

# York Legal Record

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

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No. 51

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## CASES REPORTED

COMMONWEALTH OF PENNSYLVANIA v. TOMAS JAVIER QUINTANILLA- PINEDA

No. CP-67-CR-4448-2016

Sex Offender Registration

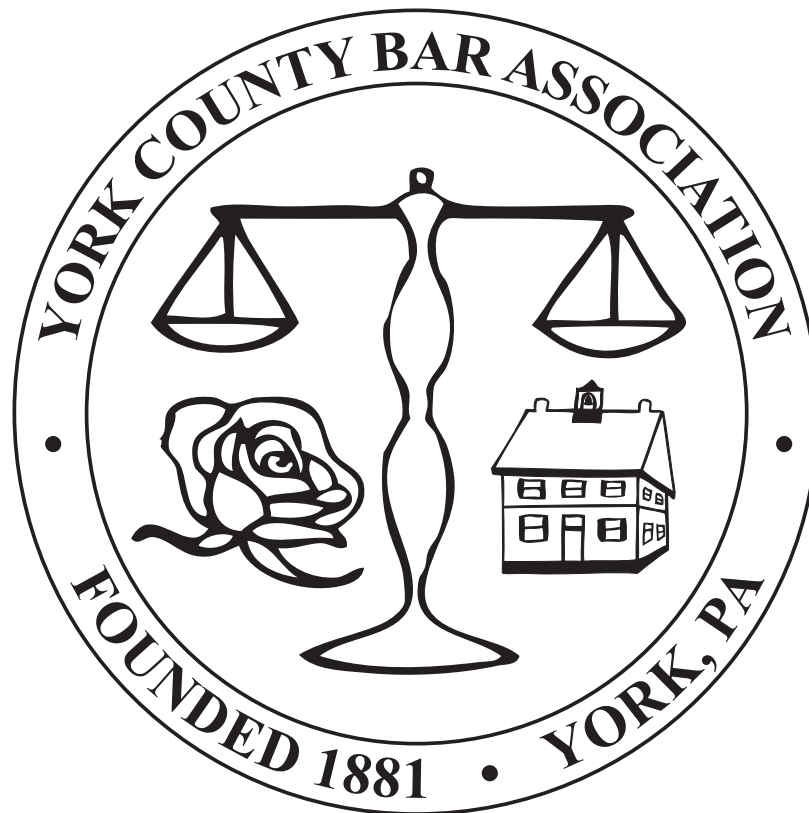
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## ARTICLE OF LEGAL INTEREST

Disability Reinstatement Petitions – Michael J. Crocenzi, Esquire – Barley Snyder

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Dated Material Do Not Delay

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**COMMONWEALTH OF PENNSYLVANIA v.  
TOMAS JAVIER QUINTANILLA- PINEDA**

**Sex Offender Registration**

1. The Court held that Act 10 is not punitive and therefore does not violate the *ex post facto* clauses of the United States and Pennsylvania Constitutions. The Court ordered Defendant to register as a sexual offender as required by Act 10.

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

**COMMONWEALTH OF PENNSYLVANIA** : No. CP-67-CR-4448-2016  
:  
:  
v. :  
:  
**TOMAS JAVIER QUINTANILLA-PINEDA,** :  
**Defendant/Petitioner** :

**Appearances:**

**For Commonwealth of Pennsylvania:**

York County District Attorney's Office:  
Teresa Jauregui, Esquire  
Pennsylvania Attorney General's Office:  
Calen Enerson, Esquire

**For the Defendants:**

York County Public Defender's Office:  
Brian McNeil, Esquire

**ORDER DENYING DEFENDANT'S MOTION TO BAR SEX  
OFFENDER REGISTRATION ON RESENTENCING**

**AND NOW**, this 19th day of February 2019, upon consideration of the facts, and the reasons discussed herein, Defendant's Motion to Bar Sex Offender Registration on Resentencing is **DENIED**.

**Factual and Procedural Background**

On December 17, 2011, the West York Police responded to a call regarding a sexual assault at 1406 West Market Street, 2<sup>nd</sup> Floor, in West York. Tomas Javier Quintanilla-Pineda was identified by the victim as the assailant. Defendant was charged with one charge of Rape by Forcible Compulsion, one count of Involuntary Deviate Sexual Intercourse by Forcible Compulsion, one count of Aggravated Assault, one count of Robbery, one count of Simple Assault and one count of Theft by Unlawful Taking – Movable Property. Quintanilla-Pineda absconded before being apprehended; he was ultimately arrested on April 16, 2016.

On November 23, 2016, Defendant entered a no contest plea to Count 1, Rape by Forcible Compulsion, Count 2, Involuntary Deviate Sexual Intercourse by Forcible Compulsion, and Count 6, Theft by Unlawful Taking; Defendant was aided by a PA Certified Spanish Court Interpreter. Sentencing was put off for 90 days so that a Pre-Sentence Investigation could be completed and the Sexual Offender Assessment Board could do an evaluation to determine the degree and amount of registration Defendant would be subject to after being released from prison.

Defendant was sentenced on February 27, 2017. In Count 1, Defendant was sentenced to six and a half years to thirteen years confinement in State Prison; in Count 2, Defendant was sentenced to six and a half years to thirteen years confinement in State Prison. Defendant's two sentences were to run consecutive to each other. In Count 6 Defendant was sentenced to twelve months of probation; this was to run concurrent to Defendant's Confinement. Other conditions of Defendant's sentence included no contact with the victim. The Sex Offender Assessment Board found that Defendant was not a Sexually Violent Predator ("SVP") but as a Tier III Offender he must comply with Megan's Law Registration Requirements.

Defendant Appealed this sentence, and a Post Sentence Motion that was denied, on May 2, 2017. The issue cited by Defendant in the Statement of Errors Complained of, filed on May 23, 2017, was whether the Court erred in imposing aggravated-range sentences. In the Appellate Brief filed by Defendant on August 4, 2017, Defendant added a second issue – Whether SORNA, or any other sex offender registration scheme, can legally apply to Defendant in light of the Pennsylvania Supreme Court's holding in *Commonwealth v. Muniz*<sup>1</sup>.

On July 19, 2017, after Defendant filed the Statement of Matter Complained of but before the Appellate Brief was filed, the Pennsylvania Supreme Court issued a decision in *Commonwealth v. Muniz*.

On March 29, 2018 the Superior Court issued their decision. The trial Court's decision was affirmed in part and vacated in part. The Superior Court affirmed the length of the sentence that the trial Court imposed<sup>2</sup>. However, in light of the *Muniz* decision, the Superior Court vacated the portion of Defendant's sentence requiring him to comply with SORNA<sup>3</sup> and remanded the case to the trial Court. Between the time Defendant filed the Statement of Matter Complained of and the issuance of the Superior Court decision, the Pennsylvania legislature passed Act 10 of 2018<sup>4</sup>.

On May 22, 2018, Defendant filed the Motion to Bar Sex Offender Registration on Resentencing. A Memorandum of Law in Support of Barring Sex Offender Registration was subsequently filed by Defendant on August 22, 2018. A hearing was held on October 4, 2018. Also on October 4, 2018, the Pennsylvania State Police and Pennsylvania Office of Attorney General moved to intervene. This motion was granted.

The Pennsylvania State Police and Pennsylvania Office of Attorney General filed a Memorandum of Law in Opposition to Defendant's Motion to Bar Sex Offender Registration on Resentencing on October 10, 2018. Defendant filed a reply brief on October 12, 2018. With the knowledge that the Pennsylvania Supreme Court currently has two cases<sup>5</sup> before it regarding Act 10, this Court had entered an order staying the decision in the instant case until the cases before the Supreme Court were decided. This was opposed by Defense. This decision now follows.

**Discussion**

In order to cure the defects and punitive nature of SORNA, the legislature passed Act 10 of 2018. This Court must now determine whether the defects have in fact been cured and whether Act 10 registration requirements apply to Tomas Javier Quintanilla-Pineda.

We also acknowledge that Judge Musti Cook recently issued an Opinion<sup>6</sup> regarding Act 10 in which she held that it was unconstitutional. We find this Opinion to be persuasive; however, it is ultimately distinguishable because of significant differences in material facts. The most distinguishable fact from the instant case and *Commonwealth v. Landis* is that the defendant in *Landis* had already finished his proscribed registration period when Act 10 was passed and the new registration requirements were imposed.

In determining whether or not SORNA violated federal *ex post facto* laws, the court in *Muniz* initially looked at whether the General Assembly's "intent was to impose punishment, and, if not, whether the statutory scheme is nonetheless so punitive either in purpose or effect as to negate the legislature's non-punitive intent."<sup>7</sup> The stated purpose of Act 10 by the General Assembly is to "Protect the safety and general welfare of the people of this Commonwealth by providing for registration, community notification and access to information regarding sexually violent predators and offenders who are about to be released from custody and will live in or near their neighborhood."<sup>8</sup> Additionally, they explicitly state that Act 10 "shall not be construed as punitive."<sup>9</sup> Were we to take this stated intent at face value our analysis would end there. However, the language of SORNA also stated that it was not to be construed as punitive and it was ultimately found to be punitive. As such, we carry on to the next stage of the analysis.

