

York Legal Record

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

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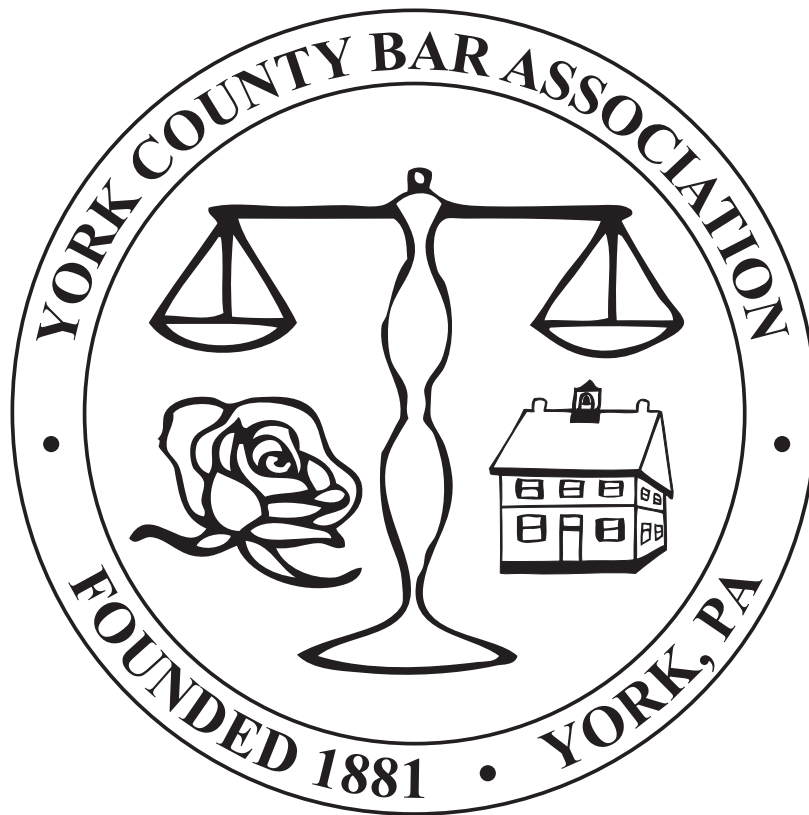
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ARTICLE OF LEGAL INTEREST

FMCSA Avoids Credit Agency Requirements

By David R. Confer and Michael J. Crocenzi; Barley Snyder LLC.

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FMCSA Avoids Credit Agency Requirements

By David R. Confer and Michael J. Crocenzi; Barley Snyder LLC.

Trucking companies have been concerned that every time they do a driver safety check, they need to comply with the onerous Fair Credit Reporting Act (FCRA) and its regulations, such as authorization, disclosure, pre-action notice and action notice. A minor misstep can cause a major headache.

Now, trucking companies can continue to do driver safety checks without having to worry about these onerous federal regulations, according to a recent court case.

In the recent *Mowrer v. U.S. Department of Transportation*, 2021 U.S. App. LEXIS 28947 * | __ F.4th __ | 2021 WL 4343305, the U.S. Court of Appeals for the District of Columbia ruled that the Federal Motor Carrier Safety Administration (FMCSA) does not act as a consumer reporting agency when it distributes safety records of commercial truck drivers to employers as required by law.

The court relieved the motor carrier agency from the burden of complying with numerous FCRA requirements on the basis that the drivers' safety records were being distributed for safety and enforcement reasons, and not for the purpose of furnishing the records to prospective employers.

At the critical intersection between these two significant federal laws, the appeals court's decision is an important one for the transportation agency, because it relieves the FMCSA of some of the significant burden of FCRA compliance, while still requiring, pursuant to the Safe, Accountable, Flexible, Efficient (SAFE) Transportation Act, driver's consent, access limited to the prospective employer and a procedure for drivers to correct inaccurate information.

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FIRST PUBLICATION

ESTATE OF JOSEPHINE J. BRINDLE, a/k/a JOSEPHINE JOAN BRINDLE, DECEASED
Late of York City, York County, PA.
Co-Executors: Thomas S. Brindle and Valerie D. Sykes, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210 11.18-3t

ESTATE OF NANCY L. BROOKS, DECEASED
Late of Jackson Twp., York County, PA.
Executor: Steven L. Brooks, 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 11.18-3t

ESTATE OF EILEEN P. M. CAMPBELL, DECEASED
Late of Hellam Twp., York County, PA.
Executor: Bart L. Hollis, c/o Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512
Attorney: Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512 11.18-3t

ESTATE OF RICHARD JAY CHALLENGER, DECEASED
Late of Monaghan Twp., York County, PA.
Administrator: Rachel Lynn Challenger, 717 Herman Avenue, Lemoyne, PA 17043
Attorney: David J. Lenox, Esquire, 8 Tristan Drive, Suite 3, Dillsburg, PA 17019 11.18-3t

ESTATE OF EVELYN G. CHRISTENSEN, DECEASED
Late of Windsor Twp., York County, PA.
Administrator-Executor: Jeffrey D. Eckert, c/o 50 East Market Street, Hellam, PA 17406
Attorney: Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406 11.18-3t

ESTATE OF DEBRA A. CLINE, DECEASED
Late of West Manchester Twp., York County, PA.
Administratrix: Brittany Nicole Cline, 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 11.18-3t

ESTATE OF CAROL A. COOK a/k/a CAROL ANN COOK, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Theodore H. Cook, IV, 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 11.18-3t

ESTATE OF CODY ALEXANDER EDWARDS, DECEASED
Late of York County, PA.
Administrator-Executor: Amy H. Windstein, 730 Pine Road, Carlisle, PA 17015 11.18-3t

ESTATE OF RICHARD STEEL FLEISCHMANN, II, DECEASED
Late of Peach Bottom Twp., York County, PA.
Executrix: Betsy Robinson Fleischmann, 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 11.18-3t

ESTATE OF DENISE N. HATHAWAY, DECEASED
Late of West Manchester Twp., York County, PA.
Administrator CTA: Donna J. Ritter, c/o 129 E. Market St., York, PA 17401
Attorney: John C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York, PA 17401 11.18-3t

ESTATE OF ALICE F. HOOVER, DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Peggy L. Murray, c/o 96 S. George St., Ste. 520, York, PA 17401
Attorney: Erik D. Spurlin, Esquire, MPL Law Firm LLP, 96 S. George St., Ste. 520, York, PA 17401 11.18-3t

ESTATE OF BERNARD JOSEPH HUDAK, DECEASED
Late of Penn Twp., York County, PA.
Executrix: Kathy Ann Hudak Montgomery, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 11.18-3t

ESTATE OF RALPH A. KNAUB, JR., DECEASED
Late of Springettsbury Twp., York County, PA.
Co-Administrators, c.t.a.: Georgianna L. Wherley and Carolyn E. Fry, c/o 110 S. Northern Way, York, PA 17402
Attorney: Donald L. Reihart, Esquire, Law Offices Donald L. Reihart, Esquire, LLC, 110 S. Northern Way, York, PA 17402 11.18-3t

ESTATE OF CONNIE R. LIVELSBERGER, DECEASED
Late of Wrightsville Borough, York County, PA.
Co-Administrators: Daniel M. Livelsberger, Jamie K. Livelsberger and Jason K. Livelsberger, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210 11.18-3t

ESTATE OF JOHN S. MALSKY, DECEASED
Late of Dover Twp., York County, PA.
Executrix: Mary Elizabeth Samper, 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 11.18-3t

ESTATE OF EVELYN F. MUELLER, DECEASED
Late of West Manheim Twp., York County, PA.
Executor: Charles A. Mueller, Jr., 725 Old Westminster Road, Hanover, PA 17331
Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 11.18-3t

