

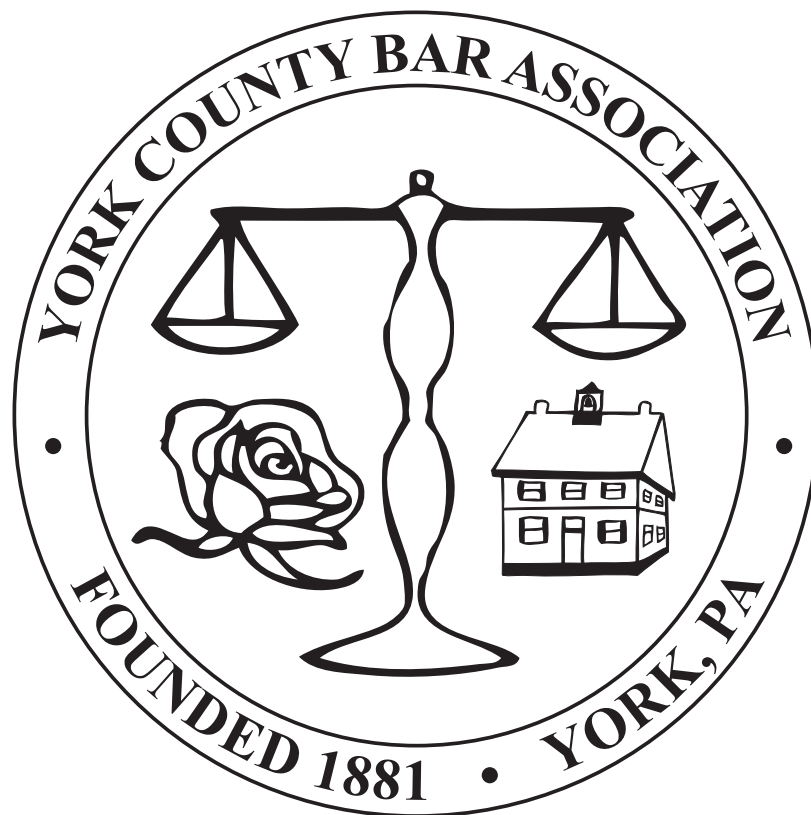
York Legal Record

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

Vol. 134

YORK, PA, THURSDAY, JULY 16, 2020

No. 16



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group
Meetings 2nd Thursday of
each month

August 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

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

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

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

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

**For notary services email
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on current legal topics such as
case law summaries, legislative
updates, or other issues that
may be of interest to
subscribers. Submissions should
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length and should be
educational, not promotional, in
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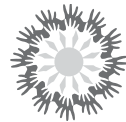


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ESTATE NOTICES

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 ETHEL L. BEARD, DECEASED
Late of Penn Twp., York County, PA.
Co-Executors: Gloria Reaver, 4385 Hanover Road, Hanover, PA 17331 and Dale Beard, 4101 Ore Bank Road, Hellam, PA 17406
Attorney: John A. Wolfe, Esquire, WOLFE, RICE & QUINN, LLC, 47 West High Street, Gettysburg, PA 17325 07.16-3t
- ESTATE OF CHARLOTTE E. BRENNEMAN, a/k/a CHARLOTTE BRENNEMAN, DECEASED
Late of Spring Garden Twp., York County, PA.
Executrix: Jennifer P. Mundy, c/o GARBER & GARBER LAW, 208 Hellam Street, Wrightsville, PA 17368
Attorney: John M. Garber, Esquire, GARBER & GARBER LAW, 208 Hellam Street, Wrightsville, PA 17368 07.16-3t
- ESTATE OF FREDERIC NEIL CANFIELD, DECEASED
Late of York Twp., York County, PA.
Administrator-Executor: Megan E. Hoyes, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402 07.16-3t
- ESTATE OF MARIE ENTERLINE, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Sherry L. Campanella, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600 York, PA 17401-2991 07.16-3t
- ESTATE OF GEORGE P. EYSTER, DECEASED
Late of West York Borough, York County, PA.
Executor: Carla Shermeyer, c/o S. HARPER LLC, Scott A. Harper, Esquire, 5000 Ritter Rd., STE 202, Mechanicsburg, PA 17055
Attorney: Scott A. Harper, Esquire, HARPER LLC, 5000 Ritter Rd., STE 202, Mechanicsburg, PA 17055 07.16-3t
- ESTATE OF CAROL LYNN HEARD, DECEASED
Late of Windsor Twp., York County, PA.
Administrator-Executor: Paul G. Skalny, c/o Laura Lynn Thomas, Esq., 10211 Wincopin Circle, Suite 600, Columbia, MD 21044
Attorney: Laura Lynn Thomas, Esquire, 10211 Wincopin Circle, Suite 600, Columbia, MD 21044 07.16-3t
- ESTATE OF ROBERT JOSEPH HEARD a/k/a ROBERT J. HEARD, DECEASED
Late of Windsor Twp., York County, PA.
Administrator-Executor: Paul G. Skalny, c/o Laura Lynn Thomas, Esq., 10211 Wincopin Circle, Suite 600, Columbia, MD 21044
Attorney: Laura Lynn Thomas, Esquire, 10211 Wincopin Circle, Suite 600, Columbia, MD 21044 07.16-3t
- ESTATE OF ELAINE A. HELDER a/k/a ELAINE AGNES HELDER, DECEASED
Late of Lower Windsor Twp., York County, PA.
Executors: Carol E. Staub and Terry L. Helder, c/o 340 Pine Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 07.16-3t
- ESTATE OF JEAN S. HOFFMAN, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Jon M. Hoffman, c/o John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 07.16-3t
- ESTATE OF DAWN S. LANDES, a/k/a DAWN SHIRLEY LANDES, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Brenda L. Hunt, c/o Kearney Galloway Graybill, LLC, 940 South Queen Street, York, PA 17403
Attorney: Jack L. Graybill II, Esquire, Kearney Galloway Graybill, LLC, 940 South Queen Street, York, PA 17403 07.16-3t
- ESTATE OF JOAN M. LANG, a/k/a JOAN MARLENE LANG, DECEASED
Late of Glen Rock Borough, York County, PA.
Executrix: Carol A. Sweeney, a/k/a Carol Ann Sweeney, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401
Attorney: Gregory E. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401 07.16-3t
- ESTATE OF SCOTT LARUM, DECEASED
Late of New Freedom, York County, PA.
Administrator-Executor: Ryan Larum, 110 Lakeview Terrace, Princeton, NJ 08540 07.16-3t
- ESTATE OF PHILIP S. LEIPHART, JR., DECEASED
Late of Lower Windsor Twp., York County, PA.
Administrator-Executrix: Mary E. Case, c/o Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512
Attorney: Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512 07.16-3t
- ESTATE OF WILMA A. MARKEL, DECEASED
Late of Stewartstown Borough, York County, PA.
Executrix: Sharon V. Shultz, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 07.16-3t
- ESTATE OF GERALD E. MYERS, DECEASED
Late of Manchester Borough, York County, PA.
Co-Executors: Judy G. Strock and Joan M. Harden, c/o P.O. BOX 606, East Berlin, PA 17316
Attorney: Sharon E. Myers, Esquire, CGA Law Firm, PC, P.O. BOX 606, East Berlin, PA 17316 07.16-3t
- ESTATE OF FRANKLIN J. NADE, DECEASED
Late of Conewago Twp., York County, PA.
Administrator-Executor: Cory J. Nade, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402 07.16-3t
- ESTATE OF BERNADINE L. PAULES, DECEASED
Late of Hopewell Twp., York County, PA.
Executrix: Lori Killmer, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 07.16-3t
- ESTATE OF KENNETH A. POTTER, SR., DECEASED
Late of Dover Twp., York County, PA.
Executor: Kenneth A. Potter, Jr., c/o 135 North George Street, York, PA 17401
Attorney: Brent C. Diefenderfer, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 07.16-3t
- ESTATE OF NORETA P. REISINGER, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Diane L. Saxon, c/o 135 North George Street, York, PA 17401
Attorney: Timothy Bupp, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 07.16-3t
- ESTATE OF WALTER E. RIMMER a/k/a WALTER EDWARD RIMMER, DECEASED
Late of Carroll Twp., York County, PA.
Executrix: Robin R. Stevens, c/o David A. Mills, Esquire, Blakey, Yost, Bupp & Rausch, LLP, 17 East Market Street, York, PA 17401
Attorney: David A. Mills, Esquire, Blakey, Yost, Bupp & Rausch, LLP, 17 East Market Street, York, PA 17401 07.16-3t
- ESTATE OF GEORGE E. SANDERS, DECEASED
Late of York Twp., York County, PA.
Executor: Celinda Sanders, c/o Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402
Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 07.16-3t
- ESTATE OF DOROTHEA M. SHAW, DECEASED
Late of Hopewell Twp., York County, PA.
Executrix: Patricia E. Shaw, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 07.16-3t

**ESTATE OF VERNON R. SHIELDS,
DECEASED**

Late of West Manchester Twp., York County, PA.
Administrator-Executor: Sue E. Kohr,
Stephen R. Shields, and George M.
Shields, c/o Amanda Snoko Dubbs, Esq.,
294 Dew Drop Road, York, PA 17402
Attorney: Amanda Snoko Dubbs, Esquire,
294 Dew Drop Road, York, PA 17402
07.16-3t

