

# York Legal Record

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

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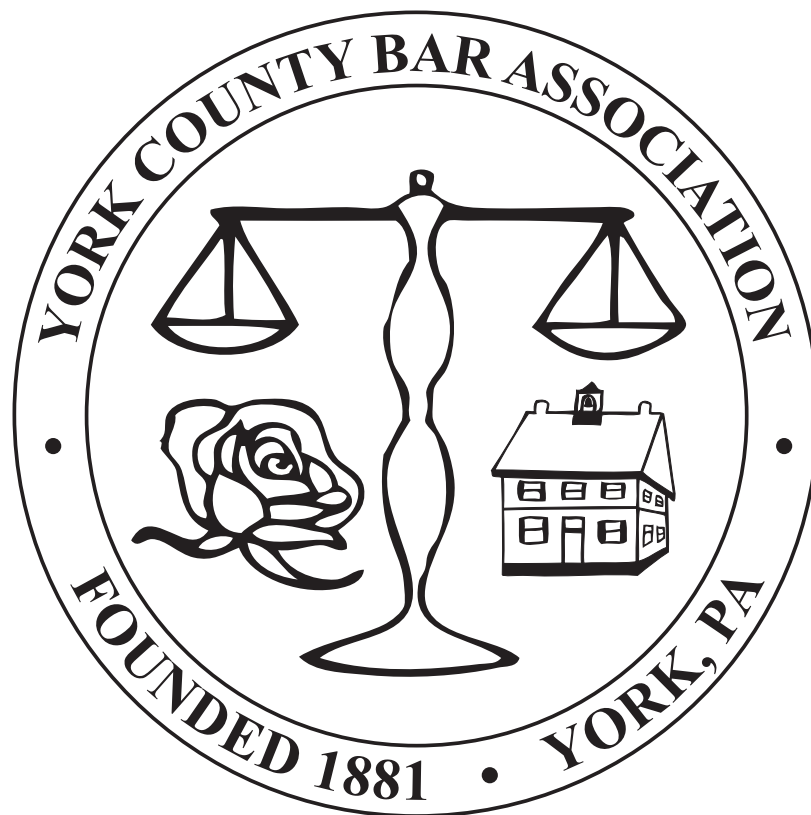
Vol. 133

YORK, PA, THURSDAY, JANUARY 16, 2020

No. 42

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**Dated Material Do Not Delay**

**Lawyers Concerned  
for Lawyers**

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

**February 13, 2020 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**

**The York Legal Record is  
seeking articles**

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

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

Send submissions and inquiries to Jennifer Mischke at [yorklegalrecord@yorkbar.com](mailto:yorklegalrecord@yorkbar.com)

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

The York Legal Record welcomes editorial submissions from members of the bar. Letters and articles to the York Legal Record from readers on all topics concerning the legal profession are welcome. The Publication Board and the Editor reserve the right to select what is to be published. Because of the dynamic nature of the Internet, any web addresses or links contained in this journal may have changed since publication and may no longer be valid. The views and opinions expressed in this publication are those of the authors and do not reflect the opinions or views of the York Legal Record Publication Board, The York County Bar Association, or its members, who hereby disclaims any responsibility for them. The articles printed herein are subject to interpretation consistent with state and federal laws. The intent of the publication is only to offer information of a general nature to help you in your quest for knowledge. In the event you use any of the information in this journal for yourself, which is your constitutional right, the authors, York Legal Record Publication Board, The York County Bar Association, or its members assume no responsibility for your actions. The appearance of a product or service advertisement herein does not constitute an endorsement of the product or service by the York County Bar Association. The York Legal Record makes no representation as to the quality of services offered by advertisers in this publication.

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**Charles B. Haws**  
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**Martin R. Siegel**  
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Our Environment & Energy Industry Group helps navigate the challenges that can arise from a seemingly endless and constantly changing array of federal and state environmental regulations. With eight decades of experience, our attorneys combine their knowledge of law, industry practices, science and regional regulatory priorities to achieve the best results for businesses throughout Pennsylvania.

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A Family Law firm looking to expand our team is seeking an experienced family law trial attorney admitted in PA. The successful candidate should have 5 years of trial experience in family law including divorce, custody & support. This is a great opportunity for a motivated attorney. We offer competitive compensation that is commensurate with experience and/or book of business. Experienced matrimonial solo practitioners are welcome to apply. If you share the firm's commitment to providing quality legal services & would like to join our team, apply with a cover letter and resume to our Office Manager at FLAtty.OfficeManager@gmail.com.

Attorney Joseph C. Korsak announces the opening of his new office in State College at 250 E. Beaver Ave., Suite 762, State College, PA 16801. He continues to serve all his York clients at least one day per week. Appointments can be made by calling 717-880-3759.

Attorney Korsak has been reappointed to the State College Human Relations Commission by the borough council. He has also been made an arbitrator by the National Futures Association. The National Futures Association is the self-regulatory organization for the U.S. derivatives industry, including on-exchange traded futures, retail off-exchange foreign currency and OTC derivatives.

**Kearney  
Galloway  
Graybill  
LLC**  
**ATTORNEYS AT LAW**

Kearney Galloway Graybill, LLC is excited to announce that Suzanne Sennett Smith, Esquire will join our firm January 1, 2020. Attorney Smith brings 27 years of experience and knowledge in the criminal justice system to our firm. We, along with Attorney Smith, look forward to continuing the relationships we have formed with the local legal community.

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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 ROBERT G. BARNES, DECEASED  
Late of Manchester Twp., York County, PA.  
Executrix: Patsy L. Barley, c/o 2997 Cape Horn Road, A-6, Red Lion, PA 17356  
Attorney: Erik D. Spurlin, Esquire, Estate & Elder Law Firm of Erik Spurlin, 2997 Cape Horn Road, A-6, Red Lion, PA 17356 01.16-3t
- ESTATE OF KELLY J. BARRICK, DECEASED  
Late of North Codorus Twp., York County, PA.  
Executor: Joseph N. Smith, c/o Samuel A. Gates, Esq., 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 01.16-3t
- ESTATE OF DEBRA COURTNEY-POST a/k/a DEBRA A. COURTNEY-POST, DECEASED  
Late of Manchester Twp., York County, PA.  
Administratrix: Courtney Snyder, c/o 2675 Eastern Blvd., York, PA 17402  
Attorney: Douglas P. France, Esquire, 2675 Eastern Blvd., York, PA 17402 01.16-3t
- ESTATE OF PATRICIA L. FREY, DECEASED  
Late of Manchester Twp., York County, PA.  
Administrator: Ronald E. Frey, Jr. and Ricky A. Frey, c/o Amanda Snoke Dubbs, Esq., 294 Dew Drop Road, York, PA 17402  
Attorney: Amanda Snoke Dubbs, Esquire, 294 Dew Drop Road, York, PA 17402 01.16-3t
- ESTATE OF DAVID GEORGE HENRY a/k/a DAVID G. HENRY, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Administrator-Executor: Crystal A. Henry, 4196 Caldwell Drive, York, PA 17402  
Attorney: D. Michael Craley, Esquire, 246 West Broadway, Lower Level, Red Lion, PA 17356 01.16-3t
- ESTATE OF DAVID B. HOOVER, DECEASED  
Late of Hellam Twp., York County, PA.  
Co-Executors: Patricia Sue Hoover and Stephen Hoover, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Kristen R. McGuire, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994 01.16-3t
- ESTATE OF PATRICIA A. HUNT a/k/a PATRICIA A. LEITHEISER, DECEASED  
Late of Manchester Borough, York County, PA.  
Co-Executors: Jeffrey Lynn Kunkle and Michael Fred Kunkle, c/o 129 East Market Street, York, PA 17401  
Attorney: Susan H. Griest, Esquire, 129 East Market Street, York, PA 17401 01.16-3t
- ESTATE OF GRADY D. KELLISON, DECEASED  
Late of Warrington Twp., York County, PA.  
Executor: Virginia S. Kellison, c/o William R. Kaufman, Esq., 940 Century Drive, Mechanicsburg, PA 17055-4376  
Attorney: William R. Kaufman, Esquire, 940 Century Drive, Mechanicsburg, PA 17055-4376 01.16-3t
- ESTATE OF DANIEL R. LEASE, DECEASED  
Late of Manheim Twp., York County, PA.  
Executor: Drew R. Lease, c/o 2997 Cape Horn Road, A-6, Red Lion, PA 17356  
Attorney: Erik D. Spurlin, Esquire, Estate & Elder Law Firm of Erik Spurlin, 2997 Cape Horn Road, A-6, Red Lion, PA 17356 01.16-3t
- ESTATE OF LADONNA B. MARTIN a/k/a LADONNA BLANCHE MARTIN, DECEASED  
Late of Manheim Twp., York County, PA.  
Executor: John W. Martin, 6149 Allison Mill Road, Glenville, PA 17329  
Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 01.16-3t
- ESTATE OF ROBERT A MECKLEY, DECEASED  
Late of York Twp., York County, PA.  
Administrator-Executor: Karen Wingard and Michael Meckley, 306 Jodyway, Timonium, MD 21093 01.16-3t
- ESTATE OF RUTH H. MILLER, DECEASED  
Late of Red Lion Borough, York County, PA.  
Executrices: Janice E. Myers and Cindy L. Crone, c/o 340 Pine Grove Commons, York, PA 17403  
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 01.16-3t
- ESTATE OF CORNELL M. NEIDERER, DECEASED  
Late of Manchester Twp., York County, PA.  
Executrix: Jenna N. Godshall a/k/a Jenna N. Neiderer, c/o Bradley L. Griffie, Esquire, GRIFFIE & ASSOCIATES, 100 Lincoln Way East, Suite D, Chambersburg, PA 17201  
Attorney: Bradley L. Griffie, Esquire, GRIFFIE & ASSOCIATES, 100 Lincoln Way East, Suite D, Chambersburg, PA 17201 01.16-3t
- ESTATE OF FLORINE R. WARREN, DECEASED  
Late of York City, York County, PA.  
Executrix: Peggy Buchanan, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401  
Attorney: Jeffrey A. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401 01.16-3t
- ESTATE OF JOSEPH N. WEISS, DECEASED  
Late of Monaghan Twp., York County, PA.  
Executrix: Marie W. Carson, 5277 Deerfield Avenue, Mechanicsburg, PA 17050 01.16-3t
- ESTATE OF PHYLLIS M. WHITMORE, DECEASED  
Late of Hellam Twp., York County, PA.  
Executor: Brad S. Hohenadel, c/o 2025 E. Market Street, York, PA 17402  
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 01.16-3t

## SECOND PUBLICATION

- ESTATE OF MABEL R. BOOSE, DECEASED  
Late of York Twp., York County, PA.  
Co-Executors: David E. Boose, Sr. and David E. Boose, Jr., c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994 01.09-3t
- ESTATE OF DONNA L. CAPPELLO, DECEASED  
Late of West Manchester Twp., York County, PA.  
Co-Executrix: Michele L. Anderson and Megan L. Morrison, c/o Andrea S. Anderson, Esq., 901 Delta Road, Red Lion, PA 17356  
Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356 01.09-3t
- ESTATE OF NANCY L. DOWNIN, DECEASED  
Late of Hanover Borough, York County, PA.  
Executrice: Christine D. Dell, 147 N. George Street, Hanover, PA 17331 and Joann K. Cifarelli, 150 Brickyard Road, New Oxford, PA 17350  
Attorney: Keith R. Nonemaker, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 01.09-3t
- ESTATE OF RONALD L. DULL, DECEASED  
Late of York County, PA.  
Administrator-Executor: Ryan P. Dull, 3198 East Market Street, York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 01.09-3t
- ESTATE OF WENDY A. LAZZARA, DECEASED  
Late of Fairview Twp., York County, PA.  
Co-Executors: Peter Lazzara and Nicholas Lazzara, c/o Gettle & Veltri, 13 East Market Street, York, PA 17401  
Attorney: Gregory E. Gettle, Esquire, Gettle & Veltri, 13 East Market Street, York, PA 17401 01.09-3t
- ESTATE OF DONALD RAYMOND PEDERSON, DECEASED  
Late of Springfield Twp., York County, PA.  
Administrator-Executor: Kristi A Pederson, 7107 S. Sentinal Lane, York, PA 17403 01.09-3t



ESTATE OF RUTH M. RUDISILL, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Brian D. Rudisill, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Timothy P. Ruth, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994 01.09-3t

ESTATE OF ELIZABETH JANE SPAHR, DECEASED  
Late of York County, PA.  
Administrator-Executor: Robert Spahr, 3198 East Market Street, York, PA 17402  
Attorney: Jeffrey R. Bellomo, Esquire, 3198 East Market Street, York, PA 17402 01.09-3t

ESTATE OF DEAN C. ZARTMAN JR., DECEASED  
Late of Penn Twp., York County, PA.  
Administrator: James L. Zartman, c/o The Family Law Practice of Leslie S. Arzt, LLC, 2002 South Queen Street, York, PA 17403  
Attorney: Amy S. Loper, Esquire, The Family Law Practice of Leslie S. Arzt, LLC, 2002 South Queen Street, York, PA 17403 01.09-3t

### THIRD PUBLICATION

ESTATE OF EVELYN R. AUCHEY, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Jack A. Auchey, c/o Scott A. Ruth, Esq., 123 Broadway, Hanover, PA 17331  
Attorney: Scott A. Ruth, Esquire, 123 Broadway, Hanover, PA 17331 01.02-3t

ESTATE OF CONNIE A. BAILE, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Matthew A. Baile, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 01.02-3t

ESTATE OF JOHN M. BOONE, DECEASED  
Late of Hanover Borough, York County, PA.  
Administrator: Michael D. Boone, c/o 135 North George Street, York, PA 17401  
Attorney: Charles B. Calkins, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 01.02-3t