ESTATE OF GUNTHER H. MULLER a/k/a GUNTHER HERMAN MULLER, DECEASED
Late of Penn Twp., York County, PA.
Co-Executors: Donna L. Nusbaum and Lisa D. Thayer, c/o Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 11.18-3t

ESTATE OF CHARLES A. O'DELL, DECEASED
Late of Dover Twp., York County, PA.
Executrix: Cindy L. Lashley, 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 11.18-3t

ESTATE OF MEDIA H. RYBCZYNSKI, DECEASED
Late of Dillsburg Borough, York County, PA.
Administrator: J. Stephen Rybczynski, c/o Todd F. Truntz, Esquire, Saidis, Shultz & Fisher, 100 Sterling Parkway, Suite 300, Mechanicsburg, PA 17050
Attorney: Todd F. Truntz, Esquire, SAIDIS, SHULTZ & FISHER, 100 Sterling Parkway, Suite 300, Mechanicsburg, PA 17050 11.18-3t

ESTATE OF JUSTIN SANTOS-TORRES, DECEASED
Late of York City, York County, PA.
Co-Administrators: Alberto Santos Gonzalez and Candida Torres, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210 11.18-3t

ESTATE OF JERRY F. SHEPHERD a/k/a
JERRY FRANCIS SHEPHERD, DECEASED
Late of Heidelberg Twp., York County, PA.
Administratrix: Toye E. Moore a/k/a Toye
E. Shepherd Moore, c/o Siegle Law, 1010
Eichelberger Street, Suite 3, Hanover, PA
17331
Attorney: Linda S. Siegle, Esquire, Siegle
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ESTATE OF BRUCE D. SLOAT, DECEASED
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Co-Executors: Kenneth D. Sloat and Michael
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54 N. Duke Street, York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke Street, York, PA 17401-1210
11.18-3t

ESTATE OF EDWIN E SMITH, DECEASED
Late of Springettsbury Twp., York County,
PA.
Administrator: Katrina U.M. Emenheiser, c/o
Snoke Dubbs & Buhite Law, Inc., 204 St.
Charles Way, York, PA 17402
Attorney: Snoke Dubbs & Buhite Law, Inc.,
204 St. Charles Way, Suite F, York, PA
17402 11.18-3t

ESTATE OF JOSEPHINE S. SMITH a/k/a
JOSEPHINE STELLA SMITH, DECEASED
Late of Spring Garden Twp., York County,
PA.
Executrix: Regina Marie Krout, c/o Richard
R. Reilly, Esquire, 54 N. Duke Street,
York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke Street, York, PA 17401-1210
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ESTATE OF GLADYS E. TREASTER,
DECEASED
Late of New Cumberland, York County, PA.
Executor: Michael Todd Treaster, 838
Limekiln Rd., New Cumberland, PA
17070
Attorney: Rachael L. Baturin, Esquire,
BATURIN & BATURIN, 2604 North
Second Street, Harrisburg, PA 17110
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ESTATE OF RUTH A. WOOD, DECEASED
Late of Springettsbury Twp., York County,
PA.
Co-Executors: Pamalisa A. McClellan and
Tanalyn O. Behler, c/o Richard R. Reilly,
Esquire, 54 N. Duke Street, York, PA
17401-1210
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke Street, York, PA 17401-1210
11.18-3t

ESTATE OF SYBIL J. YOHE a/k/a SYBIL
JOAN YOHE, DECEASED
Late of Jackson Twp., York County, PA.
Co-Executors: Sharon F. George, Marsha E.
Fuhrman, and Bradley E. Yohe, c/o Barley
Snyder, 14 Center Square, Hanover, PA
17331
Attorney: Jennifer M. Stetter, Esquire, Barley
Snyder, 14 Center Square, Hanover, PA
17331 11.18-3t

SECOND PUBLICATION

ESTATE OF MARY FAE ADAMS, a/ka MARY
F. ADAMS, DECEASED
Late of New Freedom Borough, York County,
PA.
Executor: Michael R. Caum, c/o Michael R.
Caum, Esquire, P.O. Box 272, Shrewsbury,
PA 17361
Attorney: Michael R. Caum, Esquire, P.O.
Box 272, Shrewsbury, PA 17361 11.11-3t

ESTATE OF ROBERT BLANKENBURG,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Executor: David S. Stella, c/o Laucks &
Laucks, PC, 105 West Broadway, Red
Lion, PA 17356
Attorney: David M. Laucks, Esquire,
LAUCKS & LAUCKS, PC, 105 West
Broadway, Red Lion, PA 17356 11.11-3t

ESTATE OF BRIGET ANN BREWER,
DECEASED
Late of Penn Twp., York County, PA.
Administratrix: Crystal K. Arentz, c/o Barley
Snyder, 14 Center Square, Hanover, PA
17331
Attorney: Jennifer M. Stetter Esquire, Barley
Snyder LLP, 14 Center Square, Hanover,
PA 17331 11.11-3t

ESTATE OF LEONA M. CASTEEL,
DECEASED
Late of West Manheim Twp., York County,
PA.
Executor: John M. Casteel, c/o Elinor
Albright Rebert, Esquire, 515 Carlisle
Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
11.11-3t

ESTATE OF ARNOLD B. CEDERBERG,
DECEASED
Late of Penn Twp., York County, PA.
Executor: Elizabeth M. Wolf, c/o Snoke
Dubbs & Buhite Law, Inc., 204 St. Charles
Way, Suite F, York, PA 17402
Attorney: Amanda Snoke Dubbs, Esquire,
Snoke Dubbs & Buhite Law, Inc., 204 St.
Charles Way, Suite F, York, PA 17402
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ESTATE OF PETRINA L. CHIN, DECEASED
Late of Spring Garden Twp., York County,
PA.
Administrator-Executor: Catherine M.
Grove, c/o 3198 East Market Street, York,
PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
11.11-3t

ESTATE OF CAROLE A. COLLINS,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Executor: William J. Collins, 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
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ESTATE OF JOHN WALTER CONNORS,
DECEASED
Late of Peach Bottom Twp., York County,
PA.
Executrix: Darlene Marie Connors, c/o
Kristen L. Behrens, Esq., 457 Haddonfield
Rd., Ste. 700, Cherry Hill, NJ 08002
Attorney: Kristen L. Behrens, Esquire,
Dilworth Paxson LLP, 457 Haddonfield
Rd., Ste. 700, Cherry Hill, NJ 08002
11.11-3t

ESTATE OF DONALD JUNIOR DEITZ, JR.,
DECEASED
Late of Dover Twp., York County, PA.
Administrator-Executor: Daltha M. Deitz,
3170 Muirfield Road, Dover, PA 17315
Attorney: David Turocy, Esquire, 119 East
Market Street, York, PA 17401 11.11-3t

ESTATE OF CARLA DIFFENDARFER a/k/a
CARLA J. DIFFENDARFER, DECEASED
Late of Manchester Twp., York County, PA.
Executrix: JulieAnn Hartman, c/o William B.
Anstine, Jr., Esquire, Anstine & Sparler,
117 East Market St., York, PA 17401
Attorney: William B. Anstine, Jr., Esquire,
Anstine & Sparler, 117 East Market St.,
York, PA 17401 11.11-3t

ESTATE OF ARLENE E. GLISAN,
DECEASED
Late of Codorus Twp., York County, PA.
Executrix: Lisa D. Hawkes, 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 11.11-3t

ESTATE OF MARY JANE HOFF, DECEASED
Late of Jackson Twp., York County, PA.
Co-Executors: Daryl L. Hoff and Kenneth E.
Hoff, c/o Law Offices of Craig A. Diehl,
119A West Hanover Street, Spring Grove,
PA 17362
Attorney: Craig A. Diehl, Esquire, CPA,
Law Offices of Craig A. Diehl, 119A West
Hanover Street, Spring Grove, PA 17362
11.11-3t