The court in *Muniz* applied the seven-factors laid out in *Mendoza-Martinez* when analyzing the punitive nature of an allegedly non-punitive statute. Those seven factors are:

- 1) whether the sanction involves an affirmative disability or restraint; 2) whether it has historically been regarded as a punishment; 3) whether it comes into play only upon a finding of *scienter*; 4) whether its operation will promote the traditional aims of punishment – retribution and deterrence; 5) whether the behavior to which it applies is already a crime; 6) whether an alternative purpose to which it may be rationally be connected is assignable for it; and 7) whether it appears excessive in relation to the alternative purpose assigned.<sup>10</sup>

We look at each of these factors in turn.

**I. Whether the sanction involves an affirmative disability or restraint:**

The Court in *Muniz* found this factor in favor of Defendant. Under SORNA, a Tier III sexual offender had to report quarterly for his lifetime. There were also additional reporting requirements for enumerated life changes<sup>11</sup>. SORNA afforded no opportunity for an offender to ever be allowed to end their registration requirement. The appellant in *Muniz* was a Tier III sexual offender and as such would have been subject to those reporting requirements.

Under Act 10, the only offenders who have to register quarterly are Sexually Violent Predators<sup>12</sup>. All other offenders have to register annually<sup>13</sup>. All offenders are still required to notify the state police within three days of certain enumerated life changes happen; however, this notification does not need to be done in person<sup>14</sup>. Additionally, Act 10 does afford the opportunity for an offender to end their registration requirement. After 25 years, an offender may file a petition to be removed from registration requirements if during that time they have not been convicted of an offense punishable of more than one year in jail<sup>15</sup>. These registration requirements are less onerous than the requirements under SORNA.

Like in *Muniz*, the defendant in the instant case is also a Tier III sexual offender. Defendant has not been found to be a Sexually Violent Predator. Unlike the appellant in *Muniz*, the defendant in the instant case will only have to register annually. Additionally, he will not be subject to the additional registration requirements that were present under SORNA. Defendant will have the opportunity to be removed from the Act 10 registration requirements 25 years after he is released from his current sentence of incarceration provided that he is not convicted of any other crimes punishable by more than one year of incarceration.

We find that there has been a considerable change in the registration requirements that existed under SORNA. Consequently, we find this factor is not in favor of Act 10's effect being punitive.

**II. Whether it has historically been regarded as a punishment:**

There are two parts that must be considered for this element. First, whether or not registration has historically been regarded as a punishment. Second, whether or not the online dissemination of information is akin to traditional shaming punishments. We will look at each of these in turn.

Turning first to whether or not registration has historically been regarded as a punishment. The Court in *Muniz* found that the registration conditions under SORNA were like the requirements one would face in a probationary sentence. That is, under SORNA an offender had to "appear at a designated facility a minimum of 100 times over the next 25 years. . . greatly resembles the periodic meetings with probation officers imposed on probationers."<sup>16</sup> We agree that if an offender had to register as frequently as they did under SORNA that would be more akin to probation. However, that is not the frequency that is required under Act 10.

As previously stated, Act 10 only requires the defendant to appear once a year. Defendant argues that this is "not much of a reduction."<sup>17</sup> That argument is disingenuous. Under Act 10, Defendant will have a standard registration requirement that is only a quarter of what it was under SORNA, which is a significant reduction. The reduction in the amount of times that an offender is required to register is a material difference from the registration requirement under SORNA, making the requirement less probationary and therefore less like a traditional punishment.

Now we turn to the online dissemination of information aspect of the requirement<sup>18</sup>. The Court in *Muniz* acknowledges that the United States Supreme Court found the dissemination of the same information was not public shaming<sup>19</sup>. They went on to say that the technological environment had shifted from the time *Smith* was decided in 2003 to when *Muniz* was decided in 2017 and therefore the increased possibility of the general public seeing the information was more likely to cause ostracism and harassment which makes it more like the colonial-era public shaming punishments<sup>20</sup>. Ultimately, the Court in *Muniz* found this factor weighed in favor of SORNA being punitive<sup>21</sup>.

The biggest difference between the information that was disseminated under SORNA and Act 10 is that, under SORNA, the information included whether or not the offender was a Sexually Violent Predator. However, that does not apply to Defendant as he was not found to be a Sexually Violent Predator. So the information that would be available to the public about Defendant now would be the same information that would have been available to the public under SORNA.

The Commonwealth argues that a lot of this information is already public information that is easily attainable<sup>22</sup>; in fact, most people post this

information on their social media pages. We agree with Defendant that some of the information may not be as easily attainable as the Commonwealth suggests<sup>23</sup>. However, we ultimately disagree that the online dissemination of information is public shaming. Public shaming infers that the shaming is somehow actively being done and observed by the person being shamed. This is not Cersei Lannister being paraded down the street with the bell of shame being rung. Nor is it having rotten vegetables being rained down on a person locked in the stocks. Having information listed on a website is passive; a member of the public has to take it upon themselves to go and seek the information for themselves. The dissemination of information online does not conform with the colonial-era public shaming punishment.

We find this factor weighs against finding Act 10's effect to be punitive because the registration requirement is no longer akin to probationary punishment and the passive publication of information online is not public shaming.

**III. Whether it comes into play only upon a finding of scienter:**

The Court in *Muniz* did not analyze this factor as they found it was of little significance in determining whether or not SORNA was punitive<sup>24</sup>. We agree with the *Muniz* Court and as such do not take this factor into consideration when determining whether the effects of Act 10 are punitive.

**IV. Whether its operation will promote the traditional aims of punishment – retribution and deterrence:**

The Court in *Muniz* found this factor to be in favor of finding SORNA punitive<sup>25</sup>. They considered the length of registration, the in-person reporting requirements, the information that is displayed online, and what offenses require registration under SORNA<sup>26</sup>.

Most of the elements of SORNA that the *Muniz* court focused on were changed significantly under Act 10. The length of registration can be appealed after 25 years<sup>27</sup>; it is no longer a lifetime requirement with no chance for reprieve. There is no longer a requirement to appear in person for things like a change of address, change of employer, etc.; however, the offender does still need to inform the State Police of these changes<sup>28</sup>. There are now fewer crimes that require registration; the crimes that remain are nearly all felonies, most of the crimes that were misdemeanors that required registration were removed<sup>29</sup>. This factor in particular was noted by the *Muniz* Court as having a strong deterrent effect<sup>30</sup>. As that is changed, the deterrent effect is now lessened. We agree with the Commonwealth's argument that the changes made under Act 10 differentiate it from SORNA and are less likely to promote the traditional aims of punishment.

Regarding Defendant's argument that the dissemination of information has a retributive effect, we have already concluded this does not constitute public shaming and most of it is already public information. Defendant also references the time for with Subchapter I applies in terms of its alleged retributive effects. Subchapter I applies to crimes committed between April 22, 1996 and December 20, 2012<sup>31</sup>. The crime Defendant committed occurred sometime between December 16, 2011 and December 17, 2011. Defendant did not plead guilty until November 23, 2016 because of his own choice to run from the authorities. In cases like this there is not a retributive effect, even though the crime was committed nearly ten years ago, because Defendant was not convicted until more recently due to his own decision to avoid apprehension<sup>32</sup>.

We find this factor weighs against Act 10 having a punitive effect because Act 10 removes the mandatory requirement to appear in person for enumerated life changes, creates the ability for offenders to apply to have their registration requirement removed after 25 years, and reduces the number of crimes for which registration is a requirement; the cumulative effect of these changes makes it less likely for Act 10 to promote the traditional aims of punishment

**V. Whether the behavior to which it applies is already a crime:**

The Court in *Muniz* did not analyze this factor as they found it was of little significance in determining whether or not SORNA was punitive<sup>33</sup>. We agree with the *Muniz* Court and as such do not take this factor into consideration when determining whether the effects of Act 10 are punitive.

**VI. Whether an alternative purpose to which it may be rationally connected is assignable for it:**



It is axiomatic that the intent of the legislature was to create a registration system that promotes the health and welfare of the community. This was acknowledged by the Court in *Muniz*<sup>34</sup>. The *Muniz* Court also recognized that a multitude of studies have been done regarding the effectiveness of a sex offender registration system and ultimately it is up to the General Assembly to analyze them and implement an effective strategy. The *Muniz* Court found this factor to weigh against SORNA being punitive<sup>35</sup>.

Defendant cites a number of similar studies as the appellant in *Muniz*. We find these studies to be unpersuasive, especially with no expert testimony to back them. Additionally, we agree with the Commonwealth's argument and the *Muniz* Court's decision that with studies such as these, it is a matter for the General Assembly<sup>36</sup>.