ESTATE OF GLENDA M. BRICKER, DECEASED  
Late of Manchester Twp., York County, PA.  
Co-Executors: Deborah A. Reed and Alan G. Houser, c/o 110 S. Northern Way York, PA 17402  
Attorney: Donald L. Reihart, Esquire, Law Offices of Donald L. Reihart, 110 S. Northern Way, York, PA 17402 01.02-3t

ESTATE OF DORIS JACKSON CARNAHAN, DECEASED  
Late of West Manchester Twp., York County, PA.  
Administrator-Executor: Elden Carnahan, 327 Montgomery Street, Laurel, MD 20707 01.02-3t

ESTATE OF LORETTA K. CRANE, DECEASED  
Late of Springfield Twp., York County, PA.  
Administratrix: Judy A. Pressel, c/o 2025 E. Market Street, York, PA 17402  
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 01.02-3t

ESTATE OF BRIANA DANIELLE CRAUMER, DECEASED  
Late of Jackson Twp., York County, PA.  
Co-Administrators: Richard A. Craumer and Sheila M. Craumer, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331  
Attorney: Scott L. Kelley, Esquire, Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331 01.02-3t

ESTATE OF EDNA M. DAVIS, DECEASED  
Late of West Manheim Twp., York County, PA.  
Executor: Paul M. Davis, Sr., c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 01.02-3t

ESTATE OF SHIRLEY L. GILLESPIE, a/k/a SHIRLEY S. GILLESPIE, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Co-Executors: Robert S. Gillespie and Nancy A. Gillespie, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994 01.02-3t

ESTATE OF JEAN Y. GODFREY, DECEASED  
Late of York Twp., York County, PA.  
Co-Executrices: Jennifer A. Snyder and Susan C. Luman, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994 01.02-3t

ESTATE OF EMERSON T. KNAPER, DECEASED  
Late of York Twp., York County, PA.  
Executrices: Nina K. Grove and Susan J. Dutrey, c/o 340 Pine Grove Commons, York, PA 17403  
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 01.02-3t

ESTATE OF KAYE E. KOPE, DECEASED  
Late of York City, York County, PA.  
Executor: David A. Kope, c/o Gettle & Veltri, 13 East Market Street, York, PA 17401  
Attorney: Gregory E. Gettle, Esquire, Gettle & Veltri, 13 East Market Street York, PA 17401 01.02-3t

ESTATE OF JEAN M. MARTIN, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: John S. Martin, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: J. Ross McGinnis, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994 01.02-3t

ESTATE OF CHARLES BERNARD MORT, DECEASED  
Late of Manchester Twp., York County, PA.  
Executor: Gary L. Landis, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994 01.02-3t

ESTATE OF SUE A. PRESSEL, DECEASED  
Late of Dillsburg Borough, York County, PA.  
Administrator-Executor: Robert A. Pressel, 10 House Ave., Camp Hill, PA 17011 01.02-3t

ESTATE OF ELIZABETH ANNE SANGER, a/k/a ELIZABETH A. SANGER, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Gary L. Landis, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994 01.02-3t

ESTATE OF LOIS I. SHAFFER, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Gary Shaffer, 303 Hathaway Garth, Red Lion, PA 17356 01.02-3t

ESTATE OF ARLENE SPANGLER, DECEASED  
Late of Manchester Twp., York County, PA.  
Executrix: Renee E. Garvin, c/o 2997 Cape Horn Road, A-6, Red Lion, PA 17356  
Attorney: Erik D. Spurlin, Esquire, Estate & Elder Law Firm of Erik Spurlin, 2997 Cape Horn Road, A-6, Red Lion, PA 17356 01.02-3t

ESTATE OF ROSE M. WHITE a/k/a ROSE MARIE WHITE, DECEASED  
Late of York Twp., York County, PA.  
Executor: William R. White a/k/a William Richard White, c/o Eric R. Strauss, Esquire, WORTH, MAGEE & FISHER, P.C., 2610 Walbert Avenue, Allentown, PA 18104  
Attorney: Eric R. Strauss, Esquire, WORTH, MAGEE & FISHER, P.C., 2610 Walbert Avenue, Allentown, PA 18104 01.02-3t

ESTATE OF GLORIA E. WHITEKETTLE, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: Lou Ann Bechtel, 1839 Austin Lane, Yoek, PA 17408 01.02-3t

ESTATE OF DONALD L. WINEMILLER,  
DECEASED  
Late of Shrewsbury Twp., York County, PA.  
Executor: Dale E. Richardson, c/o Michael  
R. Caum, Esquire, P.O. Box 272,  
Shrewsbury, PA 17361  
Attorney: Michael R. Caum, Esquire, P.O.  
Box 272, Shrewsbury, PA 17361 01.02-3t

ESTATE OF THELMA M. WONDER,  
DECEASED  
Late of Manheim Twp., York County, PA.  
Executrix: Marie Pauline Eltz, c/o Elinor  
Albright Rebert, Esquire, 515 Carlisle  
Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire,  
515 Carlisle Street, Hanover, PA 17331  
01.02-3t

ESTATE OF DORIS L. ZUMBRUM,  
DECEASED  
Late of Hanover Borough, York County, PA.  
Executor: Adam Stuart Miller, 61 Knisley  
Drive, Hanover, PA 17331  
Attorney: Keith R. Nonemaker, Esquire,  
Barley Snyder LLP, 14 Center Square,  
Hanover, PA 17331 01.02-3t

**ORPHAN'S COURT DIVISION  
AUDITING NOTICE**

To All legatees creditors and person interested:  
Notice is hereby given that the following  
accounts have been filed in the office of the Clerk  
of Orphans' Court Division for confirmation  
and distribution of the balance therein shown  
to the creditors, legatees next to kin, heirs and  
others legally entitled thereto on **February 5,  
2020 at 9:00 a.m.** and will be called in the order  
named for audit and distribution by said Court,  
in **Courtroom No. 6003, on the 6<sup>th</sup> floor of the  
York County Judicial Center at 45 North  
George St. in the City of York, Pennsylvania.**

1. **ALBRIGHT – The First and Final  
Account of Marianne Albright, Executrix  
of the Last Will and Testament of Lois E.  
Albright, Late of Springettsbury Township,  
York County, Pennsylvania, deceased, 6719-  
0509. (David M. Laucks, Esq.)**

2. **GREENWOOD – The First and Final  
Account of Lori A. Stern, Executrix of the  
Last Will and Testament of Patricia A.  
Greenwood a/k/a Patricia Greenwood, Late  
of Chanceford Township, York County,  
Pennsylvania, deceased, 6718-1541. (David  
M. Laucks, Esq.)**

3. **PETERS – The First and Final Account  
of David L. Peters, Executor of the Last  
Will and Testament of Barry L. Peters, Late  
of Manchester Township, York County,  
Pennsylvania, deceased, 6718-0016. (Paul G.  
Lutz, Esq.)**

**FILED IN THE OFFICE OF THE CLERK  
OF ORPHANS' COURT DIVISION OF  
THE COMMON PLEAS COURT, YORK  
COUNTY, PENNSYLVANIA ON OR**

BEFORE JANUARY 8, 2020.

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

01.16-2t

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**CIVIL NOTICES**

**ARTICLES OF INCORPORATION**

NOTICE is hereby given that Articles  
of Incorporation were filed with the the  
Commonwealth of Pennsylvania.

The name of the corporation is APPLE  
HANOVER, INC.

The corporation has been incorporated under  
the provisions of the Business Corporation Law  
of the Commonwealth of Pennsylvania Act of  
December 22, 1988.

Joseph P. Clark II, Esquire  
950 Smile Way,  
York PA 17404

01.16-1t

Solicitor

**ACTION TO QUIET TITLE**

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

No. 2019-SU-003778

ACTION IN QUIET TITLE

244 Grantley Street  
City of York  
UPI No. 09-227-06-0050.00-0000

Budget Rentals, a/k/a Budget Rentals, LLC,  
Plaintiff

v.

Joseph Walter Smallwood, Deceased, his  
heirs, successors, and assigns,  
Defendants

**TO: JOSEPH WALTER SMALLWOOD, DE-  
CEASED, HIS HEIRS, SUCCESS, AND ASSIGNS**

**YOU ARE HEREBY NOTIFIED:** That  
on December 17<sup>th</sup>, 2019, the Plaintiff filed a  
Quiet Title Action, endorsed with a Notice to  
Defend, against you in the Court of Common  
Pleas of York County, Pennsylvania, Docketed  
at No. 2019-SU-003778, wherein the Plaintiff  
seeks legal title in fee simple and to termi-  
nate any Estate, right, title or interest that you  
may have in the Real Estate located at: **244  
GRANTLEY STREET, CITY OF YORK,  
UPI NO. 09-227-06-0050.00-00000**, pursu-  
ant to that certain Deed dated the 27<sup>th</sup> day of  
February, 2019, and recorded on the 1<sup>st</sup> day  
of March, 2019, from Steve P. Cottrill, by his  
Attorney-in-Facts, Dolores Faye Cottrill and  
Brandon P. Hershey, granted to the Plaintiff,  
**Budget Rentals, a/k/a Budget Rentals, LLC**,  
as shown in Record Book 2507, Page 6048.

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Kurt A. Blake, Esquire  
BLAKE & SCHANBACHER LAW, LLC  
29 E. Philadelphia Street  
York, PA 17401

01.16-1t Solicitor

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### DISSOLUTION NOTICE

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NOTICE IS HEREBY GIVEN THAT William L. Maffett, D.M.D., P.C. a Pennsylvania professional corporation, with a current address at 207 Dart Drive, Hanover, Pennsylvania, is engaged in winding up the affairs of the corporation under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended, and will be filing Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania so as to end its existence.

BARLEY SNYDER  
Matthew L. Guthrie, Esquire

01.16-1t Solicitor

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January 6, 2020

TO: Members of the York County Bar Association

FROM: Anne E. Zerbe, President

BY REASON OF THE DEATH OF  
**LAURENCE T. "TIP" HIMES JR.**  
AND TO SHOW OUR RESPECT BY ADOPTING  
A MINUTE IN HONOR OF HIS MEMORY  
A SPECIAL MEETING OF THE  
YORK COUNTY BAR ASSOCIATION  
HAS BEEN CALLED  
**FOR FRIDAY, JANUARY 31, 2020**  
**AT 10:30 A.M. IN COURTROOM 7004**  
**YORK COUNTY JUDICIAL CENTER, 45 North George Street**

OFFICE OF PROthonotary

2019 DEC 13 PM 4:20

JULIA M. GRIEST  
YORK, PA

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

In the Matter of: : 2019-MI-000491

Appointment of Panel of :  
Arbitrators Pursuant to :  
York R.C.P. 1302 : Miscellaneous Civil Action

**ADMINISTRATIVE ORDER APPOINTING  
PANEL OF ARBITRATORS PURSUANT TO York R.C.P. 1302**

AND NOW, this 13<sup>th</sup> day of December, 2019, the following attorneys are appointed to serve as Civil Arbitrators on the York County Arbitration Panels established pursuant to York R.C.P.1302(a)(3). The appointment shall be for a period of two years beginning April 01, 2020:

1. Sarah E. Buhite
2. Timothy J. Colgan
3. John M. Crabbs
4. Gregory E. Gettle
5. Leo E. Gribbin, Jr.
6. Suzanne H. Griest
7. TL Kearney, IV
8. Evan J. Kline
9. Joseph C. Korsak
10. John C. Ogden
11. Edward A. Paskey
12. John C. Porter

13. Timothy P. Ruth
14. Michael B. Scheib
15. Lynnore K. Seaton
16. Erik D. Spurlin
17. Christopher M. Vedder
18. Richard H. Wix

Attorneys serving on the Arbitration Panel pursuant to YCCiv.1301 *et seq.* shall be compensated at the rate of \$1,000.00 per week. The chairperson of a panel of arbitrators shall be compensated at the rate of \$1,500.00 per week. These rates of compensation shall remain in effect until further Order of Court.

The Prothonotary of York County shall serve a copy of this Order on all panel members and keep a certified copy of this Order constantly available for public inspection. Upon request and payment of reasonable fees for production and mailing, the Prothonotary shall furnish a copy of the Order to any person requesting the same.

The York County District Court Administrator shall publish this Order as may be required.