ESTATE OF JERRY L. LARK, SR.,
DECEASED
Late of Shrewsbury Borough, York County,
PA.
Executor: Jerry L. Lark, Jr., c/o Michael R.
Caum, Esquire, P.O. Box 272, Shrewsbury,
PA 17361
Attorney: Michael R. Caum, Esquire, P.O.
Box 272, Shrewsbury, PA 17361 11.11-3t

ESTATE OF RONALD R. LEHR, DECEASED
Late of Dallastown Borough, York County,
PA.
Administratrix: Julianne R. Lehr, 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 11.11-3t

ESTATE OF JOHN T. MICHAEL, DECEASED
Late of York Twp., York County, PA.
Co-Executors: Steven A. Michael and J.
Christopher Michael, c/o 135 North
George Street, York, PA 17401
Attorney: Frank H. Countess, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 11.11-3t

ESTATE OF BRIAN JOHN MILBURN,
DECEASED
Late of Dover Twp., York County, PA.
Administrator-Executor: Kathy S. Lamparter,
c/o John M. Ogden, 257 E. Market Street,
York, PA 17403
Attorney: John M. Ogden, Esquire, 257 E.
Market Street, York, PA 17403 11.11-3t

ESTATE OF THELMA J. MILLER,
DECEASED
Late of York Twp., York County, PA.
Executrix: Judy Krow, c/o 135 North George
Street, York, PA 17401
Attorney: Haley Rohrbach, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 11.11-3t

ESTATE OF LESTER E. MURRAY,
DECEASED
Late of Dover Twp., York County, PA.
Administrator-Executor: Douglas M. Murray,
2624 Danielle Drive, Dover, PA 17315
Attorney: David Turocy, Esquire, 119 East
Market Street, York, PA 17401 11.11-3t

ESTATE OF JOANN S. PAULES, DECEASED
Late of Spring Garden Twp., York County,
PA.
Executor: Philip Kehr, c/o Stock and Leader,
221 West Philadelphia Street, Suite 600
York, PA 17401
Attorney: Ronald L. Hershner, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite 600, York, PA
17401-2991 11.11-3t

ESTATE OF PHYLLIS A. QUIGLEY a/k/a
PHYLLIS QUIGLEY, DECEASED
Late of Spring Garden Twp., York County,
PA.
Executor: Christopher P. Quigley, c/o
Dorothy Livaditis, Esquire, 32 South
Beaver Street, York, PA 17401
Attorney: Dorothy Livaditis, Esquire, 32
South Beaver Street, York, PA 17401
11.11-3t

ESTATE OF JANICE R. ROWE, DECEASED
Late of Windsor Twp., York County, PA.
Administrator-Executor: Barry Shenberger,
c/o 50 East Market Street, Hellam, PA
17406
Attorney: Alexis K. Swope, Esquire, 50 East
Market Street, Hellam, PA 17406 11.11-3t

ESTATE OF PAULYNE G. SMALL,
DECEASED
Late of Hanover Borough, York County, PA.
Executor: Jay F. Small, c/o Barley Snyder, 14
Center Square, Hanover, PA 17331
Attorney: Joseph E. Erb, Jr., Esquire, Barley
Snyder LLP, 14 Center Square, Hanover,
PA 17331 11.11-3t

ESTATE OF GLORIA M. SNAPP, DECEASED
Late of Dover Twp., York County, PA.
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Leader, 221 West Philadelphia Street,
Suite 600 York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite 600, York, PA
17401-2991 11.11-3t

ESTATE OF ROBERTA L. STRAYER a/k/a
ROBERTA LOUISE STRAYER, DECEASED
Late of Fairview Twp., York County, PA.
Executor: Kent E. Strayer, c/o Robert T.
Balaban, Esquire, 50 Mt. Zion Road, Suite
2, York, PA 17402
Attorney: Robert T. Balaban, Esquire, 50 Mt.
Zion Road, Suite 2, York, PA 17402
11.11-3t

ESTATE OF PAULINE M. VAN HYNING
a/k/a PAULINE MARIE VAN HYNING a/k/a
PAULINE VAN HYNING, DECEASED
Late of Dover Twp., York County, PA.
Executrix: Susan E. Van Hyning, c/o Dorothy
Livaditis, Esquire, 32 South Beaver Street,
York, PA 17401
Attorney: Dorothy Livaditis, Esquire, 32
South Beaver Street, York, PA 17401
11.11-3t

ESTATE OF GIOCONDA M. WALLICK, a/k/a
GIOCONDA MARGHERITA WALLICK,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Administrator-Executor: Deirdre A. Shaub,
a/k/a Deirdre Anne Shaub, c/o 3198 East
Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
11.11-3t

THIRD PUBLICATION

ESTATE OF MICHAEL A.
ADDLESBERGER, a/k/a MICHAEL
ANTHONY ADDLESBERGER,
MIKE ADDLESBERGER, MICHAEL
ADDLESBERGER, DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Marijo L. Addlesberger, c/o Kurt
A. Blake, Esquire, Blake & Schanbacher
Law, LLC, 29 East Philadelphia Street,
York, PA 17401
Attorney: Kurt A. Blake, Esquire, Blake
& Schanbacher Law, LLC, 29 East
Philadelphia Street, York, PA 17401
11.04-3t

ESTATE OF JOSEPH DANIEL BARRY,
DECEASED
Late of North Hopewell Twp., York County,
PA.
Executor: Peter D. Barry, c/o Michael R.
Caum, Esquire, P.O. Box 272, Shrewsbury,
PA 17361
Attorney: Michael R. Caum, Esquire, P.O.
Box 272, Shrewsbury, PA 17361 11.04-3t

ESTATE OF JAMES J. BEDDOWS JR.,
DECEASED
Late of Shrewsbury Twp., York County, PA.
Administrator-Executor: Stephanie Garrison,
5714 Glamis Drive, Alexandria, VA 22315
11.04-3t

ESTATE OF ROBERT LEWIS BIXBY,
DECEASED
Late of Borough of Hanover, York County,
PA.
Executor: Charles Andrew Bixby, 5748 Wild
Berry Court, Parker, CO 80134
Attorney: Clayton A. Lingg, Esquire,
MOONEY LAW, 230 York Street,
Hanover, PA 17331 11.04-3t

ESTATE OF JOAN M. FADELY, DECEASED
Late of Hellam Twp., York County, PA.
Administrator-Executor: Tracey L. Andrews,
c/o 50 East Market Street, Hellam, PA
17406
Attorney: Alexis K. Swope, Esquire, 50 East
Market Street, Hellam, PA 17406 11.04-3t

ESTATE OF FRANCES R. HILBERT,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Executor: Gary L. Landis, c/o Stock and
Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite 600, York, PA
17401-2991 11.04-3t

ESTATE OF JAMES R. HILL, DECEASED
Late of Fairview Twp., York County, PA.
Executor: Phillip S. Hill, c/o Michael L.
Bangs, Esquire, Bangs Law Office, LLC,
429 South 18th Street, Camp Hill, PA
17011
Attorney: Michael L. Bangs, Esquire, Bangs
Law Office, LLC, 429 South 18th Street,
Camp Hill, PA 17011 11.04-3t

ESTATE OF MARK HUDSON, DECEASED
Late of Fairview Twp., York County, PA.
Administrator-Executor: Mary Papadolos,
c/o Law Office of James Clark, 277
Millwood Rd., Lancaster, PA 17603
Attorney: Law Office of James Clark, 277
Millwood Rd., Lancaster, PA 17603
11.04-3t

ESTATE OF AMANDA L. IRVIN, DECEASED
Late of Lower Windsor Twp., York County,
PA.
Administrator: Danielle N. Wende, 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 11.04-3t

