. SMITH, DECEASED
Late of York City, York County, PA.
Executor: Daniel C. Smith, 3 Woodlot
Circle, Windsor, PA 17366
03.16-3t

ESTATE OF JAMES WILSON SMITH, a/k/a
JAMES W. SMITH, DECEASED
Late of Springettsbury Twp., York County,
PA.
Executrix: Cathy Meisenhelter, c/o CGA
Law Firm, 135 N. George Street, York, PA
17401
Attorney: Timothy J. Bupp, Esquire, CGA
Law Firm, 135 N. George Street, York, PA
17401 03.16-3t

ESTATE OF JULIE WAKEFIELD, a/k/a JULIE
ANN WAKEFIELD, DECEASED
Late of East Prospect Boro., York County,
PA.
Executrix: Virginia R. Smith, c/o Mountz
& Kreiser Law Offices, 553 Locust Street,
Columbia, PA 17512
Attorney: Karl Kreiser, Esquire, Mountz &
Kreiser Law Offices, 553 Locust Street,
Columbia, PA 17512 03.16-3t

ESTATE OF BERTHA C. WENTZ,
DECEASED
Late of Dillsburg Boro., York County, PA.
Executor: Timothy Christophel, 377
Slaybaughtown Road, Gardners, PA 17324
Attorney: Wm. D. Schrack III, BENN
LAW FIRM, 124 W. Harrisburg Street,
Dillsburg, PA 17019 03.16-3t

ESTATE OF ROY B. ZUMBRUM,
DECEASED
Late of Penn Twp., York County, PA.
Executor: Jerry A. Zumbrum, 4559
Lawnvale Drive, Gainesville, VA 20155
03.16-3t

ESTATE OF JOSEPH P. ZUNIC, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Gregory J. Zunic, c/o Richard R.
Reilly, Esquire, 54 N. Duke Street, York,
PA 17401
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke Street, York, PA 17401 03.16-3t

SECOND PUBLICATION

ESTATE OF CHARLES R. ALTLAND, JR.,
DECEASED
Late of Warrington Twp., York County, PA.
Executor: James D. Altland, c/o Walters &
Galloway, PLLC, 54 East Main Street,
Mechanicsburg, PA 17055
Attorney: H. Robert Fischer, III, Walters
& Galloway, PLLC, 54 East Main Street,
Mechanicsburg, PA 17055 03.09-3t

ESTATE OF GLORIA J. ANDERSON, DECEASED

Late of Hopewell Twp., York County, PA.
 Executor: William J. Anderson, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401
 Attorney: Craig S. Sharnetzka, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 03.09-3t

ESTATE OF PATRICIA ANN ANDERSON, a/k/a PATRICIA A. ANDERSON, DECEASED

Late of Conewago Twp., York County, PA.
 Executor: Jeffrey A. Anderson, c/o Morris & Vedder, LLP, 32 North Duke Street, P.O. Box 149, York, PA 17405
 Attorney: Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 North Duke Street, P.O. Box 149, York, PA 17405 03.09-3t

ESTATE OF CARMEN E. BRILLHART, DECEASED

Late of Carroll Twp., York County, PA.
 Executor: Nicole A. Yeingst, c/o 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 03.09-3t

ESTATE OF JAMES A. DAUB, a/k/a JAMES ALLEN DAUB, DECEASED

Late of West Manchester Twp., York County, PA.
 Executrix: Nancy Kopp, a/k/a Nancy Parrott Kopp, c/o MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401
 Attorney: David A. Mills, Esquire, MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401 03.09-3t

ESTATE OF MARY W. DAVIDSON, DECEASED

Late of Hanover Boro., York County, PA.
 Executor: Jeffrey W. Davidson, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
 Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 03.09-3t

ESTATE OF REGINA MAE EATON, a/k/a REGINA M. EATON, DECEASED

Late of Lower Windsor Twp., York County, PA.
 Executor: Christopher D. Eaton, 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 03.09-3t

ESTATE OF WANDALEE L. GERBER, DECEASED

Late of Penn Twp., York County, PA.
 Executrices: Deborah A. Rineman and Dee L. Schriver, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
 Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 03.09-3t

ESTATE OF CHARLES HAKE, a/k/a CHARLES L. HAKE, DECEASED

Late of Dover Twp., York County, PA.
 Executor: Christopher Hake, c/o Aevitas Law, PLLC, 275 Hess Boulevard, Suite 101, Lancaster, PA 17601
 Attorney: Santo G. Spataro, Esquire, Aevitas Law, PLLC, 275 Hess Boulevard, Suite 101, Lancaster, PA 17601 03.09-3t

ESTATE OF TONI M. HIMES, DECEASED

Late of Springettsbury Twp., York County, PA.
 Executor: Roseann Lavia, c/o Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406
 Attorney: Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406 03.09-3t

ESTATE OF EARL EDWARD HOFFMAN, a/k/a EARL E. HOFFMAN, a/k/a EARL HOFFMAN, DECEASED

Late of Carroll Twp., York County, PA.
 Administrator: Randy Lee Hoffman, 658 Lynes Road, Dillsburg, PA 17019 03.09-3t

ESTATE OF MARGARET E. HOUTZ, DECEASED

Late of Newberry Twp., York County, PA.
 Executor: Michael J. Houtz, 940 Old Quaker Road, Etters, PA 17319
 Attorney: Robert M. Walker, Esquire, 23 Central Boulevard, Camp Hill, PA 17011 03.09-3t

ESTATE OF ALBERT H. KOUBA, DECEASED

Late of Spring Garden Twp., York County, PA.
 Executor: Mary Alice Dailor, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 03.09-3t

ESTATE OF JUNE A. LANIUS, DECEASED

Late of Jackson Twp., York County, PA.
 Executor: Ruth Crabbs Gunnell, Esquire, Crabs & Crabbs, 202 Broadway, Hanover, PA 17331
 Attorney: Ruth Crabbs Gunnell, Esquire, Crabs & Crabbs, 202 Broadway, Hanover, PA 17331 03.09-3t

ESTATE OF SHIRLEY MELLINGER, DECEASED

Late of New Freedom Boro., York County, PA.
 Executor: Kim Ruth, 240 North Third Street, New Freedom, PA 17349
 Attorney: Robert J. Scheffer, Esquire, 150 Farm Lane, Suite 100, York, PA 17402 03.09-3t

ESTATE OF MARY NATALIE NARDECCHIA, DECEASED

Late of Spring Garden Twp., York County, PA.
 Executor: Alan L. Cigich, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 03.09-3t

ESTATE OF JOAN E. SHEETZ, DECEASED

Late of Windsor Twp., York County, PA.
 Executors: Robert D. Sheetz and John F. Markel, c/o Nikolaus & Hohenadel, 327 Locust Street, Columbia, PA 17512
 Attorney: John F. Markel, Esquire, Nikolaus & Hohenadel, 327 Locust Street, Columbia, PA 17512 03.09-3t

ESTATE OF CARL E. SMITH, DECEASED

Late of York Twp., York County, PA.
 Executrix: Jane A. Smith, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 03.09-3t

ESTATE OF LESTER O. PROPST, DECEASED

Late of Franklin Twp., York County, PA.
 Executors: Beverly Moorhead, Sherri Myers, and Mark Propst, c/o 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 03.09-3t

ESTATE OF GLORIA G. STALEY, a/k/a GLORIA GOSNELL STALEY, DECEASED

Late of North Codorus Twp., York County, PA.
 Executor: Dean M. Staley, 6325 Thoman Drive, Spring Grove, PA 17362
 Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 03.09-3t

ESTATE OF VIOLET D. STAUFFER, a/k/a VIOLET STAUFFER, DECEASED

Late of York Twp., York County, PA.
 Executor: Dean H. Stauffer, c/o Douglas P. France, Esquire, 2675 Eastern Blvd., York, PA 17402
 Attorney: Douglas P. France, Esquire, 2675 Eastern Blvd., York, PA 17402 03.09-3t

ESTATE OF DORIS E. STEVENS, DECEASED

Late of York Twp., York County, PA.
 Executrix: Rebecca C. Myers, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 03.09-3t

ESTATE OF MAYNARD L. STEWARD, JR., DECEASED

Late of Paradise Twp., York County, PA.
 Executor: Samuel A. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
 Attorney: Samuel A. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 03.09-3t

ESTATE OF SADIE B. WHISLER, a/k/a SADIE MARTHA WHISLER, DECEASED

Late of Penn Twp., York County, PA.
 Executor: Glendon E. Whisler, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
 Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 03.09-3t

ESTATE OF ROBERT P. ZEIGLER, JR., DECEASED

Late of Manchester Twp., York County, PA.
 Co-Executors: Melanie S. Tate and Kevin J. Zeller, c/o John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404
 Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 03.09-3t

THIRD PUBLICATION**ESTATE OF ROBERT E. BASKWILL, DECEASED**

Late of Dover Twp., York County, PA.
 Co-Executors: John R. Baskwill and David F. Baskwill, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408
 Attorney: Tessa Marie Myers, Esquire, The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408 03.02-3t

ESTATE OF PAUL WILBERT BENTZEL JR., DECEASED

Late of Manchester Twp., York County, PA.
 Administrator: Paul Wilbert Bentzel, III, c/o Snoke Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
 Attorney: Amanda Snoke Dubbs, Esquire, Snoke Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 03.02-3t