BY THE COURT,



Joseph C. Adams, President Judge  
19<sup>th</sup> Judicial District of Pennsylvania

**SHERIFF SALES**

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. WILLIAM B. ALBANESE, JR and DEIDRA M. LAHATTE-ALBANESE Docket Number: 2019-SU-002279. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM B. ALBANESE, JR  
DEIDRA M. LAHATTE-ALBANESE

By virtue of a Writ of Execution No. 2019-SU-002279

Wells Fargo Bank, N.A.  
v.  
William B. Albanese, Jr  
Deidra M. Lahatte-Albanese

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

717 Grant Drive, Hanover, PA 17331-2079  
Parcel No. 670002301180000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$145,781.55

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 717 GRANT DRIVE, HANOVER, PA 17331

UPI# 67-000-23-0118.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00

O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CL45 MW LOAN 1, LLC vs. ANDREW G. SHANK, IRREVOCABLE TRUST, BARBARA N. SHANK AS TRUSTEE FOR THE ANDREW G. SHANK IRREVOCABLE TRUST Docket Number: 2019-SU-002690. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANDREW G. SHANK,  
IRREVOCABLE TRUST  
BARBARA N. SHANK AS TRUSTEE FOR  
THE ANDREW G. SHANK  
IRREVOCABLE TRUST

SHORT LEGAL DESCRIPTION

By virtue of Writ of Execution No. 2019-SU-002690

CL 45 MW LOAN 1, LLC v. Andrew G. Shank, Irrevocable Trust and Barbara N. Shank as Trustee for The Andrew G. Shank Irrevocable Trust

Of property situate in Stewartstown Borough, York County, Pennsylvania, being known as 56 N. Main Street, Stewartstown, PA 17363

PIN Number 86-000-01-0109

Improvements thereon: dwelling know as 56 N. Main Street, Stewartstown, PA 17363

Judgment amount \$166,282.47

PROPERTY ADDRESS: 56 NORTH MAIN STREET, STEWARTSTOWN, PA 17363

UPI# 86-000-01-0109.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, N.A. F/K/A FIRST UNION NATIONAL BANK vs. EDWIN B. ASHMAN A/K/A EDWIN B. ASHMAN, JR and KAROL A. FERREE A/K/A KAROL ASHMAN Docket Number: 2015-SU-003320-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York,

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

AS THE REAL ESTATE OF:

EDWIN B. ASHMAN  
A/K/A EDWIN B. ASHMAN, JR  
KAROL A. FERREE  
A/K/A KAROL ASHMAN

By virtue of a Writ of Execution No. 2015-SU-003320-06

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. f/k/a First Union National Bank v. Edwin B. Ashman a/k/a Edwin B. Ashman, Jr Karol A. Ferree a/k/a Karol Ashman

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

1015 Hilltop Road, York, PA 17408-8263  
Parcel No. 400000600730000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$99,323.61

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1015 HILLTOP ROAD, YORK, PA 17408

UPI# 40-000-06-0073.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of TOWD POINT MORTGAGE TRUST 2017-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE vs. RAY AXE and SUSAN AXE Docket Number: 2019-SU-002210. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RAY AXE  
SUSAN AXE

ALL that certain lot or piece of ground situate in the Township of Chanceford, County of York, Commonwealth of Pennsylvania. Being more fully described in Deed Book 1987, Page 731 dated 08/20/2008, recorded 09/25/2008, in the York County Recorder of Deeds.

Address: 10936 Gum Tree Road, Brogue, PA 17309

Parcel No.: 21000GN00730000000

PROPERTY ADDRESS: 10936 GUM TREE ROAD, BROGUE, PA 17309

UPI# 21-000-GN-0073.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. vs. AMY D. BAILEY and MICHAEL E. BAILEY Docket Number: 2017-SU-003443. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

AMY D. BAILEY  
MICHAEL E. BAILEY

ALL THAT CERTAIN lot of ground, with the improvements thereon erected situate, lying and being in Shrewsbury Borough, York County, Pennsylvania, being more particularly described as follows, to wit:

BEGINNING at a point on the Western side of the cul-de-sac forming the Southern terminus of Circle Drive at the corner of Lot No. 112; thence along the Southern line of said cul-de-sac along a curve bearing to the left, the said curve having a radius of 50 feet to a point; thence along Lot No. 110, South 17 degrees, 58 minutes West, 151.51 feet to a point; thence along lands now or formerly of Saubel Realty Company, Inc., South 68 degrees, 26 minutes, 10 seconds West, 45 feet to a point; thence along land now or formerly of Shrewsbury Manufacturing Company, North 11 degrees, 59 minutes, 30 seconds West, 182.08 feet to a point; thence along Lot No. 112, South 78 degrees, 00 minutes, 30 seconds East, 95 feet to the point and place of beginning.

CONTAINING an area of 15,390 square feet. It being Lot No. 111 on a Plan of Lots recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book AA, Page 841.

PARCEL NO. 84-000-06-0111.00-00000

BEING KNOWN AS 6 Circle Drive, Shrewsbury, PA 17361

BEING THE SAME PREMISES which Sterling G. Gochnauer and Deanna J. Gochauer, husband and wife, by Deed dated November 13, 2014 and recorded November 14, 2014, in the Office of the Recorder of Deeds in and for the County of York, in Deed Book 2219, Page 5120, as Instrument No. 2014050854, granted and conveyed unto Amy D. Bailey and Michael E. Bailey, husband and wife, in fee.

PROPERTY ADDRESS: 6 CIRCLE DRIVE, SHREWSBURY, PA 17361

UPI# 84-000-06-0111.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PHH MORTGAGE CORPORATION vs. SCOTT E. BALDWIN A/K/A SCOTT BALDWIN and KRYSTAL BALDWIN Docket Number: 2019-SU-000238. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT E. BALDWIN  
A/K/A SCOTT BALDWIN  
KRYSTAL BALDWIN

ALL THAT CERTAIN piece, parcel or tract of land, together with the improvements thereon erected, situate, lying and being in Penn township, York county, Pennsylvania, more particularly bounded, limited and described as follows, to wit:

ALSO KNOWN AS : 183 Breezewood Drive, Hanover, PA 17331

PARCEL #: 444-000-29-0054.00-0000

Fee simple title vested Scott E. Baldwin by deed

from, Scott E. Baldwin and Krystal Baldwin, husband and wife, dated 09/25/2013, recorded 02/28/2014, in the York county recorder of deeds in deed book 2269, page 8572.

PROPERTY ADDRESS: 183 BREEZEWOOD DRIVE, HANOVER, PA 17331

UPI# 44-000-29-0054.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. KEVIN L. BERKHEIMER and CARLA L. BERKHEIMER Docket Number: 2019-SU-000967. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KEVIN L. BERKHEIMER  
CARLA L. BERKHEIMER

By virtue of a Writ of Execution No. 2019-SU-000967

Wells Fargo Bank, N.A.  
v.  
Kevin L. Berkheimer  
Carla L. Berkheimer

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

2150 Hess Road, York, PA 17404-4814  
Parcel No. 51000030085A000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$153,402.56

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 2150 HESS ROAD, YORK, PA 17404

UPI# 51-000-03-0085.A0-00000

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



bution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto 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,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of SANTANDER BANK, N.A. vs. DAVID BIXLER, A/K/A DAVID B. BIXLER and PAULA BIXLER, A/K/A PAULA J. BIXLER Docket Number: 2019-SU-000102. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID BIXLER, A/K/A DAVID B. BIXLER  
PAULA BIXLER, A/K/A PAULA J. BIXLER

Owner(s) of property situate in the TOWNSHIP OF WEST MANCHESTER, YORK COUNTY, PENNSYLVANIA, being 1377 WINTERBERRY COURT, YORK, PA 17408, Parcel No. 51-000-47-0049.00-00000. Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$84,401.52, PROPERTY ADDRESS: 1377 WINTERBERRY COURT, YORK, PA 17408.

PROPERTY ADDRESS: 1377 WINTERBERRY COURT, YORK, PA 17408

UPI# 51-000-47-0049.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R8 vs. LINDA

M. BLY A/K/A LINDA M. ANDERSON, DANIEL A. BLY, BRADLEY L. CRANE and ELWOOD E. ANDERSON Docket Number: 2019-SU-001676. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LINDA M. BLY  
A/K/A LINDA M. ANDERSON  
DANIEL A. BLY  
BRADLEY L. CRANE  
ELWOOD E. ANDERSON

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

BEING KNOWN AS: 138 NORTH WATER STREET, SPRING GROVE, PA 17362

PARCEL NUMBER: 85-000-01-0120-00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 138 NORTH WATER STREET, SPRING GROVE, PA 17362

UPI# 85-000-01-0120.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. vs. JAMES E. BROWN AKA JAMES E. BROWN, JR. and JOHN B. CHAPMAN AKA JOHN B. CHAPMAN, JR. Docket Number: 2019-SU-000629. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES E. BROWN  
AKA JAMES E. BROWN, JR.  
JOHN B. CHAPMAN  
AKA JOHN B. CHAPMAN, JR.

ALL THAT CERTAIN lot of ground situated in the Borough of West York, County of York, Commonwealth of Pennsylvania, with a dwell-

ing house thereon erected, known as No. 1729 Monroe Street, bounded on the South by said Monroe Street; on the East by property now or formerly of Harry I. Heckert and Mamie V. Heckert, his wife.

CONTAINING a front on Monroe Street, 14 feet, 06 inches, more or less, and extending in depth Northwardly 220 feet, more or less.

TOGETHER WITH the right to joint use of an alleyway located on the premises adjoining on the West, and extending from the front line of the dwelling house erected thereon, Northwardly 35 feet, more or less.

BEING Parcel ID 88-000-12.0056.00-00000

BEING KNOWN for informational purposes as 1729 Monroe Street, York, PA

BEING THE SAME PREMISES which was conveyed to James E. Brown and John B. Chapman by Deed of Kneads Therapeutic Massage, LLC T/A Mal Properties, dated 12/03/2015 and recorded 01/11/2016 as Instrument No. 2016001159 BK 2352 PG 7916 in the York County Recorder of Deeds Office, in fee.

PROPERTY ADDRESS: 1729 MONROE STREET, YORK, PA 17404

UPI# 88-000-12-0056.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO USA HOLDINGS, INC. vs. JOSEPH BRUSH, SR., AKA JOSEPH F. BRUSH, SR. Docket Number: 2019-SU-001998. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSEPH BRUSH, SR.,  
AKA JOSEPH F. BRUSH, SR.

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 1767

HILTON AVENUE, DOVER, PA 17315

UPIN NUMBER 24000070060C000000

PROPERTY ADDRESS: 1767 HILTON AVENUE, DOVER, PA 17315

UPI# 24-000-07-0060.C0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION vs. JOSHUA J. BUSSE, AKA JOSHUA BUSSE Docket Number: 2019-SU-000544. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSHUA J. BUSSE, AKA JOSHUA BUSSE

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF FRANKLIN, YORK COUNTY, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 113 TUCKAHOE ROAD, DILLSBURG, PA 17019

UPIN NUMBER 29-000-OB-0068.C0-00000

PROPERTY ADDRESS: 113 TUCKAHOE ROAD, DILLSBURG, PA 17019

UPI# 29-000-OB-0068.C0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of QUICKEN LOANS INC. vs. JAMES CAPLINGER, SR. Docket Number: 2019-SU-002145. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES CAPLINGER, SR.

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

206 CROWN POINTE DRIVE # C0107, YORK, PA 17402  
PARCEL #: 46000IJ0001A0C0107  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING (Townhome Condominium)

Judgment Amount \$120,194.67

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 206 CROWN POINTE DRIVE, #C0107, YORK, PA 17402

UPI# 46-000-IJ-0001.A0-C0107

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,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of GOLDSBORO MUNICIPAL AUTHORITY vs. GARY CARDASSO Docket Number: 2018-SU-001436. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GARY CARDASSO

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

of Pennsylvania, being

608 Overlook Drive, Eters, PA 17319  
Parcel No. 65-000-02-0081.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$848.45

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

PROPERTY ADDRESS: 608 OVERLOOK DRIVE, ETERS, PA 17319

UPI# 65-000-02-0081.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of SANTANDER BANK, N.A. vs. JOLENE CHRONISTER A/K/A JOLENE I. HUTCHINSON Docket Number: 2018-SU-000763. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOLENE CHRONISTER  
A/K/A JOLENE I. HUTCHINSON

By virtue of a Writ of Execution No. 2018-SU-000763

Santander Bank, N.A.

v.  
Jolene Chronister A/K/A Jolene I. Hutchinson

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

869 Florida Avenue, York, PA 17404-3122  
Parcel No. 144931400230000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$82,957.82

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 869 FLORIDA AVE-

NUE, YORK, PA 17404

UPI# 14-493-14-0023.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DITECH FINANCIAL LLC vs. CHRISTOPHER C. COLTON and PATTY J. COLTON Docket Number: 2016-SU-002312-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER C. COLTON  
PATTY J. COLTON

By virtue of a Writ of Execution No. 2016-SU-002312-06

Ditech Financial LLC  
v.  
Christopher C. Colton  
Patty J. Colton

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

233 Troy Road, Dallastown, PA 17313  
Parcel No. 5400003100500000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$112,851.16

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 233 TROY ROAD, DALLASTOWN, PA 17313

UPI# 54-000-31-0050.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF2 vs. JEREMY F. COOLEY A/K/A JEREMY COOLEY and GENEVIEVE T. COOLEY A/K/A GENEVIEVE COOLEY Docket Number: 2018-SU-003454. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JEREMY F. COOLEY  
A/K/A JEREMY COOLEY  
GENEVIEVE T. COOLEY  
A/K/A GENEVIEVE COOLEY

DOCKET NO: 2018-SU-003454

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

TAX PARCEL NO: 66-000-03-0041-00-00000

PROPERTY ADDRESS 190 Charles Circle  
York, PA 17406

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Genevieve T. Cooley a/k/a Genevieve Cooley and Jeremy F. Cooley a/k/a Jeremy Cooley

ATTORNEY'S NAME: Roger Fay, Esquire

SHERIFF'S NAME: York County Sheriff

PROPERTY ADDRESS: 190 CHARLES CIRCLE, YORK, PA 17406

UPI# 66-000-03-0041.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of LAKEVIEW LOAN SERVICING, LLC. vs. JACOB M. CRAFT and ALLYSHA L. CRAFT Docket Number: 2019-SU-002106. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JACOB M. CRAFT  
ALLYSHA L. CRAFT

All that certain piece or parcel or Tract of land situate in York Township, York County, Pennsylvania, and being known as 703 Duquesne Road, York, Pennsylvania 17402.

TAX MAP AND PARCEL NUMBER:  
540006500240000000

THE IMPROVEMENTS THEREON ARE:  
Residential Dwelling

REAL DEBT: \$287,705.16

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Jacob M. Craft and Allysha L. Craft

PROPERTY ADDRESS: 703 DUQUESNE ROAD, YORK, PA 17402

UPI# 54-000-65-0024.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of J.P. MORGAN MORTGAGE ACQUISITION CORP. vs. KRISTA A. DEARDORFF Docket Number: 2019-SU-001823. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KRISTA A. DEARDORFF

Property of Krista A. Deardorff, Single Person



Execution No. 2019-SU-001823

Judgment Amount: \$161,562.75

All the right title, interest and claim of Krista A. Dearnorff, Single Person, of in and to:

Property located at 530 S. Kershaw Street, within the Township of Springettsbury, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1572, at page 2110, Instrument No. 2003052028.