Accordingly, we find this factor weighs against finding Act 10 to be punitive.

#### **VII. Whether the statute is excessive in relation to the alternative purpose assigned**

The alternative purpose of the sexual offender registration is to promote the safety and welfare of the community. There were two things that the Court in *Muniz* considered in finding SORNA excessive in relation to the alternative purpose assigned. First, the fact that the lifetime registration, with no mechanism for the requirement to be revoked. Second, the inclusion of offenses that are not sexual in nature. The Court found this was over-inclusive and thus excessive<sup>37</sup>.

In contrast to SORNA, Act 10 does have a mechanism for the registration requirement to be revoked. After 25 years, an offender may petition to be removed from the registration requirement. Second, Act 10 includes only two offenses that are not sexual in nature, kidnapping and luring a child. Defendant's repeated argument that a once-a-year registration requirement is burdensome is unpersuasive; it is no more a burden than the requirement for Pennsylvanian's to get their annual car inspection. We also disagree that the current offenses for which registration is a requirement is excessive.

Ultimately, we find that Act 10 is not excessive in relation to the alternative purpose, that is, the safety and welfare of the community, therefore this factor does not weigh in favor of Act 10 being punitive.

#### **Conclusion**

For the foregoing reasons we find that Act 10 is not punitive and therefore does not violate the *ex post facto* clauses of the United States and Pennsylvania Constitutions. Defendant shall register as a sexual offender as required by Act 10.

Copies of this Order and Opinion in Support of Order shall be sent to the York County District Attorney's Office, Caleb Enerson of the Pennsylvania Attorney General's Office and Brian McNeil of the York County Public Defender's office.

**BY THE COURT:**

**HARRY M. NESS, JUDGE**

Dated: February 21, 2019

#### **FOOTNOTES**

<sup>1</sup> In *Commonwealth v. Muniz*, 164 A.3d 1189 (Pa. 2017), the Pennsylvania Supreme Court held that retroactive application of SORNA's registration provisions violates the *ex post facto* clauses of the United States and Pennsylvania Constitutions

<sup>2</sup> *Commonwealth v. Thomas Javier Quintanilla-Pineda*, No. 736 MDA 2017, (Pa. Super. March 29, 2018)

<sup>3</sup> *Id.*

<sup>4</sup> The legislature passed Act 10 to correct the unconstitutional elements of SORNA. Whether they actually succeeded remains to be seen.

<sup>5</sup> *Commonwealth v. Butler*, No. 25 WAP 2018; *Commonwealth v. LaCombe*, No. 35 MAP 2018.

<sup>6</sup> *Commonwealth v. Landis*, No. CP-67-CR-2893-1996, (Ct. Com. Pl., December 31, 2018).

<sup>7</sup> *Muniz*, citing *Williams II*, 832 A.2d at 971

<sup>8</sup> 42 Pa.C.S. §9799.51(b)(1)

<sup>9</sup> 42 Pa.C.S. §9799.51(b)(2)

<sup>10</sup> *Muniz* at 1200, citing *Mendoza-Martinez* 372 U.S. at 168-169, 83 S.Ct. 554

<sup>11</sup> Such life changes include change of address, change of employment, or changing his appearance.

<sup>12</sup> 42 Pa. C.S. §9799.60(a)

<sup>13</sup> 42 Pa. C.S. §9799.60(b)

<sup>14</sup> 42 Pa. C.S. §9799.56(a)(2)

<sup>15</sup> 42 Pa. C.S. §9799.59(a)(1)

<sup>16</sup> *Muniz* at 1213, citing *Commonwealth v. Perez*, 97 A.3d 747 (Pa. Super 2014).

<sup>17</sup> Defendant's Reply to Pennsylvania State Police's Memorandum of Law in Opposition to Defendant's Motion to Bar Sex Offender Registration on Resentencing, at 2

<sup>18</sup> The information that defendant is required to share is: name and aliases, year of birth, home address, school address – if a student, employment address, photograph, physical description, identifying marks – including scars, birthmarks and tattoos, the license plate number and description of a vehicle owned or registered to the offender, whether they are complaint with registration requirements, whether the victim is a minor, the offenses which triggered registration requirements, the date of the offense and conviction, and if the offender is incarcerated, the name of the prison. 42 Pa. C.S. §9799.63

<sup>19</sup> *Muniz* at 1212, citing *Smith v. Doe*, 123 S. Ct. 1140.

<sup>20</sup> *Muniz* at 1212

<sup>21</sup> *Id.* at 1213

<sup>22</sup> Pennsylvania Office of Attorney General and Pennsylvania State Police's Memorandum of Law in Opposition to Defendant's Motion to Bar Sex Offender Registration on Resentencing, at 5

<sup>23</sup> Defendant's Reply, at 4

<sup>24</sup> *Muniz* at 1214

<sup>25</sup> *Id.* at 1216

<sup>26</sup> *Id.* at 1215

<sup>27</sup> 42 Pa. C.S. §9799.59(a)(1)

<sup>28</sup> 42 Pa. C.S. §9799.53(a)(2)

<sup>29</sup> 42 Pa. C.S. §9799.54-56

<sup>30</sup> *Muniz* at 1215

<sup>31</sup> 42 Pa. C.S.A. §9799.52

<sup>32</sup> We find this to be the major distinction between the instant case and the recently decided *Commonwealth v. Landis*. In that case, the defendant was found guilty on March 11, 1997. On December 3, 2012, when the defendant was notified of the requirement to register under SORNA, he had already fulfilled a ten year registration requirement pursuant to Megan's Law I. In that instance, where the registration requirement had already been fulfilled and the date of conviction was so remote the application of Act 10 had a more significant retributive effect.

<sup>33</sup> *Muniz* at 1216

<sup>34</sup> *Id.*

<sup>35</sup> *Id.* at 1217

<sup>36</sup> Pennsylvania Attorney General and Pennsylvania State Police's Memo at 7, citing *Muniz* at 1217

<sup>37</sup> *Muniz* at 1217

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## ESTATE NOTICES

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## FIRST PUBLICATION

## ESTATE OF DONALD E. BEAVERSON, DECEASED

Late of West Manchester Twp., York County, PA.  
Executors: Mary Ann Beaverson and Jerry L. Beaverson, 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

03.21-3t

## ESTATE OF MARIE B. BENNER, DECEASED

Late of North Codorus Twp., York County, PA.  
Co-Executors: Melissa A. Renzulli and Mark A. Benner, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210

Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210

03.21-3t

## ESTATE OF JERRY C. BERWAGER a/k/a JERRY CURTIS BERWAGER, DECEASED

Late of Hanover Borough, York County, PA.  
Executor: Teresa Ann Riedel, 7 Two Taverns Road, Gettysburg, PA, 17325 and Sandra Elizabeth Buchma, 200 Drummer Drive, New Oxford, PA, 17350

Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331

03.21-3t

## ESTATE OF ARLENE BOLTON, a/k/a ARLENE J. BOLTON, DECEASED

Late of York City, York County, PA.  
Executrix: Ida Berkheimer, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2994

03.21-3t

## ESTATE OF JOANN R. HARTMAN, DECEASED

Late of Spring Garden Twp., York County, PA.  
Executor: Stewart E. Hartman, Jr., c/o 135 North George Street, York, PA 17401

Attorney: Timothy Bupp, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401

03.21-3t

## ESTATE OF MARY L. HERSEY, DECEASED

Late of York Twp., York County, PA.  
Executrix: Sandra Stambaugh, 155 Country Club Road, Red Lion, PA 17356

Attorney: Clayton A. Lingg, Esquire, MOONEY & ASSOCIATES, 230 York Street, Hanover, PA 17331

03.21-3t

## ESTATE OF BETTY M. HOOVER, DECEASED

Late of York County, PA.

Administrator-Executor: Charles L. Hoover & John M. Hoover, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402

Attorney: Betty Hoover, Esquire, Bellomo & Associates, 3198 East Market Street, York, PA 17402

03.21-3t

## ESTATE OF LOIS A. MANIFOLD, DECEASED

Late of York Twp., York County, PA.

Co-Executrices: Carol A. Lutz and Rebecca L. Wolford, 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 17401-2994

03.21-3t

## ESTATE OF JOANN S. MOUL, DECEASED

Late of York Twp., York County, PA.  
Co-Executrices: Jamie Moul and Julie Moul Gardner, 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

03.21-3t

## ESTATE OF THERESA L. ROCK, DECEASED

Late of North York Borough, York County, PA.  
Executrix: Patricia M. Rowbottom, 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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Late of York Twp., York County, PA.