ESTATE OF JOHN D. CASSEL, a/k/a J. DONALD CASSEL, DECEASED

Late of York Twp., York County, PA.
 Executor: Steven D. Cassel, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 03.02-3t

ESTATE OF FERNE F. CRUMRINE, DECEASED

Late of Dallastown Boro., York County, PA.
 Co-Executors: Mark R. Crumrine and Barbara A. Boyer, 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 03.02-3t

ESTATE OF JOAN D. DeBEAUMONT, DECEASED

Late of New Freedom Boro., York County, PA.
 Executor: Cynthia Stitz, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 03.02-3t

STATE OF GARY WILLIAM DENHARDT, DECEASED

Late of New Freedom Boro., York County, PA.
 Executrix: Natalie Denhardt, a/k/a Natlie Denhardt, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 03.02-3t

ESTATE OF MARY LOUISE FERTENBAUGH, DECEASED

Late of Dillsburg, York County, PA.
 Executor: Marlin N. Hartman, 21 Locust Lane, Dillsburg, PA 17019
 Attorney: Susan E. Lederer, Esquire, 5011 Locust Lane, Harrisburg, PA 17109 03.02-3t

ESTATE OF POLLY ANN GLADSTONE, DECEASED

Late of Fawn Twp., York County, PA.
 Executrix: Courtney Raquel Gladstone, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Kristen R. McGuire, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 03.02-3t

ESTATE OF ROBERT J. HAMMEN, a/k/a ROBERT JAMES HAMMEN, DECEASED

Late of York Twp., York County, PA.
 Executor: Dennis M. Hammen, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 03.02-3t

ESTATE OF LARRY B. HATHAWAY, DECEASED

Late of North Codorus Twp., York County, PA.
 Executor: Shelley Lynn Black, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402 03.02-3t

ESTATE OF THELMA E. HURSH, DECEASED

Late of York Twp., York County, PA.
 Executrix: Lisa A. Strine, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 03.02-3t

ESTATE OF DEBORAH S. KEENEY, DECEASED

Late of North Codorus Twp., York County, PA.
 Executor: Allen C. Keeney, 9 Chapel Ct., Timonium, MD 21093 03.02-3t

ESTATE OF FRANCIS J. KIEF, DECEASED

Late of Hopewell Twp., York County, PA.
 Executor: Timothy J. Kief, c/o Bellomo & Associates, 3198 East Market Street, Suite 600, York, PA 17402
 Attorney: Bellomo & Associates, 3198 East Market Street, Suite 600, York, PA 17402 03.02-3t

ESTATE OF SHIRLEY M. MARKEY, DECEASED

Late of York Twp., York County, PA.
 Executor: John D. Miller, Jr., MPL Law Firm, LLP, 96 So. George Street, Suite 520, York, PA 17401
 Attorney: John D. Miller, Jr., Esquire, MPL Law Firm, LLP, 96 So. George Street, Suite 520, York, PA 17401 03.02-3t

ESTATE OF JANE L. McCLELLAN, DECEASED

Late of Springettsbury Twp., York County, PA.
 Executrix: Andrea L. Nuthak, c/o John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404
 Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 03.02-3t

ESTATE OF WAYNE LEE MIEDWIG, DECEASED

Late of York Twp., York County, PA.
 Executrix: Ruth A. Berney, c/o Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331
 Attorney: Scott J. Strausbaugh, Esquire, Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331 03.02-3t

ESTATE OF DONALD K. PETERS, SR., DECEASED

Late of Carroll Twp., York County, PA.
 Executor: Donald K. Peters, Jr., c/o MARTSON LAW OFFICES, 621 West Main Street, PO Box 300, Thompsontown, PA 17094
 Attorney: Seth T. Mosebey, Esquire, MARTSON LAW OFFICES, 621 West Main Street, PO Box 300, Thompsontown, PA 17094 03.02-3t

ESTATE OF GERALD G. POSEY, DECEASED

Late of Springettsbury Twp., York County, PA.
 Administrator: Darlene A. Speck, c/o Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401
 Attorney: Andrew F. Kagen, Esquire, Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401 03.02-3t

ESTATE OF CHARLES ROBERT PSCHERER, DECEASED

Late of Hanover, Boro., York County, PA.
 Executor: Elizabeth S. Pscherer, 25 Industrial Drive, Hanover, PA 17331 03.02-3t

ESTATE OF CRAIG L. RAINEY, DECEASED
Late of Fairview Twp., York County, PA.
Administratrix: Regina Shank, c/o Stock
and Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire,
STOCK AND LEADER, 221 West
Philadelphia Street, Suite 600, York, PA
17401 03.02-3t

ESTATE OF DAVID E. RUPERT, DECEASED
Late of Hanover Boro., York County, PA.
Executor: Joseph E. Erb, Jr., c/o Barley
Snyder, 14 Center Square, Hanover, PA
17331
Attorney: Joseph E. Erb, Jr., Esquire, Barley
Snyder, 14 Center Square, Hanover, PA
17331 03.02-3t

ESTATE OF BRADLEY E. RUTH,
DECEASED
Late of Spring Garden Twp., York County,
PA.
Administratrix: Donna Ruth Knepper, 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
03.02-3t

ESTATE OF ISABELL M. SELLERS,
DECEASED
Late of York Twp., York County, PA.
Executor: Robin S. Seifert, c/o Bellomo &
Associates, LLC, 3198 East Market Street,
York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
03.02-3t

ESTATE OF VASILIOS G. SKOURAS, a/k/a
VASILIOS SKOURAS, a/k/a BILL SKOURAS,
DECEASED
Late of York Twp., York County, PA.
Executrix: Golfo Skouras, c/o Dorothy
Livaditis, Esquire, 32 South Beaver Street,
York, PA 17401
Attorney: Dorothy Livaditis, Esquire, 32
South Beaver Street, York, PA 17401
03.02-3t

ESTATE OF TIMOTHY S. SLOW, a/k/a
TIMOTHY SCOTT SLOW, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Don Kevin Slow, a/k/a Donald K.
Slow, c/o Richard R. Reilly, Esquire, 54 N.
Duke Street, York, PA 17401
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke Street, York, PA 17401 03.02-3t

ESTATE OF NEDRA JEAN SMITH,
DECEASED
Late of Conewago Twp., York County, PA.
Executor: Robert Creed Eaton, c/o Barley
Snyder LLP, 100 E. Market Street, York,
PA 17401
Attorney: Larry C. Heim, Esquire, Barley
Snyder LLP, 100 E. Market Street, York,
PA 17401 03.02-3t

ESTATE OF RITA E. STREETT, DECEASED
Late of Stewartstown Boro., York County,
PA.
Co-Executors: Daren E. Streett and Jamie
S. Miller, c/o Stock and Leader, 221 West
Philadelphia Street, Suite 600, York, PA
17401
Attorney: Jody Anderson Leighty, Esquire,
STOCK AND LEADER, 221 West
Philadelphia Street, Suite 600, York, PA
17401 03.02-3t

ESTATE OF ROBERT ALAN TRYSON,
DECEASED
Late of Glen Rock Boro., York County, PA.
Administrators: Stephani Tryson, 636
Fredericksburg Rd., Ruckersville, VA
22968 and Adam Weinstein, 11701 Falls
Rd., Potomac, MD 20854
Attorney: Kenneth C. Russell, Esquire,
Russell Law, P.C., 3500 Reading Way,
Huntingdon Valley, PA 19006 03.02-3t

ESTATE OF JOHN S. WEAVER, DECEASED
Late of Hanover Boro., York County, PA.
Executor: Chad S. Weaver, c/o Genevieve E.
Barr, Esquire, 2315 N. Susquehanna Trail,
Ste. D, York, PA 17404
Attorney: Genevieve E. Barr, Esquire, 2315
N. Susquehanna Trail, Ste. D, York, PA
17404 03.02-3t

ORPHANS' 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 **April 5, 2023
at 9:00 a.m.** and will be called in the order
named for audit and distribution by said Court,
in **Courtroom No. 7003, on the 7th floor of
the York County Judicial Center at 45 North
George St. in the City of York, Pennsylvania.**

**1. HOTOVCIN – The First and Final
Account of Joan M. Hotovcin, Executrix of
the Last Will and Testament of Michael J.
Hotovcin, Jr. a/k/a Michael J. Hotovcin a/k/a
Michael Hotovcin, Late of York City, York
County, Pennsylvania, deceased, 6722-1234.
(Gilbert G. Malone, Esq.)**

**2. CROUSE – The Account of Cindy A. Lake,
Executrix of the Last Will and Testament of
Verner W. Crouse, Late of Windsor Township,
York County, Pennsylvania, deceased, 6722-
0550. (Richard H. Mylin, III, Esq.)**

**3. POUX – The First and Final Account of
Anne L. Poux, Administratrix of the Estate**

**of MaryBeth Poux a/k/a Mary Beth Poux,
Late of Dover Township, York County,
Pennsylvania, deceased, 6719-1327. (Melissa
Hayes Shirey, Esq.)**