Parcel Identification No. 46-000-03-01-28-0-000000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 530 SOUTH KERSHAW STREET, YORK, PA 17402

UPI# 46-000-03-0128.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of OCWEN LOAN SERVICING, LLC vs. MATTHEW J. DEITER and HEATHER R. SPANGLE Docket Number: 2016-SU-000496-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MATTHEW J. DEITER  
HEATHER R. SPANGLE

By virtue of a Writ of Execution No. 2016-SU-000496-06

OCWEN Loan Servicing, LLC  
v.  
Matthew J. Deiter  
Heather R. Spangle

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

1680 Niles Road, York, PA 17403  
Parcel No. 48-000-19-0021

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$158,486.76

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1680 NILES ROAD, YORK, PA 17403

UPI# 48-000-19-0021.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") vs. JAMES M. DRURY and VIRGINIA K. DRURY Docket Number: 2018-SU-001492. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES M. DRURY  
VIRGINIA K. DRURY

ALL THAT CERTAIN piece or parcel of land situate in Newberry Township, York County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a spike in the middle of Penna. Dept. of Highways Leg. Route No. 66003, at its junction with a private road known as Bass Lake Drive, thence along the middle of said Bass Lake Drive and opposite other lands now or formerly of York-Harrisburg Realty Co., South 19 degrees 37 minutes 20 seconds East, 150.00 feet to a point; thence further along the middle of Bass Lake Drive and through a "T" in said drive and out into Bass Lake South 56 degrees 21 minutes 30 seconds East, a distance of 257.51 feet to a point in said Bass Lake; thence in said lake South 55 degrees 1 minutes 40 seconds West, 121.09 feet to a point in said lake; thence coming out of the lake across Bass Lake Drive and along other lands now or formerly of York-Harrisburg Realty Co., North 57 degrees 57 minutes 20 seconds West, 160 .03 feet to an iron pipe; thence further along same North 37 degrees 30 minutes 00 seconds West, 240.00 feet

to a spike in middle of said Leg. Rte. No. 66003; thence in middle of said Route North 56 degrees 7 minutes 00 seconds East, 140.00 feet to a spike at the Place of BEGINNING. (Shown on Gordon Brown Dwg. No. J-177).

Being the same premises which James M. Drury by Deed dated 5/16/2013 and recorded 11/8/2013 in Deed Book 2258 page 2264 conveyed unto Virginia K. Drury.

IMPROVEMENTS: Residential dwelling

Tax Parcel # 39-000-20-0153-00-00000

PROPERTY ADDRESS: 1190 PINES ROAD, ETTERS, PA 17319

UPI# 39-000-20-0153.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of METROPOLITAN LIFE INSURANCE COMPANY vs. JOHN P. DUNN Docket Number: 2019-SU-002124. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN P. DUNN

All that certain tract of land situate in the Township of Windsor, County of York, Commonwealth of Pennsylvania, known as Lot No. 122 Milner Heights, Phase I, being more particularly bounded and described as follows, to wit ALSO KNOWN AS 105 Overview Circle East, Red Lion, PA 17356 PARCEL ID 53-000-23-0122.00-00000

PROPERTY ADDRESS: 105 OVERVIEW CIRCLE EAST, RED LION, PA 17356

UPI# 53-000-23-0122.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF AMERICA, N.A. vs. ERIC E. EISENHART Docket Number: 2019-SU-001802. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ERIC E. EISENHART

DOCKET #2019-SU-001802

ALL THAT CERTAIN unit designated as Unit No. 123, having an address of 2721 Foxshire Drive, York, Pennsylvania 17402.

PARCEL No. 54000IJ0253B0CD721

PROPERTY ADDRESS: 2721 FOXSHIRE DRIVE, YORK, PA 17402

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: ERIC E. EISENHART

ATTORNEY FOR PLAINTIFF: POWERS KIRN, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 2721 FOXSHIRE DRIVE, YORK, PA 17402

UPI# 54-000-IJ-0253.B0-CD721

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,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPAC-

ITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2018-R6 MORTGAGE-BACK NOTES, SERIES 2018-R6 vs. JASON EMLET, THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE Docket Number: 2019-SU-002094. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JASON EMLET  
THE UNITED STATES OF AMERICA,  
DEPARTMENT OF TREASURY,  
INTERNAL REVENUE SERVICE

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 651 FULTON STREET, HANOVER, PA 17331

UPIN NUMBER 44000190082A000000

PROPERTY ADDRESS: 651 FULTON STREET, HANOVER, PA 17331

UPI# 44-000-19-0082.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSETS TRUST 2007-3, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-3 C/O PHH MORTGAGE CORPORATION vs. TRAMPAS S. FERREE Docket Number: 2019-SU-002416. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TRAMPAS S. FERREE

All that certain piece, parcel or tract of ground, situate lying and being in the Township of North Hopewell, York County, Pennsylvania, more particularly bounded and described as follows,

to wit:

Beginning at a point in a public road, known as Township Road No. 698 at lands now or formerly or Ralph M. Saylor, extending thence along and through said Township Road, South 46 degrees 15 minutes 00 seconds West, 350 feet to a point in said Township Road

ALSO KNOWN AS 11264 Woodland Drive, Felton, PA 17322 Parcel ID: 41-000-EK-0033-CO-00000

BEING the same premises which Wells Fargo Bank NA as trustee by its attorney in fact Homeq Servicing Corporation by Power of Attorney hereto fore recorded by Deed dated October 13, 2006 and recorded on in the Office of Recorder of Deeds of York County on December 29, 2006 at Book 1865, Page 1977 granted and conveyed unto Trampas S Ferree.

PROPERTY ADDRESS: 11264 WOODLAND DRIVE, FELTON, PA 17322

UPI# 41-000-EK-0033.C0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of SANTANDER BANK, N.A. vs. DIRK M. FLAHERTY and LISA G. FLAHERTY Docket Number: 2019-SU-000221. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DIRK M. FLAHERTY  
LISA G. FLAHERTY

Owner(s) of property situate in the BOROUGH OF RED LION, YORK COUNTY, PENNSYLVANIA, being 123 W. GAY STREET, RED LION, PA 17356, Parcel No. 82-000-06-0190.00-00000, Improvements thereon:

RESIDENTIAL DWELLING Judgment Amount: \$12,086.26, PROPERTY ADDRESS:123 WEST GAY STREET, RED LION, PA 17356.

PROPERTY ADDRESS: 123 WEST GAY STREET, RED LION, PA 17356



UPI# 82-000-06-0190.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.09-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. KENNETH S. FREEBURN and KIM J. FREEBURN Docket Number: 2019-SU-000084. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KENNETH S. FREEBURN  
 KIM J. FREEBURN

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 235 SOUTH YORK ROAD, DILLSBURG, PA 17019

UPIN NUMBER 38000PD0126F000000  
 PROPERTY ADDRESS: 235 SOUTH YORK ROAD, DILLSBURG, PA 17019

UPI# 38-000-PD-0126.F0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.09-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on

Judgment of SELENE FINANCE LP vs. LOUIS S. FRUEHSTORFER Docket Number: 2016-SU-003256. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LOUIS S. FRUEHSTORFER

ALL that certain lot of ground together with all improvements thereon erected situate on the south side of East College Avenue, in the City of York, County of York, and State of Pennsylvania. bounded and described as follows, to wit: Tenth Ward

Property Address: 350 East College Avenue York, PA 17403

Parcel No. 10-252-2-21  
 Improvements: Residential Dwelling  
 Subject to Mortgage: No  
 Subject to Rent: No  
 C.P. NO. 2016-SU-003256  
 Judgment: \$48,749.33  
 Attorney: Katherine M. Wolf, Esquire  
 To be sold as the Property Of:  
 Louis S. Fruehstorfer

PROPERTY ADDRESS: 350 EAST COLLEGE AVENUE, YORK, PA 17403

UPI# 10-252-02-0021.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.09-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BRANCH BANKING AND TRUST COMPANY vs. MATTHEW J. FULTZ Docket Number: 2019-SU-002528. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MATTHEW J. FULTZ

All that certain piece or parcel or Tract of land situate in Lower Windsor Township, York County, Pennsylvania, and being known as 824 Almoney Road a/k/a 824 Almoney Road, Lower Windsor Township, Wrightsville, Pennsylvania 17368.

TAX MAP AND PARCEL NUMBER:35-000-10-0001.E0-00000

THE IMPROVEMENTS THEREON ARE:  
 Residential Dwelling

REAL DEBT: \$86,967.41

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Matthew J. Fultz

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

PROPERTY ADDRESS: 824 ALMONEY ROAD, A/K/A 824 ALMONEY ROAD, LOWER WINDSOR TOWNSHIP, WRIGHTSVILLE, PA 17368

UPI# 35-000-10-0001.E0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.09-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION vs. DANIEL GAJEWSKI, AKA DANIEL M. GAJEWSKI, AKA DANIEL M. GALEWSKI Docket Number: 2019-SU-000100. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DANIEL GAJEWSKI,  
 AKA DANIEL M. GAJEWSKI,  
 AKA DANIEL M. GALEWSKI

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 22 SPRINGERS LANE, NEW CUMBERLAND, PA 17070

UPIN NUMBER 27000RF0053A000000

PROPERTY ADDRESS: 22 SPRINGERS LANE, NEW CUMBERLAND, PA 17070

UPI# 27-000-RF-0053.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of M&T BANK vs. ROBIN M. GARRETT Docket Number: 2019-SU-002269. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBIN M. GARRETT

PARCEL NO.:67-000-01-0067.0

ALL that the following described tract of land situate, lying and being in the Borough of Hanover, York County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING for a point at a steel pin at the intersection of East Walnut Street and Moulstown Road; thence along the Moulstown Road South eighty-nine (89) degrees thirty (30) minutes thirty (30) seconds East, Forty-four and thirty one-hundredths (44.30)feet to a point The improvements thereon being known as 101 Fame Avenue, Hanover, Pennsylvania-17331 Fee Simple Title Vested in Robin M. Garrett, Single Woman by deed from Philip E.Raber, akak Phillip E. Raber, Executor, under the Last Will and Testament of Pauline Grace Raber aka Pauline G. Raber, deceased, dated 10/20/2008, recorded 10/28/2008, in the York County Clerk's Office in Deed Book 1991,Page 4875 as Instrument No. 2008067304

PROPERTY ADDRESS: 101 FAME AVENUE, HANOVER, PA 17331

UPI# 67-000-01-0067.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PARTNERS FOR PAYMENT RELIEF DE IV, LLC vs. JEAN L. GERBERICH and E. SCOTT GERBERICH Docket Number: 2019-SU-002136. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JEAN L. GERBERICH  
E. SCOTT GERBERICH

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

Property of E. Scott Gerberich and Jean L. Gerberich

Execution No. 2019-SU-002136

Judgment Amount: \$82,656.51

All the right title, interest and claim of E. Scott Gerberich and Jean L. Gerberich, of in and to:

Property locates at 2 Christine Drive, within the Borough of East Prospect, York County, PA. Having erected thereon a Residential Dwelling. Being more fully described in York County Deed Book Volume 1533, at page 4730.

Parcel Identification No. 60000JL0092J000000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 2 CHRISTINE DRIVE, WRIGHTSVILLE, PA 17368

UPI# 60-000-JL-0092.J0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00

O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. MICHAEL A. GIBSON, SR Docket Number: 2019-SU-002576. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL A. GIBSON, SR

By virtue of a Writ of Execution No. 2019-SU-002576

Wells Fargo Bank, N.A.  
v.  
Michael A. Gibson, Sr

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

1360 West King Street, York, PA 17404-3433  
Parcel No. 880000500120000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$101,229.61

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1360 WEST KING STREET, YORK, PA 17404

UPI# 88-000-05-0012.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE TRUST 2005-ALT1 MORTGAGE PASS-THROUGH CERTIFICATES vs. JAMES G. GUNNING Docket Number: 2019-SU-002669. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following

real estate to wit:

AS THE REAL ESTATE OF:

JAMES G. GUNNING

ALL the following described tract of land with the improvements thereon erected, situate, lying and being on the western side of South Main Street, in the Borough of Red Lion, York County, Pennsylvania, known and numbered as 414 South Main Street, bounded and limited as follows, to wit:

Property Address: 414 South Main Street Red Lion, PA 17356

Parcel No. 820000100860000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2019-SU-002669  
Judgment: \$97,478.03

Attorney: Katherine M. Wolf, Esquire  
To be sold as the Property Of: James G. Gunning

PROPERTY ADDRESS: 414 SOUTH MAIN STREET, RED LION, PA 17356

UPI# 82-000-01-0086.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2005-RF3 vs. TRACY M. HAAR, AKA TRACEY M. HAAR and MARK G. HAAR Docket Number: 2018-SU-003464. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TRACY M. HAAR,  
AKA TRACEY M. HAAR  
MARK G. HAAR

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 46 COLDSPRINGS ROAD, AKA 46 COLD SPRINGS ROAD, DILLSBURG, PA 17019

UPIN NUMBER 20-000-OB-0015-Q0-00000

PROPERTY ADDRESS: 46 COLDSPRINGS ROAD, AKA 46 COLD SPRINGS ROAD, DILLSBURG, PA 17019

UPI# 20-000-OB-0015.Q0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of LAKEVIEW LOAN SERVICING, LLC vs. DENNIS M. HABBERT, JR. Docket Number: 2019-SU-002492. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DENNIS M. HABBERT, JR.