Executrix: Beth A. Shaw, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210

Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210

03.21-3t

## ESTATE OF FAYE H. STAMBAUGH, DECEASED

Late of Hanover Borough, York County, PA.  
Executor: Jonathan Ingram, c/o 118 Carlisle St. Ste. 202, Hanover, PA 17331

Attorney: Donald W. Dorr, Esquire, 118 Carlisle St. Ste. 202, Hanover, PA 17331

03.21-3t

## ESTATE OF NORMA J. STERNER, a/k/a NORMA J. SMITH, DECEASED

Late of Springettsbury Twp., York County, PA.  
Executor: Jon L. Sterner, 75 Bridlewood Way, B 32, York, PA 17402

03.21-3t

## ESTATE OF HELEN F. STILES, DECEASED

Late of Windsor Twp., York County, PA.  
Executor: Ronald Barry Stiles, 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

03.21-3t

## ESTATE OF DAVID J. SWIFT, DECEASED

Late of Wrightsville Borough, York County, PA.  
Administrator-Executor: Christina Leiphart, c/o Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601

Attorney: Russell, Krafft & Gruber, LLP, 930 Red Rose Court, Suite 300, Lancaster, PA 17601

03.21-3t

## ESTATE OF B. MARIE WALKER, a/k/a BESSIE MARIE WALKER, DECEASED

Late of Jacobus Borough, York County, PA.  
Executrix: Brenda Elaine Snyder, c/o Goldfein and Joseph, P.C., 138 East Market Street, York, PA 17401

Attorney: Leo E. Gribbin, Esquire, Goldfein and Joseph, P.C., 138 East Market Street, York, PA 17401

03.21-3t

## ESTATE OF LEONARD JAMES WIRICK a/k/a LEONARD J. WIRICK, DECEASED

Late of West Manchester Twp., York County, PA.  
Executor: Kimberly Ann Jones, 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

03.21-3t

## ESTATE OF CHARLOTTE M. YOUNG, DECEASED

Late of York City, York County, PA.  
Executrix: Sandra J. Andrews, c/o Gettle & Veltri, 13 East Market Street, York, PA 17401

Attorney: Gregory E. Gettle, Esquire, Gettle & Veltri, 13 East Market Street, York, PA 17401

03.21-3t

## SECOND PUBLICATION

## ESTATE OF YVONNE C. ARNOLD, DECEASED

Late of Hellam Twp., York County, PA.  
Administrator-Executor: Steven D. Arnold, c/o 50 East Market Street, Hellam, PA 17406

Attorney: Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406

03.14-3t

## ESTATE OF DONNA L. CLARK, DECEASED

Late of Dover Twp., York County, PA.  
Executors: Lori Krebs and Dennis L. Clark, II, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356

Attorney: David M. Laucks, Esquire, LAUCKS & LAUCKS, PC, 105 West Broadway, Red Lion, PA 17356

03.14-3t

## ESTATE OF PHYLLIS S. FRY, DECEASED

Late of Penn Twp., York County, PA.  
Executor: James T. Yingst, 40 York Street, Hanover, PA 17331

Attorney: Matthew L. Guthrie, Esquire, Barley Snyder, 40 York Street, Hanover, PA 17331

03.14-3t

ESTATE OF MARK E. GEBAUER a/k/a  
MARK ERIC GEBAUER, DECEASED  
Late of Fairview Twp., York County, PA.  
Executrix: Catherine S. Gebauer, 104 Turtle  
Hollow Dr., Lewisberry, PA 17339  
Attorney: Bridget M. Whitley, Esquire,  
Skarlatos Zonarich, 320 Market St., Ste.  
600 W., Harrisburg, PA 17101 03.14-3t

ESTATE OF BEVERLY A. HOFFMAN, a/k/a  
BEVERLY ANN HOFFMAN, DECEASED  
Late of West Manchester Twp., York County, PA.  
Co-Executrices: Valerie Lynn Diehl, f/k/a  
Valerie Lynn Remmey and Jodi Lynn  
Shaffer c/o MPL LAW FIRM, LLP, 137  
East Philadelphia Street, York, PA 17401-  
2424  
Attorney: John D. Miller, Jr., Esquire, MPL  
LAW FIRM, LLP, 137 East Philadelphia  
Street, York, PA 17401-2424 03.14-3t

ESTATE OF GEORGE M. JOHNSON,  
DECEASED  
Late of York Twp., York County, PA.  
Co-Executors: Dennis E. Johnson and  
Matthew S. Johnson, 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 03.14-3t

ESTATE OF JANET JUNE LAHR a/k/a  
JANET J. LAHR, DECEASED  
Late of Newberry Twp., York County, PA.  
Executor: Steven C. Lahr, c/o Law Offices of  
Craig A. Diehl, 3464 Trindle Road, Camp  
Hill, PA 17011  
Attorney: Craig A. Diehl, Esquire, CPA, Law  
Offices of Craig A. Diehl, 3464 Trindle  
Road, Camp Hill, PA 17011 03.14-3t

ESTATE OF ANDREW K. MANDICH, a/k/a  
ANDREW KINGSLEY MANDICH AND  
ANDY MANDICH, DECEASED  
Late of Dover Twp., York County, PA.  
Administratrix: Sara Connelly, 3623 Baytree  
Street, Pittsburgh, PA 15214  
Attorney: Terence J. Barna, Esquire,  
**BENNLAWFIRM**, 103 East Market  
Street, P.O. Box 5185, York, PA 17405-  
5185 03.14-3t

ESTATE OF RAY W. NONEMAKER,  
DECEASED  
Late of Windsor Twp., York County, PA.  
Co-Executrices: Lori J. Root and Teresa M.  
Ferro, 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 03.14-3t

ESTATE OF WILIAM E. RANDLE SR.,  
DECEASED  
Late of York City, York County, PA.  
Administrator-Executor: William E. Randle  
Jr., 475 Rocky Ridge Rd., Denver, PA  
17517 03.14-3t

ESTATE OF ROMAINE L. REINDOLLAR,  
DECEASED  
Late of North Codorus Twp., York County, PA.  
Administrator-Executor: Annette Reiersen,  
475 W. 12th Avenue, 5E, Denver, CO  
80204  
Attorney: Mark Woodbury, III, Esquire, 322  
West Market St., York, PA 17401 03.14-3t

ESTATE OF FLORUS I. SALTZGIVER,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Administrator: Alan D. Saltzgiver, c/o Stock  
and Leader, 221 West Philadelphia Street,  
Suite 600, York, PA 17401-2994  
Attorney: J. Ross McGinnis, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite 600, York, PA  
17401-2994 03.14-3t

ESTATE OF LESTER J. SALTZGIVER,  
DECEASED  
Late of Dover Twp., York County, PA.  
Administrator: John L. Saltzgiver, 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 03.14-3t

ESTATE OF GHULAM SARWAR,  
DECEASED  
Late of York County, PA.  
Administrator: Ghazanfar Ali, c/o Julieanne  
E. Steinbacher, Esquire, Steinbacher,  
Goodall & Yurchak, 413 Washington  
Boulevard, Williamsport, PA 17701  
Attorney: Julieanne E. Steinbacher, Esquire,  
Steinbacher, Goodall & Yurchak, 413  
Washington Boulevard, Williamsport, PA  
17701 03.14-3t

ESTATE OF ELAINE M. SMALL,  
DECEASED  
Late of New Freedom Borough, York  
County, PA.  
Administrator-Executor: Linda Small, 7  
Leader Rd., New Freedom, PA 17349  
03.14-3t

ESTATE OF JAMES SAMUEL SMITH,  
DECEASED  
Late of Dover Twp., York County, PA.  
Administratrix: Leslie Sue Kaufman, c/o 135  
North George Street, York, PA 17401  
Attorney: Timothy Bupp, Esquire, CGA Law  
Frm, PC, 135 North George Street, York,  
PA 17401 03.14-3t

ESTATE OF WOODROW CLIFTON SNELL,  
DECEASED  
Late of Dallastown Borough, York County, PA.  
Executrix: Lynne Kinard Uffelman, a/k/a  
Lynne A. Uffelman, c/o Richard R. Reilly,  
Esquire, 54 North Duke Street, York, PA  
17401-1210  
Attorney: Richard R. Reilly, Esquire, 54  
North Duke Street, York, PA 17401-1210  
03.14-3t

ESTATE OF MAMIE L. STERNER,  
DECEASED  
Late of York City, York County, PA.  
Executor: Stephen L. Sterner, c/o 25 North  
Duke Street, Suite 202, York, PA 17401  
Attorney: Charles J. Long, Esquire, 25 North  
Duke Street, Suite 202, York, PA 17401  
03.14-3t

ESTATE OF JOANN E. UTLEY, DECEASED  
Late of Dover Twp., York County, PA.  
Co-Executors: Robert H. Utley, Jr. and  
Timothy R. Utley, c/o 135 North George  
Street, York, PA 17401  
Attorney: Craig S. Sharnetzka, Esquire, CGA  
Law Firm, PC, 135 North George Street,  
York, PA 17401 03.14-3t