**4. HARTMAN – The First and Final Account
of John Dale Hartman, Administrator of the
Estate of Catherine Elizabeth Hartman,
Late of Fairview Township, York County,
Pennsylvania, deceased, 6721-1968. (Michael
J. Wilson, Esq.)**

**5. MINER – The First and Final Account
of Good New Consulting, Inc., Administrator
of the Estate of Clara L. Miner, Late of York
City, York County, Pennsylvania, deceased,
6722-0595. (Amanda Snoke Dubbs, Esq.)**

**6. MURPHY – The First and Final Account
of Kevin A. Murphy, Administrator of the
Estate of Benjamin Patrick Murphy, Late
of Springettsbury Township, York County,
Pennsylvania, deceased, 6720-1968. (Larry
C. Heim, Esq.)**

**7. LUCABAUGH – The First and Final
Account of Richard E. Lucabaugh, Executor
of the Last Will and Testament of Eva T.
Lucabaugh a/k/a Eva Theresa Lucabaugh,
Late of Codorus Township, York County,
Pennsylvania, deceased, 6721-2374. (Jennifer
A. Galloway, Esq.)**

**8. CLINE – The First and Final Account
of Susan Kitchman, Executrix of the Last
Will and Testament of Janet M. Cline,
Late of Carroll Township, York County,
Pennsylvania, deceased, 6721-1730. (David J.
Lenox, Esq.)**

**9. MEHRING – The First and Final Account
of Paul J. Stevenson, Administrator c.t.a of
the Last Will and Testament of John A.
Mehring, Late of Hanover Borough, York
County, Pennsylvania, deceased, 6721-0762.
(Andrew C. Herrold, Esq.)**

**10. DELP – The First and Final Account
of Erik D. Spurlin, Executor of the Last
Will and Testament of James W. Delp, Late
of Chanceford Township, York County,
Pennsylvania, deceased, 6722-2056. (Erik D.
Spurlin, Esq.)**

**11. MURPHY – The Amended First and
Final Account of Kevin A. Murphy, Executor
of the Last Will and Testament and Codicil of
Arthur T. Murphy, Jr., Late of Spring Garden
Township, York County, Pennsylvania,
deceased, 6718-2267. (Larry C. Heim, Esq.)**

**12. BERKHEIMER – The First and Final
Account of Joan E. Myers-Goodman a/k/a
Joan E. Myers-Goodwin Executrix of the
Last Will and Testament and Codicil of
Lottie M. Berkheimer, Late of Spring Garden
Township, York County, Pennsylvania,
deceased, 6720-1837. (Larry C. Heim, Esq.)**

**FILED IN THE OFFICE OF THE CLERK
OF ORPHANS' COURT DIVISION OF
THE COMMON PLEAS COURT, YORK**

COUNTY, PENNSYLVANIA ON OR
BEFORE MARCH 8, 2023.

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

03.16-2t

CIVIL NOTICES

**ARTICLES OF INCORPORATION
NONPROFIT**

NOTICE is hereby given that Articles of Incorporation - Non-Profit were filed with the Department of State of the Commonwealth of Pennsylvania on the 27th day of February, 2023. The name of the corporation is 15 N. Cherry Lane Condominium Association. The corporation has been organized under the provisions of the Business Corporation Law of 1988, as amended.

03.16-1t

Solicitor

CHANGE OF NAME

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

NOTICE is hereby given that on January 10, 2023, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Shawn Jeffrey Cohen to Nayshawn Dominique Cohen. The Court has fixed the day of March 21, 2023 at 10:00 am in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

03.16-1t

Solicitor

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

NOTICE is hereby given that on February 17, 2023, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Atlas Matthew Kroft to Atlas Knight Vangosen Smith. The Court has fixed the day of May 23, 2023 at 10:00 am in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

03.16-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on February 7th, 2023, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Gary Lee Custred III to Elias Blake Custred. The Court has fixed the day of April 11, 2023 at 10:00 am in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

03.16-1t

Solicitor

FICTITIOUS NAME

NOTICE is hereby given that a certificate was filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania on February 27, 2023, setting forth that the York Rotary Charitable Endowment Fund is the interested entity in a business, the character of which is: provides valuable funding support to address the changing needs of York through multiple programs focused on improving our local community, and our world, and that name, style and designation under which said business is and will be conducted is: York Rotary Foundation and the location where said business is and will be located is: 140 Roosevelt Avenue, Suite 209, York, Pennsylvania 17401.

03.16-1t

Solicitor

PUBLIC NOTICE

NOTICE

ACTION IN ASSUMPSIT

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA CIVIL ACTION – LAW

NO: 2023-SU-000100DEBT COLLECTION SOLUTION, LLC,
Plaintiff

vs.

LINDA S. ALBRIGHT, Defendant

TO: LINDA S. ALBRIGHT, Defendant.

YOU ARE HEREBY NOTIFIED that the Plaintiff, Debt Collection Solutions, LLC, have commenced an Action in Assumpsit, endorsed with a notice to defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2023-SU-000100, which you are required to defend, and wherein the Plaintiff seeks judgment in their favor and against you with respect to delinquent taxes discharged by the Plaintiff pursuant to 72 P.S. Sec. 5860.501.

The Complaint seeks a judgment against the Defendants in the total amount of \$8,074.27. You are hereby notified to plead to the above-referenced Complaint on or before twenty (20) days from the date of this publication or a judgment will be entered against you.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service of
The York County Bar Association
(Attorney Connections)
The York County Bar Center
137 East Market Street
York, Pennsylvania 17401
Telephone No. (717) 854-8755

AVISO

Le han demandado en corte. Si usted desea defender contra las demandas dispuestas en las paginas siguientes, usted debe tomar la accion en el plazo de veinte (20) dias despues de esta queja y se sirve el aviso, incorporando un aspecto escrito personalmente o y archivando en escribir con la corte sus ddefensas u objeciones a las demandas dispuestas contra usted el abogado le advierte que que si usted no puede hacer asi que el caso puede proceder sin usted y un juicio se puede incorporar contra usted compra la corte sin aviso adicional para cualquier dinero demandado en la queja o para cualquier otra demanda o relevacion pedida por el demandante. Usted puede perder el dinero o

la característica de otra endereza importante a usted.

USTED DEBE LLEVAR ESTE PAPEL SU ABOGADO INMEDIATAMENTE. SI USTED NO HACE QUE UN ABOGADO VAYA A O LLAME POR TELEFONO LA OFICINA DISPUESTA ABAJO. ESTA OFICINA PUEDE PROVEER DE USTED LA INFORMACION SOBRE EMPLEAR A UN ABOGADO. SI USTED NO PUEDE PERMITIRSE AL HIRE A UN ABOGADO, ESTA OFICINA PUEDE PODER PROVEER DE USTED LA INFORMACION SOBRE LAS AGENCIAS QUE LOS SERVICIOS JURIDICOS DE LA OFERTA DE MAYO A LAS PERSONAS ELEGIBLES EN UN HONORARIO REDUCIDO O NINGUN HONORARIO.

Lawyer Referral Service of
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(Attorney Connections)
The York County Bar Center
137 East Market Street
York, Pennsylvania 17401
Telephone No. (717) 854-8755

03.16-1t

Solicitor

NOTICE

ACTION IN ASSUMPSIT

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA CIVIL ACTION – LAW

NO: 2023-SU-000107DEBT COLLECTION SOLUTION, LLC,
Plaintiff

vs.

THE HEIRS OF JIMELL FISCHER,
deceased owner, reputed owners, or
whomever may be the owners, Defendants

TO: the heirs of Jimell Fischer,
deceased owner, and her heirs, successors,
administrators, and assigns.

YOU ARE HEREBY NOTIFIED that the Plaintiff, Debt Collection Solutions, LLC, have commenced an Action in Assumpsit, endorsed with a notice to defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2023-SU-000107, which you are required to defend, and wherein the Plaintiff seeks judgment in their favor and against you with respect to delinquent taxes discharged by the Plaintiff pursuant to 72 P.S. Sec. 5860.501.

The Complaint seeks a judgment against the Defendants in the total amount of \$7,750.49. You are hereby notified to plead to the above-referenced Complaint on or before twenty (20) days from the date of this publication or a judgment will be entered against you.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth

in the following pages, you must take action within twenty (20) days after this Complaint and notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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(Attorney Connections)
The York County Bar Center
137 East Market Street
York, Pennsylvania 17401
Telephone No. (717) 854-8755

AVISO

Le han demandado en corte. Si usted desea defender contra las demandas dispuestas en las paginas siguientes, usted debe tomar la accion en el plazo de veinte (20) dias despues de esta queja y se sirve el aviso, incorporando un aspecto escrito personalmente o y archivando en escribir con la corte sus ddefensas u objeciones a las demandas dispuestas contra usted el abogado le advierte que que si usted no puede hacer asi que el caso puede proceder sin usted y un juicio se puede incorporar contra usted compra la corte sin aviso adicional para cualquier dinero demandado en la queja o para cualquier otra demanda o relevacion pedida por el demandante. Usted puede perder el dinero o la caracteristica de otra endereza importante a usted.