ALL that certain lot or piece of ground situate in the Township of Windsor, County of York, Commonwealth of Pennsylvania. Being more fully described in Deed Book 1990, Page 797 dated 10/14/2008, recorded 10/17/2008, in the York County Recorder of Deeds. Address: 2170 Windsor Road, Windsor, PA 17366 Parcel No.: 530000100050000000

PROPERTY ADDRESS: 2170 WINDSOR ROAD, WINDSOR, PA 17366

UPI# 53-000-01-0005.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PENNYMAC LOAN SERVICES, LLC vs. DOUGLAS W. HADBAVNY Docket Number: 2015-SU-002185-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DOUGLAS W. HADBAVNY

DOCKET #2015-SU-002185-06

ALL THAT CERTAIN lot or tract of ground situate in Newberry Township, York County, Pennsylvania.

PARCEL No. 39-000-25-1502.00-0000

PROPERTY ADDRESS: 3 RED BARBERRY DRIVE, NEWBERRY TOWNSHIP, PA 17319 A/K/A ETTERS, PA 17319

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: DOUGLAS W. HADBAVNY

ATTORNEY FOR PLAINTIFF: POWERS KIRN, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 3 RED BARBERRY DRIVE, NEWBERRY TOWNSHIP, PA 17319 A/K/A, ETTERS, PA 17319

UPI# 39-000-25-1502.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY vs. HARRY A. HARR and LORI A. HARR A/K/A LORI A. SWEITZER Docket Number: 2018-SU-003057. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following



lowing real estate to wit:

AS THE REAL ESTATE OF:

HARRY A. HARR  
LORI A. HARR  
A/K/A LORI A. SWEITZER

By virtue of a Writ of Execution No. 2018-SU-003057

Branch Banking and Trust Company s/b/m Susquehanna Bank s/b/m Community Banks  
v.  
Harry A. Harr  
Lori A. Harr a/k/a Lori A. Sweitzer

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

975 River Road, York Haven, PA 17370-9549  
Parcel No. 39-000-OH-0142D000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$19,659.76

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 975 RIVER ROAD, YORK HAVEN, PA 17370

UPI# 39-000-OH-0142.D0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, N.A. vs. MICHELLE N. HART Docket Number: 2015-SU-001810-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHELLE N. HART

By virtue of a Writ of Execution No. 2015-SU-001810-06

JPMorgan Chase Bank, N.A.

v.  
Michelle N. Hart

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

3525 Delta Road, Airville, PA 17302-9373  
Parcel No. 34000EO00480000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$168,230.50

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 3525 DELTA ROAD, AIRVILLE, PA 17302

UPI# 34-000-EO-0048.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of LAKEVIEW LOAN SERVICING, LLC vs. SHANNON J. HIESTAND Docket Number: 2019-SU-002427. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SHANNON J. HIESTAND

By virtue of a Writ of Execution No. 2019-SU-002427

Lakeview Loan Servicing, LLC  
v.  
Shannon J. Hiestand

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

18 Gladys Court, Hanover, PA 17331-9394  
Parcel No. 440001705110000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$166,099.42

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 18 GLADYS COURT, HANOVER, PA 17331

UPI# 44-000-17-0511.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PEOPLESBANK, A CODORUS VALLEY COMPANY vs. PEGGY L. HOWARD and THOMAS A. MEINL, JR. Docket Number: 2019-SU-000222. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PEGGY L. HOWARD  
THOMAS A. MEINL, JR.

SHERIFF'S SALE

By virtue of a Writ of Execution Issued by PeoplesBank, A Codorus Valley Company

Docket No. 2019-SU-000222

PeoplesBank, A Codorus Valley Company v. Peggy L. Howard and Thomas A. Meinl, Jr.  
Docket No. 2019-SU-000222

Owners of property situate in Lower Chanceford Township, Airville, York County, Pennsylvania

4240 Delta Road, Lower Chanceford Township, Airville, Pennsylvania 17302

Property being known as Parcel ID No. 34000DO00006A000000

Premises consist of a 2-story detached colonial dwelling

Joseph P. Schalk, Esquire  
Attorney for Plaintiff  
Barley Snyder  
213 Market Street, 12th Floor  
Harrisburg, PA 17101  
I.D. No. 91656

PROPERTY ADDRESS: 4240 DELTA ROAD, AIRVILLE, PA 17302

UPI# 34-000-DO-0006.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-D vs. PATRICK L. HYRE A/K/A PATRICK HYRE A/K/A PATRICK LEWIS HYRE STACEY J. HYRE A/K/A STACY JANEEN HYRE A/K/A STACEY HYRE Docket Number: 2016-SU-002073-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PATRICK L. HYRE  
A/K/A PATRICK HYRE  
A/K/A PATRICK LEWIS HYRE  
STACEY J. HYRE  
A/K/A STACY JANEEN HYRE  
A/K/A STACEY HYRE

By virtue of a Writ of Execution No. 2016-SU-002073-06

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

v.  
Patrick L. Hyre a/k/a Patrick Hyre  
a/k/a Patrick Lewis Hyre  
Stacey J. Hyre A/K/A Stacy Janeen Hyre  
A/K/A Stacey Hyre

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

135 Hunter Creek Drive, York, PA 17402  
Parcel No. 230000600360000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$373,082.47

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 135 HUNTER CREEK DRIVE, YORK, PA 17402

UPI# 23-000-06-0036.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH3 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH3 vs. THOMAS A. JACOBSON Docket Number: 2019-SU-002214. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

THOMAS A. JACOBSON

Being the Owner(s) of property situate in Warrington Township, York County and State of Pennsylvania, being  
1795 ALPINE ROAD, DOVER, PA 17315  
PARCEL #: 49000ME0181A000000  
Improvements thereon: Residential Dwelling  
Judgment Amount: \$247,324.00  
Attorneys for Plaintiff:  
KML LAW GROUP P.C.

PROPERTY ADDRESS: 1795 ALPINE ROAD, DOVER, PA 17315

UPI# 49-000-ME-0181.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. ANEESAH R. JAMISON Docket Number: 2019-SU-000083. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANEESAH R. JAMISON

ALL that lot in Ward 13, York City, York County, Pennsylvania, being approximately 17.5 x 179. HAVING THEREON erected a dwelling house known and numbered as: 430 N. PERSHING AVENUE YORK, PA 17401 (formerly 430 North Water Street)

PARCEL NO. 13-447-03-0009-00-00000  
York Deed Book 1753, page 8681

TO BE SOLD AS THE PROPERTY OF ANEESAH R. JAMISON ON JUDGMENT NO. 2019-SU-000083

PROPERTY ADDRESS: 430 NORTH PERSHING AVENUE, YORK, PA 17401

UPI# 13-447-03-0009.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY vs. GEORGE T. JENKINS and KATHLEEN K. WALSH A/K/A KATHLEEN WALSH Docket Number: 2016-SU-002874. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:



AS THE REAL ESTATE OF:

GEORGE T. JENKINS  
KATHLEEN K. WALSH  
A/K/A KATHLEEN WALSH

By virtue of a Writ of Execution No. 2016-SU-002874

Branch Banking and Trust Company

v.  
George T. Jenkins  
Kathleen K. Walsh a/k/a Kathleen Walsh

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

6 Country Manor Lane,  
New Freedom, PA 17349-9699  
Parcel No. 780000602140000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$375,578.45

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 6 COUNTRY MANOR LANE, NEW FREEDOM, PA 17349

UPI# 78-000-06-0214.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK vs. BARRY WADE JENNINGS, JR and SHEILA MARIE JENNINGS Docket Number: 2019-SU-002641. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BARRY WADE JENNINGS, JR  
SHEILA MARIE JENNINGS

By virtue of a Writ of Execution No. 2019-SU-002641

Suntrust Bank

v.  
Barry Wade Jennings, Jr  
Sheila Marie Jennings

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

2820 Barton Circle, York, PA 17408-8515  
Parcel No. 51000460042A000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$373,129.97

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 2820 BARTON CIRCLE, YORK, PA 17408

UPI# 51-000-46-0042.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of IRON BRIDGE LANDING, A CONDOMINIUM vs. CHRISTOPHER M. JONES Docket Number: 2019-SU-000235. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER M. JONES

Property in YORK, WEST MANCHESTER TOWNSHIP, County of YORK and State of Pennsylvania

Being Premises: 2208 Golden Eagle Drive, York, Pennsylvania 17408

BEING TAX PARCEL NO.:  
5100032013800C0111

Improvement consists of: Residential property

Sold as the property of: Christopher M. Jones

Judgment Amount: \$ 4,918.50

PROPERTY ADDRESS: 2208 GOLDEN EA-

GLE DRIVE, YORK, PA 17408

UPI# 51-000-32-0138.00-C0111

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,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. S/B/M TO WACHOVIA BANK, NATIONAL ASSOCIATION vs. TODD B. KAUFFMAN Docket Number: 2019-SU-002007. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TODD B. KAUFFMAN

By virtue of a Writ of Execution No. 2019-SU-002007

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association

v.  
Todd B. Kauffman

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

2124 New Bridgeville Road,  
Red Lion, PA 17356-9372  
Parcel No. 21000GM0035C000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$75,920.68

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 2124 NEW BRIDGEVILLE ROAD, RED LION, PA 17356

UPI# 21-000-GM-0035.C0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of HOME POINT FINANCIAL CORPORATION SUCCESSOR BY MERGER TO STONEGATE MORTGAGE CORPORATION vs. DREW MICHAEL KESSLER Docket Number: 2018-SU-001741. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DREW MICHAEL KESSLER

By virtue of a Writ of Execution No. 2018-SU-001741

Home Point Financial Corporation Successor by Merger to Stonegate Mortgage Corporation v. Drew Michael Kessler

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

1844 Stoverstown Road,  
Spring Grove, PA 17362-7802  
Parcel No. 400000300290000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$124,798.99

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1844 STOVERSTOWN ROAD, SPRING GROVE, PA 17362

UPI# 40-000-03-0029.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY vs. K. FRANKLIN KIEHNER and LILLIAN L. KIEHNER Docket Number: 2019-SU-002153. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

K. FRANKLIN KIEHNER  
LILLIAN L. KIEHNER

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

11 West Maple Street, East Prospect, PA 17317  
PARCEL #: 600000100400000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$100,518.99

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 11 WEST MAPLE STREET, EAST PROSPECT, PA 17317

UPI# 60-000-01-0040.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of SANTANDER BANK, N.A. vs. COREY A. KNAUB Docket Number: 2019-SU-001484. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

COREY A. KNAUB

AS THE REAL ESTATE OF: COREY A. KNAUB, owner of property situate in the TOWNSHIP OF YORK, YORK COUNTY, PENNSYLVANIA, being 2428 SOUTH

QUEEN STREET, YORK, PA 17402, Parcel No. 54-000-02-0160.00.

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$153,764.67 in the suit of SANTANDER BANK, N.A. vs. COREY A. KNAUB, Docket No. 2019-SU-001484.

PROPERTY ADDRESS: 2428 SOUTH QUEEN STREET, YORK, PA 17402.

PROPERTY ADDRESS: 2428 SOUTH QUEEN STREET, YORK, PA 17402

UPI# 54-000-02-0160.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. WANDA KOEHLER AS EXECUTRIX OF THE ESTATE OF DELMAR K. OLEWILER, DECEASED Docket Number: 2019-SU-002095. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WANDA KOEHLER  
AS EXECUTRIX OF THE ESTATE OF  
DELMAR K. OLEWILER, DECEASED

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

1051 NEFF ALLEY RED LION, PA 17356  
PARCEL #: 530000300440000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$125,770.17

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 1051 NEFF ALLEY, RED LION, PA 17356

UPI# 53-000-03-0044.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BRANCH BANK AND TRUST COMPANY S/B/M SUSQUEHANNA BANK S/B/M COMMUNITYBANKS vs. DAVIS B. KOPE and DARLA J. SPRAGUE Docket Number: 2017-SU-001273. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVIS B. KOPE  
DARLA J. SPRAGUE

By virtue of a Writ of Execution No. 2017-SU-001273

Branch Bank and Trust Company s/b/m Susquehanna Bank s/b/m Communitybanks  
v.  
Davis B. Kope  
Darla J. Sprague

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

1025 Green Springs Road  
a/k/a 1025 Greensprings Road,  
York, PA 17406-8481  
Parcel No. 23000NH0216A000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$78,213.20

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1025 GREEN SPRINGS ROAD, A/K/A 1025 GREEN-SPRINGS ROAD, YORK, PA 17406

UPI# 23-000-NH-0216.A0-00000

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

in ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR BLUEWATER INVESTMENT TRUST 2018-1 vs. DIANE C. KRAUSE Docket Number: 2019-SU-000764. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DIANE C. KRAUSE

By virtue of a Writ of Execution No. 2019-SU-000764

Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association  
v.  
Diane C. Krause

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

421 Beaumont Road, York, PA 17403-4723  
Parcel No. 540000701090000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$128,946.68

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 421 BEAUMONT ROAD, YORK, PA 17403

UPI# 54-000-07-0109.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PENNYMAC LOAN SERVICES, LLC vs. CHRISTOPHER D. KUZMA A/K/A CHRISTOPHER KUZMA Docket Number: 2019-SU-001749. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER D. KUZMA  
A/K/A CHRISTOPHER KUZMA

DOCKET #2019-SU-001749

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, PA 17019

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: CHRISTOPHER D. KUZMA A/K/A CHRISTOPHER KUZMA

ATTORNEY FOR PLAINTIFF: POWERS KIRN, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 138 MARTEL CIRCLE, DILLSBURG, PA 17019

UPI# 20-000-10-0007.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. CHARLES D. LANTZ and RAYMOND P. LANTZ, SR. Docket Number: 2019-SU-001396. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following



real estate to wit:

AS THE REAL ESTATE OF:

CHARLES D. LANTZ  
RAYMOND P. LANTZ, SR.

ALL that following tract of land situate, lying and being in East Manchester Township, York County, Pennsylvania, being more particularly bounded and described as follows, to wit:

Property Address: 1125 Conewago Creek Road  
Manchester, PA 17345

Parcel No. 260000902080000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2019-SU-001396  
Judgment: \$157,322.18  
Attorney: Katherine M. Wolf, Esquire  
To be sold as the Property Of: Charles D. Lantz and Raymond P. Lantz, Sr.