**ESTATE OF JOSEPHINE M. SHUEMAKER,
DECEASED**

Late of Dover Twp., York County, PA.
Co-Executrices: Kelly J. Gross and Lacy
M. Mohamed, c/o 48 South Duke Street,
York, PA 17401
Attorney: Bruce C. Bankenstein, Esquire, 48
South Duke Street, York, PA 17401
07.16-3t

**ESTATE OF VINCENT L. SHYBLOWSKI,
DECEASED**

Late of Springettsbury Twp., York County, PA.
Estate Administrator, Executor : Fulton
Financial Advisors, N.A., n/k/a Fulton
Bank, NA by: Kathy A. Huggard, c/o
Stock and Leader, 221 West Philadelphia
Street, Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite 600 York, PA
17401-2991 07.16-3t

ESTATE OF BRUCE L. SMITH, DECEASED

Late of Dallastown Borough, York County, PA.
Executor: Christopher E. Rohrbaugh, c/o
Eveler & DeArment LLP, 2997 Cape
Horn Rd., Suite A-6, Red Lion, PA 17356
Attorney: Eveler & DeArment LLP, 2997
Cape Horn Rd., Suite A-6, Red Lion, PA
17356 07.16-3t

ESTATE OF GERALD L. SMITH, DECEASED

Late of Hanover Borough, York County, PA.
Executrix: Sandra J. Marks, c/o Gettle
Vaughn Law LLC, 13 East Market Street,
York, PA 17401
Attorney: Gregory E. Gettle, Esquire, Gettle
Vaughn Law LLC, 13 East Market Street,
York, PA 17401 07.16-3t

ESTATE OF MONTE N. SMITH, DECEASED

Late of Manchester Twp., York County, PA.
Executrix: Deborah A. Rufo, c/o Gettle
Vaughn Law LLC, 13 East Market Street,
York, PA 17401
Attorney: Gregory E. Gettle, Esquire, Gettle
Vaughn Law LLC, 13 East Market Street,
York, PA 17401 07.16-3t

ESTATE OF KAREN S. SPICER, DECEASED

Late of Shrewsbury Borough, York County, PA.
Executor: Robert L. Spicer, III a/k/a Robert
L. Spicer, c/o Stock and Leader, 221 West
Philadelphia Street, Suite 600, York, PA
17401
Attorney: Thomas M. Shorb, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite 600 York, PA
17401-2991 07.16-3t

**ESTATE OF LUCILLE C. VOGELSONG,
DECEASED**

Late of Monaghan Twp., York County, PA.
Co-Executors: Susan A.V. Lapinski and
Deana L. Messinger, 114 Sawmill Road,
Dillsburg, PA 17019
Attorney: Vicky Ann Trimmer, Esquire, 635
N. 12th Street, Suite 101, Lemoyne, PA
17043 07.16-3t

**ESTATE OF SHIRLEY WEIDNER a/k/a
SHIRLEY LOUISE WEIDNER, DECEASED**

Late of New Freedom Twp., York County, PA.
Co-Executors: Robert Harry Weidner, and
Kimberly Weidner Carpenter, c/o Heather
D. Royer, Esquire, Smigel, Anderson &
Sacks, LLP, 4431 North Front Street, 3rd
Floor, Harrisburg, PA 17110
Attorney: Heather D. Royer, Esquire, Smigel,
Anderson & Sacks, LLP, 4431 North Front
Street, 3rd Floor, Harrisburg, PA 17110
07.16-3t

SECOND PUBLICATION

**ESTATE OF CARLOS ALMODOVAR,
DECEASED**

Late of York City, York County, PA.
Administratrix: Rachel L. Almodovar, c/o
Richard R. Reilly, Esq., 54 North Duke
Street, York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54
North Duke Street, York, PA 17401-1210
07.09-3t

ESTATE OF DONNA BRANDT, DECEASED

Late of Dillsburg Borough, York County, PA.
Executor: Holly Renee Robson Kelley, c/o
Reager & Adler, PC, 2331 Market Street,
Camp Hill, PA 17011
Attorney: Susan H. Confair, Esquire, Reager
& Adler, PC, 2331 Market Street, Camp
Hill, PA 17011 07.09-3t

**ESTATE OF SHERRY S. CAVALIERE,
DECEASED**

Late of New Freedom Borough, York
County, PA.
Administrator: Candace K. Epaliere, c/o
Amanda Snoko Dubbs, Esq., 294 Dew
Drop Road, York, PA 17402
Attorney: Amanda Snoko Dubbs, Esquire,
294 Dew Drop Road, York, PA 17402
07.09-3t

**ESTATE OF RICHARD L. CRUMLING, SR.,
DECEASED**

Late of Wrightsville Borough, York County, PA.
Co-Executors: Richard L. Crumling, Jr. and
Eric D. Crumling, c/o Eveler & DeArment
LLP, 2997 Cape Horn Rd., Suite A-6, Red
Lion, PA 17356
Attorney: Eveler & DeArment LLP, 2997
Cape Horn Rd., Suite A-6, Red Lion, PA
17356 07.09-3t

**ESTATE OF PAULINE M. CUNNINGHAM,
DECEASED**

Late of Wrightsville Borough, York County, PA.
Executrix: Dinah L. Washington, c/o Mountz
& Kreiser Law Offices, 553 Locust Street,
Columbia, PA 17512
Attorney: Mountz & Kreiser Law Offices,
553 Locust Street, Columbia, PA 17512
07.09-3t

**ESTATE OF RICHARD ALLEN DRUCK,
a/k/a RICHARD A. DRUCK, DECEASED**

Late of Newberry Twp., York County, PA.
Administrator-Executor: Wanda A. Senft, c/o
Bellomo & Associates, 3198 East Market
Street, York, PA 17402
Attorney: Bellomo & Associates, 3198 East
Market Street, York, PA 17402 07.09-3t

**ESTATE OF GERALDINE A. EASTER,
DECEASED**

Late of Shrewsbury Borough, York County, PA.
Administrator-Executor: Bonnie J. Thibault,
c/o Bellomo & Associates, 3198 East
Market Street, York, PA 17402
Attorney: Bellomo & Associates, 3198 East
Market Street, York, PA 17402 07.09-3t

**ESTATE OF HAROLD LAVERNE GEIMAN,
DECEASED**

Late of York Twp., York County, PA.
Administrator-Executor: Dennis Ray
Geiman, c/o Bellomo & Associates, 3198
East Market Street, York, PA 17402
Attorney: Bellomo & Associates, 3198 East
Market Street, York, PA 17402 07.09-3t

ESTATE OF HAROLD A. HUFF, DECEASED

Late of Paradise Twp., York County, PA.
Administrator-Executor: Lynne D. Wallet &
Laurel D. Huff, c/o Bellomo & Associates,
3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, 3198 East
Market Street, York, PA 17402 07.09-3t

**ESTATE OF WALTER JEFFRY JAMOUNEAU
a/k/a W. JEFFRY JAMOUNEAU, DECEASED**

Late of Carroll Twp., York County, PA.
Executor: G. Andrew Jamouneau, c/o
Edmund G. Myers, Attorney, Johnson,
Duffie, Stewart & Weidner, 301 Market
Street, P.O. Box 109, Lemoyne, PA 17043
Attorney: Edmund G. Myers, Esquire,
Johnson, Duffie, Stewart & Weidner, 301
Market Street, P.O. Box 109, Lemoyne, PA
17043 07.09-3t

**ESTATE OF KIMBERLY ANN JONES,
DECEASED**

Late of West Manchester Twp., York County, PA.
Administrator-Executor: Sarah Hostler, 925
Aspen Lane, Red Lion, PA 17356
Attorney: Kristen Snyder, Esquire, 1215
Manor Drive, Suite 202, Mechanicsburg,
PA 17055 07.09-3t

ESTATE OF LARRY P. KELLER, DECEASED

Late of West Manchester Twp., York County, PA.
Administrator-Executor: Michael K. Baney
and Mary Lou Baney, c/o Bellomo &
Associates, 3198 East Market Street,
York, PA 17402
Attorney: Bellomo & Associates, 3198 East
Market Street, York, PA 17402 07.09-3t

**ESTATE OF BRADLEY M. LENDER,
DECEASED**

Late of Fairview Twp., York County, PA.
Administratrix: Maranda C. Lender, c/o
Adam R. Deluca, Esquire, Stone Lafaver
& Shekletski, 414 Bridge Street, New
Cumberland, PA 17070
Attorney: Adam R. Deluca, Esquire, Stone
Lafaver & Shekletski, 414 Bridge Street,
New Cumberland, PA 17070 07.09-3t

ESTATE OF SHIRLEY K. MOHR,
DECEASED
Late of Red Lion Borough, York County, PA.
Administrator-Executor: Terri L. Williams,
c/o Bellomo & Associates, 3198 East
Market Street, York, PA 17402
Attorney: Bellomo & Associates, 3198 East
Market Street, York, PA 17402 07.09-3t

ESTATE OF LARRY K. ORT, DECEASED
Late of Dover Twp., York County, PA.
Administrator-Executor: JoAnn E. Brickner,
c/o Bellomo & Associates, 3198 East
Market Street, York, PA 17402
Attorney: Bellomo & Associates, 3198 East
Market Street, York, PA 17402 07.09-3t

ESTATE OF ROBERT LOWELL PARDEW,
DECEASED
Late of Peach Bottom Twp., York County, PA.
Administrator-Executor: Wanda Kay
Lehman, 19701 Gunpowder Road,
Millers, MD 21102 07.09-3t