USTED DEBE LLEVAR ESTE PAPEL SU ABOGADO INMEDIATAMENTE. SI USTED NO HACE QUE UN ABOGADO VAYA A O LLAME POR TELEFONO LA OFICINA DISPUESTA ABAJO. ESTA OFICINA PUEDE PROVEER DE USTED LA INFORMACION SOBRE EMPLEAR A UN ABOGADO. SI USTED NO PUEDE PERMITIRSE AL HIRE A UN ABOGADO, ESTA OFICINA PUEDE PODER PROVEER DE USTED LA INFORMACION SOBRE LAS AGENCIAS QUE LOS SERVICIOS JURIDICOS DE LA OFERTA DE MAYO A LAS PERSONAS ELEGIBLES EN UN HONORARIO REDUCIDO O NINGUN HONORARIO.

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137 East Market Street
York, Pennsylvania 17401
Telephone No. (717) 854-8755

03.16-1t

Solicitor

NOTICE

ACTION IN ASSUMPSIT

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA CIVIL ACTION – LAW

NO: 2023-SU-000103

**DEBT COLLECTION SOLUTION, LLC,
Plaintiff**

vs.

EMMA MARIE JOHNSON, Defendant

**TO: EMMA MARIE JOHNSON,
Defendant.**

YOU ARE HEREBY NOTIFIED that the Plaintiff, Debt Collection Solutions, LLC, have commenced an Action in Assumpsit, endorsed with a notice to defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2023-SU-000103, which you are required to defend, and wherein the Plaintiff seeks judgment in their favor and against you with respect to delinquent taxes discharged by the Plaintiff pursuant to 72 P.S. Sec. 5860.501.

The Complaint seeks a judgment against the Defendant in the total amount of \$7,948.26. You are hereby notified to plead to the above-referenced Complaint on or before twenty (20) days from the date of this publication or a judgment will be entered against you.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE

TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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Telephone No. (717) 854-8755

AVISO

Le han demandado en corte. Si usted desea defender contra las demandas dispuestas en las paginas siguientes, usted debe tomar la accion en el plazo de veinte (20) dias despues de esta queja y se sirve el aviso, incorporando un aspecto escrito personalmente o y archivando en escribir con la corte sus ddefensas u objeciones a las demandas dispuestas contra usted el abogado le advierte que que si usted no puede hacer asi que el caso puede proceder sin usted y un juicio se puede incorporar contra usted compra la corte sin aviso adicional para cualquier dinero demandado en la queja o para cualquier otra demanda o relevacion pedida por el demandante. Usted puede perder el dinero o la caracteristica de otra endereza importante a usted.

USTED DEBE LLEVAR ESTE PAPEL SU ABOGADO INMEDIATAMENTE. SI USTED NO HACE QUE UN ABOGADO VAYA A O LLAME POR TELEFONO LA OFICINA DISPUESTA ABAJO. ESTA OFICINA PUEDE PROVEER DE USTED LA INFORMACION SOBRE EMPLEAR A UN ABOGADO. SI USTED NO PUEDE PERMITIRSE AL HIRE A UN ABOGADO, ESTA OFICINA PUEDE PODER PROVEER DE USTED LA INFORMACION SOBRE LAS AGENCIAS QUE LOS SERVICIOS JURIDICOS DE LA OFERTA DE MAYO A LAS PERSONAS ELEGIBLES EN UN HONORARIO REDUCIDO O NINGUN HONORARIO.

Lawyer Referral Service of
The York County Bar Association
(Attorney Connections)
The York County Bar Center
137 East Market Street
York, Pennsylvania 17401
Telephone No. (717) 854-8755

03.16-1t

Solicitor

NOTICE

ACTION IN ASSUMPSIT

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA CIVIL ACTION – LAW

NO: 2023-SU-000098

**DEBT COLLECTION SOLUTION, LLC,
Plaintiff**

vs.

THE HEIRS OF KATHERINE M.

KOHLER, deceased owner, reputed owners, or whomever may be the owners, Defendants

TO: the heirs of Katherine M. Kohler, deceased owner, and her heirs, successors, administrators, and assigns.

YOU ARE HEREBY NOTIFIED that the Plaintiff, Debt Collection Solutions, LLC, have commenced an Action in Assumpsit, endorsed with a notice to defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2023-SU-000098, which you are required to defend, and wherein the Plaintiff seeks judgment in their favor and against you with respect to delinquent taxes discharged by the Plaintiff pursuant to 72 P.S. Sec. 5860.501.

The Complaint seeks a judgment against the Defendants in the total amount of \$7,625.62. You are hereby notified to plead to the above-referenced Complaint on or before twenty (20) days from the date of this publication or a judgment will be entered against you.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service of
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137 East Market Street
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Telephone No. (717) 854-8755

AVISO

Le han demandado en corte. Si usted desea defender contra las demandas dispuestas en las paginas siguientes, usted debe tomar la accion en el plazo de veinte (20) dias despues de esta queja y se sirve el aviso, incorporando un aspecto escrito personalmente o y archivando

en escribir con la corte sus ddefensas u objeciones a las demandas dispuestas contra usted el abogado le advierte que que si usted no puede hacer asi que el caso puede proceder sin usted y un juicio se puede incorporar contra usted compra la corte sin aviso adicional para cualquier dinero demandado en la queja o para cualquier otra demanda o relevacion pedida por el demandante. Usted puede perder el dinero o la caracteristica de otra endereza importante a usted.

USTED DEBE LLEVAR ESTE PAPEL SU ABOGADO INMEDIATAMENTE. SI USTED NO HACE QUE UN ABOGADO VAYA A O LLAME POR TELEFONO LA OFICINA DISPUESTA ABAJO. ESTA OFICINA PUEDE PROVEER DE USTED LA INFORMACION SOBRE EMPLEAR A UN ABOGADO. SI USTED NO PUEDE PERMITIRSE AL HIRE A UN ABOGADO, ESTA OFICINA PUEDE PODER PROVEER DE USTED LA INFORMACION SOBRE LAS AGENCIAS QUE LOS SERVICIOS JURIDICOS DE LA OFERTA DE MAYO A LAS PERSONAS ELEGIBLES EN UN HONORARIO REDUCIDO O NINGUN HONORARIO.

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Telephone No. (717) 854-8755

03.16-1t

Solicitor

SHERIFF SALE

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

CIVIL DIVISION

No.: **2022-SU-002043**

**TRUIST BANK, SUCCESSOR BY
MERGER TO SUNTRUST BANK, Plaintiff**
v.
DAVID J. DIXON JR, Defendant(s)

NOTICE TO:
David J. Dixon, Jr

**NOTICE OF SHERIFF'S SALE OF REAL
PROPERTY**

Being Premises: **2778 Woodmont Dr, York, PA 17404**
Being in **MANCHESTER TOWNSHIP,**
County of **YORK,** Commonwealth of
Pennsylvania, **36- 000-33-0101.00-00000**
Improvements consist of residential property.
Sold as the property of **David J. Dixon, Jr**

Your house (real estate) at **2778 Woodmont**

Dr, York, PA 17404 is scheduled to be sold at the Sheriff's Sale on **August 7, 2023 at 02:00 PM,** at the **PA-YORK, YORK COUNTY ADMINISTRATIVE CENTER, 28 EAST MARKET ST, YORK, PA 17401,** to enforce the Court Judgment of **\$114,814.84** obtained by, **TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK** (the mortgagee), against the above premises.

03.16-1t

Solicitor

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

CIVIL ACTION LAW

Number 2020-SU-000662

Lakeview Loan Servicing, LLC
v.
Myles L. Gipe, Jr.

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

TO: Myles L. Gipe, Jr.

Your house (real estate) at **13407 Manor Furnace Road, Felton, Pennsylvania 17322** is scheduled to be sold at Sheriff's Sale on **June 5, 2023 at 9:00 a.m., York: That the Sheriff's Sale of Real Property (Real Estate) will be held at <http://york.pa.realforeclosureclose.com>,** to enforce the court judgment of \$100,143.71 obtained by Lakeview Loan Servicing, LLC against the above premises.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Lakeview Loan Servicing, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE
YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES
TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You

may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS
Pennsylvania Lawyer Referral Service
York County Bar Association
137 East Market Street
York, Pennsylvania 17401
(717) 854-8755**

03.16-1t

Solicitor

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

CIVIL ACTION LAW

Number 2022-SU-001354

Caliber Home Loans, Inc.
v.
Paul J. Storke Jr

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

TO: Paul J. Storke Jr

Your house (real estate) at **46 Brookside Avenue, Hanover, PA 17331** is scheduled to be sold at Sheriff's Sale on **April 3, 2023 at 2:00 p.m. York: That the Sheriff's Sale of Real Property (Real Estate) will be held at <http://york.pa.realforeclose.com>** to enforce the court judgment of \$169,352.24 obtained by Caliber Home Loans, Inc. against the above premises.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT THIS
SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Caliber Home Loans, Inc. the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE
YOUR PROPERTY
AND YOU HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE DOES
TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to

evict you.