ESTATE OF MANFRED LEDEBOHM a/k/a
MANFRED WALDEMAR LEDEBOHM,
DECEASED
Late of Fairview Twp., York County, PA.
Co-Executors: Karl M. Ledebom and Oskar
Ledebom, c/o Karl M. Ledebom, Esq.,
P.O. Box 173, New Cumberland, PA
17070-0173
Attorney: Karl M. Ledebom, Esquire,
P.O. Box 173, New Cumberland, PA
17070-0173 11.04-3t

ESTATE OF DONALD W. MCCAUSLIN, SR.,
DECEASED

Late of Jackson Twp., York County, PA.
Co-Executors: Donald W. McCauslin, Jr. and
Teri E. Stacey (aka Teri E. Zeigler), 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 11.04-3t

ESTATE OF TAMARA SUE NEUMANN,
DECEASED

Late of York County, PA.
Administrator: Zane R. Neumann, c/o
William R. Kaufman, Esquire, 940
Century Drive, Mechanicsburg, PA 17055-
4376
Attorney: William R. Kaufman, Esquire, 940
Century Drive, Mechanicsburg, PA 17055-
4376 11.04-3t

ESTATE OF RANDALL L. REBERT,
DECEASED

Late of Washington Twp., York County, PA.
Administrator-Executor: Sylvia J. Rebert,
180 Pine Woods Road, Wellsville, PA
17365 11.04-3t

ESTATE OF JOAN L. RICHARDS,
DECEASED

Late of Penn Twp., York County, PA.
Personal Representative: Jane E. Cooper, 271
Thornhill Dr., Hanover, PA 17331
Attorney: G. Steven McKonly, Esquire, 119
Baltimore Street, Hanover, PA 17331
11.04-3t

ESTATE OF MICHAEL W. STUMP,
DECEASED

Late of Hanover Borough, York County, PA.
Administratrix: Anna M. Stump, 355
Centennial Avenue, Hanover, PA 17331
Attorney: Arthur J. Becker, Jr., Esquire,
Becker Law Group, P.C., 529 Carlisle
Street, Hanover, PA 17331 11.04-3t

ESTATE OF ANTHONY D. TASSONE,
DECEASED

Late of York Twp., York County, PA.
Executrix: Rebecca Tassone, c/o Andrea S.
Anderson, Esq., 901 Delta Road, Red
Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, 901
Delta Road, Red Lion, PA 17356 11.04-3t

ESTATE OF JAMES D. ZIMMERMAN,
DECEASED

Late of Newberry Twp., York County, PA.
Executor: Joseph Campbell, c/o Michael L.
Bangs, Esquire, Bangs Law Office, LLC,
429 South 18th Street, Camp Hill, PA
17011
Attorney: Michael L. Bangs, Esquire, Bangs
Law Office, LLC, 429 South 18th Street,
Camp Hill, PA 17011 11.04-3t

CIVIL NOTICES

ACTION TO QUIET TITLE

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

No. 2021-SU-002161

Action in Quiet Title

745 West Poplar Street
City of York

UPI No. 09-206-01-0035.00-00000

Smart Igloo, LLC,
Plaintiff

v.

Myers Girvin and Brooks, LLC,
The Ephrata National Bank,
Wachovia Bank National,
n/k/a Wells Fargo Bank National Association,
Susquehanna Bank,
The City of York,
School District of the City of York,
The County of York,
York City Sewer Rental Bureau,
York City Department of Refuse, and
York County Tax Claim Bureau,
Defendants

To: Myers Girvin and Brooks, LLC

YOU ARE HEREBY NOTIFIED: That
on October 6th, 2021, the Plaintiff filed a Quiet
Title Action, endorsed with a Notice to Defend,
against you in the Court of Common Pleas of
York County, Pennsylvania, Docketed at No.
2021-SU-002161, wherein the Plaintiff seeks
legal title in fee simple and to terminate any
Estate, right, title or interest that you may have
in the Real Estate located at: **745 WEST POPLAR
STREET, CITY OF YORK, UPI No. 09-206-01-
0035.00-00000**, pursuant to that Deed dated
June 15th, 2015, and recorded on July 14th, 2015,
from Myers Girvin and Brooks, LLC, to granted
to the Plaintiff, **Smart Igloo, LLC**, as shown in
Record Book 2328, Page 8993.

11.18-1t

Solicitor

ARTICLES OF INCORPORATION NON-PROFIT CORPORATION

NOTICE is hereby given that Articles of Incorporation – Nonprofit were filed with the Department of State, Commonwealth of Pennsylvania on November 5, 2021. The name of the corporation is JACKAL'S BASEBALL ORGANIZATION. The purpose of the corporation is to form an adult athletic league. The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

Kate E. Hynes, Esquire
STOCK AND LEADER

11.18-1t Solicitor

FICTITIOUS NAME

An application for registration of the fictitious name **BLACK BEAUTY SEAL COATING, 2040 RIDGE RD., EAST BERLIN, PA 17316** has been filed in the Department of State at Harrisburg, PA, File Date **08/09/2021** pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is **David Leininger, 2040 Ridge Rd., East Berlin, PA 17316**.

11.18-1t Solicitor

NOTICE

**PUBLIC NOTICE TO
DAMIEN BORTNER
BRYAN KEITH A/K/A BRIAN KEITH
UNKNOWN FATHER**

**In Re: Adoption of MATEO JAIME
PHILLIPS VEGA, 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, **MATEO JAIME PHILLIPS VEGA**. A Termination of Parental Rights Hearing have been scheduled for Thursday, December 9, 2021, at 10:00 a.m. in Court Room No. 7001, Seventh Floor, of the York County Judicial Center, 45 North George Street, York, Pennsylvania 17401, to terminate your parental rights in regards to **MATEO JAIME PHILLIPS VEGA** (DOB: 12/31/2019), whose mother is Samantha Selena Vega. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you. You

have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the one of the offices set forth below to find out where you can get legal help.

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

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

Stephanie J. Kogut, Esquire
Solicitor for York County 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.

11.04-3t Solicitor

NOTICE

THE ANNUAL MEETING OF THE POLICYHOLDERS/MEMBERS OF THE FARMERS FIRE INSURANCE COMPANY WILL BE HELD AT ITS OFFICE 2875 EASTERN BOULEVARD, YORK, PENNSYLVANIA BETWEEN THE HOURS OF TWO AND THREE O'CLOCK P.M. ON WEDNESDAY, JANUARY 5TH, 2022 FOR THE PURPOSE OF ELECTING THE DIRECTORS TO SERVE FOR THREE YEARS, AND FOR THE TRANSACTIONS OF OTHER BUSINESS.

Gregory W. Culbertson
Secretary

11.04-3t Solicitor

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

NO. 2021-SU-001816

ANNA KANDIAS,
Plaintiff

v.

MARIA THERIAULT and YEORGIA DALAS,
A/K/A GEORGIA DALLAS, AS HEIRS AT
LAW of CHRISTOS NTALAS, DECEASED
and UNKNOWN HEIRS, SUCCESSORS, AS-

SIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHRISTOS NTALAS, DECEASED

Defendants

NOTICE OF JUDGMENT

(X) Notice is hereby given that a Judgment in the above-captioned matter has been entered against you, together with costs and fees in the amount of **\$227,699.58** as of November ____, 2021.

(X) A copy of all documents filed with the Prothonotary in support of the within judgment are enclosed.

Prothonotary Civil Div.

by: _____

If you have any questions regarding this Notice, please contact the filing party:

NAME: Hunter B. Schenck, Esquire
ADDRESS: 135 North George Street
York, PA 17401
TELEPHONE NO: (717) 848-4900

(This Notice is given in accordance with Pa. R.C.P. 236.)