ESTATE OF LEROY E. REAM, DECEASED
Late of Dover Twp., York County, PA.
Executor: Lorne R. Spangler, 3910 Craig
Ave., Dover, PA 17315
Attorney: Thomas R. Nell, Esquire, 130 W.
King Street, P.O. Box 1019, East Berlin,
PA 17316 07.09-3t

ESTATE OF DOROTHY A. RIPPEON,
DECEASED
Late of Hanover Borough, York County, PA.
Executor: Lisa A. Bowers, c/o Strausbaugh
Law, PLLC, 1201 West Elm Avenue, Suite
#2, Hanover, PA 17331
Attorney: Scott J. Strausbaugh, Esquire,
Strausbaugh Law, PLLC, 1201 West Elm
Avenue, Suite #2, Hanover, PA 17331
07.09-3t

ESTATE OF HELGA H. UPTON, DECEASED
Late of Hopewell Twp., York County, PA.
Executor: Wayne H. Upton, c/o P.O. Box
312, Stewartstown, PA 17363
Attorney: Laura S. Manifold, Esquire, P.O.
Box 312, Stewartstown, PA 17363 07.09-3t

ESTATE OF REBECCA WALKER, a/k/a
REBECCA SUSAN WALKER, REBECCA S.
WALKER, DECEASED
Late of Warrington Twp., York County, PA.
Executor: Dawn M. Diehl, c/o Amanda
Snoko Dubbs, Esq., 294 Dew Drop Road,
York, PA 17402
Attorney: Amanda Snoko Dubbs, Esquire,
294 Dew Drop Road, York, PA 17402
07.09-3t

THIRD PUBLICATION

ESTATE OF DALE R. CLYMER, SR.,
DECEASED
Late of Conewago Twp., York County, PA.
Executor: Phyllis L. Clymer, c/o James N.
Clymer, Esquire, 408 W. Chestnut Street,
Lancaster, PA 17603
Attorney: James N. Clymer, Esquire, Clymer
Musser & Sarno, PC, 408 W. Chestnut
Street, Lancaster, PA 17603 07.02-3t

ESTATE OF CONSTANCE W. COLEMAN,
DECEASED
Late of Monaghan Twp., York County, PA.
Administrator: Philip W. Coleman, c/o Hazen

Law Group, 2000 Linglestown Road,
Suite 202, Harrisburg, PA 17110
Attorney: Hazen Law Group, 2000
Linglestown Road, Suite 202, Harrisburg,
PA 17110 07.02-3t

ESTATE OF NICHOLE H. CRANE,
DECEASED
Late of York County, PA.
Executor: Josephine R. Crane, 3 N. Baltimore
Street, Dillsburg, PA 17019
Attorney: Duane P. Stone, Esquire, STONE,
WILEY, & LINSENBACH, PC, 3 N.
Baltimore Street, Dillsburg, PA 17019
07.02-3t

ESTATE OF MELISSA A. DUTY, DECEASED
Late of Windsor Twp., York County, PA.
Administrator: Peter William L. Duty, c/o
Amanda Snoko Dubbs, Esq., 294 Dew
Drop Road, York, PA 17402
Attorney: Amanda Snoko Dubbs, Esquire,
294 Dew Drop Road, York, PA 17402
07.02-3t

ESTATE OF SIDNEY J. GOODLING,
DECEASED
Late of North Codorus Twp., York County, PA.
Executrix: Stephanie L. Goodling, 1950
Stoverstown Road, Spring Grove, PA
17362
Attorney: Crabbs & Crabbs, 202 Broadway
Hanover, PA 17331 07.02-3t

ESTATE OF JOYCE S. HOFFMAN,
DECEASED
Late of Penn Twp., York County, PA.
Executor: William D. Hoffman, c/o Elinor
Albright Rebert, Esquire, 515 Carlisle
Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
07.02-3t

ESTATE OF PRISCILLA S. KORCUBA,
DECEASED
Late of York Twp., York County, PA.
Co-Executors: Kimberly A. Wayne and
Michael J. Korcuba, c/o Gettle Vaughn
Law LLC, 13 East Market Street, York, PA
17401
Attorney: Gregory H. Gettle, Esquire and
Jeffrey A. Gettle, Esquire, Gettle Vaughn
Law LLC, 13 East Market Street, York, PA
17401 07.02-3t

ESTATE OF JEFFREY V. KUNKEL, a/k/a
JEFFREY VERNON KUNKEL, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Michelle L. Kunkel, c/o Kearney
Galloway Graybill, LLC, 940 South
Queen Street, York, PA 17403
Attorney: Jack L. Graybill II, Esquire,
Kearney Galloway Graybill, LLC, 940
South Queen Street, York, PA 17403
07.02-3t

ESTATE OF DAVID E. LEWIS, DECEASED
Late of York County, PA.
Executor: Thomas E. Lewis, 508 Nauvoo
Rd., Lewisberry, PA 17339
Attorney: Laura C. Reyes Maloney, Esquire,
1119 N. Front St., Harrisburg, PA 17102
07.02-3t

ESTATE OF ELEANORA LEE MARSHALL,
DECEASED
Late of Peach Bottom Twp., York County, PA.
Executor: Timothy J. Bupp, c/o 135 North
George Street, York, PA 17401
Attorney: Timothy Bupp, Esquire, CGA Law
Firm, PC, 135 North George Street, York,
PA 17401 07.02-3t

ESTATE OF DANIEL G. MCDONALD, JR.,
a/k/a DANIEL GEORGE MCDONALD, JR.,
DECEASED
Late of Hanover Borough, York County, PA.
Executors: Kim M. Murray, 1001 Broadway,
Hanover, PA 17331 and Samantha R.
Payne, n/k/a Tschudin, 20 Basehoar
School Road, Littlestown, PA 17340
Attorney: David K. James, III, Esquire, 234
Baltimore St. Gettysburg, PA 17325
07.02-3t

ESTATE OF CHAD MICHAEL MERRILL,
DECEASED
Late of Windsor Borough, York County, PA.
Administratrix: Pearl Wise, 68 Kennick
Drive, Windsor, PA 17366
Attorney: Samuel G. Encarnacion, Esquire,
Haggerty & Silverman, PC, 240 North
Duke Street, Lancaster, PA 17602 07.02-3t

ESTATE OF JOSEPH F. PULTRO, DECEASED
Late of Hanover Borough, York County, PA.
Executor: Joseph K. Pultro, c/o Barley
Snyder, LLP, 14 Center Square, Hanover,
PA 17331
Attorney: Scott L. Kelley, Esquire, Barley
Snyder, LLP, 14 Center Square, Hanover,
PA 17331 07.02-3t

ESTATE OF VIVIANA L. ROBINSON,
DECEASED
Late of York City, York County, PA.
Administratrix: Anjelica Lina Cora, c/o
Katherman & Perry, 345 East Market
Street, York, PA 17403
Attorney: J. Robert Katherman, Esquire,
Katherman & Perry, 345 East Market
Street, York, PA 17403 07.02-3t

ESTATE OF HENRIETTA S. STAHL
a/k/a HENRIETTA ROMAINE STAHL,
DECEASED
Late of York City, York County, PA.
Co-Executors: Dean Stahl and Faye S.
Myers, c/o Jennifer M. Stetter, Esquire, 14
Center Square, Hanover PA 17331
Attorney: Jennifer M. Stetter, Esquire, Barley
Snyder LLP, 14 Center Square, Hanover
PA 17331 07.02-3t

ESTATE OF ELLEN R. TRAMMELL a/k/a
ELLEN RUTH TRAMMELL, DECEASED
Late of York Twp., York County, PA.
Executrix: Barbara J. Trammell, c/o The
Hamme Law Firm, LLC, 1946 Carlisle
Road, York, PA 17408
Attorney: Rachel Dodson Hamme, Esquire,
The Hamme Law Firm, LLC, 1946
Carlisle Road, York, PA 17408 07.02-3t

ESTATE OF BILLY E. ZEIGLER, DECEASED
Late of York, York County, PA.
Executor: Phyllis J. Tollhurst, Apt. 41, 18 S.
George St., York, PA 17401
Attorney: William F. Hoffmeyer, Esquire,
HOFFMEYER & SEMMELMAN, LLC,
30 N. George St., York, PA 17401 07.02-3t

**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 **August 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. 7002, on the 7th floor of the York County Judicial Center at 45 North George St. in the City of York, Pennsylvania.**