6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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**LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS
Pennsylvania Lawyer Referral Service
York County Bar Association
137 East Market Street
York, Pennsylvania 17401
(717) 854-8755**

03.16-1t

Solicitor

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. DANIEL T. ALLEY and MICHAEL S. FASIG, Docket Number: 2018-SU-003193. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DANIEL T. ALLEY
MICHAEL S. FASIG

By virtue of a Writ of Execution No. 2018-SU-003193

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I
v.
DANIEL T. ALLEY; MICHAEL S. FASIG

owner(s) of property situate in the CITY OF YORK, YORK County, Pennsylvania, being 704 SOUTH PERSHING AVENUE, YORK, PA 17401
Tax ID No. 081650400180000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$56,679.71

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 704 SOUTH PERSHING AVENUE, YORK, PA 17401

UPI# 081650400180000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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. AMERICAN TREE & STUMP REMOVAL, INC. and WESLEY C. ZEPP, Docket Number: 2022-SU-002474. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

AMERICAN TREE & STUMP REMOVAL, INC.
WESLEY C. ZEPP
By virtue of Writ of Execution No. 2022-SU-002474:

PeoplesBank, A Codorus Valley Company v. American Tree & Stump Removal, Inc. and Wesley C. Zepp

Wesley C. Zepp, owner of property situate in Penn Township, York County, Pennsylvania being:

Tract No. 1: 844 Hartman Avenue, Hanover, Penn Township, York County, Pennsylvania 17331, Tax Parcel No. 44-000-07-0238.00-00000 and Tract No. 2: Hartman Avenue, Hanover, Penn Township, York County, Pennsylvania 17331, Tax Parcel No. 44-000-07-0225.G0-00000.

Improvements: Tract No. 1 - Residential Dwelling; and Tract No. 2 - Other Buildings

Judgment Amount: \$70,371.21

Attorneys for Plaintiff:
Brubaker Connaughton Goss & Lucarelli LLC

PROPERTY ADDRESS: 844 HARTMAN AVENUE, HANOVER, PA 17331

UPI# 440000702380000000

PROPERTY ADDRESS: HARTMAN AVENUE, HANOVER, PA 17331

UPI# 44000070225G0000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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. BOULDER HOLDINGS, LLC Docket Number: 2022-NO-005248. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

BOULDER HOLDINGS, LLC

SHERIFF'S SALE

By virtue of a Writ of Execution issued by PeoplesBank, a Codorus Valley Company Docket No. 2022-NO-005248

PeoplesBank, a Codorus Valley Company v. Boulder Holdings, LLC
Docket No. 2022-NO-005248

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

6421D Harmony Grove Road, Dover, PA 17315
Property being known as Parcel ID No. 24000KE0148.00-00000.

Residential real estate with improvements thereon erected.

Eden R. Bucher, Esquire
Attorney for PeoplesBank, a Codorus Valley Company
Barley Snyder
2755 Century Blvd
Wyomissing, PA 19610
Attorneys for Plaintiff
I.D. No. 66626

PROPERTY ADDRESS: 6421D HARMONY GROVE ROAD, DOVER, PA 17315

UPI# 24000KE01480000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2 vs. ERIN C. BOWMAN and STEVEN P. BOWMAN Docket Number: 2021-SU-001441. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:
ERIN C. BOWMAN

STEVEN P. BOWMAN

ALL THAT CERTAIN TRACT OF LAND SITUATE IN SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA, KNOWN AS LOT #2 ON A FINAL SUBDIVISION PLAN OF PHASE 4 OF STRAWBERRY FIELDS, DRAWING NO. 1866.3.06.00, PREPARED BY C.S. DAVIDSON, INC., CONSULTING CIVIL ENGINEERS, DATED MAY 23, 1989, APPROVED NOVEMBER 1, 1989 BY THE SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS, AND RECORDED NOVEMBER 6, 1989 IN THE OFFICE OF THE RECORDER OF DEEDS OF YORK COUNTY, PENNSYLVANIA 'LO PLAN BOOK JJ, PAGE 674, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NO.: 45.000.09.0002.0

PROPERTY ADDRESS: 3 HARRISON RD, NEW FREEDOM, PA, 17349

BEING the same premises which STEVEN P. BOWMAN AND ERIN C. LINDSAY, NOW KNOWN AS ERIN C. BOWMAN, HUSBAND AND WIFE by Deed dated April 23, 2003 and recorded in the Office of Recorder of Deeds of York County on April 29, 2003 at Book 1563, Page 6857, and INSTRUMENT NO.: 2003039309 granted and conveyed unto STEVEN P. BOWMAN AND ERIN C. LINDSAY, HUSBAND AND WIFE

PROPERTY ADDRESS: 3 HARRISON ROAD, NEW FREEDOM, PA 17349

UPI# 450000900020000000

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
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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 CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2 vs. LINDSEY M. BURKE, AS SURVIVING HEIR TO CHARLES BURKE, DECEASED AND REBECCA A. BURKE, DECEASED; JOSHUA STEPHEN BURKE, AS SURVIVING HEIR TO CHARLES BURKE, DECEASED AND REBECCA A. BURKE, DECEASED; UNKNOWN SURVIVING HEIRS OF CHARLES BURKE, DECEASED; UNKNOWN SURVIVING HEIRS OF REBECCA A. BURKE, DECEASED; and

SARAH CRAMBLETT, AS SURVIVING HEIR TO REBECCA A. BURKE, DECEASED Docket Number: 2022-SU-000804. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LINDSEY M. BURKE, AS SURVIVING HEIR TO CHARLES BURKE, DECEASED AND REBECCA A. BURKE, DECEASED JOSHUA STEPHEN BURKE, AS SURVIVING HEIR TO CHARLES BURKE, DECEASED AND REBECCA A. BURKE, DECEASED UNKNOWN SURVIVING HEIRS OF CHARLES BURKE, DECEASED UNKNOWN SURVIVING HEIRS OF REBECCA A. BURKE, DECEASED SARAH CRAMBLETT, AS SURVIVING HEIR TO REBECCA A. BURKE, DECEASED

Property of Rebecca A. Burke and Charles Burke, as joint tenants with no rights to survivorship

Execution No. 2022-SU-000804

Judgment Amount: \$208,120.84

All the right title, interest and claim of Rebecca A. Burke and Charles Burke, as joint tenants with no rights to survivorship, of in and to:

Property locates at 16142 Draco Road, within the Hopewell Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2309, at page 975, as Instrument No. 2015005620.

Parcel Identification No. 32-000-AL-0021-C0-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 16142 DRACO ROAD, STEWARTSTOWN, PA 17363

UPI# 32000AL0021C000000

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
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK vs. MICHAEL

CHANCE AKA MICHAEL N. CHANCE Docket Number: 2020-SU-000052. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL CHANCE AKA MICHAEL N. CHANCE

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

905 SHERWOOD STREET, HANOVER, PA 17331

Parcel No. 670001600210000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$242,490.58

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 905 SHERWOOD STREET, HANOVER, PA 17331

UPI# 670001600210000000

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
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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. KELSIE M. COATS Docket Number: 2022-SU-000339. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KELSIE M. COATS

ALL the following described lot of land with the improvements thereon erected, known and numbered as 1145 North Duke Street, situate in North York Borough, York County, Pennsylvania, bounded and limited as follows, to wit:

Property Address: 1145 North Duke Street
York, PA 17404

Parcel No. 80-000-05-0082.00-00000
 Improvements: Residential Dwelling
 Subject to Mortgage: No
 Subject to Rent: No
 C.P. NO. 2022-SU-000339
 Judgment: \$136,151.58
 Attorney: Christopher A. DeNardo, Esquire
 To be sold as the Property Of: Kelsie M. Coats

PROPERTY ADDRESS: 1145 NORTH DUKE STREET, YORK, PA 17404

UPI# 800000500820000000

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,
 3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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. BENJAMIN S. CONFAIR Docket Number: 2022-SU-002081. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BENJAMIN S. CONFAIR

DOCKET #2022-SU-002081

ALL THAT CERTAIN tract or Parcel of land and premises, situate, lying and being in the Borough of Dillsburg in the County of York and Commonwealth of Pennsylvania, known as Lot No. 11 and more particularly bounded and described in accordance with subdivision plat known as Chevy Terrace, Section 5, drawn by Larsen & Brilhart, Inc., Engineers and Surveyors, dated April 16, 1970, recorded in Plan Book T, at Page 659, York County records.

PARCEL No. 58-000-02-0288.00-00000
 PROPERTY ADDRESS: 12 BELAIR DRIVE, DILLSBURG, PENNSYLVANIA 17019

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Benjamin S. Confair

ATTORNEY FOR PLAINTIFF: Powers Kirn, LLC

SHERIFF: Richard P. Keuerleber
 PROPERTY ADDRESS: 12 BELAIR DRIVE, DILLSBURG, PA 17019

UPI# 580000202880000000

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,
 3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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. TAMRA D. COOPER Docket Number: 2019-SU-003495. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TAMRA D. COOPER

ALL that certain lot or piece of ground with buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in West Manheim Township, County of York and State of Pennsylvania, bounded and described according to a Final Plan of Subdivision of Parcel 1 Phase II, South Pointe made by GHI Engineers and Surveyors of Hanover, Pennsylvania, recorded in Plan Book 1740, page 1201, (erroneously stated as Plan Case SS, page 258) as follows to wit:

PARCEL NO.: 52-000-18-0234.00-00000

PROPERTY ADDRESS: 14 NACE DRIVE, HANOVER, PENNSYLVANIA - 17331

BEING the same premises which RITA M. POULSEN, SING by Deed dated March 28, 2019 and recorded in the Office of Recorder of Deeds of York County on April 1, 2019 at Book 2511, Page 3545, and InstNo: 2019012 granted and conveyed unto TAMRA D. COOPER.