#### Richards Family Living Trust

Notice is hereby given that Elizabeth C.  
Richards of Carroll Township, York County,  
Pennsylvania, has died, that during her lifetime  
she established the Richards Family Living Trust,  
and that all persons indebted to her are requested  
to make immediate payment and those having  
claims against her are requested to present them  
for settlement without delay to:

Sandra R. Strausbaugh, Trustee  
c/o Mark E. Halbruner, Esquire  
Halbruner, Hatch & Guise, LLP  
2109 Market Street  
Camp Hill PA 17011

03.14-3t

### THIRD PUBLICATION

ESTATE OF JAY R. BAIR, a/k/a JAY R. BAIR,  
SR., DECEASED  
Late of Hellam Twp., York County, PA.  
Executor: Deborah C. Bair, c/o 118 Carlisle  
St., Suite 202, Hanover, PA 17331  
Attorney: Donald W. Dorr, Esquire, 118  
Carlisle St., Suite 202, Hanover, PA 17331  
03.07-3t

ESTATE OF RUTH H. BARGER, DECEASED  
Late of Carroll Twp., York County, PA.  
Administrator C.T.A.: Robert A. Ebner, c/o  
Benn Law Firm, Wm. D. Schrack, III,  
Esq., of Council, 124 West Harrisburg  
Street, Dillsburg, PA 17019-1268  
Attorney: Wm. D. Schrack, III, Esquire,  
of Council, 124 West Harrisburg Street,  
Dillsburg, PA 17019-1268 03.07-3t

ESTATE OF NANCY Z. BUCK, a/k/a NANCY  
JANE BUCK, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Georgette E. Wolf, a/k/a Georgette  
Freed Wolf, c/o 2025 E. Market Street,  
York, PA 17402  
Attorney: Richard H. Mylin, III, Esquire,  
2025 E. Market Street, York, PA 17402  
03.07-3t

ESTATE OF ESTHER E. DRAISEY,  
DECEASED  
Late of Fairview Twp., York County, PA.  
Administrator-Executor: Thomas E. Draisey,  
c/o Adam R. Deluca, Esq., 61 West  
Louthier Street, Carlisle, PA 17013  
Attorney: Adam R. Deluca, Esquire, Allied  
Attorneys of Central PA, LLC, 61 West  
Louthier Street, Carlisle, PA 17013  
03.07-3t



ESTATE OF GERALDINE M. EMIG, a/k/a  
GERALDINE EMIG, DECEASED  
Late of Dover Twp., York County, PA.  
Executrix: Gail M. Rohrbaugh, c/o Richard  
R. Reilly, Esquire, 54 North Duke Street,  
York, PA 17401-1210  
Attorney: Richard R. Reilly, Esquire, 54  
North Duke Street, York, PA 17401-1210  
03.07-3t

ESTATE OF MILDRED MARIE ESHELMAN,  
a/k/a MILDRED M. ESHELMAN AND  
MILLIE ESHELMAN, DECEASED  
Late of City of York, York County, PA.  
Co-Executors: David L. Eshelman, 1100  
Hollywood Terrace, York, PA 17403 and  
Debra E. Raver  
Attorney: Terence J. Barna, Esquire,  
**BENNLAWFIRM**, 103 East Market  
Street, P.O. Box 5185, York, PA 17405-  
5185 03.07-3t

ESTATE OF DEBORAH A. FLINT,  
DECEASED  
Late of York City, York County, PA.  
Executor: Charles T. Harris, III, c/o Gettle  
& Veltri, 13 East Market Street, York, PA  
17401  
Attorney: Gregory E. Gettle, Esquire, Gettle  
& Veltri, 13 East Market Street, York, PA  
17401 03.07-3t

ESTATE OF JANICE L. GLADFELTER,  
DECEASED  
Late of West Manchester Twp., York County, PA.  
Executors: Linda L. Berkheimer and Susan  
E. Shue, c/o 25 North Duke Street, Suite  
202, York, PA 17401  
Attorney: Charles J. Long, Esquire, 25 North  
Duke Street, Suite 202, York, PA 17401  
03.07-3t

ESTATE OF MILDRED G. HUFNAGEL, a/k/a  
MILDRED L. HUFNAGEL, DECEASED  
Late of Glen Rock Borough, York County, PA.  
Executor: Brandon C. Hufnagel, c/o Stock  
and Leader, 221 West Philadelphia Street,  
Suite 600, York, PA 17401-2994  
Attorney: Jody Anderson Leighty, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite 600, York, PA  
17401-2994 03.07-3t

ESTATE OF RAE S. KAUFFMAN,  
DECEASED  
Late of York Twp., York County, PA.  
Administratrix: Ellen Rae Zeigler, c/o 48  
South Duke Street, York, PA 17401  
Attorney: Bruce C. Bankenstein, Esquire, 48  
South Duke Street, York, PA 17401  
03.07-3t

ESTATE OF JOHN H. RHODES JR., a/k/a  
JOHN HENRY RHODES JR., DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: George D. Rhodes, 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  
03.07-3t

ESTATE OF DIANA ELIZABETH ROELKE,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Administrators: Roger E. Meyers & Wendy  
J. Lease, 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  
03.07-3t

ESTATE OF DEBORAH J. RUSH,  
DECEASED  
Late of Dover Twp., York County, PA.  
Executor: Sharon Eyster, c/o Alex E. Snyder,  
Esquire, 100 E. Market Street, York, PA  
17401  
Attorney: Alex E. Snyder, Esquire, Barley  
Snyder LLP, 100 E. Market Street, York,  
PA 17401 03.07-3t

ESTATE OF MILDRED G. SHARRETT, a/k/a  
MILDRED E. SHARRETT, DECEASED  
Late of Hopewell Twp., York County, PA.  
Executor: James F Dawson, Jr., 59  
Wethersfield Drive, New Freedom, PA  
17349  
Attorney: John Crabbs, Esquire, Crabbs  
& Crabbs, 202 Broadway, Hanover, PA  
17331 03.07-3t

ESTATE OF CLYDE ALAN SMILEY,  
DECEASED  
Late of Fairview Twp., York County, PA.  
Executor: David L. Smiley, c/o Richard  
W. Stewart, Attorney, Johnson, Duffie,  
Stewart & Weidner, 301 Market Street,  
P.O. Box 109, Lemoyne, PA 17043  
Attorney: Richard W. Stewart, Esquire,  
Johnson, Duffie, Stewart & Weidner, 301  
Market Street, P.O. Box 109, Lemoyne, PA  
17043 03.07-3t

ESTATE OF LOIS F. SPREngle,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Co-Executors: Gary E. Sprengle and Chris  
W. Sprengle, 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 03.07-3t

ESTATE OF MERLE S. SWOPE, DECEASED  
Late of Springfield Twp., York County, PA.  
Co-Executrices: Gloria A. Boyer and Shirley  
J. Wright, c/o Bellomo & Associates,  
LLC, 3198 East Market Street, York, PA  
17402  
Attorney: Irene N. Sartalis, Esquire, Bellomo  
& Associates, LLC, 3198 East Market  
Street, York, PA 17402 03.07-3t

ESTATE OF RICHARD R. WANTZ, a/k/a  
RICHARD R. WANTZ, SR., DECEASED  
Late of York Twp., York County, PA.  
Executrix: Lynda A. Brown, 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  
03.07-3t

ESTATE OF ROBERT D. WARNER a/k/a  
ROBERT DUANE WARNER, DECEASED  
Late of York Twp., York County, PA.  
Administratrix: Jenny Lynn Zech, 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 03.07-3t

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**CIVIL NOTICES**

**ACTION IN MORTGAGE FORECLOSURE**

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA CIVIL ACTION – LAW**

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK COUNTY

No. 2018-SU-002142

DITECH FINANCIAL LLC  
Plaintiff

v.

THE JOHN MACK TEMPLE REVOCABLE TRUST,  
UNKNOWN SUCCESSOR TRUSTEES OF THE JOHN MACK TEMPLE REVOCABLE TRUST,  
UNKNOWN BENEFICIARIES OF THE JOHN MACK TEMPLE REVOCABLE TRUST,  
JENNIFER FOUGHT, in her capacity as Heir of SUSAN BROWN A/K/A SUSAN GAIL BROWN, Deceased  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SUSAN BROWN A/K/A SUSAN GAIL BROWN, DECEASED

Defendants

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SUSAN BROWN A/K/A SUSAN GAIL BROWN, DECEASED

You are hereby notified that on August 14, 2018, Plaintiff, DITECH FINANCIAL LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of YORK County Pennsylvania, docketed to No. 2018-SU-002142. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 113 SUSQUEHANNA ROAD, DELTA, PA 17314-8885 whereupon your property would be sold by the Sheriff of YORK County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney

and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Notice to Defend:  
Lawyer Referral Service  
York Legal Referral  
137 East Market Street  
York, PA 17401  
Telephone (717) 854-8755 x201

03.21-1t

Solicitor

Court of Common Pleas  
York County  
Civil Action – Law  
No. 2018-SU-003091

Notice of Action in Mortgage Foreclosure  
Freedom Mortgage Corporation, Plaintiff vs.  
Antoinette M. Sacco, Mortgagor and Real  
Owner, Defendant

To: Antoinette M. Sacco, Mortgagor and Real Owner, Defendant, whose last known address is 829 East Philadelphia Street, York, PA 17403. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Freedom Mortgage Corporation, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of York County, PA, docketed to No. 2018-SU-003091, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 829 East Philadelphia Street, York, PA 17403, whereupon your property will be sold by the Sheriff of York County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If

you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Lawyer Referral Service of The York County Bar Assn. (Atty. Connections), York County Bar Center, 137 E. Market St., York, PA 17401, 717.854.8755. Michael T. McKeever, Atty. for Plaintiff, KML Law Group, P.C., Ste. 5000, Mellon Independence Center, 701 Market St., Phila., PA 19106, 215.627.1322.