1. **ANDERSON** – The First and Final Account of Angela L. Anderson, Administratrix of the Estate of Daniel L. Anderson, Late of Manchester Borough, York County, Pennsylvania, deceased, 6718-1336. (Brandon S. O'Donnell, Esq.)
2. **STARN** – The First and Final Account of Wayne A. Starn and Sharon J. Scott, Co-Executors of the Last Will and Testament of John A. Starn, Late of Lower Chanceford Township, York County, Pennsylvania, deceased, 6719-0224. (David M. Laucks, Esq.)
3. **CHANDLEE** – The First and Final Account of Charles E. Chandlee and Robert C. Chandlee, Co-Executors of the Last Will and Testament of George E. Chandlee, Late of Chanceford Township, York County, Pennsylvania, deceased, 6719-1867. (David M. Laucks, Esq.)
4. **MYERS** – The First and Final Account of Sharon L. Grandstaff and Mary A. Myers, Co-Executrices of the Last Will and Testament of Ronald R. Myers a/k/a Ronald Ray Myers, Late of Dover Township, York County, Pennsylvania, deceased, 6719-0845. (David M. Laucks, Esq.)
5. **HUNTER** – The First and Final Account of Linda M. Chase and Karen L. Berkey, Co-Executrices of the Last Will and Testament of William F. Hunter a/k/a William F. Hunter, Sr., Late of Lower Windsor Township, York County, Pennsylvania, deceased, 6718-0177. (David M. Laucks, Esq.)
6. **DAUGHERTY** – The First and Final Account of Amy Jo Boyer, Executrix of the Last Will and Testament of Donna L. Daugherty, Late of Spring Garden Township, York County, Pennsylvania, deceased, 6719-1561. (David M. Laucks, Esq.)
7. **SCOTT** – The First and Final Account of Janet M. Scott, Executrix of the Last Will and Testament of Douglas F.C. Scott, Late of North Codorus Township, York County, Pennsylvania, deceased, 6716-1886. (Gillian A. Woodward, Esq.)
8. **LIEBGOTT** – The First and Final Account of Keith J. Liebgott, Administrator of the Estate of Benjamin J. Liebgott, Late of Dallastown Borough, York County, Pennsylvania, deceased, 6719-1023. (William F. Hoffmeyer, Esq.)
9. **BAILEY** – The First and Final Account of Randy E. Bailey, Sr., Executor of the Last Will and Testament of Dorothy E. Bailey a/k/a Dorothy Elizabeth Bailey, Late of Springfield Township, York County, Pennsylvania, deceased, 6719-0465. (David M. Laucks, Esq.)
10. **EBAUGH** – The First and Final Account of Bryan E. Ebaugh, Executor of the Last Will and Testament of Cora L. Ebaugh a/k/a Cora Lorraine Ebaugh, Late of Lower Windsor Township, York County, Pennsylvania, deceased, 6719-1542. (David M. Laucks, Esq.)
11. **WEYER** – The Tenth and Partial Account of Wells Fargo Bank, N.A., Successor Trustee for the Discretionary Special Trust Established under the Will of Jesse M. Weyer, 6772-0718. (Kendra McGuire, Esq.)
12. **MACKLEY** – The First and Final Account ofCarolynn E. Fauth, Executrix of the Last Will and Testament of Juanita C. Mackley a/k/a Juanita Carol Mackley, Late of York Township, York County, Pennsylvania, deceased, 6719-1569. (Gillian Woodward, Esq.)
13. **TOMPKINS** – The First and Final Account of Theodore R. Rizzio, Jr., Executor of the Last Will and Testament of Gloria J. Tompkins a/k/a Gloria Tompkins, Late of Dallastown Borough, York County, Pennsylvania, deceased, 6719-1939. (D. Michael Craley, Esq.)
14. **SHIREY** – The Second and Final Account of Norberto M. Plaza, Administrator of the Estate of Merle R. Shirey, Jr. a/k/a Merle Roy Shirey, Jr., Late of York Township, York County, Pennsylvania, deceased, 6716-1260. (D. Michael Craley, Esq.)
15. **STEWART** – The First and Final Account of Richard J. Seneca, Esq., Executor of the Last Will and Testament of Dorothy J. Stewart a/k/a Dorothy Jane Stewart, Late of Newberry Township, York County, Pennsylvania, deceased, 6718-1206. (Richard J. Seneca, Esq.)
16. **NEIBERT** – The First and Final Account of L.C. Heim, Executor of the Last Will and Testament of Harold C. Neibert, Late of Springettsbury Township, York County, Pennsylvania, deceased, 6718-0112. (Ronald Perry, Esq.)

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

7.16-2t

FILED IN THE OFFICE OF THE CLERK
OF ORPHANS' COURT DIVISION OF
THE COMMON PLEAS COURT, YORK
COUNTY, PENNSYLVANIA ON OR
BEFORE JULY 8, 2020.

CIVIL NOTICES

ARTICLES OF INCORPORATION

NOTICE is hereby given that **Kinetic Training, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

BARLEY SNYDER LLP
Attorneys

07.16-1t Solicitor

CERTIFICATE OF ORGANIZATION

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on June 22, 2020 for:

Bold Ruler Enterprises, LLC

a limited liability company organized under the provisions of the Pennsylvania Limited Liability Company Law of 1994, 15 Pa. C.S. Section 8901, *et seq.*, as amended and supplemented of the Commonwealth of Pennsylvania.

COYNE & COYNE, P.C.
3901 Markel Street
Camp Hill, PA 17011-4227

07.16-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on June 17, 2020 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Byron Bellot to: Azul Bellot. The Court has fixed the day of September 3, 2020 at 10:00 am in Courtroom No. 7002 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

07.16-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 22nd of June 2020 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Forest Lee Sutton Fisher to: Forest Lee Fisher. The Court has fixed the day of Thursday, September 3, 2020 at 10:00 am in Courtroom No. 7002 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

07.16-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

No.: 2020-SU-001053

CIVIL ACTION

IN THE MATTER OF
**PETITION FOR CHANGE OF NAME OF
LEXXI STREETT KLINGMEYER,
A MINOR**

NOTICE

NOTICE is hereby given that a Petition for Name Change of L.S.K., a minor, was filed in the Court of Common Pleas of York County, Pennsylvania praying for a Decree for Name Change to L.S.F.

The hearing date has changed. The Court has fixed August 4, 2020 at 10:30 a.m. in Court Room No. 7002 of the York County Judicial Center, 45 North George Street, York, PA, before the Honorable Michael E. Bortner, as the updated time and place for the hearing on said Petition via Order of Court dated July 6, 2020. All interested persons may appear and show cause, if any they may have, why the prayer of the Petition for Name Change shall not be granted.

Andrea N. Fitzsimmons, Esquire
Attorney for Petitioner

07.16-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on March 2nd, 2020 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Taylor Ann McCloskey to: Tucker Anthony McCloskey. The Court has fixed the day of July 30, 2020 at 10:00 am in Courtroom No. TBD at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

07.16-1t Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given to all persons interested or who may be affected that **SIPE'S ELECTRIC MOTOR REPAIRS, INC.**, a Pennsylvania business corporation, located in North Codorus Township, York County, PA, having a place of business at 4848 Walters Hatchery Road, Spring Grove, York County, Pennsylvania, 17362 is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Shareholders and Directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

John D. Miller, Jr., Solicitor

07.16-1t Solicitor

FICTITIOUS NAME

NOTICE is hereby given that a Certificate was filed under the Fictitious Name Act (54 Pa.C.S. Ch.3) in the Office of Secretary of the Commonwealth setting forth that Terry Lee Albright, 2879 Carlisle Road, Dover, PA 17315, is the only entity owning or interested in a business, the character of which is roofing and spouting installation and repair and the designation under which said business is and will be conducted is **York County Roofing and Spouting** and the location where said business is and will be located in 2879 Carlisle Road, Dover, York County, Pennsylvania 17315.

Jeffrey T. Bitzer, Esquire

07.16-1t Solicitor

NOTICE

**PUBLIC NOTICE TO
FARRAH KRISTYNE ROWE AND
JACQUES ALOYSIUS BARNES**

**In Re: Adoption of Fan'Rell K'Leahl
Jai'Aire Barnes, A Minor**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your

child, Fan'Rell K'Leahl Jai'Aire Barnes. A Termination of Parental Rights Hearing has been scheduled for August 20, 2020, at 1:30 p.m., in Court Room No. 7003, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Fan'Rell K'Leahl Jai'Aire Barnes (DOB: January 12, 2013), whose Father is Jacques Aloysius Barnes and whose Mother is Farrah Kristyne Rowe. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

**ATTORNEY CONNECTION/
YCBA MODEST MEANS
137 East Market Street
York, Pennsylvania 17401
717-854-8755
<http://www.yorkbar.com/?page=YCBAFindEsq>**

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

**Clerk of the Orphans' Court
York County Judicial Center
45 North George Street
York, Pennsylvania 17401
717-771-9288
<http://yorkcountypa.gov/component/jdownloads/send/100-adopt-forms/824-packet-for-court-appted-counsel-and-financial-affidavit.html>**

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

A prospective adoptive parent of a child may enter into an agreement with a birth relative of the child to permit continuing contact or communication between the child and the birth relative or between the adoptive parent and the birth relative. An agency or anyone representing the parties in an adoption shall provide notification to a prospective adoptive parent, a birth parent and a child who can be reasonably expected to understand that a prospective adoptive parent and a birth relative of a child have the option to enter into a voluntary agreement for the continuing contact or communication. See 23 Pa.C.S.A Section 2731, et seq.

07.02-3t Solicitor

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, Aubree Faith Smeal. A Termination of Parental Rights Hearing has been scheduled for August 10, 2020, at 1:30 p.m., in Court Room No. 5002, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Aubree Faith Smeal (DOB: October 7, 2013), whose Father is Ellis Gordon Smeal, III and whose Mother is Tiffany Leann Smeal. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

**ATTORNEY CONNECTION/
YCBA MODEST MEANS
137 East Market Street
York, Pennsylvania 17401
717-854-8755
<http://www.yorkbar.com/?page=YCBAFindEsq>**

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

**Clerk of the Orphans' Court
York County Judicial Center
45 North George Street
York, Pennsylvania 17401
717-771-9288
<http://yorkcountypa.gov/component/jdownloads/send/100-adopt-forms/824-packet-for-court-appted-counsel-and-financial-affidavit.html>**

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

A prospective adoptive parent of a child may enter into an agreement with a birth relative of the child to permit continuing contact or communication between the child and the birth relative or between the adoptive parent and the birth relative. An agency or anyone representing the parties in an adoption shall provide notification to a prospective adoptive parent, a birth parent and a child who can be reasonably expected to understand that a prospective adoptive parent and a birth relative of a child have the option to enter into a voluntary agreement for the continuing contact or communication. See 23 Pa.C.S.A Section 2731, et seq.