PROPERTY ADDRESS: 14 NACE DRIVE, HANOVER, PA 17331

UPI# 520001802340000000

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,
 3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. TRACEY J. COVEY Docket Number: 2022-SU-001848. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TRACEY J. COVEY

Docket No. 2022-SU-001848

Description: ALL that certain lot of ground with the improvements thereon erected, situate, lying and being in Chanceford Township, York County, State of Pennsylvania, as more fully described in as Instrument Number 2006009002 or Book 1788, Page 1811

Parcel No. 21-000-HM-0113.L0-00000

Property: 2212 Burkholder Road, Red Lion, PA 17356
 Improvements: Residential Property

PROPERTY ADDRESS: 2212 BURKHOLDER ROAD, RED LION, PA 17356

UPI# 21000HM0113L000000

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,
 3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-HE1, ASSET-BACKED CERTIFICATES SERIES 2006-HE1 vs. HERMAN A. ELLISON, and MONICA ELLISON AKA MONICA L. ELLISON Docket Number: 2016-SU-000215-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

HERMAN A. ELLISON
MONICA ELLISON AKA MONICA L. ELLISON

Property of Monica Ellison

Execution No. 2016-SU-000215-06

Judgment Amount: \$534,165.56

All the right title, interest and claim of Monica Ellison, of in and to:

Property locates at 16698 Grant Court, within the Township of Shrewsbury, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2274, at page 1940, as Instrument No. 2014013491.

Parcel Identification No. 45-000-11-0010-00.00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 16698 GRANT COURT, SHREWSBURY, PA 17361

UPI# 450001100100000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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: NFM, INC. vs. JERIN FIRTH Docket Number: 2022-SU-002284. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JERIN FIRTH

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

BEING KNOWN AND NUMBERED AS 1835 YORK HAVEN ROAD, YORK HAVEN, PA 17370

UPIN NUMBER 39-000-PH-0030.00-00000

PROPERTY ADDRESS: 1835 YORK HAVEN ROAD, YORK HAVEN, PA 17370

UPI# 39000PH003000000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC vs. ALEXANDER FRETER Docket Number: 2022-SU-002279. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ALEXANDER FRETER

ALL THAT CERTAIN TRACT OF LAND, TOGETHER WITH IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN WEST MANHEIM TOWNSHIP, YORK COUNTY, PENNSYLVANIA, BOUNDED, LIMITED AND DESCRIBED AS FOLLOWS, TO WIT

PARCEL NO.: 52-000-09-0102.00

PROPERTY ADDRESS: 2162 OAKWOOD DRIVE, HANOVER, PA, 17331

BEING the same premises which MERCURY PROPERTIES LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, ERRONEOUSLY REFERRED TO AS A PENNSYLVANIA LIMITED LIABILITY COMPANY ON THE PREVIOUS DEED OF RECORD by Deed dated July 29, 2021 and recorded in the Office of Recorder of Deeds of York County on August 11, 2021 at Book 2671, Page 7360 granted and conveyed unto ALEXANDER FRETER, AN ADULT INDIVIDUAL.

PROPERTY ADDRESS: 2162 OAKWOOD DRIVE, HANOVER, PA 17331

UPI# 520000901020000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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 MONEY SOURCE INC. vs. ROY GREENWAY, JR., AKA ROY MARCUS GREENWAY, JR. Docket Number: 2022-SU-000124. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ROY GREENWAY, JR., AKA ROY MARCUS GREENWAY, JR.

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

BEING KNOWN AND NUMBERED AS 415 SAGINAW ROAD, MOUNT WOLF, PA 17347

UPIN NUMBER 26-000-MI-0054.D0-00000

PROPERTY ADDRESS: 415 SAGINAW ROAD, MOUNT WOLF, PA 17347

UPI# 26000MI0054D0000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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. KATHRYN E. GROVE, ADMINISTRATRIX OF THE ESTATE OF JEFFREY L. GROVE A/K/A JEFFREY LEONARD GROVE and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEFFREY L. GROVE A/K/A JEFFREY LEONARD GROVE, DECEASED Docket Number: 2022-

SU-001568. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KATHRYN E. GROVE, ADMINISTRATRIX OF THE ESTATE OF JEFFREY L. GROVE A/K/A JEFFREY LEONARD GROVE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEFFREY L. GROVE A/K/A JEFFREY LEONARD GROVE, DECEASED

By virtue of a Writ of Execution No. 2022-SU-001568

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

v. KATHRYN E. GROVE, ADMINISTRATRIX OF THE ESTATE OF JEFFREY L. GROVE A/K/A JEFFREY LEONARD GROVE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEFFREY L. GROVE A/K/A JEFFREY LEONARD GROVE, DECEASED

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

122 WILLOW ST, WRIGHTSVILLE, PA 17368
Tax ID No. 91-000-04-0085.00

(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$52,439.53

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 122 WILLOW STREET, WRIGHTSVILLE, PA 17368

UPI# 910000400850000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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. ABIEL HERNANDEZ Docket Number: 2022-SU-002101. And to me directed, I will expose at

public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ABIEL HERNANDEZ

By virtue of a Writ of Execution No. 2022-SU-002101

WELLS FARGO BANK, N.A.
v.
ABIEL HERNANDEZ

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

816 PENNSYLVANIA AVE, YORK, PA 17404
Tax ID No. 14-475-12-0008.00-00000

(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$117,922.81

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 816 PENNSYLVANIA AVENUE, YORK, PA 17404

UPI# 144751200080000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. DONNA HESS and RAYMOND C. HESS A/K/A RAYMOND C. HESS JR Docket Number: 2022-SU-001781. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DONNA HESS
RAYMOND C. HESS A/K/A RAYMOND C. HESS JR.

ALL that certain tract or parcel of land and premises, situate, lying and being, in the Township of Newberry, in the County of York and Commonwealth of Pennsylvania, more particularly described as follows:

Property Address: 480 Miller Road
York Haven, PA 17370

Parcel No. 39-000-OG-0052.D0-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2022-SU-001781
Judgment: \$144,170.60

Attorney:

To be sold as the Property Of: Donna Hess and Raymond C. Hess a/k/a Raymond C. Hess Jr.

PROPERTY ADDRESS: 480 MILLER ROAD, YORK HAVEN, PA 17370

UPI# 39000OG0052D0000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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: CSMC 2019-RPL7 TRUST vs. ERIC O. HOKE Docket Number: 2022-SU-002073. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ERIC O. HOKE

REAL PROPERTY SHORT DESCRIPTION FORM
(TO BE USED FOR ADVERTISING)

Property of Erik O. Hoke

Execution No. 2022-SU-002073

Judgment Amount: \$140,904.26

All the right title, interest and claim of Erik O. Hoke, of in and to:

Property locates at 1951 Park Street, within Dover Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1931, at page 4283, as Instrument No. 2007082223.

Parcel Identification No. 24-000-KF-0187.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue

North Wales, PA 19454

PROPERTY ADDRESS: 1951 PARK STREET,
DOVER, PA 17315

UPI# 24000KF01870000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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: BANKUNITED N.A. vs. JAMES ALLEN KNARR and RENA M. KNARR Docket Number: 2022-SU-000817. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES ALLEN KNARR
RENA M. KNARR

ALL THAT CERTAIN tract or parcel of land and premises, with the improvements thereon erected, situate, lying and being in the TOWNSHIP OF NEWBERRY, in the County of York and Commonwealth of Pennsylvania, more particularly described as follows:

Property Address: 140 Reeser Drive
York Haven, PA 17370

Parcel No. 39-000-13-0119.00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2022-SU-000817
Judgment: \$218,835.59
Attorney: Christopher A. DeNardo, Esquire
To be sold as the Property Of: James Allen Knarr and Rena M. Knarr

PROPERTY ADDRESS: 140 REESER DRIVE,
YORK HAVEN, PA 17370

UPI# 390001301190000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. JOAN M. KRIEG AKA JOAN M. WEAVER, RENEE D. SMITH and ROBERT W. SMITH Docket Number: 2016-SU-002698. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOAN M. KRIEG AKA JOAN M. WEAVER
RENEE D. SMITH
ROBERT W. SMITH

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

BEING KNOWN AS: 3650 NEW PARK ROAD
NEW PARK, PA 17352

BEING PARCEL NUMBER: 28-000-DM-0045-B0-00000

IMPROVEMENTS: RESIDENTIAL
PROPERTY

PROPERTY ADDRESS: 3650 NEW PARK
ROAD, NEW PARK, PA 17352

UPI# 28000DM0045B0000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-4 vs. GREGORY A. KROUSE AKA GREGORY KROUSE and CHRISTINA L. KROUSE AKA CHRISTINA KROUSE Docket Number: 2020-SU-000394. And to me

directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

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

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

1329 WANDA DRIVE, HANOVER, PA 17331
Parcel No. 52000160041F000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$132,938.31

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 1329 WANDA
DRIVE, HANOVER, PA 17331

UPI# 52000160041F000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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. CHRISTOPHER D. KUZMA Docket Number: 2022-SU-002029. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER D. KUZMA

DOCKET #2022-SU-002029

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in Carroll Township, York County, Pennsylvania.