PROPERTY ADDRESS: 1125 CONEWAGO CREEK ROAD, MANCHESTER, PA 17345

UPI# 26-000-09-0208.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PENNYMAC LOAN SERVICES, LLC vs. MAEGAN D. LAY Docket Number: 2018-SU-001393. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MAEGAN D. LAY

DOCKET #2018-SU-001393

ALL that certain piece, parcel or tract of land lying, being and situate in Peach Bottom Township, York County, Pennsylvania.

PARCEL No. 43-000-01-0417-00-00000

PROPERTY ADDRESS: 257 PINE TRAIL ROAD A/K/A 257 PINE TRAIL, DELTA, PA 17314

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: MAEGAN D. LAY

ATTORNEY FOR PLAINTIFF:  
POWERS KIRN, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 257 PINE TRAIL ROAD, A/K/A 257 PINE TRAIL, DELTA, PA 17314

UPI# 43-000-01-0417.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FREEDOM MORTGAGE CORPORATION vs. JUDITH E. LEBOW Docket Number: 2019-SU-001923. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JUDITH E. LEBOW

By virtue of a Writ of Execution No. 2019-SU-001923

Freedom Mortgage Corporation  
v.  
Judith E. Lebow

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

680 Winebary Circle,  
Lewisberry, PA 17339-9713  
Parcel No. 27000QF0074F000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$325,883.86

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 680 WINEBARY CIRCLE, LEWISBERRY, PA 17339

UPI# 27-000-QF-0074.F0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PNC BANK, NATIONAL ASSOCIATION vs. ANCEL L. LEE, III Docket Number: 2019-SU-002385. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANCEL L. LEE, III

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

2075 Knob Hill Road, York, PA 17403  
PARCEL #: 540000701420000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$35,012.08

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 2075 KNOB HILL ROAD, YORK, PA 17403

UPI# 54-000-07-0142.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00



O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANKUNITED N.A. vs. CHARLES A. LOWRIE Docket Number: 2018-SU-001632. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES A. LOWRIE

ALL THAT CERTAIN piece, parcel or tract of ground, situate, lying and being in the City of York, York County, Pennsylvania, more particularly bounded and described as follows, to wit:

Property Address: 151 Stevens Avenue, York, PA 17404

Parcel No. 134450400410000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2018-SU-001632  
Judgment: \$27,292.81  
Attorney: Katherine M. Wolf, Esquire  
To be sold as the Property Of: Charles A. Lowrie

PROPERTY ADDRESS: 151 STEVENS AVENUE, YORK, PA 17404

UPI# 13-445-04-0041.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff’s Office,  
01.09-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR HECM ACQUISITION TRUST 2018-1, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE vs. SHIRLEY I. MANCUSO A/K/A SHIRLEY MANCUSO Docket Number: 2019-SU-002419. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SHIRLEY I. MANCUSO  
A/K/A SHIRLEY MANCUSO

By virtue of a Writ of Execution No. 2019-SU-002419

Nationstar Hecm Acquisition Trust 2018-1, Wilmington Savings Fund Society, FSB, Not Individually, But Solely as Trustee v. Shirley I. Mancuso a/k/a Shirley Mancuso

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

1015 Detwiler Drive, York, PA 17404-1103  
Parcel No. 360000900610000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$409,456.36

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1015 DETWILER DRIVE, YORK, PA 17404

UPI# 36-000-09-0061.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff’s Office,  
01.09-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of MEC LENDING, LLC vs. MARQUETTE INVESTMENTS, LLC Docket Number: 2018-SU-003095. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARQUETTE INVESTMENTS, LLC

By virtue of a Writ of Execution No. 2018-SU-003095:

Owner(s) of the property situate in the city of York, County of York, Pennsylvania, Being:

34-36 EAST PHILADELPHIA STREET, YORK, PA 17401

Parcel No. 02-021-01-0017.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$151,634.91 (Plus interest,

penalties and legal fees of \$27,818.44 making Default Judgement amount \$179,453.35)

PROPERTY ADDRESS: 34-36 EAST PHILADELPHIA STREET, YORK, PA 17401

UPI# 02-021-01-0017.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff’s Office,  
01.09-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA CORPORATION, AS SUCCESSOR IN INTEREST TO SUSQUEHANNA BANK F/K/A SUSQUEHANNA BANK PA vs. SHANA L. MCKEEVER and GWAINN A. MCKEEVER Docket Number: 2011-SU-004104-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SHANA L. MCKEEVER  
GWAINN A. MCKEEVER

By virtue of a Writ of Execution No. 2011-SU-004104-06

Branch Banking and Trust Company, A North Carolina Corporation, as Successor in Interest to Susquehanna Bank f/k/a Susquehanna Bank PA v. Shana L. Mckeever  
Gwainn A. Mckeever

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

2965 Bull Road, York, PA 17408-9792  
Parcel No. 23000KG0021000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$120,272.91

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 2965 BULL ROAD, YORK, PA 17408

UPI# 23-000-KG-0021.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. DAWN M. MERVINE and BRUCE E. MERVINE, JR Docket Number: 2019-SU-002466. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAWN M. MERVINE  
BRUCE E. MERVINE, JR

By virtue of a Writ of Execution No. 2019-SU-002466

Wells Fargo Bank, N.A.  
v.  
Dawn M. Mervine  
Bruce E. Mervine, Jr

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

1262 West Poplar Street, York, PA 17404-3445  
Parcel No. 88000030095B000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$73,652.21

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1262 WEST POPLAR STREET, YORK, PA 17404

UPI# 88-000-03-0095.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLEY AS TRUSTEE FOR BLUEWATER INVESTMENT TRUST 2017-1 vs. JAMES S. MULLEN, JR. and JULIE L. MULLEN Docket Number: 2019-SU-002583. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES S. MULLEN, JR.  
JULIE L. MULLEN

ALL that certain lot or piece of ground situate in the Township of Dover, County of York, Commonwealth of Pennsylvania. Being more fully described in Deed Book 1647, Page 6627 dated 04/23/2004, recorded 04/23/2004, in the York County Recorder of Deeds.

Address: 2970 Cypress Road South, Dover, PA 17315 Parcel No.: 240002000300000000

PROPERTY ADDRESS: 2970 CYPRESS ROAD SOUTH, DOVER, PA 17315

UPI# 24-000-20-0030.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of LAKEVIEW LOAN SERVICING, LLC vs. DAVID EUGENE MURREN Docket Number: 2019-SU-002418. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID EUGENE MURREN

All that certain piece or parcel or Tract of land situate in the Township of Newberry, York County, Pennsylvania, and being known as 13 Mall Road, Etters, Pennsylvania 17319.

TAX MAP AND PARCEL NUMBER: 391000 2508110000000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling  
REAL DEBT: \$122,262.83

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: David Eugene Murren

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

PROPERTY ADDRESS: 13 MALL ROAD, ETTERS, PA 17319

UPI# 39-000-25-0811.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2002-D vs. RICHARD H. MYLIN, III, ESQUIRE, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF JOANN GOTWALT A/K/A JOANN D. IRVINE A/K/A JOANN DEE IRVINE A/K/A JO ANN D. IRVINE A/K/A JOANN IRVINE CRAIG W. IRVINE, IN HIS CAPACITY AS HEIR OF JOANN GOTWALT A/K/A JOANN D. IRVINE A/K/A JOANN DEE IRVINE A/K/A JO ANN D. IRVINE A/K/A JOANN IRVINE RICHARD C. IRVINE A/K/A R. CAVAN IRVINE, IN HIS CAPACITY AS HEIR OF JOANN GOTWALT A/K/A JOANN D. IRVINE A/K/A JOANN DEE IRVINE A/K/A JO ANN D. IRVINE A/K/A JOANN IRVINE MAUREEN A. PETRUCCIO, IN HER CAPACITY AS HEIR OF JOANN GOTWALT A/K/A JOANN D. IRVINE A/K/A JOANN DEE IRVINE A/K/A JO ANN D. IRVINE A/K/A JOANN IRVINE JANE IRVINE, IN HER CAPACITY AS HEIR OF JOANN GOTWALT A/K/A JOANN D. IRVINE A/K/A JOANN DEE IRVINE A/K/A JO ANN D. IRVINE A/K/A JOANN IRVINE WILLIAM H. IRVINE, IN HIS CAPACITY AS HEIR OF JOANN GOTWALT A/K/A JOANN D. IRVINE A/K/A JOANN DEE IRVINE A/K/A JO ANN

D. IRVINE A/K/A JOANN IRVINE Docket Number: 2019-SU-001536. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RICHARD H. MYLIN, III, ESQUIRE, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF JOANN GOTWALT A/K/A JOANN D. IRVINE A/K/A JOANN DEE IRVINE A/K/A JO ANN D. IRVINE A/K/A JOANN IRVINE CRAIG W. IRVINE, IN HIS CAPACITY AS HEIR OF JOANN GOTWALT A/K/A JOANN D. IRVINE A/K/A JOANN DEE IRVINE A/K/A JO ANN D. IRVINE A/K/A JOANN IRVINE RICHARD C. IRVINE A/K/A R. CAVAN IRVINE, IN HIS CAPACITY AS HEIR OF JOANN GOTWALT A/K/A JOANN D. IRVINE A/K/A JOANN DEE IRVINE A/K/A JO ANN D. IRVINE A/K/A JOANN IRVINE MAUREEN A. PETRUCCIO, IN HER CAPACITY AS HEIR OF JOANN GOTWALT A/K/A JOANN D. IRVINE A/K/A JOANN DEE IRVINE A/K/A JOANN IRVINE JANE IRVINE, IN HER CAPACITY AS HEIR OF JOANN GOTWALT A/K/A JOANN D. IRVINE A/K/A JOANN DEE IRVINE A/K/A JOANN IRVINE WILLIAM H. IRVINE, IN HIS CAPACITY AS HEIR OF JOANN GOTWALT A/K/A JOANN D. IRVINE A/K/A JOANN DEE IRVINE A/K/A JO ANN D. IRVINE A/K/A JOANN IRVINE

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

BEING KNOWN AS: 534 NORTH GEORGE STREET, YORK, PA 17404

PARCEL NUMBER: 13-441-04-0010.00

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 534 NORTH GEORGE STREET, YORK, PA 17404

UPI# 13-441-04-0010.00-00000

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

Seized, levied upon and taken into execution As

the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PENNYMAC LOAN SERVICES, LLC vs. SIERRA L. NEISER A/K/A SIERRA NEISER and DEAN W. ARD, JR Docket Number: 2019-SU-000965. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SIERRA L. NEISER A/K/A SIERRA NEISER DEAN W. ARD, JR

By virtue of a Writ of Execution No. 2019-SU-000965

Pennymac Loan Services, LLC v. Sierra L. Neiser a/k/a Sierra Neiser Dean W. Ard, Jr

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

158 Meadow Brook Lane, a/k/a 158 Meadowbrook Lane, Abbottstown, PA 17301-8961 Parcel No. 420000100120000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$175,519.58

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 158 MEADOW BROOK LANE, A/K/A 158 MEADOW-BROOK LANE, ABBOTTSTOWN, PA 17301

UPI# 42-000-01-0012.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC vs. DEBORAH A. OAKLEY Docket Number: 2019-SU-000483. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DEBORAH A. OAKLEY

By virtue of a Writ of Execution No. 2019-SU-000483

Ditech Financial LLC f/k/a Green Tree Servicing LLC v. Deborah A. Oakley

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

1640 Bamberger Drive, Etters, PA 17319-9647 Parcel No. 39000PG0175C000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$167,459.21

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1640 BAMBERGER DRIVE, ETTERS, PA 17319

UPI# 39-000-PG-0175.C0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF AMERICA, N.A. vs. MICHAEL P. O'CONNOR and JOANN V. O'CONNOR Docket Number: 2019-SU-000488. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:



AS THE REAL ESTATE OF:

MICHAEL P. O'CONNOR  
JOANN V. O'CONNOR

ALL THAT CERTAIN described lot of ground, with improvements thereon erected, situate in York Township, York County, Pennsylvania, bounded and described as follows:

Property Address: 260 Country Ridge Drive assessed as 260 County By Way Red Lion, PA 17356

Parcel No. 54-000-61-0221.00-00000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2019-SU-000488  
Judgment: \$212,484.62  
Attorney: Katherine M. Wolf, Esquire  
To be sold as the Property Of: Michael P. O'Connor and Joann V. O'Connor

PROPERTY ADDRESS: 260 COUNTRY RIDGE DRIVE, ASSESSED AS 260 COUNTY BY WAY, RED LION, PA 17356

UPI# 54-000-61-0221.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of COLONIAL SAVINGS, F.A. vs. GREGORY O'KEEFE Docket Number: 2017-SU-003148. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GREGORY O'KEEFE

ALL THAT CERTAIN lot or piece of ground situate in Fawn Township, County of York, Commonwealth of Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at a point on the Western edge of private lane leading to the Walter Gross farm on the Northern edge of Pennsylvania Department of Transportation Legislative Route No. 66067; thence along said Northern edge of said Pennsylvania Department of Transportation Legislative Route No. 66067, North 49 degrees, 45 minutes West, 152.20 feet to a pipe at corner of

lands now or formerly of E.B. White, north 30 degrees, 18 minutes East, 160.00 feet to a pipe on line of residual lands of Leslie G. Harrison, et al; thence along line of said residual lands of said Leslie G. Harrison, et al; South 65 degrees, 18 minutes, 30 seconds East, 99.85 feet to a steel pin on the Western edge of a private land leading to the Walter Gross farm; thence along line of said Western edge of a private land leading to the Walter Gross farm, South 15 degrees, 50 minutes, 45 seconds West, 202.46 feet to a point on the Western edge of a private lane leading to the Walter Gross farm on the Northern edge of Pennsylvania Department of Transportation Legislative Route No. 66067, the place of beginning.