NOTICE TO:

Heirs at Law of Christos Ntalas, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Finns or Associations Claiming Right, Title or Interest from or Under Christos Ntalas, Deceased

11.18-1t Solicitor

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. MEREDITH R. ALLIE-GORDON, THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE Docket Number: 2021-SU-000991. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MEREDITH R. ALLIE-GORDON
THE UNITED STATES OF AMERICA,
DEPARTMENT OF TREASURY,
INTERNAL REVENUE SERVICE

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 53 NORTH TREMONT STREET, YORK, PA 17403

UPIN NUMBER 12-370-06-0038.00-00000

PROPERTY ADDRESS: 53 NORTH TREMONT STREET, YORK, PA 17403

UPI# 123700600380000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR AMERICAN GENERAL MORTGAGE LOAN TRUST 2009-1, AMERICAN GENERAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2009-1 vs. STEVEN ALTLAND Docket Number: 2018-SU-000255. And to me directed, I will expose at

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

AS THE REAL ESTATE OF:

STEVEN ALTLAND

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

1255 CONEWAGO AVENUE, MANCHESTER, PA 17345

PROPERTY ID NUMBER: 390000200420000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$57,223.55

Attorneys for Plaintiff
KML Law Group

PROPERTY ADDRESS: 1255 CONEWAGO AVENUE, MANCHESTER, PA 17345

UPI# 390000200420000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: S&T BANK vs. CHARLES T. BAILOR, III and LAKEN L. BAILOR Docket Number: 2021-SU-001101. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES T. BAILOR, III
LAKEN L. BAILOR

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF CHARLES T. BAILOR, III AND LAKEN L. BAILOR OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF FAIRVIEW, YORK COUNTY, PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 494 BIG SPRING ROAD, NEW CUMBERLAND, PA 17070. DBV 2403, PAGE 870, AND UPI # 27-000-12-0127.00-00000.

PROPERTY ADDRESS: 494 BIG SPRING ROAD, NEW CUMBERLAND, PA 17070

UPI# 270001201270000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FIRST NATIONAL BANK OF PENNSYLVANIA vs. CHARLES W. BALDWIN, EILEEN M. BALDWIN and UNITED STATES OF AMERICA Docket Number: 2020-SU-000480. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES W. BALDWIN
EILEEN M. BALDWIN
UNITED STATES OF AMERICA

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF CHARLES W. BALDWIN AND EILEEN M. BALDWIN TO THE FOLLOWING DESCRIBED PROPERTY:

ALL OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF YORK, COUNTY OF YORK AND COMMONWEALTH OF PENNSYLVANIA,

BEING KNOWN AND NUMBERED AS 672 GLEN PLACE, YORK, PA 17403.

DEED BOOK VOLUME 525, PAGE 1076

UPI # 123770800610000000

PROPERTY ADDRESS: 672 GLEN PLACE, YORK, PA 17403

UPI# 123770800610000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TOWD POINT MASTER FUNDING TRUST 2021-PM1 vs. EDWARD A. BRADY A/K/A EDWARD BRADY and RITA M. WELLS A/K/A RITA WELLS Docket Number: 2021-SU-000584. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

EDWARD A. BRADY
A/K/A EDWARD BRADY
RITA M. WELLS A/K/A RITA WELLS

Owner(s) of the property situate in the Penn Township, York County, Pennsylvania, being

1453 Baltimore Street a/k/a 1453 Baltimore Pike, Hanover, Pennsylvania 17331

Improvements thereon: Residential Dwelling

Judgment Amount \$277,149.58

Attorney for Plaintiff
Powers Kirm, LLC

PROPERTY ADDRESS: 1453 BALTIMORE STREET, A/K/A 1453 BALTIMORE PIKE, HANOVER, PA 17331

UPI# 440000800010000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE BANK OF NEW YORK MELLON, SUCCESSOR TO THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MORTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1 vs. MICHAEL COLEMAN Docket Number: 2021-SU-000821. And to me directed, I will expose at

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

AS THE REAL ESTATE OF:

MICHAEL COLEMAN

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

1620 DEVERS ROAD FKA 1650-D DEVERS ROAD, YORK, PA 17404, YORK, PA 17404

PROPERTY ID NUMBER: 1462616001800C0011

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$70,819.36

Attorneys for Plaintiff
KML Law Group

PROPERTY ADDRESS: 1620 DEVERS ROAD, FKA 1650-D DEVERS ROAD, YORK, PA 17404

UPI# 1462616001800C0011

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. VICKIE L. EDLEBLUTE Docket Number: 2019-SU-002983. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

VICKIE L. EDLEBLUTE

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

2415 Croll School Road York PA 17403
PARCEL #: 54000HH0054B000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$93,798.53

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 2415 CROLL SCHOOL ROAD, YORK, PA 17403

UPI# 54000HH0054B000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. POSTAL SERVICE FCU vs. LEONARD T. FAIRFAX and JO ANN FAIRFAX Docket Number: 2018-NO-010906. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LEONARD T. FAIRFAX
JO ANN FAIRFAX

BY VIRTUE OF A WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE ON MONDAY, DECEMBER 6, 2021, AT 2:00 P.M., ONLINE VIA REALFORECLOSURE [<https://york.pa.realforeclosure.com/>], THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

EXECUTION NO. 2018-NO-010906

OWNER OR REPUTED OWNER: Leonard T. Fairfax and Jo Ann Fairfax

JUDGMENT AMOUNT: \$475,546.72

BRIEF DESCRIPTION: ALL THAT CERTAIN PIECE, parcel or tract of land situate with the buildings and improvements thereon erected, lying and being in PENN TOWNSHIP, COUNTY OF YORK and COMMONWEALTH OF PENNSYLVANIA, and being known as 51 Kaitlyn Drive, Hanover, PA 17331.

IMPROVEMENTS: Residential Dwelling

DEED REFERENCE: Deed Book 2355, page 3189

SEIZED AND TAKEN IN EXECUTION AND TO BE SOLD as the property of Leonard T. Fairfax and Jo Ann Fairfax (Defendants), Owners or Reputed Owners, on Judgment of U.S. Postal

Service FCU (Plaintiff) Entered into York County No. 2018-NO-010906.

ATTORNEY: David Kennedy Bifulco, P.C.
ADDRESS: 262A Bethlehem Pike, Suite 200,
Colmar, PA 18915
PHONE: 610-676-0650

PROPERTY ADDRESS: 51 KAITLYN DRIVE,
HANOVER, PA 17331

UPI# 440003400620000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF DWELLING SERIES IV TRUST vs. ROBERT GIBBS Docket Number: 2021-SU-000794. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT GIBBS

U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust v Robert Gibbs

Docket Number: 2021-SU-000794

Property to be sold is situated in the township of Manchester, County of York and State of Pennsylvania.

Commonly known as: 2824 Clearsprings Bl, York, PA 17406

Parcel Number: 36-000-02-0116

Judgment Amount: \$119,379.07

Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

PROPERTY ADDRESS: 2824 CLEAR-
SPRINGS BOULEVARD, YORK, PA 17406

UPI# 360000201160000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2 vs. LAWRENCE HARTMAN and AIMEE HARTMAN Docket Number: 2019-SU-003406. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LAWRENCE HARTMAN
AIMEE HARTMAN

Docket No. 2019-SU-003406

Description: ALL THAT CERTAIN parcel of land in Springettsbury Township, York County, Commonwealth of PA, as more fully described in Book 1864, Page 3333.