PARCEL No. 20-000-10-0007-00-00000

PROPERTY ADDRESS: 138 MARTEL
CIRCLE, DILLSBURG, PENNSYLVANIA

17019

IMPROVEMENTS: RESIDENTIAL
DWELLING

SOLD AS PROPERTY OF: Christopher D
Kuzma

ATTORNEY FOR PLAINTIFF: Powers Kirm,
LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 138 MARTEL
CIRCLE, DILLSBURG, PA 17019

UPI# 200001000070000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CALIBER HOME LOANS, INC. vs. ANDREW E. LEWIS, AKA ANDREW LEWIS Docket Number: 2022-SU-000728. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANDREW E. LEWIS, AKA ANDREW LEWIS

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

BEING KNOWN AND NUMBERED AS 15802 MADDOX ROAD, STEWARTSTOWN, PA 17363

UPIN NUMBER 32-000-CJ-0060.E0-00000

PROPERTY ADDRESS: 15802 MADDOX ROAD, STEWARTSTOWN, PA 17363

UPI# 32000CJ0060E000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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: JOYCE E. GREEN vs. LARRY E. MCDANIEL, JR. and PAULA KROUSE, TERRE TENANT Docket Number: 2022-SU-000131. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LARRY E. MCDANIEL, JR.
PAULA KROUSE, TERRE TENANT

ALL THAT CERTAIN described tract of land with the improvements thereon erected, situate in the Village of Strinestown, CONEWAGO TOWNSHIP, York County, Pennsylvania, more particularly bounded as follows:

UPI No. 23-000-02-0055.00-00000

Premises being: 5681 Susquehanna Trail, Manchester, PA 17345

PROPERTY ADDRESS: 5681
SUSQUEHANNA TRAIL, MANCHESTER,
PA 17345

UPI# 230000200550000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs. BRITTANY MCLEWEE and GEORGE MCLEWEE Docket Number: 2022-SU-001590. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRITTANY MCLEWEE
GEORGE MCLEWEE

All that certain in piece of ground situate on the north side of West Poplar Street in the Borough of West York, County of York and State of Pennsylvania; bounded, limited and described as follows, to wit:

Address: 131 South Highland Avenue York, PA 17404

Parcel Id: 88-000-05-0045.00-00000

Being the same premises that Ryan M. Errickson and Alice M. Errickson, widow, and Estate of Glenn S. Errickson, by deed dated 3/27/2020 and recorded 3/27/2020 in the office of the Recorder of Deeds in the County of York, Commonwealth of Pennsylvania in Book 2565, Page 3197 and as Instrument No. 2020013964 granted and conveyed to Brittany Mclewee and George Mclewee, husband and wife, as tenants by the entirety, their heirs and assigns

PROPERTY ADDRESS: 131 SOUTH
HIGHLAND AVENUE, YORK, PA 17404-5609

UPI# 880000500450000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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: BELCO COMMUNITY CREDIT UNION vs. BELINDA MILLER, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF JEFFREY A. MILLER, DECEASED, and THE UNITED STATES OF AMERICA Docket Number: 2021-SU-001420. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BELINDA MILLER, IN HER CAPACITY AS
EXECUTRIX OF THE ESTATE OF JEFFREY
A. MILLER, DECEASED
THE UNITED STATES OF AMERICA

ALL THAT CERTAIN TRACT OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING ON THE EAST SIDE OF WATER STREET, IN THE BOROUGH OF SPRING GROVE, YORK COUNTY, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 5 S.
WATER STREET, SPRING GROVE, PA 17362

UPIN NUMBER 850000200920000000

PROPERTY ADDRESS: 5 SOUTH WATER STREET, SPRING GROVE, PA 17362

UPI# 850000200920000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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: SPRINGHILL INVESTMENTS, LLC vs. JASON MITCHELL, RYAN MITCHELL, and HEATHER MITCHELL, A/K/A HEATHER MITHCELL Docket Number: 2017-SU-003335. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JASON MITCHELL
RYAN MITCHELL
HEATHER MITCHELL, A/K/A HEATHER MITHCELL

AS THE REAL ESTATE OF:

JASON MITCHELL, HEATHER MITCHELL, A/K/A HEATHER MITHCELL, AND RYAN MITCHELL

Owners of property situate in Spring Garden Township, York County, Pennsylvania, being 1517 South George Street, York, PA 17403.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 1517 SOUTH GEORGE STREET, YORK, PA 17403

UPI #48-000-24-0106.00-00000

PROPERTY ADDRESS: 1517 SOUTH GEORGE STREET, YORK, PA 17403

UPI# 480002401060000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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. BRIAN D. MORRIS Docket Number: 2022-SU-002339. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN D. MORRIS

DOCKET #2022-SU-002339

ALL THE FOLLOWING DESCRIBED TRACT OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF HANOVER, YORK COUNTY, PENNSYLVANIA.

PROPERTY ADDRESS: 300 4TH STREET, HANOVER, PENNSYLVANIA 17331

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Brian D. Morris

ATTORNEY FOR PLAINTIFF: Powers Kim, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 300 4TH STREET, HANOVER, PA 17331

UPI# 670001100950000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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. BRIAN C. MOYER Docket Number: 2022-SU-001381. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN C. MOYER

ALL that certain tract of land, with the improvements thereon erected, situate, lying and being in YORKANA BOROUGH, formerly Lower Windsor Township, York County, Pennsylvania, bounded and described as follows, to wit:

Property Address: 67 South Main Street, York, PA 17408 A/K/A 67 Main Street, Yorkana PA 17406

Parcel No. 93-000-01-0011.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2022-SU-001381

Judgment: \$141,022.60

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Brian C. Moyer
PROPERTY ADDRESS: 67 SOUTH MAIN STREET, YORK PA 17408, A/K/A 67 MAIN STREET, YORKANA, PA 17406

UPI# 930000100110000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. TAD M. MYERS; JAMES MYERS, KNOWN HEIR OF LORETTA J. MYERS, DECEASED; TAD M. MYERS, INDIVIDUALLY AND AS KNOWN HEIR OF LORETTA J. MYERS, DECEASED; JEFFREY MYERS, KNOWN HEIR OF LORETTA J. MYERS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KNOWN HEIR OF LORETTA J. MYERS, DECEASED; and BRIAN MYERS, KNOWN HEIR OF LORETTA J. MYERS, DECEASED Docket Number: 2022-SU-001179. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TAD M. MYERS
JAMES MYERS, KNOWN HEIR OF LORETTA J. MYERS, DECEASED
TAD M. MYERS, INDIVIDUALLY AND AS KNOWN HEIR OF LORETTA J. MYERS,

DECEASED

JEFFREY MYERS, KNOWN HEIR OF LORETTA J. MYERS, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KNOWN HEIR OF LORETTA J. MYERS, DECEASED BRIAN MYERS, KNOWN HEIR OF LORETTA J. MYERS, DECEASED

ALL THAT FOLLOWING DESCRIBED PIECE OR PARCEL OF LAND SITUATE IN HELLAM TOWNSHIP, YORK COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

Property Address: 301 Ducktown Road
York, PA 17406

Parcel No. 31000KK0082A000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2022-SU-001179
Judgment: \$61,213.38

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Tad M. Myers, Tad M. Myers, Individually and as known Heir of Loretta J. Myers, deceased, James Myers, known Heir of Loretta J. Myers, deceased, Jeffrey Myers, known Heir of Loretta J. Myers, deceased, Brian Myers, known Heir of Loretta J. Myers, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under known Heir of Loretta J. Myers, deceased

PROPERTY ADDRESS: 301 DUCKTOWN ROAD, YORK, PA 17406

UPI# 31000KK0082A000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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: BOROUGH OF JEFFERSON vs. ROBERT PAYNE and SARAH PAYNE Docket Number: 2021-NO-005973. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT PAYNE

SARAH PAYNE

AS THE REAL ESTATE OF:

ROBERT PAYNE
SARAH PAYNE

Owners of property situate in Jefferson Borough, York County, Pennsylvania being 22 York and Walnut Street, Codorus, Pennsylvania 17311

The foregoing description is in accordance with a Deed recorded on 10/9/2009 and being, a part of Lot No. 33 of the general plan of lots of the Borough of Jefferson, York County, Pennsylvania.

Property Address: 22 York & Walnut Street,
Codorus, PA 17311

UPI# 73-000-02-0057.00-00000

PROPERTY ADDRESS: 22 YORK AND WALNUT STREET, CODORUS, PA 17311

UPI# 730000200570000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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. DOLORES A. POTTS Docket Number: 2022-SU-000984. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DOLORES A. POTTS

SHERIFF'S SALE
BY VIRTUE OF A WRIT OF EXECUTION
NO. 2022-SU-000984

PLAINTIFF: PENNSYLVANIA HOUSING FINANCE AGENCY
DEFENDANT: DOLORES A. POTTS

REAL ESTATE: 4770 CARLISLE ROAD, DOVER, PA 17315
MUNICIPALITY: DOVER TOWNSHIP

SHORT DESCRIPTION: 250 X 50; LOT NO. 3; PLOT OF LOTS BY HARRY PATTERSON.