03.21-1t

Solicitor

Court of Common Pleas  
York County  
Civil Action – Law  
No. 2018-SU-002486

Notice of Action in Mortgage Foreclosure  
M&T Bank, Plaintiff vs. Darwin A. Dunlap, Jr., Solely in His Capacity as Heir of Darwin A. Dunlap, Sr., Deceased & The Unknown Heirs of Darwin A. Dunlap, Sr., Mortgagor and Real Owner, Defendant(s)

To: The Unknown Heirs of Darwin A. Dunlap, Sr., Mortgagor and Real Owner, Defendant, whose last known address is 617 East South Street, York, PA 17403. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, M&T Bank, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of York County, PA, docketed to No. 2018-SU-002486, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 617 East South Street, York, PA 17403, whereupon your property will be sold by the Sheriff of York County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Lawyer Referral Service of The York County Bar Assn. (Atty. Connections), York County Bar Center, 137 E. Market St., York, PA 17401, 717.854.8755. Michael T. McKeever, Atty. for Plaintiff, KML Law Group, P.C., Ste. 5000, Mellon Independence Center, 701 Market St., Phila., PA 19106, 215.627.1322.

03.21-1t

Solicitor

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW**

COURT OF COMMON PLEAS

CIVIL DIVISION

YORK COUNTY

No. 2019-SU-000008

SANTANDER BANK, N.A.  
Plaintiff

v.

VICTOR U. EZEIBE  
Defendant

**NOTICE**

To VICTOR U. EZEIBE

You are hereby notified that on January 3, 2019, Plaintiff, SANTANDER BANK, N.A, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of YORK County Pennsylvania, docketed to No. 2019-SU-000008. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at LOT 71 SPARROW DRIVE, A/K/A 2728 SPARROW DRIVE, YORK, PA 17408-4269 whereupon your property would be sold by the Sheriff of YORK County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Notice to Defend:  
Lawyer Referral Service  
York Legal Referral  
137 East Market Street  
York, PA 17401

Telephone (717) 854-8755 x201

03.21-1t

Solicitor

**ACTION TO QUIET TITLE**

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

No. 2018-SU-002733

Action in Quiet Title

530 Dallas Street  
City of York

UPI No. 12-424-21-0018-00-00000

Lemuria Investments, LP,  
Plaintiff

v.

Serena D. Woodyard,  
her heirs, successor, and assigns;  
Beneficial Consumer Discount Co., d/b/a  
Beneficial Mortgage Co. of Pennsylvania;  
OneMain Financial, Inc.;  
Midland Funding, LLC;  
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

**NOTICE**

To: Serena D. Woodyard, her heirs, successor, and assigns; AND Beneficial Consumer Discount Co., d/b/a Beneficial Mortgage Co. of Pennsylvania

**YOU ARE HEREBY NOTIFIED** that on October 17<sup>th</sup>, 2018, 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. 2018-SU-002733, wherein 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 530 Dallas Street, City of York, Pennsylvania, UPI No. 12-424-21-0018-00-00000, pursuant to the Deed dated September 10<sup>th</sup>, 2018, and recorded on October 4<sup>th</sup>, 2018, in Record Book 2490, Page 3250, in the York County Recorder of Deeds Office, granted to the Plaintiff, Lemuria Investments, LP.

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

03.21-1t

Solicitor

**ARTICLES OF INCORPORATION**

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania. The name of the corporation is Eventfully, Inc. A brief summary of the purpose for which the corporation was organized is to provide the service of connecting event vendors with clients. The corporation has been incorporated under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania Act of December 22, 1988.

03.21-1t

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NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Commonwealth of Pennsylvania, Department of State, at Harrisburg, Pennsylvania on March 1, 2019, for the purpose of obtaining a Certificate of Incorporation.

The name of the corporation organized under the Pennsylvania Business Corporation Law of 1988, Act of December 21, 1988, P.L. 1444, No. 177, as amended and supplemented, is

Rooosters, Inc.  
24 W. Siddonsburg Road  
Dillsburg, PA 17019

Duane P. Stone, Esquire  
Stone, Wiley, & Linsench P.C. 3 N.  
Baltimore Street  
Dillsburg, PA 17019

03.21-1t

Solicitor

**ARTICLES OF INCORPORATION  
NON-PROFIT CORPORATION**

NOTICE is hereby given that Articles of Incorporation [are to be filed] were filed with the Commonwealth of Pennsylvania on: 01/14/2019.

The name of the [proposed] corporation is: Reach One Teach One Ministries. The purpose[s] of the corporation is [are] to provide Christian discipleship ministries.

The corporation [is to be] has been incorporated under the provisions of the Nonprofit Corporation Law of 1988.

03.21-1t

Solicitor



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**CHANGE OF NAME**


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IN THE COURT OF COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 02/06/2019 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: DUSTI RAIN SARAH GETZ to: ELIJAH MALEC DARLING.

The Court has fixed the day of April 16, 2019 at 2:30 pm in Courtroom 5004 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.

03.21-1t Solicitor

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IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY PENNSYLVANIA

**NOTICE**

NOTICE IS HEREBY GIVEN that on the 6th day of February, 2019, the Petition of Matthew Patrick Wallman was filed in the Court of Common Pleas of York County, Pennsylvania, requesting a Decree to change his name from Matthew Patrick Wallman to Matthew Patrick Silver.

The Court has set the 16th day of April, 2019, at 3:00pm in Courtroom Number 5004, 5th Floor of the York County Judicial Center as the time and place for the Hearing of said Petition, when and where all persons may appear and show cause, should they have any, why the prayer of said Petition should not be granted.

Law Office of Michael R. Caum, P.C.  
Michael R. Caum, Esquire  
P.O. Box272  
York, Pennsylvania 17361  
(717) 227-8039

03.21-1t Solicitor

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IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY PENNSYLVANIA

**NOTICE**

NOTICE IS HEREBY GIVEN that on the 6th day of February, 2019, the Petition of Lawrence David Jenkins was filed in the Court of Common Pleas of York County, Pennsylvania, requesting a Decree to change his name from Lawrence David Jenkins to Lawrence David Buta.

The Court has set the 16th day of April, 2019, at 3:30pm in Courtroom Number 5004, 5th Floor of the York County Judicial Center

as the time and place for the Hearing of said Petition, when and where all persons may appear and show cause, should they have any, why the prayer of said Petition should not be granted.

Law Office of Michael R. Caum, P.C.  
Michael R. Caum, Esquire  
P.O. Box272  
York, Pennsylvania 17361  
(717) 227-8039

03.21-1t Solicitor

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**DISSOLUTION NOTICE**

NOTICE is hereby given in compliance with Section 1975 of the Business Corporation Law of December 21, 1988, P.L. 1444, as amended, that HENRY'S BEVERAGE, INC., a Pennsylvania business corporation, having its registered office at 2795 Mt. Rose Avenue, York, Pennsylvania 17402 will file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, pursuant to the provisions of the said Business Corporation Law, that its affairs have been wound up, and that its corporate existence will be terminated on the issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania.

MORRIS & VEDDER

03.21-1t Solicitor

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NOTICE IS HEREBY GIVEN THAT House of Brew, Inc., a Pennsylvania corporation, with a current address at 70 North Main Street, Spring Grove, PA 17362, and is engaged in winding up the affairs of the corporation under the provisions of the Pennsylvania Business Corporation Law, as amended, and will be filing Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania so as to end its existence.

BARLEY SNYDER  
Matthew L. Guthrie, Esquire  
40 York Street  
Hanover, PA 17331

03.21-1t Solicitor

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**FICTITIOUS NAME**

An application for registration of the fictitious name **58 Trucking**, 2640 Municipal Rd., Dover, PA 17315 has been filed in the Department of State at Harrisburg, PA, File Date 08/09/2018 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Paul J. Colie Sr., 2640 Municipal Rd., Dover, PA 17315.