Parcel No. 46-000-01-0169.00-00000

Property: 26 South Rockburn Street, York, PA 17402

Improvements: Residential Property

PROPERTY ADDRESS: 26 SOUTH ROCK-
BURN STREET, YORK, PA 17402

UPI# 460000101690000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC1, U.S. BANK NATIONAL ASSOCIATION, AS

TRUSTEE vs. DAVID L. HUNTZINGER and BETH ANNE HUNTZINGER Docket Number: 2021-SU-001022. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID L. HUNTZINGER
BETH ANNE HUNTZINGER

Property Address: 1142 Trinity North Road, Wrightsville, PA 17368

Parcel No. 35-000-KL-0020.AO

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2021-SU-001022

Judgment: \$322,787.73

Attorney:

To be sold as the Property Of: David L. Huntzinger and Beth Anne Huntzinger

PROPERTY ADDRESS: 1142 TRINITY
NORTH ROAD, WRIGHTSVILLE, PA 17368

UPI# 35000KL0020A0000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-S7 vs. AUDRAJOHNSASADMINISTRATRIX OF THE ESTATE OF JASON ALLEN KWASNIK, DECEASED Docket Number: 2020-SU-000908. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

AUDRA JOHNS
AS ADMINISTRATRIX OF THE ESTATE OF
JASON ALLEN KWASNIK, DECEASED

All that certain tract of land situate in East Hopewell Township, York County, Pennsylvania, known as Lot #9 on a final subdivision plan prepared for Abram G. Barley, Jr. and John E. Barley by Gordon L. Brown & Associates, Inc.,

Drawing no. L-61-31-2. dated May 8, 1990, approved August 8, 1990 by the east Hopewell Township Board of Supervisors, and recorded July 20, 1994 in the office of the recorder of deeds in and for York County, Pennsylvania in Plan Book KK, Page 352. Also known as: 14854 Trout School Road, Felton, PA 17322

PARCEL ID 25000DL0055H000000

PROPERTY ADDRESS: 14854 TROUT SCHOOL ROAD, FELTON, PA 17322
UPI# 25000DL0055H000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. HEATHER KESECKER AKA HEATHER M. KESECKER and KEVIN S. KESECKER Docket Number: 2020-SU-000493. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

HEATHER KESECKER
AKA HEATHER M. KESECKER
KEVIN S. KESECKER

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

6 Highland Road Spring Grove PA 17362
PARCEL #: 73000020001C000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$160,118.36

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 6 HIGHLAND ROAD, SPRING GROVE, PA 17362

UPI# 73000020001C000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: HOME POINT FINANCIAL CORPORATION vs. JASON S. KIFER Docket Number: 2019-SU-001343. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JASON S. KIFER

All that certain piece or parcel or Tract of land situate in York Township, York County, Pennsylvania, and being known as 798 E Main Street, Dallastown, Pennsylvania 17313.

TAX MAP AND PARCEL NUMBER: 540000900260000000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$174,159.54

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Jason S. Kifer

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

PROPERTY ADDRESS: 798 EAST MAIN STREET, DALLASTOWN, PA 17313

UPI# 540000900260000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CABANA SERIES III TRUST vs. JOYCE A. KMETZ Docket Number: 2020-SU-002282.

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

AS THE REAL ESTATE OF:

JOYCE A. KMETZ

U.S. Bank Trust National Association as Trustee of the Cabana Series III Trust v Joyce A. Kmetz

Docket Number: 2020-SU-002282

Property to be sold is situated in the borough/township of York, County of York and State of Pennsylvania.

Commonly known as: 1660 Valley Vista Drive, York, PA 17406

Parcel Number: 46-000-35-0020-00-00000

BEING the same premises which David G. Heitzenrater and Jennifer R. Heitzenrater by Deed dated January 31, 2008 and recorded in the Official Records of York County on January 31, 2008 in Deed Book Volume 1945, Page 7167, as Instrument granted and conveyed unto Joyce A. Kmetz.

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$110,626.98

Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

PROPERTY ADDRESS: 1660 VALLEY VISTA DRIVE, YORK, PA 17406

UPI# 460003500200000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NP 1 VENTURES, LLC vs. R. SCOTT KNAUB AND THE UNITED STATES OF AMERICA Docket Number: 2016-SU-003468. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

R. SCOTT KNAUB
THE UNITED STATES OF AMERICA

SHERIFF'S SALE

By virtue of a Writ of Execution issued by NP 1 Ventures, LLC

Docket No. 2016-SU-003468

NP 1 Ventures, LLC v. R. Scott Knaub and The United States of America

Docket No. 2016-SU-003468

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

2985 Granary Road, Seven Valleys, Pennsylvania 17360

Property being known as Parcel ID No. 47-000-EH-0081.00-00000.

Residential real estate and cattle farm.

Matthew G. Brushwood, Esquire
Attorney for NP 1 Ventures, LLC
Barley Snyder
50 North Fifth Street, 2nd Floor
Reading, PA 19601
610.376.6651

Court I.D. No. 310592

PROPERTY ADDRESS: 2985 GRANARY ROAD, SEVEN VALLEYS, PA 17360

UPI# 47000EH00810000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A., AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-FF6 vs. KAREN V. KNOX Docket Number: 2021-SU-000883. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KAREN V. KNOX

Property of Karen V. Knox

Execution No. 2021-SU-000883

Judgment Amount: \$121,828.88

All the right title, interest and claim of Karen V. Knox, of in and to:

Property locates at 1540 Ridgewood Road, within the Springettsbury Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 91S, at page 110, Instrument No 007819.

Parcel Identification No. 46-000-KI-0097-00 00000

PROPERTY ADDRESS: 1540 RIDGEWOOD ROAD, YORK, PA 17406

UPI# 46000KI00970000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF IGLOO SERIES IV TRUST vs. DIANE C. KRAUSE and UNITED STATES OF AMERICA Docket Number: 2019-SU-000764. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DIANE C. KRAUSE
UNITED STATES OF AMERICA

U.S. Bank Trust National Association as trustee of Igloo Series IV Trust v Diane C. Krause, United States of America

Docket Number: 2019-SU-000764

Property to be sold is situated in the Township of York, County of York and State of Pennsylvania.

Commonly known as: 421 Beaumont Road, York, PA 17403

Parcel Number: 54-000-07-0109.00-00000

Improvements thereon of the residential dwelling or lot (if applicable):

Seized and sold as the property of Diane C. Krause, Judgment Number 2019-SU-000764 (U.S. Bank Trust National Association as trustee of Igloo Series IV Trust v Diane C. Krause), with a judgment amount of \$140,733.57.

Judgment Amount:\$140,733.57

Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

PROPERTY ADDRESS: 421 BEAUMONT ROAD, YORK, PA 17403

UPI# 540000701090000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NRZ PASS-THROUGH TRUST X, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE vs. BRUCE L. KRUMRINE A/K/A BRUCE KRUMRINE and LUANNA M. KRUMRINE Docket Number: 2018-SU-001906. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRUCE L. KRUMRINE
A/K/A BRUCE KRUMRINE
LUANNA M. KRUMRINE

Docket No. 2018-SU-001906

Description:ALL THAT CERTAIN parcel of land in Penn Township, York County, Commonwealth of PA, as more fully described in Book 1332 Page 3328.