SEE INSTRUMENT: 2020009930

TAX PARCEL #:24-000-KF-0123.00-00000
ASSESSMENT: \$82,030.00

IMPROVEMENT THEREON: A
RESIDENTIAL DWELLING HOUSE

TO BE SOLD AS THE PROPERTY OF DOLORES A. POTTS ON JUDGMENT NO. 2022-SU-000984

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

PROPERTY ADDRESS: 4770 CARLISLE ROAD, DOVER, PA 17315

UPI# 24000KF01230000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. SAMUEL QUINONES Docket Number: 2020-SU-001558. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SAMUEL QUINONES

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN DOVER TOWNSHIP, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 4301 BEAUMONT RD DOVER, PA 17315

BEING PARCEL NUMBER:
240001501480000000

IMPROVEMENTS: RESIDENTIAL
PROPERTY

PROPERTY ADDRESS: 4301 BEAUMONT ROAD, DOVER, PA 17315

UPI# 240001501480000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SPECIALIZED LOAN SERVICING LLC vs. CLARENCE R. RANKINS Docket Number: 2022-SU-001586. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CLARENCE R. RANKINS

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TWELFTH WARD OF THE CITY OF YORK, YORK COUNTY, PENNSYLVANIA

BEING KNOWN AS: 203 S ALBEMARLE ST YORK, PA 17403

BEING PARCEL NUMBER: 12-399-16-0025.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 203 SOUTH ALBEMARLE STREET, YORK, PA 17403

UPI# 123991600250000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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. JOSE A. RIOS Docket Number: 2022-SU-002646. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOSE A. RIOS

SHERIFF'S SALE
BY VIRTUE OF A WRIT OF EXECUTION
NO: 2022-SU-002646

PENNSYLVANIA HOUSING FINANCE
AGENCY, PLAINTIFF
VS
JOSE A. RIOS, DEFENDANT

REAL ESTATE: 81 WEST MAIN STREET,
DALLASTOWN, PA 17313

MUNICIPALITY:BOROUGH OF
DALLASTOWN

DIMENSIONS: 30 X 193

INSTRUMENT #: 2019-037897

TAX PARCEL #:56-000-02-0008.00

ASSESSMENT:\$91,650.00

IMPROVEMENTS: A SINGLE-FAMILY
RESIDENTIAL DWELLING HOUSE

TO BE SOLD AS THE PROPERTY OF JOSE A.
RIOS ON JUDGMENT NO. 2022-SU-002646

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

PROPERTY ADDRESS: 81 WEST MAIN
STREET, DALLASTOWN, PA 17313

UPI# 560000200080000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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: MTGLQ INVESTORS, LP vs. JOANNE ROLLINS and NATHAN ROLLINS Docket Number: 2022-SU-002699. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOANNE ROLLINS
NATHAN ROLLINS

By virtue of a Writ of Execution No. 2022-SU-002699

MTGLQ Investors LP

v.

Joanne Rollins and Nathan Rollins

Owners of property situate in York County, Pennsylvania, being
105 Mill Run Road, York, PA 17404
Parcel Number: 23-000-09-0075.00-00000
Improvements thereon: Residential Dwelling
Judgment Amount: \$653,435.36
ATTORNEYS FOR PLAINTIFF
Padgett Law Group

PROPERTY ADDRESS: 105 MILL RUN
ROAD, YORK, PA 17404

UPI# 230000900750000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SPECIALIZED LOAN SERVICING LLC vs. BRENDA J. SINGER and JOHN R. SINGER Docket Number: 2022-SU-001707. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRENDA J. SINGER
JOHN R. SINGER

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

BEING KNOWN AS: 3872 SHAFFERS
CHURCH ROAD GLEN ROCK, PA 17327

BEING PARCEL NUMBER:
22-000-DG0089-C-0000

IMPROVEMENTS: RESIDENTIAL
PROPERTY

PROPERTY ADDRESS: 3872 SHAFFERS
CHURCH ROAD, GLEN ROCK, PA 17327

UPI# 22000DG0089C000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MIDFIRST BANK vs. PARAMPREET SINGH and THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE Docket Number: 2022-SU-002086. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

PARAMPREET SINGH
THE UNITED STATES OF AMERICA,
DEPARTMENT OF TREASURY, INTERNAL
REVENUE SERVICE

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

BEING KNOWN AND NUMBERED AS 6
LOGAN DRIVE, NEW FREEDOM, PA 17349

UPIN NUMBER 78-000-13-0057.00-00000

PROPERTY ADDRESS: 6 LOGAN DRIVE,
NEW FREEDOM, PA 17349

UPI# 780001300570000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs.

LARRY D. SMITH Docket Number: 2019-SU-001776. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LARRY D. SMITH

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

14731 TROUT SCHOOL ROAD, FELTON, PA 17322

Parcel No. 25000DL0055B000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$185,475.21

Attorneys for Plaintiff
KML Law Group, P.C.

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

UPI# 25000DL0055B000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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: WBL SPO II, LLC vs. KRYSZTOF SONTAG and PATRICIA SONTAG Docket Number: 2022-SU-000749. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KRYSZTOF SONTAG
PATRICIA SONTAG

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

BEING KNOWN AS: 35 ANTHONY AVENUE, HANOVER, YORK COUNTY, PENNSYLVANIA

PARCEL NUMBER: 44-000-CE-0178-G0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 35 ANTHONY AVENUE, HANOVER, PA 17331

UPI# 44000CE0178G000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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: CITIMORTGAGE, INC. vs. ERIC SUMWALT A/K/A ERIC G. SUMWALT and LAUREN D. SUMWALT Docket Number: 2022-SU-001702. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ERIC SUMWALT A/K/A ERIC G. SUMWALT
LAUREN D. SUMWALT

ALL THAT CERTAIN TRACT OF LAND,
WITH THE IMPROVEMENTS THEREON
ERECTED, SITUATE IN FELTON BOROUGH,
YORK COUNTY, PENNSYLVANIA,
BOUNDED AND DESCRIBED AS
FOLLOWS:

ALSO KNOWN AS 64 Main Street, Felton, PA 17322

PARCEL ID 62-000-01-0107.00-00000

BEING the same premises which MICHAEL TEYRAL AND JENNIFER TEYRAL, HUSBAND AND WIFE by Deed dated 03/31/2005 and recorded in the Office of Recorder of Deeds of York County on 04/05/2005 at Book 1715, Page 8426 granted and conveyed unto ERIC G. SUMWALT AND LAUREN D. SUMWALT, HUSBAND AND WIFE.

PROPERTY ADDRESS: 64 MAIN STREET, FELTON, PA 17322

UPI# 620000101070000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. STACEY WEBER Docket Number: 2019-SU-000141. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

STACEY WEBER

By virtue of a Writ of Execution No. 2019-SU-000141

FREEDOM MORTGAGE CORPORATION
v.
STACEY WEBER

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

1220 MOUNT ROSE AVENUE, A/K/A 1220 MT ROSE AVENUE, YORK, PA 17403
Tax ID No. 480001302050000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$115,137.83

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 1220 MOUNT ROSE AVENUE, A/K/A 1220 MT ROSE AVENUE, YORK, PA 17403

UPI# 480001302050000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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: FIRST NATIONAL BANK

OF PENNSYLVANIA, SUCCESSOR BY MERGER TO HOWARD BANK vs. KENNETH I. WOOD; and KEVIN D. WOOD, IN CAPACITIES AS CO-ADMINISTRATORS OF THE ESTATE OF GARY D. WOOD, DECEASED; and KURTIS E. WOOD Docket Number: 2022-SU-001809. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KENNETH I. WOOD
KEVIN D. WOOD, IN CAPACITIES AS CO-ADMINISTRATORS OF THE ESTATE OF GARY D. WOOD, DECEASED
KURTIS E. WOOD

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF KENNETH I. WOOD; and KURTIS E. WOOD; and KEVIN D. WOOD, in capacities as Co-Administrators of the Estate of Gary D. Wood, Deceased, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF YORK AND TOWNSHIP OF PEACH BOTTOM. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 99 JONQUIL ROAD, DELTA, PA 17314. DBV 2046, PAGE 4611, AND PARCEL NO. 43-4-216.

Execution No. 2022-SU-001809

PROPERTY ADDRESS: 99 JONQUIL ROAD, DELTA, PA 17314

UPI# 430000402160000000

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,
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 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, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2018-RPL6 TRUST vs. JUSTIN ZARTMAN Docket Number: 2022-SU-002329. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JUSTIN ZARTMAN

Property of Justin E. Zartman

Execution No. 2022-SU-002329

Judgment Amount: \$89,797.93

All the right title, interest and claim of Justin E. Zartman, of in and to:

Property locates at 13 Berlin Street, within the Borough of Jefferson, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1769, at page 6683, as Instrument No. 2005088104.

Parcel Identification No. 73-000-02-0070.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 13 BERLIN STREET, CODORUS, PA 17311

UPI# 730000200700000000

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,
3.02-3t York County, Pennsylvania

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