07.09-3t Solicitor

**PUBLIC NOTICE TO
TIFFANY LEANN SMEAL AND ELLIS
GORDON SMEAL, III**

**In Re: Adoption of Aubree Faith Smeal, A
Minor**

YORK COUNTY TAX CLAIM BUREAU
NOTICE OF JUDICIAL TAX SALE

To owners of properties identified in this notice and to all persons having tax liens, tax judgments, municipal claims, mortgages, liens, charges or estates of whatsoever kind, except ground rents separately taxed, against such properties.

The following conditions shall govern the sale of properties by the York County Tax Claim Bureau for Judicial Sale as scheduled on August 20, 2020 at 9:00 AM. The sale will be held in Court Room #1 in the York County Administrative Center at 28 East Market Street, York, Pennsylvania. **All prospective bidders must register with the York County Tax Claim Bureau at 28 East Market St., York PA starting on July 20th, 2020 but no later than July 30th, 2020. This registration requires a photo I.D. such as a valid driver's license or other method of identification acceptable to the Tax Claim Bureau. In order to be a registered or eligible bidder, neither the bidder, nor the bidder in association with any other person or entity, shall be delinquent in paying any real estate taxes in York County, as well as have no municipal utility bills that are more than one year outstanding. You must be present to bid. There shall be no assignment of bids.**

1. **SAID PROPERTIES**, will be sold **FREE** and **CLEAR** of all tax and municipal claims, mortgages, liens, charges, and estates of whatsoever kind, except ground rents, separately taxed, Motor Vehicle or Uniform Commercial Code encumbrances on mobile homes to the highest bidder. **A condition of this sale shall be that no sale shall be made except to the County unless there is a minimum bid equal to the costs incurred of such sale as designated in The Pennsylvania Real Estate Tax Sale Law 542 of 1947, as amended, Section 612(a).**
2. **Acknowledgment, Recording Fee and Preparation of the Deed.** These items will be computed after the property has been knocked down to the successful bidder. The sale price, the transfer tax, and the recording fee, acknowledgment and preparation of the deed must all be paid at the time of the sale. In the case of all properties, **NO CASH** will be accepted, a certified check on a local bank or other satisfactory payment and must be paid in full.
3. Deeds for the premises will be prepared by the Tax Claim Bureau and recorded. The Tax Claim Bureau will mail the deeds to the address given by the buyer at the sale after the deed has been photographed and returned. (Approximately 6 months)
4. Please note the properties were exposed for Sale on September 26th, 2019 or at a prior Upset Sale. The respective properties were advertised for Upset Sale in accordance with the requirements of the Real Estate Tax Sale Law in effect at the time of the sale.
5. It is strongly recommended that prospective purchasers have examination made of the title to any property in which they may be interested. Every reasonable effort has been made to keep the proceedings free from error. However, in every case, **THE PROPERTY IS OFFERED FOR SALE BY THE TAX CLAIM BUREAU WITHOUT ANY GUARANTEE OR WARRANTY WHATSOEVER EITHER AS TO EXISTENCE, CORRECTNESS OR OWNERSHIP, SIZE BOUNDARIES, LOCATION STRUCTURES OR LACK OF STRUCTURES UPON THE LAND, LIENS, TITLES OR ANY OTHER MATTER OR THING WHATSOEVER.**
6. Notice is further given to any person who may have claims against any properties identified and to all other parties in interest that a schedule of proposed distribution of the proceed of sale will be posted in the office of the Tax Claim Bureau following such sale and distribution will be made in accordance with the schedule, unless exceptions are filed thereto within ten (10) days thereafter. All claims must be filed with the Tax Claim Bureau. **ALL SALES WILL BE MADE UNDER THESE CONDITIONS AND WILL BE FINAL. NO ADJUSTMENT WILL BE MADE AFTER THE PROPERTY IS STRUCK DOWN. MAKE SURE OF WHAT YOU ARE BUYING BEFORE BIDDING.**
7. Purchase by owner – The owners shall have no right to purchase their own property at the Judicial Sale conducted under the provision of the Act (618 added July 3, 1986, P.L. 351, No. 81).
8. Mobile home purchasers – will only receive a proof of purchase from the Tax Claim Bureau after the sale. The Department of Transportation will issue titles for the properties purchased at the tax sale only upon receipt of a proper order of court.
9. The properties subject to the Judicial Tax Sale can be identified by reference to the Exhibit A of the petition for Judicial Sale filed with the York County Court of Common Pleas, docket 2020-TU-000001. The properties offered for sale may also be identified by reference to the prior advertisement for the Tax Claim Bureau Upset Sale as set forth in the York Newspaper on August 26th, 2019, or by purchasing a list of the properties exposed to the sale from the York County Tax Claim Bureau.
10. Unsold properties will be placed on the Repository List within six (6) months following the Judicial Sale. Any bids to purchase properties from the Repository List shall be placed with the Tax Claim Bureau in accordance with the Bureau's applicable procedures. Bids will only be accepted upon written consent of all taxing authorities.
11. 68 Pa. C.S. § 2101, et seq. (the "Land Bank Statute") permits the Land Bank of York County to purchase any of the properties at a price agreed upon by the taxing districts. **PLEASE NOTE: The York County Land Bank may be a potential bidder at the Judicial Sale.** For more details, contact the Tax Claim Bureau solicitor.

It is the policy of the County of York to ensure services are meaningfully accessible to qualified individuals with disabilities in accordance with the Americans with Disability Act. Upon request, auxiliary aids and accommodations are available to individuals with disabilities. Persons seeking accommodations should call the County at (717) 771-9214. For individuals with hearing impairment, contact the Deaf Center, (717) 845-2585, OR (717) 848-6765. (TDD)

0574012-

YORK COUNTY TAX CLAIM BUREAU
Peter T. Ruth, Solicitor
Rachael P. White, Director
Thomas Saylor, Auctioneer, AU005320

SHERIFF SALES

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 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, NATIONAL ASSOCIATION vs. MICHAEL F. AUGHINBAUGH Docket Number: 2020-SU-000378. 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 F. AUGHINBAUGH

By virtue of a Writ of Execution No. 2020-SU-000378

JPMorgan Chase Bank, National Association v. Michael F. Aughinbaugh

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

249 Grant Street, York, PA 17401-3005 Parcel No. 134530300390000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$21,518.38

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 249 GRANT STREET, YORK, PA 17401

UPI# 13-453-03-0039.00-00000

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, 07.09-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 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. LATIMA

BACKUS, IN HER CAPACITY ADMINISTRATRIX AND HEIR OF THE ESTATE OF LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS, LANCE BACKUS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS, DECEASED Docket Number: 2019-SU-003725. 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:

LATIMA BACKUS, IN HER CAPACITY ADMINISTRATRIX AND HEIR OF THE ESTATE OF LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS LANCE BACKUS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS, DECEASED

By virtue of a Writ of Execution No. 2019-SU-003725

Wells Fargo Bank, N.A. v. Latima Backus, in Her Capacity as Administratrix and Heir of The Estate of Larferm G. Backus a/k/a Larferm Gail Backus a/k/a Larferm Backus, Lance Backus, in His Capacity as Heir of The Estate of Larferm G. Backus a/k/a Larferm Gail Backus a/k/a Larferm Backus, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Larferm G. Backus a/k/a Larferm Gail Backus a/k/a Larferm Backus, Deceased

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

999 Redbud Court, York, PA 17404-8615 Parcel No. 360003603130000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$210,947.68

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 999 REDBUD COURT, YORK, PA 17404

UPI# 36-000-36-0313.00-00000

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, 07.09-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 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. HEATHER BAILEY and CAIN ROBINSON Docket Number: 2020-SU-000210. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HEATHER BAILEY CAIN ROBINSON

ALL THAT tract with improvements in Manchester Township, York County, Pennsylvania, being identified as Lots Nos. 166 and 167, York Gardens Plan of Lots York Deed Book 18-C, Page 701.

HAVING THEREON erected a dwelling house known and numbered as: 102 JASPER AVENUE & BEAVER STREET, YORK, PA 17404

PARCEL NO. 36-000-08-0096 York Record Book 2098, Page 5511

TO BE SOLD AS THE PROPERTY OF HEATHER BAILEY AND CAIN ROBINSON ON JUDGMENT NO. 2020-SU-000210

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

PROPERTY ADDRESS: 102 JASPER AVENUE & BEAVER STREET, YORK, PA 17404

UPI# 36-000-08-0096.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 07.09-3t York County, Pennsylvania

PATRICIA BARON,
 AKA PATRICIA N. BARON

BEING known as 220 Second Avenue, Hanover,
 PA 17331

SHORT LEGAL DESCRIPTION

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 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 PLANET HOME LENDING, LLC vs. JACQUELINE M. BARNETT Docket Number: 2019-SU-003305. 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:

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

BEING the same premises which Anthony Baker, single, by Deed dated March 30, 2009 and recorded in the Office of Recorder of Deeds of York County on March 31, 2009 at Book 2012, Page 8410 granted and conveyed unto Andrew W. Clancy and Kelly C. Clancy, Husband and Wife, as tenants of an estate by the entirety.