03.21-1t Solicitor

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**SHERIFF'S SALE**

Notice of Action in  
Mortgage Foreclosure  
In the Court of Common Pleas of York  
County, Pennsylvania Civil Action-Law  
No. 2018-SU-001998  
Caliber Home Loans, Inc., Plaintiff  
Vs.  
Ryan Yoder, Defendant

Notice of Sheriff's Sale  
To: Ryan Yoder, Defendant  
Your house (real estate) at 625 Brook Circle, Wrightsville, PA 17368 is scheduled to be sold at York County Sheriff Sale June 10, 2019 at 2:00 P.M., York County Judicial Center, 45 North George Street, York, PA 17401 to enforce the court judgment of \$152,791.79 plus interest to the sale date obtained by Caliber Home Loans, Inc. against you.

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

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

1. The sale will be canceled if you pay back to Caliber Home Loans, Inc., the amount of the judgment plus costs or the back payments, late charges, costs and reasonable attorneys' fees due. To find out how much you must pay, you may call: Richard M. Squire, Esquire/Bradley J. Osborne, Esquire/Sarah McCaffery, Esquire/Jennie C. Shnyder, Esquire at (215) 886-8790.

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

3. You may be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

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

1. If the Sheriff's Sale is not stopped,



your property will be sold to the highest bidder. You may find out the price bid by calling the York County Sheriff's Office at 717-771-9601.

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

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call the York County Courthouse at (717)771-9601.

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

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

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than 30 days after the Sheriff's Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

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

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

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

Lawyer Reference Service  
Lawyer Reference Service of The York County Bar Association  
York County Bar Center  
137 East Market Street  
York, PA 17401  
717-854-8755

03.21-1t

Solicitor

Court of Common Pleas  
York County, Pennsylvania  
Civil Action-Law  
No. 2018-SU-002877

Notice of Action in Mortgage Foreclosure  
Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, Plaintiff vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Charles E. Rinehart, Deceased, Terry L. Rinehart, Known Heir of Charles E. Rinehart, Deceased, Debra A. Starner, Known Heir of Charles E. Rinehart, Deceased, Connie Keefauver, Known Heir of Charles E. Rinehart, Deceased and Carol R. Rinehart, Known Heir of Charles E. Rinehart, Deceased, Defendants

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

To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Charles E. Rinehart, deceased, Defendant(s), whose last known address is 428 South Baltimore Street, Dillsburg, PA 17019.

Your house (real estate) at 428 South Baltimore Street, Dillsburg, PA 17019, 20000C01070000000, is scheduled to be sold at Sheriff's Sale on 8/5/19, at 2:00 PM, at York County Judicial Center, 45 N. George St., York, PA 17401, to enforce the court judgment of \$118,607.64, obtained by Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust against you. - NOTICE OF OWNER'S RIGHTS - YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE - To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call 610.278.6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) - YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE - 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 610.278.6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 717.771.9601. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET**

LEGAL HELP. York County Lawyer Referral Service, 137 E. Market St., York, PA 17401, 717.854.8755. PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Nicole B. LaBletta, Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf, Attys. for Plaintiff, Shapiro & DeNardo, LLC, 3600 Horizon Dr., Ste. 150, King of Prussia, PA 19406, 610-278-6800.

03.21-1t

Solicitor

Court of Common Pleas  
York County, Pennsylvania  
Civil Action-Law  
No. 2018-SU-002996

Notice of Action in Mortgage Foreclosure  
Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, Plaintiff vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Arlene L. Seigman, Deceased, Terry Seigman a/k/a Terry E. Seigman, Known Heir of Arlene L. Seigman, Deceased and Tammy Terrazas a/k/a Tammy L. Terrazas, Known Heir of Arlene L. Seigman, Deceased, Defendants

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

To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Arlene L. Seigman, deceased, Defendant(s), whose last known address is 149 Meade Avenue, Hanover, PA 17331.

Your house (real estate) at 149 Meade Avenue, Hanover, PA 17331, 670000701830000000, is scheduled to be sold at Sheriff's Sale on 8/5/19, at 2:00 PM, at York County Judicial Center, 45 N. George St., York, PA 17401, to enforce the court judgment of \$190,825.84, obtained by Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust against you. - NOTICE OF OWNER'S RIGHTS - YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE - To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call 610.278.6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) - YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE - 5. If the Sheriff's

Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 610.278.6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 717.771.9601. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. York County Lawyer Referral Service, 137 E. Market St., York, PA 17401, 717.854.8755. PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Nicole B. LaBletta, Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf, Attys. for Plaintiff, Shapiro & DeNardo, LLC, 3600 Horizon Dr., Ste. 150, King of Prussia, PA 19406, 610-278-6800.

03.21-1t Solicitor

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA  
NO. 2018-SU-001874

SANTANDER BANK, N.A.  
MICHAEL ALLEN UPDEGRAFF, IN HIS  
CAPACITY AS CO-ADMINISTRATOR  
AND HEIR OF THE ESTATE OF BARRY  
S. UPDEGRAFF, JR A/K/A BARRY S.  
UPDEGRAFF  
AMBER ELAINE UPDEGRAFF, IN HER  
CAPACITY AS CO-ADMINISTRATOR  
AND HEIR OF THE ESTATE OF BARRY  
S. UPDEGRAFF, JR A/K/A BARRY S.  
UPDEGRAFF AND UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER BARRY S. UPDEGRAFF,  
JR A/K/A BARRY S. UPDEGRAFF,  
DECEASED

NOTICE TO: UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER BARRY  
S. UPDEGRAFF, JR A/K/A BARRY S.  
UPDEGRAFF, DECEASED and MICHAEL  
ALLEN UPDEGRAFF, in his capacity as  
Co-Administrator and Heir of the Estate of  
BARRY S. UPDEGRAFF, JR A/K/A BARRY  
S. UPDEGRAFF  
NOTICE OF SHERIFF'S SALE OF REAL  
PROPERTY

Being Premises: 240 MARGATE ROAD,  
YORK, PA 17408-6108  
Being in WEST MANCHESTER TOWNSHIP,  
County of YORK, Commonwealth of  
Pennsylvania, 510002700940000000  
Improvements consist of residential  
property.

Sold as the property of MICHAEL ALLEN  
UPDEGRAFF, IN HIS CAPACITY AS CO-  
ADMINISTRATOR AND HEIR OF THE  
ESTATE OF BARRY S. UPDEGRAFF, JR  
A/K/A BARRY S. UPDEGRAFF, AMBER  
ELAINE UPDEGRAFF, IN HER CAPACITY  
AS CO-ADMINISTRATOR AND HEIR OF  
THE ESTATE OF BARRY S. UPDEGRAFF,  
JR A/K/A BARRY S. UPDEGRAFF and  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
BARRY S. UPDEGRAFF, JR A/K/A BARRY  
S. UPDEGRAFF, DECEASED

Your house (real estate) at 240 MARGATE  
ROAD, YORK, PA 17408-6108 is scheduled  
to be sold at the Sheriff's Sale on 06/10/2019  
at 02:00 PM, at the YORK County Courthouse,  
45 North George Street, York, PA 17401, to  
enforce the Court Judgment of \$131,426.59  
obtained by, SANTANDER BANK, N.A. (the  
mortgagee), against the above premises.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorney for Plaintiff

03.21-1t Solicitor

NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA  
NO. 2018-SU-002595

WELLS FARGO BANK, N.A.  
Vs.  
GARY E. TEETER

NOTICE TO: GARY E. TEETER  
NOTICE OF SHERIFF'S SALE OF REAL  
PROPERTY

Being Premises: 720 MUNDIS MILL ROAD,  
YORK, PA 17406-9715  
Being in SPRINGETTSBURY TOWNSHIP,  
County of YORK, Commonwealth of  
Pennsylvania, 460001500110000000  
Improvements consist of residential

property.  
Sold as the property of GARY E. TEETER

Your house (real estate) at 720 MUNDIS MILL  
ROAD, YORK, PA 17406-9715 is scheduled to  
be sold at the Sheriff's Sale on 06/10/2019 at  
02:00 PM, at the YORK County Courthouse, 45  
North George Street, York, PA 17401, to enforce  
the Court Judgment of \$55,308.93 obtained by,  
WELLS FARGO BANK, N.A. (the mortgagee),  
against the above premises.

PHELAN HALLINAN  
DIAMOND & JONES, LLP  
Attorney for Plaintiff

03.21-1t Solicitor



**Barley Snyder**

## Floodgates Now Potentially Open for Disability Reinstatement Petitions

By: Michael J. Crocenzi • [mcrocenzi@barley.com](mailto:mcrocenzi@barley.com) • (717) 814-5417 • 100 E. Market St., York, PA 17401

When the Pennsylvania Supreme Court declared impairment ratings to be unconstitutional in *Protz*, it did not specifically say who could benefit from the decision and how. The Commonwealth Court has answered those questions in its *Whitfield v. WCAB (Tenet Health System Hahnemann LLC)* decision.