CONTAINING 0.5046 acres of land. This description is taken from a survey of David R. Wilson dated April 3, 1971.

PARCEL NO. 28-000-AN-0032.D0-00000

BEING KNOWN AS 881 E. Main Street, Fawn Grove, PA 17321

BEING THE SAME PREMISES which Jon W. Ziegenhorn and Janet A. Ziegenhorn, husband and wife, by Deed dated August 12, 2011 and recorded August 12, 2011, in the Office of the Recorder of Deeds in and for the County of York, in Deed Book 2137, Page 5531, as Instrument No. 2011037530, granted and conveyed unto Gregory O'Keefe, in fee.

PROPERTY ADDRESS: 881 EAST MAIN STREET, FAWN GROVE, PA 17321

UPI# 28-000-AN-0032.D0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. DAVID A. PATTON, JULIE C. PATTON, THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, and the INTERNAL REVENUE SERVICE Docket Number: 2018-SU-003214. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID A. PATTON  
JULIE C. PATTON

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

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 2717 MEADOW CROSS WAY, YORK, PA 17402

UPIN NUMBER 540005401080000000  
PROPERTY ADDRESS: 2717 MEADOW CROSS WAY, YORK, PA 17402

UPI# 54-000-54-0108.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of LAELIA, LLC vs. COURTNEY POST Docket Number: 2013-SU-000595-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

COURTNEY POST

By virtue of a Writ of Execution No. 2013-SU-000595-06

Laelia, LLC  
v.  
Courtney Post

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

1100B Conewago Road a/k/a,  
1100 Conewago Road, Dover, PA 17315-2404  
Parcel No. 24000MF0039A000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$94,603.07

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP



PROPERTY ADDRESS: 1100B CONEWAGO ROAD, A/K/A, 1100 CONEWAGO ROAD, DOVER, PA 17315

UPI# 24-000-MF-0039.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA CORPORATION, AS SUCCESSOR IN INTEREST TO SUSQUEHANNA BANK vs. KRISTIN M. POTTER and JORDAN L. FLEMING A/K/A JORDAN FLEMING Docket Number: 2017-SU-003392. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KRISTIN M. POTTER  
JORDAN L. FLEMING  
A/K/A JORDAN FLEMING

All that certain piece or parcel or Tract of land situate in the Borough of North York, York County, Pennsylvania, and being known as 943 North Duke Street, York, Pennsylvania 17404.

TAX MAP AND PARCEL NUMBER: 80-000-02-0015.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$76,289.11

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Kristin M. Potter and Jordan L. Fleming a/k/a Jordan Fleming

PROPERTY ADDRESS: 943 NORTH DUKE STREET, YORK, PA 17404

UPI# 80-000-02-0015.00-00000

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

Seized, levied upon and taken into execution As

the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of ROUNDPOINT MORTGAGE SERVICING CORPORATION vs. TYLER POWELL and SHARON DANIELLE SOVITSKY Docket Number: 2019-SU-002209. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TYLER POWELL  
SHARON DANIELLE SOVITSKY

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

57 South Center Street Hanover PA 17331  
PARCEL #: 44000390007A000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$179,337.29

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 57 SOUTH CENTER STREET, HANOVER, PA 17331

UPI# 44-000-39-0007.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PEOPLESBANK, A CODORUS VALLEY COMPANY vs. MARIA PRUSAKOWSKI, KAZIMIERZ PRUSAKOWSKI and THE UNITED STATES OF AMERICA Docket Number: 2019-SU-001106. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York,

Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARIA PRUSAKOWSKI  
KAZIMIERZ PRUSAKOWSKI  
THE UNITED STATES OF AMERICA

Case Caption: PeoplesBank, a Codorus Valley Company v. Maria Prusakowski, Kazimierz Prusakowski and The United States of America

Docket No.: 2019-SU-001106

Property Address: 5195 Waltersdorff Road, Spring Grove, North Codorus Township, York County, Pennsylvania 17362

Tax Parcel No.: 40-000-EF-0099.H0-00000

Judgment: \$165,416.26

Reputed Owner: Kazimierz Prusakowski and Maria Prusakowski

Deed Book or Instrument No.: Deed Book 1353, Page 2710  
Municipality: North Codorus Township

Area: +/- 5.81 Acres

Improvements: Dwelling House

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

PROPERTY ADDRESS: 5195 WALTERSDORFF ROAD, SPRING GROVE, PA 17362

UPI# 40-000-EF-0099.H0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FINANCE OF AMERICA REVERSE, LLC F/K/A URBAN FINANCIAL OF AMERICA, LLC F/K/A URBAN FINANCIAL GROUP, INC vs. JUDY A. QUIGLEY Docket Number: 2016-SU-003412. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JUDY A. QUIGLEY

SHORT DESCRIPTION FOR ADVERTISING

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF YORK, YORK COUNTY, PENNSYLVANIA: BEING KNOWN AS: 275 HARVEST DRIVE, YORK, PA 17404

PARCEL NUMBER: 360002601100000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 275 HARVEST DRIVE, YORK, PA 17404

UPI# 36-000-26-0110.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of M&T BANK vs. DARNELL F. RICHARDS Docket Number: 2019-SU-000186. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DARNELL F. RICHARDS

By virtue of a Writ of Execution No. 2019-SU-000186

M&T Bank  
v.  
Darnell F. Richards

owner(s) of property situate in the YORK CITY, 12TH, YORK County, Pennsylvania, being

368 Norway Street, York, PA 17403-2530  
Parcel No. 124161400250000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$66,183.15

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 368 NORWAY STREET, YORK, PA 17403

UPI# 12-416-14-0025.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FREEDOM MORTGAGE CORPORATION vs. ANTOINETTE M. SACCO Docket Number: 2018-SU-003091. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANTOINETTE M. SACCO

Being the Owner(s) of property situate Twelfth Ward of the City of York, York County and State of Pennsylvania, being

829 EAST PHILADELPHIA STREET, YORK, PA 17403

PARCEL #: 123720700760000000

Improvements thereon: Residential Dwelling

Judgment Amount: \$72,019.97

Attorneys for Plaintiff:  
KML LAW GROUP P.C.

PROPERTY ADDRESS: 829 EAST PHILADELPHIA STREET, YORK, PA 17403

UPI# 12-372-07-0076.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PNC BANK, NATIONAL ASSOCIATION SUCCESSOR vs. CRYSTAL L SHENSKY and JACOB W SHENSKY Docket Number: 2015-SU-000475-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CRYSTAL L SHENSKY  
JACOB W SHENSKY

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

50 OLD YORK ROAD,  
WELLSVILLE, PA 17365  
PARCEL #: 49-E-0101  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$148,610.03

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 50 OLD YORK ROAD, WELLSVILLE, PA 17365

UPI# 49-000-ME-0101.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of SANTANDER BANK, N.A. vs. STEPHEN R. SHORTINO, A/K/A STEVEN R. SHORTINO Docket Number: 2019-SU-000105. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEPHEN R. SHORTINO,  
A/K/A STEVEN R. SHORTINO

AS THE REAL ESTATE OF: STEPHEN R.

SHORTINO, A/K/A STEVEN R. SHORTINO, owner(s) of property situate in the TOWNSHIP OF SPRINGETTSBURY, YORK COUNTY, PENNSYLVANIA, being

1327 CANTERBURY LANE, YORK, PA 17406, Parcel No. 46-000-06-0183.00.

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$94,330.87 in the suit of SANTANDER BANK, N.A. vs. STEPHEN R. SHORTINO, A/K/A STEVEN R. SHORTINO, Docket No. 2019-SU-000105.

PROPERTY ADDRESS: 1327 CANTERBURY LANE, YORK, PA 17406.

PROPERTY ADDRESS: 1327 CANTERBURY LANE, YORK, PA 17406

UPI# 46-000-06-0183.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PENNYMAC LOAN SERVICES, LLC vs. GARY R. SKLAR A/K/A GARY SKLAR Docket Number: 2019-SU-002403. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GARY R. SKLAR A/K/A GARY SKLAR

DOCKET #2019-SU-002403

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

PARCEL No. 53-000-28-0051.00-0000

PROPERTY ADDRESS: 310 WIMBLETON WAY, RED LION, PA 17356

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: GARY R. SKLAR A/K/A GARY SKLAR

ATTORNEY FOR PLAINTIFF: POWERS

KIRN, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 310 WIMBLETON WAY, RED LION, PA 17356

UPI# 53-000-28-0051.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of SANTANDER BANK, N.A. vs. RUTH E. SMITH Docket Number: 2018-SU-002844. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RUTH E. SMITH

AS THE REAL ESTATE OF: RUTH E. SMITH, SURVIVING TENANT BY THE ENTIRETIES OF FLIM D. SMITH, owner(s) of property situate in the TOWNSHIP OF MANCHESTER, YORK COUNTY, PENNSYLVANIA, being 3105 LEHR DRIVE, YORK, PA 17404, Parcel No. 36-000-LH-0087.Y0,

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$84,096.11, in the suit of SANTANDER BANK, N.A. vs. RUTH E. SMITH, Docket Number: 2018-SU-002844.

PROPERTY ADDRESS: 3105 LEHR DRIVE, YORK, PA 17404.

PROPERTY ADDRESS: 3105 LEHR DRIVE, YORK, PA 17404

UPI# 36-000-LH-0087.Y0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of SANTANDER BANK, N.A. vs. DARLA J. SPRAGUE and DAVIS B. KOPE Docket Number: 2017-SU-001252. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DARLA J. SPRAGUE  
DAVIS B. KOPE

All that certain piece or parcel or Tract of land situate in the Conewago Township, York County, Pennsylvania, and being known as 1025 Green Springs Road, York, Pennsylvania 17406.

TAX MAP AND PARCEL NUMBER: 23-000-NH-0216.A0

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$128,257.96

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Davis B. Kope and Darla J. Sprague

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

PROPERTY ADDRESS: 1025 GREEN SPRINGS ROAD, YORK, PA 17406

UPI# 23-000-NH-0216.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of LSF9 MASTER PARTICIPATION TRUST vs. TAMMY S. SPRAGUE Docket Number: 2018-SU-000008. And to me directed, I will expose at public sale in the York County



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

AS THE REAL ESTATE OF:

TAMMY S. SPRAGUE

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE VILLAGE CRALEYVILLE, TOWNSHIP OF LOWER WINDSOR, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA. HAVING ERRECTED THEREON A DWELLING KNOWN AND NUMBERED AS 2606 CRALEY ROAD, WRIGHTSVILLE, PA 17368. DEED BOOK 1736, PAGE 5541, PIN NUMBER 35.000.01.0084A.

PROPERTY ADDRESS: 2606 CRALEY ROAD, WRIGHTSVILLE, PA 17368

UPI# 35-000-01-0084.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") vs. MARTIN G. STINES, III and MARGARET A. STINES Docket Number: 2018-SU-002954. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARTIN G. STINES, III  
MARGARET A. STINES

ALL THAT CERTAIN tract of land situate in Manchester Township, York County, Pennsylvania known as Lot No. 13 as—shown on a Plan entitled "William C. Bentz - Final Subdivision Plan for Phase I - Penn State Estates" prepared by Land Survey Consultants, Inc. dated May 7, 1991 and recorded in the York County Office of the Recorder of Deeds in Plan Book KK, Page 989.

Tax Parcel # 36-000-25-0013.00-00000

Being Known as 655 Olmstead Way, York, PA 17404

PROPERTY ADDRESS: 655 OLMSTEAD

WAY, YORK, PA 17404

UPI# 36-000-25-0013.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NEWREZ, LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELL-POINT MORTGAGE SERVICING vs. DENNIS P. STOECKARD AKA DENNIS STOECKARD and PATRICIA C. M. STOECKARD Docket Number: 2019-SU-001276. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DENNIS P. STOECKARD  
AKA DENNIS STOECKARD  
PATRICIA C. M. STOECKARD

ALL THAT CERTAIN tract of land with any improvements thereon erected, lying and being situate in Loganville Borough, York County, Pennsylvania, known as Lot No. 5 on a Plan of Lots of Logan Heights, recorded in Plan Book X, Page 131, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southwestern side of Old Orchard Road; thence, along Lot No. 6, South 34 degrees 10 minutes 10 seconds West, 131.5 feet to a point; thence, along land now or formerly of John Keeney, North 38 degrees 36 minutes 30 seconds West, 118.37 feet to a point; thence, along Lot No. 4, North 51 degrees 23 minutes 30 seconds East, 120 feet to a point; thence, along the Southwestern side of Old Orchard Road, South 38 degrees 36 minutes 30 seconds East, 42.43 feet to a point; thence, along same by a curve to the left, having a radius of 125 feet, an arc distance of 37.57 feet to the point and place of BEGINNING. BEING known as 10 Logan Heights Road.

UNDER AND SUBJECT TO restrictions and conditions as may now appear of record.

BEING Parcel ID 75-000-03-0105.00-00000

BEING THE SAME PREMISES which was conveyed to Dennis P. Stoeckard and Patricia C.M. Stoeckard, husband and wife, by Deed of James W. Shea, III and Vickie L. Shea, hus-

band and wife, dated 12/12/2007 and recorded 12/24/2007 as Instrument 2007092449 BK 1939 PG 5354 in the York County Recorder of Deeds Office, in fee.