BEING KNOWN AND NUMBERED AS 22 NORTH SUMNER STREET, YORK, PA 17404

PROPERTY ADDRESS: 220 SECOND AVENUE, HANOVER, PA 17331

UPIN NUMBER 880001500590000000

UPI# 67-000-07-0326.A0-00000

PROPERTY ADDRESS: 22 NORTH SUMNER STREET, YORK, PA 17404

UPI# 88-000-15-0059.00-00000

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.

AS THE REAL ESTATE OF:

JACQUELINE M. BARNETT

All that certain Unit No. 101 in the Village of Fox Run, a Condominium situate on Dew Drop Court in York Township, York County, Pennsylvania, as more specifically described in the Declaration of Condominium, Code of Regulations, and Declaration Plan relating to the Village of Fox Run, recorded on July 3, 1974, in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Record Book 67-Z, Page 246, Record Book 67-Z, Page 237, and Plan Book X, Page 562. Sometimes known as: 101 Fox Run Drive #23, York PA 17403

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

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 07.09-3t York County, Pennsylvania

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 07.09-3t York County, Pennsylvania

PARCEL ID 54-000-HI-0259-L0-C0023

PROPERTY ADDRESS: 101 FOX RUN DRIVE, UNIT 23, YORK, PA 17403

UPI# 54-000-HI-0259.L0-C0023

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

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 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. ANDREW W. CLANCY and KELLY C. CLANCY Docket Number: 2020-SU-000212. 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:

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 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. TRACY CRAIG Docket Number: 2019-SU-003813. 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 CRAIG

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

ANDREW W. CLANCY
 KELLY C. CLANCY

Being the Owner(s) of property situate in Spring Garden Township, York County and State of Pennsylvania, being 1501 FIFTH AVENUE, YORK, PA 17403

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 07.09-3t York County, Pennsylvania

All that tract of land situate, lying and being in the borough of Hanover, York County, Pennsylvania, more particularly bounded and described as follows: Beginning at a 3/4 inch steel pin in a concrete walk setback 7.00 feet from the curbline that runs parallel with second avenue; thence along and with said concrete walk north thirty-seven (37) degrees four (04) minutes thirty-three (33) seconds west, seventeen and forty hundredths (17.40) feet to a 3/4 inch steel pin at Lot no. 1 as shown on the hereinafter referenced final plan.

PARCEL #: 480001001410000000

Improvements thereon: Residential Dwelling
 Judgment Amount: \$143,235.59

Attorneys for Plaintiff:
 KML LAW GROUP P.C.

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 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. PATRICIA BARON, AKA PATRICIA N. BARON Docket Number: 2019-SU-003662. 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:

CONTAINING 2,957 square feet, and being known as lot no. 2 on a final plan prepared for Terry L. Wetzel, by Worley surveying, dated November 14, 1997, and recorded in the office of the recorder of deeds of York County, Pennsylvania, in Plan Book PP at Page 333.

PROPERTY ADDRESS: 1501 FIFTH AVENUE, YORK, PA 17403

UPI# 48-000-10-0141.00-00000

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

AS THE REAL ESTATE OF:

Parcel No.: 67-000-07-0326.A0-00000

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 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. LAUREN M. FIGDORE AKA LAUREN M. SWANK Docket Number: 2020-SU-000014. 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:

LAUREN M. FIGDORE
AKA LAUREN M. SWANK

Being the Owner(s) of property situate in City of York, York County and State of Pennsylvania, being 618 EAST PHILADELPHIA STREET, YORK, PA 17403

PARCEL #: 123780800360000000

Improvements thereon: Residential Dwelling

Judgment Amount: \$47,120.08

Attorneys for Plaintiff:
KML LAW GROUP P.C.

PROPERTY ADDRESS: 618 EAST PHILADELPHIA STREET, YORK, PA 17403

UPI# 12-378-08-0036.00-00000

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,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 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. FOUNDATION FOR ELDERCARE, ROCCO J CRESCENZO, DELAWARE COUNTY SHERIFFS OFFICE Docket Number: 2020-NO-001440. 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:

FOUNDATION FOR ELDERCARE
ROCCO J CRESCENZO
DELAWARE COUNTY SHERIFFS OFFICE

Foundation for Eldercare's interest in the following properties:

Owners of all that tract of land lying, being and situate in East Manchester Township, York County, Pennsylvania, being:

- 93 Coriander Ln. Manchester Township Parcel No. 26-000-19-0031.00-00000
- 225 Spring Meadows Road, Manchester Township Parcel No. 26-000-19-0042.00-00000
- 55 Coriander Ln., Manchester Township Parcel No. 26-000-19-0035.00-00000

Owner(s) of ALL THOSE CERTAIN Units, being Unit Nos, 80, 81, 82, 90 and 94 of Laurel Vistas, a Planned Community (the "Community"), located in Windsor Township, York County, Pennsylvania, being:

- 40 Azalea Dr., Windsor Township No. 53-000-42-0094.00-00000
- 160 Azalea Dr., Windsor Township No. 53-000-42-0090.00-00000
- 290 Azalea Dr., Windsor Township No. 53-000-42-0082.00-00000
- 300 Azalea Dr., Windsor Township No. 53-000-42-0081.00-00000
- 320 Azalea Dr., Windsor Township No. 53-000-42-0080.00-00000

Judgment Amount: \$330,674.84

Attorney for Plaintiff
Joshua D. Bradley, Esquire
Rosenberg Martin Greenberg LLP

PROPERTY ADDRESS: 93 CORIANDER LANE, MANCHESTER, PA 17345

UPI# 26-000-19-0031.00-00000

PROPERTY ADDRESS: 225 SPRING MEADOWS ROAD, MANCHESTER, PA 17345

UPI# 26-000-19-0042.00-00000

PROPERTY ADDRESS: 55 CORIANDER LANE, MANCHESTER, PA 17345

UPI# 26-000-19-0035.00-00000

PROPERTY ADDRESS: 40 AZALEA DRIVE, WINDSOR, PA 17366

UPI# 53-000-42-0094.00-00000

PROPERTY ADDRESS: 160 AZALEA DRIVE, WINDSOR, PA 17366

UPI# 53-000-42-0090.00-00000

PROPERTY ADDRESS: 290 AZALEA DRIVE, WINDSOR, PA 17366

UPI# 53-000-42-0082.00-00000

PROPERTY ADDRESS: 300 AZALEA DRIVE, WINDSOR, PA 17366

UPI# 53-000-42-0081.00-00000

PROPERTY ADDRESS: 320 AZALEA DRIVE, WINDSOR, PA 17366

UPI# 53-000-42-0080.00-00000

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,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 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. TIMOTHY FREYMAN AKA TIMOTHY S. FREYMAN Docket Number: 2018-SU-000214. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY FREYMAN
AKA TIMOTHY S. FREYMAN

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 105 WEST GEORGE STREET, YORK NEW SALEM, PA 17371

UPIN NUMBER 79000020005C000000

PROPERTY ADDRESS: 105 WEST GEORGE STREET, YORK NEW SALEM, PA 17371

UPI# 79-000-02-0005.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,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 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. KRISTY GIORDANO and NATHAN J. GIORDANO Docket Number: 2019-SU-003824. 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:

KRISTY GIORDANO
NATHAN J. GIORDANO

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

65 Liborio Lane York PA 17402
PARCEL #: 530003501470000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$271,116.76

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 65 LIBORIO LANE, YORK, PA 17402

UPI# 53-000-35-0147.00-00000

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,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 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. WESLEY C. HALBERT Docket Number: 2016-SU-002580-06. 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:

WESLEY C. HALBERT

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

2197 FINEVIEW ROAD A/K/A 2197 FINEVIEW DRIVE, SPRINGETTSBURY

A/K/A YORK, PA 17406

PARCEL #: 46-000-09-0019.00-00000

Improvements thereon: Residential Dwelling
Judgment Amount: \$130,157.57

Attorneys for Plaintiff:
KML LAW GROUP P.C.

PROPERTY ADDRESS: 2197 FINEVIEW ROAD, A/K/A 2197 FINEVIEW DRIVE, SPRINGETTSBURY A/K/A, YORK, PA 17406

UPI# 46-000-09-0019.00-00000

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,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 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. TIMOTHY J. HUTCHESON Docket Number: 2020-SU-000214. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY J. HUTCHESON

ALL THAT CERTAIN tract of land situate in Newberry Township, County of York and Commonwealth of Pennsylvania. Being more fully described in Deed Book 2145, Page 7363, dated 8/30/2011 and recorded in the Office of Recorder of Deeds of York County on 10/19/2011.