Parcel No. 44-000-13-0108.00-00000

Property: 20 Waterfront Drive, Hanover, PA 17331

Improvements: Residential Property

PROPERTY ADDRESS: 20 WATERFRONT DRIVE, HANOVER, PA 17331

UPI# 440001301080000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AJAX MORTGAGE LOAN TRUST 2020-A, MORTGAGE BACKED SECURITIES, SERIES 2020-A, BY U.S. BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE vs. MICHELLE LEHIGH Docket Number: 2021-SU-001004. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHELLE LEHIGH

REAL ESTATE PROPERTY SHORT FORM
(TO BE USED FOR ADVERTISING ONLY)

Property of: Michelle Lehigh
Execution No. 2021-SU-001004
Judgment Amount: \$65,306.00
Attorney: Jacqueline F. McNally
Address: 525 West Chester Pike, Suite 200, Havertown, PA 19083
ALL right, title interest and claim of Michelle Lehigh
Of, in and to: 625 East Scott Street a/k/a 625 North Scott Street, York, PA 17404
Property located in: Township of West Manchester
And any improvements thereon
Tax Parcel No.: 51-000-03-0127.00-00000

PROPERTY ADDRESS: 625 EAST SCOTT STREET, A/K/A 625 NORTH SCOTT STREET, YORK, PA 17404

UPI# 510000301270000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a

Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: GLATCO CREDIT UNION vs. ROBIN E. MOLISON and CHRISTOPHER D. MOLISON Docket Number: 2021-SU-000493. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ROBIN E. MOLISON
CHRISTOPHER D. MOLISON

All those certain two tracts of land, situate, lying and being in Heidelberg Township, York County, Pennsylvania, bounded and limited as follows, to wit:

Property Address: 2234 Smith Station Road, Hanover, PA 17331

Parcel No. 30-000-CE-0189.D0-000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2021-SU-000493
Judgment: \$181,331.44
Attorney:

To be sold as the Property Of: Robin E. Molison and Christopher D. Molison

PROPERTY ADDRESS: 2234 SMITH STATION ROAD, HANOVER, PA 17331

UPI# 30000CE0189D000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK N.A., NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE FOR GREEN TREE 2008-MH1 vs. ANNAMARIE K. MYERS A/K/A ANNAMARIE MYERS, AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF HEITH M. MYERS A/K/A HEITH MYERS UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HEITH M. MYERS A/K/A HEITH MYERS CODY A. MYERS A/K/A CODY MYERS, IN HIS CAPACITY AS HEIR OF HEITH M. MYERS A/K/A HEITH MYERS B. C. M., A MINOR, IN HIS CAPACITY AS HEIR OF HEITH M. MYERS A/K/A HEITH MYERS Docket

Number: 2020-SU-001650. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANNAMARIE K. MYERS
A/K/A ANNAMARIE MYERS,
AS ADMINISTRATRIX AND HEIR OF THE
ESTATE OF HEITH M. MYERS A/K/A
HEITH MYERS
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER
HEITH M. MYERS A/K/A HEITH MYERS
CODY A. MYERS A/K/A CODY MYERS, IN
HIS CAPACITY AS HEIR OF
HEITH M. MYERS A/K/A HEITH MYERS
B. C. M., A MINOR, IN HIS CAPACITY
AS HEIR OF HEITH M. MYERS
A/K/A HEITH MYERS

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

BEING KNOWN AS: 372 SECHRIST FLAT
ROAD FELTON, PA 17322

BEING PARCEL NUMBER:
21000FL0047C000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 372 SECHRIST FLAT
ROAD, FELTON, PA 17322

UPI# 21000FL0047C000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. WILLIAM D. NAGLE and NICHOLE E. NAGLE Docket Number: 2021-SU-000822. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM D. NAGLE
NICHOLE E. NAGLE

owner(s) of property situate in the East Prospect Borough City of East Prospect, YORK County, Pennsylvania, being

12 SOUTH MAIN STREET, EAST PROSPECT, PA 17317

PROPERTY ID NUMBER:
600000101000000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$122,230.94

Attorneys for Plaintiff
KML Law Group

PROPERTY ADDRESS: 12 SOUTH MAIN STREET, EAST PROSPECT, PA 17317

UPI# 600000101000000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-2 MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-2 vs. BRUCE R. NORTON Docket Number: 2019-SU-001422. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRUCE R. NORTON

ALL THAT CERTAIN lot of ground with the improvements thereon erected, situate, lying and being in Springfield Township, York County, Pennsylvania, being more particularly described as follows, to wit: Sometimes known as: 1328 Brighton Circle, Seven Valleys, PA 17360

PARCEL ID 47-000-05-0027.00

PROPERTY ADDRESS: 1328 BRIGHTON CIRCLE, SEVEN VALLEYS, PA 17360

UPI# 470000500270000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2005-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2005-3 vs. JOY OPARANOZIE Docket Number: 2018-SU-002154. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOY OPARANOZIE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon, hereditaments and appurtenances thereon erected, situate in the Township of West Manheim and County of York, Pennsylvania and described according to a Final Plan Subdivision Parcel I, and Phase II — South Pointe made by GHI Engineers and Surveyors of Hanover, PA dated October 4th, 2002 and last revised March 17th, 2003 recorded in the Recorder of Deeds Office of York County in Plan Case SS page 258 as follows to wit:

ALSO KNOWN AS 2 Yara Way, Hanover, PA 17331

BEING Parcel No. 52-000-18-0149-00.

BEING the same premises which Richard D. Smith and Isabella Smith, Husband and wife by Deed dated June 24, 2005 and recorded in the Office of Recorder of Deeds of York County on June 30, 2005 at Book 1735, Page 8812 granted and conveyed unto Joy Oparanozie, a married woman

PROPERTY ADDRESS: 2 YARA WAY, HANOVER, PA 17331

UPI# 520001801490000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. JOHNNY ALLEN PACKER, JR. Docket Number: 2020-SU-000105. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOHNNY ALLEN PACKER, JR.

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2020-SU-000105

PENNSYLVANIA HOUSING FINANCE AGENCY Plaintiff
vs
JOHNNY ALLEN PACKER, JR. Defendant (s)

Real Estate: 712 ROOSEVELT AVENUE, YORK, PA 17404

Municipality: CITY OF YORK

Dimensions/
Short Description:
142 x 22 x 140 x 22

See Deed: Record Book 2046, page 8936,

Tax Parcel #: 14-477-11-0007.00-00000

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD AS THE PROPERTY OF JOHNNY ALLEN PACKER, JR. ON JUDGMENT NO. 2020-SU-000105

PROPERTY ADDRESS: 712 ROOSEVELT AVENUE, YORK, PA 17404

UPI# 144771100070000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At

2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: J.P. MORGAN ACQUISITION CORP., C/O RUSHMORE LOAN MANAGEMENT SERVICES, LLC vs. APRIL E. PADRO, SOLELY AS EXECUTRIX TO THE ESTATE OF JOYCE ALICEA A/K/A JOYCE M. ALICEA, DECEASED ALENA M. ALICEA, SOLELY AS DEVISEE TO THE ESTATE OF JOYCE ALICEA A/K/A JOYCE M. ALICEA, DECEASED JULIO E. ALICEA JR., SOLELY AS DEVISEE TO THE ESTATE OF JOYCE ALICEA A/K/A JOYCE M. ALICEA, DECEASED Docket Number: 2020-SU-002236. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

APRIL E. PADRO, SOLELY AS EXECUTRIX TO THE ESTATE OF JOYCE ALICEA A/K/A JOYCE M. ALICEA, DECEASED ALENA M. ALICEA, SOLELY AS DEVISEE TO THE ESTATE OF JOYCE ALICEA A/K/A JOYCE M. ALICEA, DECEASED JULIO E. ALICEA JR., SOLELY AS DEVISEE TO THE ESTATE OF JOYCE ALICEA A/K/A JOYCE M. ALICEA, DECEASED

Owner(s) of property situate in the 13TH WARD IN THE CITY OF YORK, YORK County, Pennsylvania, being

449 Juniper Street York PA 17404
PARCEL #: 134520300530000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$44,132.75

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 449 JUNIPER STREET, YORK, PA 17404

UPI# 134520300530000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. JAMIE REEDER, NICHOLAS REEDER and THE SECRETARY

OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2018-SU-001020. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JAMIE REEDER
NICHOLAS REEDER
THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT

ALL that certain tract of land in the 14th Ward, City of York, York County, Pennsylvania, being Lot No. 190, Park Village Plan, Deed Book 28-T, page 702. HAVING THEREON erected a dwelling house known and numbered as: 755 OATMAN STREET YORK, PA 17404

PARCEL NO. 14-562-08-0009
York Instrument No. 2011029115

TO BE SOLD AS THE PROPERTY OF JAMIE REEDER AND NICHOLAS REEDER ON JUDGMENT NO. 2018-SU-001020

PROPERTY ADDRESS: 755 OATMAN STREET, YORK, PA 17404

UPI# 145620800090000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NP 1 VENTURES, LLC vs. GLENN F. REISINGER Docket Number: 2018-SU-000958. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

GLENN F. REISINGER

SHERIFF'S SALE
By virtue of a Writ of Execution issued by NP 1 Ventures, LLC
Docket No. 2018-SU-000958

NP 1 Ventures, LLC v. Glenn F. Reisinger (Deceased)
Docket No. 2018-SU-000958

Owner of property situate in Borough of Yoe, York County, Pennsylvania
130 South Main Street, Dallastown, PA 17313

Property being known as Parcel ID No 92-000-01-0051.00-00000.