PROPERTY ADDRESS: 10 LOGAN HEIGHTS ROAD, YORK, PA 17403

UPI# 75-000-03-0105.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BRANCH BANK AND TRUST COMPANY S/B/M SUSQUEHANNA BANK S/B/M COMMUNITYBANKS vs. LORI A. SWEITZER A/K/A LORI A. HARR and HARRY A. HARR Docket Number: 2018-SU-001429. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LORI A. SWEITZER  
A/K/A LORI A. HARR  
HARRY A. HARR

By virtue of a Writ of Execution No. 2018-SU-001429

Branch Bank and Trust Company s/b/m Susquehanna Bank s/b/m Communitybanks v. Lori A. Sweitzer a/k/a Lori A. Harr Harry A. Harr

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

975 River Road, York Haven, PA 17370-9549  
Parcel No. 39000OH0142D000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$51,051.32

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 975 RIVER ROAD, YORK HAVEN, PA 17370



UPI# 39-000-OH-0142.D0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR HECM ACQUISITION TRUST 2018-1, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE vs. JUDITH A. TAFT AKA JUDITH TAFT Docket Number: 2018-SU-000332. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JUDITH A. TAFT AKA JUDITH TAFT

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

108 FISHERMANS LANE, WRIGHTSVILLE, PA 17368

PARCEL #: 310000200220000000

Improvements thereon: Residential Dwelling

Judgment Amount: \$120,694.93

Attorneys for Plaintiff:  
KML LAW GROUP P.C.

PROPERTY ADDRESS: 108 FISHERMANS LANE, WRIGHTSVILLE, PA 17368

UPI# 31-000-02-0022.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. SHANDA E. THOMAS and PHILLIP D. THOMAS Docket Number: 2015-SU-004063-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SHANDA E. THOMAS  
PHILLIP D. THOMAS

By virtue of a Writ of Execution No. 2015-SU-004063-06

Wells Fargo Bank, NA  
v.  
Shanda E. Thomas  
Phillip D. Thomas

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

42 Quartz Ridge Drive, York, PA 17408-6347  
Parcel No. 330001200160000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$349,760.73

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 42 QUARTZ RIDGE DRIVE, YORK, PA 17408

UPI# 33-000-12-0016.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PNC BANK, NATIONAL ASSOCIATION vs. UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF WILLIAM D. TOLBERT, JR., AKA WILLIAM D. TOLBERT Docket Number: 2018-SU-003044. And to me directed, I will expose at public sale in the York County Judicial Center,

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

AS THE REAL ESTATE OF:

UNKNOWN HEIRS AND/OR  
ADMINISTRATORS OF THE ESTATE OF  
WILLIAM D. TOLBERT, JR.,  
AKA WILLIAM D. TOLBERT

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 85 CLOVER TRAIL, DELTA, PA 17314

UPIN NUMBER 430000104470000000

PROPERTY ADDRESS: 85 CLOVER TRAIL, DELTA, PA 17314

UPI# 43-000-01-0447.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PENNYMAC LOAN SERVICES, LLC vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MOLLIE E. SHANNON A/K/A MOLLIE SHANNON A/K/A MOLLIE SHANNON WILDASIN, DECEASED Docket Number: 2019-SU-000490. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER  
MOLLIE E. SHANNON  
A/K/A MOLLIE SHANNON  
A/K/A MOLLIE SHANNON WILDASIN,  
DECEASED

DOCKET #2019-SU-000490

All of the same lot, parcel or tract of land, situate, lying and being in Penn Township, York

County, Pennsylvania.  
PARCEL No. 44-000-39-0002-A0-00000  
PROPERTY ADDRESS: 18 BROOKSIDE AVENUE, HANOVER, PA 17331

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: MOLLIE E. SHANNON A/K/A MOLLIE SHANNON A/K/A MOLLIE SHANNON WILDASIN, DECEASED

ATTORNEY FOR PLAINTIFF: POWERS KIRN, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 18 BROOKSIDE AVENUE, HANOVER, PA 17331

UPI# 44-000-39-0002.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of LSF11 MASTER PARTICIPATION TRUST vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARJORIE A. ALMONY A/K/A MARJORIE ANN ALMONY, DECEASED Docket Number: 2019-SU-001359. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARJORIE A. ALMONY A/K/A MARJORIE ANN ALMONY, DECEASED

By virtue of a Writ of Execution No. 2019-SU-001359

Lsf11 Master Participation Trust  
v.

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marjorie A. Almony a/k/a Marjorie Almony a/k/a Marjorie Ann Almony, Deceased

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

103 Centennial Avenue,  
Hanover, PA 17331-3514  
Parcel No. 670000701350000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$45,657.72

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 103 CENTENNIAL AVENUE, HANOVER, PA 17331

UPI# 67-000-07-0135.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM JAMES GAUNTLETT, JR A/K/A WILLIAM J. GAUNTLETT, DECEASED Docket Number: 2019-SU-002362. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM JAMES GAUNTLETT, JR A/K/A WILLIAM J. GAUNTLETT, DECEASED

By virtue of a Writ of Execution No. 2019-SU-002362

Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association

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

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

1037 West Princess Street, York, PA 17404-3520  
Parcel No. 880000100780000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$35,943.52

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1037 WEST PRINCESS STREET, YORK, PA 17404

UPI# 88-000-01-0078.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. MAI VINCENT and CARLOS SMITH Docket Number: 2017-SU-000886. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MAI VINCENT  
CARLOS SMITH

BEING KNOWN AND DESIGNATED as Unit 70, in the subdivision known as "Iron Bridge Landing Condominiums, Phase II," West Manchester Township, York County, Pennsylvania per Plan recorded in record Book 1760, Page 6514 among the Land Records of York County, Pennsylvania.

Property Address: 2417 Walnut Bottom Road Unit 70, York, PA 17408

Parcel No. 51-000-32-0138-C0070  
 Improvements: Residential Dwelling  
 Subject to Mortgage: No  
 Subject to Rent: No  
 C.P. NO. 2017-SU-000886  
 Judgment: \$130,050.15

Attorney: Katherine M. Wolf, Esquire  
 To be sold as the Property Of: Mai Vincent and Carlos Smith

PROPERTY ADDRESS: 2417 WALNUT BOT-  
 TOM ROAD, UNIT 70, YORK, PA 17408

UPI# 51-000-32-0138.00-C0070

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,  
 01.09-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. GARY E. WAGNER Docket Number: 2019-SU-000893. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GARY E. WAGNER

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 72 FOX RUN DRIVE, YORK, PA 17403

UPIN NUMBER 54000HI0259L0C0006

PROPERTY ADDRESS: 72 FOX RUN DRIVE, YORK, PA 17402

UPI# 54-000-HI-0259.L0-C0006

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,  
 01.09-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST vs. CAROL LEE L. WEBSTER Docket Number: 2019-SU-002401. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CAROL LEE L. WEBSTER

ALL THAT CERTAIN lot, piece or parcel of land situate in Windsor Township, York county, Pennsylvania being Lot No. 16, as shown on the Final Subdivision Plan, White Landing East, as said Plan is of record in the Office of the Recorder of Deeds in and for York County, State of Pennsylvania, and recorded in Plan Book Q.Q., Page 809, and being more particularly bounded and described in accordance with the said Final Subdivision Plan, Sheet 1 of 5, as prepared by Stallman & Stahlman, Inc., York, Pennsylvania, as follows to wit:

Property Address: 75 Woodsvew Drive, Red Lion, PA 17356

Parcel No. 530003100160000000  
 Improvements: Residential Dwelling  
 Subject to Mortgage: No  
 Subject to Rent: No  
 C.P. NO. 2019-SU-002401  
 Judgment: \$279,434.37  
 Attorney: Katherine M. Wolf, Esquire  
 To be sold as the Property Of:  
 Carol Lee L. Webster

PROPERTY ADDRESS: 75 WOODSVIEW DRIVE, RED LION, PA 17356

UPI# 53-000-31-0016.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.09-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of

Common Pleas of York County, Pennsylvania on Judgment of REVERSE MORTGAGE SOLUTIONS, INC vs. CARL M. WEIGEL, IN HIS CAPACITY AS HEIR OF DALLAS E. WEIGEL A/K/A DALLAS WEIGEL, JEFFREY C. WEIGEL, IN HIS CAPACITY AS HEIR OF DALLAS E. WEIGEL A/K/A DALLAS WEIGEL, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DALLAS E. WEIGEL A/K/A DALLAS WEIGEL Docket Number: 2019-SU-000802. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CARL M. WEIGEL, IN HIS CAPACITY AS HEIR OF DALLAS E. WEIGEL A/K/A DALLAS WEIGEL  
 JEFFREY C. WEIGEL, IN HIS CAPACITY AS HEIR OF DALLAS E. WEIGEL A/K/A DALLAS WEIGEL  
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DALLAS E. WEIGEL A/K/A DALLAS WEIGEL

SHORT DESCRIPTION FOR ADVERTISING

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

BEING KNOWN AS: 1657 POPLARS ROAD, YORK, PA 17408

PARCEL NUMBER: 51-000-KG-0036B

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1657 POPLARS ROAD, YORK, PA 17408

UPI# 51-000-KG-0036.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 01.09-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of M&T BANK AKA MANUFACTURERS AND



TRADERS TRUST COMPANY vs. DAVID A. WHITE C/O TARA MAJORS AS GUARDIAN AD-LITEM Docket Number: 2019-SU-002638. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID A. WHITE C/O TARA MAJORS AS GUARDIAN AD-LITEM

Being the Owner(s) of property situate in Peach Bottom Township, York County and State of Pennsylvania, being  
51 WHITE ROAD, AIRVILLE, PA 17321  
PARCEL #: 430000203470000000  
Improvements thereon: Residential Dwelling  
Judgment Amount: \$71,139.17  
Attorneys for Plaintiff:  
KML LAW GROUP P.C.

PROPERTY ADDRESS: 51 WHITE ROAD, AIRVILLE, PA 17321

UPI# 43-000-02-0347.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2006-30T1) vs. KIRSTEN R. WILLIAMS and PATRICK T. WILLIAMS Docket Number: 2019-SU-002154. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KIRSTEN R. WILLIAMS  
PATRICK T. WILLIAMS

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

90 SYDNEY COURT  
AKA 90 SYDNEY DRIVE  
HANOVER, PA 17331  
PARCEL #: 440003200060000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount \$390,818.02

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 90 SYDNEY COURT, AKA 90 SYDNEY DRIVE, HANOVER, PA 17331

UPI# 44-000-32-0006.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. GREGORY A. WITTHAUER, II and AMBER L. WITTHAUER Docket Number: 2019-SU-002451. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GREGORY A. WITTHAUER, II  
AMBER L. WITTHAUER

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

122 FEEDWATER COURT, STEWARTSTOWN, PA 17363

PARCEL #: 32000BK06550000000

Improvements thereon: Residential Dwelling

Judgment Amount: \$297,811.64

Attorneys for Plaintiff:  
KML LAW GROUP P.C.

PROPERTY ADDRESS: 122 FEEDWATER COURT, STEWARTSTOWN, PA 17363

UPI# 32-000-BK-0655.00-00000

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

in ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST vs. KIMBERLY WRIGHT Docket Number: 2015-SU-004163-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KIMBERLY WRIGHT

DOCKET #2015-SU-004163-06

ALL THAT CERTAIN TRACT OF LAND SITUATED, LYING, AND BEING IN MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA

PARCEL No. 36-000-34-0005

PROPERTY ADDRESS: 1869 BRANDYWINE LANE, YORK, PA 17404

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: KIMBERLY WRIGHT

ATTORNEY FOR PLAINTIFF: POWERS KIRN, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 1869 BRANDYWINE LANE, YORK, PA 17404

UPI# 36-000-34-0005.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania



SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK vs. LAWRENCE V. YANOVER Docket Number: 2019-SU-001532. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LAWRENCE V. YANOVER

By virtue of a Writ of Execution No. 2019-SU-001532

PNC Bank, National Association, Successor by Merger to National City Bank  
v.  
Lawrence V. Yanover

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

1139 Heindel Road, York, PA 17408-7392  
Parcel No. 40000HH00650000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$32,845.99

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1139 HEINDEL ROAD, YORK, PA 17408

UPI# 40-000-HH-0065.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

AS THE REAL ESTATE OF:

LAWRENCE V. YANOVER

By virtue of a Writ of Execution No. 2019-SU-002078

Wells Fargo Bank, N.A.  
v.

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

1139 Heindel Road, York, PA 17408-7392  
Parcel No. 40000HH00650000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$16,289.36

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1139 HEINDEL ROAD, YORK, PA 17408

UPI# 40-000-HH-0065.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
01.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. LAWRENCE V. YANOVER Docket Number: 2019-SU-002078. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:



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Seafood & Golf Outing	NOMINAL FEE	N/A
Holiday Party (family event)	FREE	N/A
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<b>NEW! Peer Networking: Herbert B. Cohen American Inn of Court</b>	DUES VARY	N/A
<b>Mentoring Program</b>	FREE	N/A
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Bench Bar Conference	DISCOUNTED FEE	Pay Full Price
<b>NEW! (Money Saving!) Affinity Programs:</b>		
<b>Debt Collection - CBY Systems</b>	DISCOUNTED FEE	Pay Full Price
<b>Personal and business banking - York Traditions</b>	Earn Bar Bucks w Min Deposit	N/A
Lawyer Referral /Modest Means Programs	FREE	N/A
Leadership Training (Leadership York)	FREE	N/A
Committee/Section Membership (opp. to recommend change)	FREE	N/A
- meetings with the Bench (Afternoon with the Bench)	FREE	N/A
- recommendations to Bench & Bar	FREE	N/A
- impact profession with input on local rules	FREE	N/A
- advance distribution of relevant practice info	FREE	N/A
- Family Law Section	\$30	N/A
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- Estate Planning Section	\$30	N/A
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Bar Stools	FREE	N/A
<b>NEW! Leave A Legacy®/York County Estate Planning Council</b>	DISCOUNTED FEE	Pay Full Price
Legal Lines	FREE	FREE
Law Day	NOMINAL FEE	NOMINAL FEE
Participation in Pro Bono Programs including Wills for Heroes	FREE	N/A
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Member Directory	FREE	N/A
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