Address: 507 North Reeser Drive, York Haven, PA 17370

Parcel ID No. 390001300790000000

PROPERTY ADDRESS: 507 NORTH REESER DRIVE, YORK HAVEN, PA 17370

UPI# 39-000-13-0079.00-00000

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,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 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 MORTGAGE RESEARCH CENTER, LLC vs. LUX JOSEPH Docket Number: 2019-SU-003709. 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:

LUX JOSEPH

ALL that parcel of ground shown on a Final Subdivision Plan of Southern Heights as Lot No. 2, drawn by Site Design Concepts, Inc. dated August 1, 2003, Job No. 378.3, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book SS, Page 442 (the "Plan"), situate in York Township, York County, Pennsylvania as more fully described, to wit:

Property Address: 400 Pulaski Place
Dallastown, PA 17313

Parcel No. 540004501020000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2019-SU-003709
Judgment: \$233,137.47
Attorney: Morris A. Scott, Esquire
To be sold as the Property Of: Lux Joseph

PROPERTY ADDRESS: 400 PULASKI PLACE, DALLASTOWN, PA 17313

UPI# 54-000-45-0102.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 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. STEPHEN J. KOWALSKI SOLELY IN HIS CAPACITY AS HEIR OF STEPHEN E. KOWALSKI DE-

CEASED, ADRIANNA N. KOWALSKI SOLELY IN HER CAPACITY AS HEIR OF STEPHEN E. KOWALSKI DECEASED Docket Number: 2020-SU-000015. 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 J. KOWALSKI SOLELY IN HIS CAPACITY AS HEIR OF STEPHEN E. KOWALSKI DECEASED ADRIANNA N. KOWALSKI SOLELY IN HER CAPACITY AS HEIR OF STEPHEN E. KOWALSKI DECEASED

Being the Owner(s) of property situate in Township of Hellam, York County and State of Pennsylvania, being 4950 BROWN LANE, HELLAM, PA 17406

PARCEL #: 31000LK0039L000000

Improvements thereon: Residential Dwelling

Judgment Amount: \$8,140.86

Attorneys for Plaintiff: KML LAW GROUP P.C.

PROPERTY ADDRESS: 4950 BROWN LANE, HELLAM, PA 17406

UPI# 31-000-LK-0039.L0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 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 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE ELLINGTON LOAN ACQUISITION TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1 vs. CHARLES M. LOEHMER and MARY KELLY LOEHMER Docket Number: 2016-SU-001811-06. 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:

CHARLES M. LOEHMER MARY KELLY LOEHMER

ALL THAT CERTAIN tract of land situated in Shrewsbury Borough, York County, Pennsylvania, bounded and described according to a Plan made by Northfield Engineering and Design, Inc., CE and Land Surveyors and Planners, Stewartstown, PA, dated 05/25/2003 and recorded 7/23/2003 in Plan Book SS Page 220.

Property Address: 24 Tree Hollow Drive Shrewsbury, PA 17361

Parcel No. 84-000-10-0009.00-00000 Improvements: Residential Dwelling Subject to Mortgage: No Subject to Rent: No C.P. NO. 2016-SU-001811-06 Judgment: \$547,872.04 Attorney: Morris A. Scott, Esquire To be sold as the Property Of: Charles M. Loehmer and Mary Kelly Loehmer

PROPERTY ADDRESS: 24 TREE HOLLOW DRIVE, SHREWSBURY, PA 17361

UPI# 84-000-10-0009.00-00000

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, 07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 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. MELISSA MCCOLLUM, AKA MELISSA L. MCCOLLUM-SELL, AS EXECUTOR OF THE ESTATE OF LISA A. MCCOLLUM-MARTELL, AKA LISA A. MCCOLLUM Docket Number: 2019-SU-003199. 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:

MELISSA MCCOLLUM, AKA MELISSA L. MCCOLLUM-SELL, AS EXECUTOR OF THE ESTATE OF LISA A. MCCOLLUM-MARTELL, AKA LISA A. MCCOLLUM

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 25 CHEROKEE TRAIL, YORK HAVEN, PA 17370

UPIN NUMBER 390002600010000000

PROPERTY ADDRESS: 25 CHEROKEE TRAIL, YORK HAVEN, PA 17370

UPI# 39-000-26-0001.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 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. MATTHEW MILLER A/K/A MATTHEW R. MILLER and LAURIE A. HILDEBRANDT N/K/A LAURIE A. MILLER A/K/A LAURIE MILLER Docket Number: 2020-SU-000021. 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 MILLER A/K/A MATTHEW R. MILLER LAURIE A. HILDEBRANDT N/K/A LAURIE A. MILLER A/K/A LAURIE MILLER

By virtue of a Writ of Execution No. 2020-SU-000021

Wells Fargo Bank, N.A. v. Matthew Miller a/k/a Matthew R. Miller Laurie A. Hildebrandt n/k/a Laurie A. Miller a/k/a Laurie Miller

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

3845 Tunnel Hill Road, Seven Valleys, PA 17360-8593 Parcel No. 400000103120000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$69,966.08

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 3845 TUNNEL HILL ROAD, SEVEN VALLEYS, PA 17360

UPI# 40-000-01-0312.00-00000

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,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 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. TRACY A. MITCHELL and TY M. MITCHELL Docket Number: 2018-SU-002976. 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 A. MITCHELL
TY M. MITCHELL

All that certain piece or parcel or Tract of land situate in Penn Township, York County, Pennsylvania, and being known as 655 Baer Avenue, Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER:
440000200390000000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$138,668.02

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Tracy A. Mitchell and Ty M. Mitchell

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

PROPERTY ADDRESS: 655 BAER AVENUE,
HANOVER, PA 17331

UPI# 44-000-02-0039.00-00000

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,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 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 MIDFIRST BANK vs. ALYSHA N. MORGAN and JESSE R. MORGAN Docket Number: 2019-SU-003474. 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:

ALYSHA N. MORGAN
JESSE R. MORGAN

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 1929 SHERMAN STREET, AKA NORTH 1929 SHERMAN STREET, YORK, PA 17406

UPIN NUMBER 460000701420000000

PROPERTY ADDRESS: 1929 SHERMAN STREET, AKA NORTH 1929 SHERMAN STREET, YORK, PA 17406

UPI# 46-000-07-0142.00-00000

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,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 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 TRUSTEE FOR FIRST HORIZON ALTERNATIVE MORTGAGE SECURITIES TRUST 2007-FA2 vs. MARK M. NAIL Docket Number: 2020-SU-000175. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARK M. NAIL

ALL THE following three (3) tracts of land situate, lying and being in Lower Windsor Township, York County, Pennsylvania

TRACT NO. 1

ALL THAT CERTAIN piece, parcel or tract of land with the improvements thereon erected, lying and being situate in Lower Windsor Township, York County, Pennsylvania, being identified as Lot 10 as shown on a plan of lots prepared by Gordon L. Brown Associates, Inc., bearing drawing number L-2843-1 and being recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book JJ on Page 824, being more fully described as the following, to wit:

Property Address: 127 Able Road assessed as 127 Abels Road, Wrightsville, PA 17368

Parcel No. 35000JM0085A000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2020-SU-000175
Judgment: \$349,838.64
Attorney: Morris A. Scott, Esquire
To be sold as the Property Of: Mark M. Nail

PROPERTY ADDRESS: 127 ABEL ROAD, ASSESSED AS 127 ABELS ROAD, WRIGHTSVILLE, PA 17368

UPI# 35-000-JM-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.

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 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. JUSTIN B. PFEIFFER, AKA JUSTIN PFEIFFER Docket Number: 2020-SU-000024. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JUSTIN B. PFEIFFER,
AKA JUSTIN PFEIFFER

SHORT LEGAL DESCRIPTION

ALL THAT TRACT OF LAND SITUATE,

LYING AND BEING IN THE a borough OF SHREWSBURY, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 511 SOUTH MAIN STREET, SHREWSBURY, PA 17361

UPIN NUMBER 840000300320000000

PROPERTY ADDRESS: 511 SOUTH MAIN STREET, SHREWSBURY, PA 17361

UPI# 84-000-03-0032.00-00000

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, 07.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 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 SPECIALIZED LOAN SERVICING LLC vs. BEVERLY A. POST, ADMINISTRATRIX OF THE ESTATE OF BRIAN A. POST Docket Number: 2019-SU-003770. 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:

BEVERLY A. POST, ADMINISTRATRIX OF THE ESTATE OF BRIAN A. POST

ALL THAT CERTAIN piece, parcel or tract of land, situate on the West side of Gora Road South, located in Manchester Township, York County, Pennsylvania, being known as Lot D6, as shown on a plan for The Dominion, prepared by John Rahenkaup Consultants, Incorporated, Drawing No. 9-226-04, Sheet 2 of 25, recorded in Plan Book MM, Page 375, said tract being more fully bounded and described as follows:

Property Address: 1070 Gora Road South York, PA 17404

Parcel No. 36-000-29-0106.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2019-SU-003770

Judgment: \$186,579.31

Attorney: Morris A. Scott, Esquire

To be sold as the Property Of: Beverly A. Post, Administratrix of the Estate of Brian A. Post

PROPERTY ADDRESS: 1070 GORA ROAD SOUTH, YORK, PA 17404

UPI# 36-000-29-0106.00-00000

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, 07.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 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. SCOTT W. PRESSWOOD and PAULA M. PRESSWOOD Docket Number: 2019-SU-000765. 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 W. PRESSWOOD PAULA M. PRESSWOOD

Advertising Description

DOCKET #2019-SU-000765

ALL THAT CERTAIN TRACT OF LAND WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN DOVER TOWNSHIP, YORK COUNTY, PENNSYLVANIA.