Single Family Residence

BARLEY SNYDER
Matthew G. Brushwood, Esquire
Court I.D. No. 310592
50 N. 5th St-2nd Fl
Reading, PA 19601
610.376.6651

PROPERTY ADDRESS: 130 SOUTH MAIN STREET, DALLASTOWN, PA 17313

UPI# 920000100510000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. EDWARD C. SANDERS Docket Number: 2020-SU-000472. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

EDWARD C. SANDERS

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2020-SU-000472

PENNSYLVANIA HOUSING FINANCE AGENCY Plaintiff
vs
Edward C. Sanders Defendant

Real Estate: 327 W. ELM AVENUE HANOVER, PA 17331

Municipality: Hanover Borough

Dimensions/
Short Description: 150' x 55'
8,250 sq ft.

See Instrument: 2019-008764

Tax Parcel #: 67-000-12-0011.00-00000

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD AS THE PROPERTY OF EDWARD C. SANDERS ON JUDGMENT NO. 2020-SU-000472

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

PROPERTY ADDRESS: 327 WEST ELM AVENUE, HANOVER, PA 17331

UPI# 670001200110000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE FOR NATIONSTAR HECM ACQUISITION TRUST 2020-1 vs. SHERI SISSON, KNOWN HEIR OF CHERYL DAINTY A/K/A CHERYL THURBER, GAYLE STUEBGEN, KNOWN HEIR OF CHERYL DAINTY A/K/A CHERYL THURBER, UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST UNDER CHERYL DAINTY A/K/A CHERYL THURBER, GORDON L. THURBER, JR., KNOWN HEIR OF CHERYL DAINTY A/K/A CHERYL THURBER Docket Number: 2018-SU-002540. And to me directed, I will expose at public sale at <https://york.pa.realestateclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SHERI SISSON, KNOWN HEIR OF
CHERYL DAINTY
A/K/A CHERYL THURBER
GAYLE STUEBGEN, KNOWN HEIR OF
CHERYL DAINTY
A/K/A CHERYL THURBER
UNKNOWN HEIRS, SUCCESSORS, AND
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE AND INTEREST UNDER
CHERYL DAINTY
A/K/A CHERYL THURBER
GORDON L. THURBER, JR., KNOWN HEIR
OF CHERYL DAINTY
A/K/A CHERYL THURBER

SHORT LEGAL DESCRIPTION

No. 2018-SU-002540
Parcel No. 67-39-000-OG-0088
Judgment: \$259,069.15
Attorneys: Nicole LaBletta

Owner(s) of property situate in the TOWNSHIP OF NEWBERRY, YORK County, Pennsylvania, being 275 Culhane Road, York Haven, PA 17370

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING

PARCEL ID 67-39-000-OG-0088

ATTORNEYS FOR PLAINTIFF
PINCUS LAW GROUP, PLLC

PROPERTY ADDRESS: 275 CULHANE ROAD, YORK HAVEN, PA 17370

UPI# 390000OG008800000000

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. DAVID J. SMITH, IN HIS CAPACITY AS HEIR OF JOHN D SMITH A/K/A JD SMITH A/K/A JOHN SMITH, DECEASED LORIA SMITH, IN HER CAPACITY AS HEIR OF JOHN D SMITH A/K/A JD SMITH A/K/A JOHN SMITH, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN D SMITH A/K/A JD SMITH A/K/A JOHN SMITH, DECEASED Docket Number: 2020-SU-000308. And to me directed, I will expose at public sale at <https://york.pa.realestateclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID J. SMITH, IN HIS CAPACITY AS
HEIR OF JOHN D SMITH A/K/A JD SMITH
A/K/A JOHN SMITH, DECEASED
LORI A. SMITH, IN HER CAPACITY AS
HEIR OF JOHN D SMITH A/K/A JD SMITH
A/K/A JOHN SMITH, DECEASED
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER

JOHN D SMITH A/K/A JD SMITH
A/K/A JOHN SMITH, DECEASED

All that certain piece or parcel or Tract of land situate in RED LION BOROUGH, York County, Pennsylvania, and being known as 329 Country Club Road, Unit 12 A/K/A 329 Country Club Road, Red Lion, Pennsylvania 17356.

TAX MAP AND PARCEL NUMBER: 8200004018100C0030

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$119,251.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: David J. Smith, in his capacity as Heir of John D Smith a/k/a JD Smith a/k/a John Smith, Deceased, Lori A. Smith, in her capacity as Heir of John D Smith a/k/a JD Smith a/k/a John Smith, Deceased, and Unknown Heirs, Successors, Assigns, and all persons, firms or associations claiming right, title or interest from or under John D Smith a/k/a JD Smith a/k/a John Smith, Deceased

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

PROPERTY ADDRESS: 329 COUNTRY CLUB ROAD UNIT 12, A/K/A 329 COUNTRY CLUB ROAD, RED LION, PA 17356

UPI# 8200004018100C0030

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE DWELLING SERIES IV TRUST vs. HRISOULA STANTZOS Docket Number: 2017-SU-003380. And to me directed, I will expose at public sale at <https://york.pa.realestateclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

HRISOULA STANTZOS
Property of Hrisoula Statzos
Execution No. 2017-SU-003380

Judgment Amount: \$218,059.44

All the right title, interest and claim of Hrisoula Statzos, of in and to:

Property locates at 1950 Niagra Lane, within the West Manchester Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1930, at page 627.

Parcel Identification No. 51-000-26-0012-00-00000

PROPERTY ADDRESS: 1950 NIAGARA LANE, YORK, PA 17408

UPI# 510002600120000000

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,
11.04-3t York County, Pennsylvania

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,
11.04-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 06, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. DARRON LEE WINDSOR A/K/A DARRON L. WINDSOR Docket Number: 2020-SU-000775. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DARRON LEE WINDSOR
A/K/A DARRON L. WINDSOR

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

BEING THE SAME PREMISES which Sheila Harkins and William L. Harkins, wife and husband, by Deed dated 07/31/2012 and recorded in the Office of the Recorder of Deeds of York County on 08/13/2012 in Deed Book Volume 2187, Page 3022, at Instrument No. 2012040593 granted and conveyed unto Darron Lee Windsor.

BEING KNOWN AS: 33 Third St , York Haven, Pennsylvania 17370.

PARCEL #940000100580000000

PROPERTY ADDRESS: 33 THIRD STREET, YORK HAVEN, PA 17370

UPI# 940000100580000000



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York Legal Record

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Legal Notices and advertisements for publication in the following editions must be received by the York Legal Record on the corresponding dates and timeframe.

Questions? Email yorklegalrecord@yorkbar.com or call 717-854-8755 x202

November

December 2 edition – submission deadline Wednesday, November 24 by 12:00 noon

December

December 30 edition – submission deadline Wednesday, December 22 by 12:00 noon

January 6 edition – submission deadline Wednesday, December 29 by 12:00 noon

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