PARCEL No. 24-000-34-0023.00-00000

PROPERTY ADDRESS: 3960 SHEPPARD DRIVE, DOVER, PA 17315

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: SCOTT W. PRESSWOOD and PAULA M. PRESSWOOD

ATTORNEY FOR PLAINTIFF: POWERS KIRN, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 3960 SHEPPARD DRIVE, DOVER, PA 17315

UPI# 24-000-34-0023.00-00000

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, 07.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 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. SCOTT D. RITTLER Docket Number: 2019-SU-002468. 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 D. RITTLER

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

106 West Penn Street New Freedom PA 17349 PARCEL #: 780000100900000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount \$139,784.45

Attorneys for Plaintiff KML Law Group P.C.

PROPERTY ADDRESS: 106 WEST PENN STREET, NEW FREEDOM, PA 17349

UPI# 78-000-01-0090.00-00000

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, 07.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 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 FULTON BANK N.A. vs. MEGAN C. SCHELL and DENNIS H. SCHELL, JR. AKA DENNIS H. SCHELL Docket Number: 2014-SU-004284. 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:

MEGAN C. SCHELL
DENNIS H. SCHELL, JR.
AKA DENNIS H. SCHELL

All that certain piece or parcel or Tract of land situate in the Borough of Manchester, York County, Pennsylvania, and being known as 500 Crossings Way, Manchester, Pennsylvania 17345.

TAX MAP AND PARCEL NUMBER: 76-000-01-0051-M0-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$52,764.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Megan C. Schell and Dennis H. Schell, Jr. aka Dennis H. Schell

PROPERTY ADDRESS: 500 CROSSINGS WAY, MANCHESTER, PA 17345

UPI# 76-000-01-0051.M0-00000

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,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 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. CHRISTOPHER SMITH and SUMMER HOFFMAN Docket Number: 2019-SU-002381. 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 SMITH
SUMMER HOFFMAN

Property of Christopher Smith, Unmarried Man and Summer Hoffman, Unmarried Woman

Execution No. 2019-SU-002381

Judgment Amount: \$132,616.15

All the right title, interest and claim of Christopher Smith, Unmarried Man and Summer Hoffman, Unmarried Woman, of in and to:

Property located at 533 Country Club Road, within the Township of Spring Garden, York County, PA. Having erected thereon a Single family residential dwelling. Being more fully described in York County Deed Book Volume 1808, at page 4533, Instrument #2006034009.

Parcel Identification No. 480002701830000000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 533 COUNTRY CLUB ROAD, YORK, PA 17403

UPI# 48-000-27-0183.00-00000

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,
07.09-3t York County, Pennsylvania

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

AS THE REAL ESTATE OF:

EDWARD M. SMITH
CHRISTOPHER G. SMITH

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

Truist Bank, successor by merger to Suntrust Bank

v.
Edward M. Smith
Christopher G. Smith

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

Lot 5 Leggitt Lane,
a/k/a Lot 5 Liggitt Lane,
Stewartstown, PA 17363
Parcel No. 32000AL0027K000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$86,088.71

Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

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

UPI# 32-000-AL-0027.K0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 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 GOSHEN MORTGAGE LLC AS SEPARATE TRUSTEE FOR GDBT I TRUST 2011-1 vs. DANIEL E. SNYDER and LORI A. SNYDER A/K/A LORI SNYDER Docket Number: 2017-SU-003060. 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 E. SNYDER
LORI A. SNYDER A/K/A LORI SNYDER

ALL THAT CERTAIN piece, parcel or tract of ground, situate, lying and being in the Borough of Manchester, County of York and Commonwealth of Pennsylvania, known and numbered as Lot No. 26 as shown on a Plan entitled "Final Subdivision Plan of Manhaven Manor - Phase I", prepared by Land Survey Consultants, Inc., Plan No. 727-2, dated June 29, 1993, last revised August 5, 1993, and recorded by the York County Recorder of Deeds in Plan Book NN, Page 468, being more particularly bounded and described as follows, to-wit BEING KNOWN AND NUMBERED AS 545 Crossings Way, Manchester, PA 17345.

TAX PARCEL NO. 76000010049N000000.

PROPERTY ADDRESS: 545 CROSSING WAY, MANCHESTER, PA 17345

UPI# 76-000-01-0049.N0-00000

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,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 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 LSRMF MH MASTER PARTICIPATION TRUST II vs. ROBERT STRAUSBAUGH A/K/A ROBERT M. STRAUSBAUGH, HEATHER D. STRAUSBAUGH, IN HER CAPACITY AS HEIR OF LISA A. STRAUSBAUGH A/K/A LISA STRAUSBAUGH, DECEASED, LINDSAY A. STRAUSBAUGH, IN THEIR CAPACITY AS HEIRS OF LISA STRAUSBAUGH, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LISA A. STRAUSBAUGH AKA LISA STRAUSBAUGH, DECEASED Docket Number: 2019-SU-002332. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT STRAUSBAUGH
A/K/A ROBERT M. STRAUSBAUGH
HEATHER D. STRAUSBAUGH,
IN HER CAPACITY AS HEIR OF
LISA A. STRAUSBAUGH
A/K/A LISA STRAUSBAUGH, DECEASED
LINDSAY A. STRAUSBAUGH, IN THEIR
CAPACITY AS HEIRS OF
LISA STRAUSBAUGH, DECEASED
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS, CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER
LISA A. STRAUSBAUGH
AKA LISA STRAUSBAUGH, DECEASED

All that certain piece or parcel or Tract of land situate Penn Township, York County, Pennsylvania, and being known as 4B Beck Mill Road A/K/A 4 Beck Mill Road A/k/A 415 South High Street, Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER: 440000
060193A000000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$49,063.62

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Robert Strausbaugh a/k/a Robert M. Strausbaugh, Heather D. Strausbaugh, in Her capacity as Heir of Lisa A. Strausbaugh a/k/a Lisa Strausbaugh, Deceased, Lindsay Ann Strausbaugh, in Her capacity as Heir of Lisa A. Strausbaugh a/k/a Lisa Strausbaugh, Deceased, and Unknown Heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Lisa A. Strausbaugh

a/k/a Lisa Strausbaugh, Deceased

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

PROPERTY ADDRESS: 4B BECK MILL ROAD A/K/A 4 BECK MILL ROAD, A/K/A 415 SOUTH HIGH STREET, HANOVER, PA 17331

UPI# 44-000-06-0193.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,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 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. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUNE A. SHAUCK, DECEASED Docket Number: 2019-SU-002943. 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
JUNE A. SHAUCK, DECEASED

ALL the following described two (2) tracts of land situated in West Manchester Township, York County, Pennsylvania, being known as Lot No. 19, and known and numbered as 890 North Drive, and more particularly described as follows, to wit:

Property Address: 890 Hess Road n/k/a 890 North Drive, York, PA 17404

Parcel No. 510000300830000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2019-SU-002943
Judgment: \$130,044.96
Attorney: Morris A. Scott, Esquire
To be sold as the Property Of: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or

Associations Claiming Right, Title or Interest from or under June A. Shauck, Deceased.

PROPERTY ADDRESS: 890 HESS ROAD, N/K/A 890 NORTH DRIVE, YORK, PA 17404

UPI# 51-000-03-0083.00-00000

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,
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 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, NATIONAL ASSOCIATION vs. TIFFANY M. WEAVER Docket Number: 2018-SU-003400. 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:

TIFFANY M. WEAVER

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situate in Hallam Borough, York County, Pennsylvania, more particularly described in accordance with a "Final Subdivision Plan of Buttonwood Farms Phase 2" made by James R. Holley & Associates, Inc., York, PA, said plan being recorded in York County Recorder of Deeds Office in and for the County of York, in Plan Book QQ, Page 201, more particularly bounded, limited and described as follows, to wit:

Property Address: 155 Charles Circle Hellam, PA 17406

Parcel No. 660000301060000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2018-SU-003400
Judgment: \$150,239.31
Attorney: Morris A. Scott, Esquire
To be sold as the Property Of: Tiffany M. Weaver

PROPERTY ADDRESS: 155 CHARLES CIRCLE, HELLAM, PA 17406

UPI# 66-000-03-0106.00-00000

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,
07.09-3t York County, Pennsylvania



YORK COUNTY DISTRICT ATTORNEY

DAVID W. SUNDAY, JR.
District Attorney

TIM BARKER
First Assistant District Attorney

ART SMITH
Chief County Detective

KYLE G. KING
Chief Administrator

MEMO

TO: York County Defense Bar

FROM: David W. Sunday, York County District Attorney

RE: PACFiling ARD Applications

DATE: July 6, 2020

Effective August 1, 2020, the Clerk of Courts Office will require that all ARD Applications be submitted via PACFile with the exception of Pro Se filings. In review of this office's current process, I have determined that the District Attorney's Office cannot act as the official filer of diversion applications via the PACFile platform. Pro Se defendants and/or Defense Counsel are the appropriate filers.

As of the above-mentioned effective date, this office will not accept paper ARD applications from any party. Defense counsel must file applications via PACFile. To ensure Pro Se defendants are provided an accessible electronic filing option, this office will continue to receive applications via our yorkda.com website. ARD Unit staff will transmit those applications to the Clerk of Courts office as a courtesy to Pro Se defendants. Pro Se defendants that appear in our office with a hard copy application will be directed by District Attorney staff to personally file them at the Clerk of Courts Office.

The ARD Reconsideration process will not change. Requests must still be submitted to this office in the form of a letter, as before. Reconsideration requests must not be filed with the Clerk of Courts.

Thank you in advance for your cooperation in this policy transition.

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