In *Whitfield*, the claimant suffered a work-related injury in 2002. She underwent an impairment rating evaluation (IRE) four years later. The workers' compensation judge modified the claimant's disability status from total to partial disability as of the date of the IRE in an order dated June 1, 2009. The claimant did not raise the constitutionality of the IRE before the judge during the litigation over the IRE and the claimant used all her 500 weeks of disability. Within three years of the date of the last payment to her, she filed a petition seeking reinstatement of total disability benefits because of *Protz*.

The employer argued that the claimant's benefits should not be reinstated because she had already received the 500 weeks of partial disability benefits and she never challenged the constitutionality of the IRE provisions during the original litigation. The Commonwealth Court rejected these arguments. The court did not focus on retroactivity or whether the claimant had earlier preserved her constitutionality argument, but focused on whether the claimant could seek reinstatement. The court explained that a claimant can file a reinstatement petition either during the 500 weeks of partial disability or within three years of the date of the last payment of compensation.

In *Whitfield*, the claimant filed her reinstatement petition within three years after the date of the most recent payment of her partial disability. Therefore, the claimant only needed to testify that her work-related injury continued. The court found that the workers' compensation judge did not make a credible decision on the claimant's testimony that she continued to suffer from her work-related injury. It remanded the case for the judge to make such a decision.

The effects of this decision could be far-reaching within the state's worker's compensation process:

- A claimant will be able to file a petition to seek reinstatement of total disability benefits after an IRE so long as the claimant files the petition during the 500 weeks of partial disability or within three years from the date of the last payment of compensation.
- If there is no agreement between the parties, a claimant must prove that his or her work-related injury continues. This can simply be done by having the claimant testify.
- If total disability benefits are reinstated, they are reinstated as of the date the claimant filed the reinstatement petition, not back to the date of the IRE.

Based on the decision, we anticipate claimants will be emboldened to file petitions to reinstate total disability benefits or change their benefit classification from partial disability to total disability.

**OFFICE SPACE**  
**AVAILABLE**

East York law office with up to six offices (total of 680 sq. ft.) and two work stations (total of 112 sq. ft.) available for lease. Full-time receptionist, three shared conference/meeting rooms, fully equipped shared lunch room, WiFi and ample free parking provided. Some furnishings available. Contact Shirley at 717-757-7602 or [sseitz@gslsc.com](mailto:sseitz@gslsc.com).

**1st Floor Office** Steps from York County Judicial Center (44 East Philadelphia St., York, PA) \$950 a month 700 sq. ft. Historic district with great exposure and close to the York County Judicial Center. Available January 1st. Building has a long established business presence. Minimum one year lease. Impressive foyer and lobby. Entire interior of building was completely renovated. Office has central air conditioning and an independent heating system. Heat, water, sewer, & trash included. Renter is responsible for electricity. Office comes with furniture left behind by retiring tenant. For pictures see [Craigslist.com](http://Craigslist.com). Call 717-870-0548 or email [sailorb40@gmail.com](mailto:sailorb40@gmail.com)



**SHERIFF SALES**

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 TRUST COMPANY C/O CITIMORTGAGE, INC. vs. STEVEN S. AUBEL Docket Number: 2018-SU-001267. 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:

STEVEN S. AUBEL

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE ON THE SOUTH SIDE OF EAST PHILADELPHIA STREET, IN THE TWELFTH WARD OF THE SAID CITY OF YORK, YORK COUNTY, PENNSYLVANIA.

PARCEL No. 12-372-07-0060.00-00000

PROPERTY ADDRESS: 844 EAST PHILADELPHIA STREET, YORK, PA 17403

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: STEVEN S. AUBEL ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 844 EAST PHILADELPHIA STREET, YORK, PA 17403

UPI# 12-372-07-0060.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. TYSON L. BAKER and SHANNON C. BAKER Docket Number: 2017-SU-001422. 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:

TYSON L. BAKER  
SHANNON C. BAKER

By virtue of a Writ of Execution No. 2017-SU-001422

Wells Fargo Bank, NA  
v.  
Tyson L. Baker  
Shannon C. Baker

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

684 Corn Hill Road, Eters, PA 17319-9788  
Parcel No. 27000QG0089L000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$417,996.56

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 684 CORN HILL ROAD, ETERS, PA 17319

UPI# 27-000-QG-0089.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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. MICHAEL D. BANKERT and MARISSA BANKERT A/K/A MARISSA C. BANKERT Docket Number: 2017-SU-002617. 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 D. BANKERT  
MARISSA BANKERT  
A/K/A MARISSA C. BANKERT

By virtue of a Writ of Execution No. 2017-SU-002617

Wells Fargo Bank, NA  
v.  
Michael D. Bankert  
Marissa Bankert a/k/a Marissa C. Bankert

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

7452 Lincoln Highway, a/k/a RR #1 Box 132, Abbottstown, PA 17301-8922  
Parcel No. 42000GD00970000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$200,986.88

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 7452 LINCOLN HIGHWAY, A/K/A RR #1 BOX 132, ABBOTTSTOWN, PA 19301

UPI# 42-000-GD-0097.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 2004-AA4 vs. JASON C. BASKETT, JENNIE R. BASKETT, and UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY-INTERNAL REVENUE SERVICE Docket Number: 2017-SU-003483. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JASON C. BASKETT  
JENNIE R. BASKETT  
UNITED STATES OF AMERICA,  
DEPARTMENT OF TREASURY-INTERNAL  
REVENUE SERVICE

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate, lying and

being in the Borough of Seven Valleys, County of York and Commonwealth of Pennsylvania, being more particularly described as follows, to wit:

Property Address: 158 Church Street  
Seven Valleys, PA 17360

Parcel No. 83-000-FH-0098.A0-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2017-SU-003483

Judgment: \$144,990.61

Attorney: Katherine M. Wolf, Esquire

To be sold as the Property Of: Jason C. Baskett  
and Jennie R. Baskett

PROPERTY ADDRESS: 158 CHURCH  
STREET, SEVEN VALLEYS, PA 17360

UPI# 83-000-FH-0098.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,

03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF AMERICA, N.A. vs. CHRISTOPHER D. BAUER Docket Number: 2018-SU-002275. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER D. BAUER

ALL the following described piece, parcel and lot of ground, with the improvements thereon erected, situate, lying and being in the Borough of Red Lion, York County, Pennsylvania, bounded and limited as follows, to wit:

Property Address: 739 West Broadway  
Red Lion, PA 17356

Parcel No. 82-000-05-0225.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2018-SU-002275

Judgment: \$126,713.32

Attorney: Katherine M. Wolf, Esquire

To be sold as the Property Of:  
Christopher D. Bauer

PROPERTY ADDRESS: 739 WEST BROAD-

WAY, RED LION, PA 17356

UPI# 82-000-05-0225.00-00000

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,

03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. CRAIG S. BECK Docket Number: 2018-SU-002119. 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:

CRAIG S. BECK

PARCEL NO.: 39-000-07-0048.00-00000

ALL THAT CERTAIN tract of land, situate in Newberry Township, York County, Pennsylvania, bounded and limited as follows:

BEGINNING at a point on the South side of Orchard Avenue as Fifty (50) feet wide street; thence along Lot No. 49, lands now or formerly of Loraine M. Fisher and Betty L. Fisher, his wife, South Twenty-three (23) degrees Fifty (50) minutes West One Hundred Fifty (150) feet to a point; thence along lands now or formerly of Alvin L. Fisher and Alice P. Fisher, his wife, North Eight-three (83) degrees Eight (8) minutes West One Hundred Forty-five and Forty-one Hundredths (145.41) feet to a point; thence along lands of same and Lot No. 47, North Thirty-three (33) degrees Forty-three (43) minutes Seventeen (17) seconds East Two Hundred (200) feet to a point; thence along Orchard Avenue by a curve to the left, whose radius is Three Hundred Ten (310) feet, an arc distance of Fifty-three and Fifty Hundredths (53.50) feet to a point; thence South Sixty-six (66) degrees Ten (10) minutes East Fifty-one and Fifty Hundredths (51.50) feet to a point, the place of BEGINNING.

BEING Lot No. 48 on Plan # 8, Grandview Acres, presently unrecorded, prepared by D.P. Raffensperger, Registered Surveyor, dated August 18, 1964.

UNDER AND SUBJECT, NEVERTHELESS, to the protective covenants of Grandview Acres, recorded November 14, 1963 in Deed Book 55-G, Page 157.

TOGETHER with all and singular the buildings

and improvements, ways, streets, alleys, drive-ways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anyway appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of her, the said Grantor, as well at law as in equity, of, in and to the same.

Fee Simple Title Vested in Craig S. Beck by deed from Beth J. Brougher, Executrix of the Last Will and Testament of Diane H. Brougher, dated 5/15/2017, recorded 6/2/2017, in the York County Clerk's Office in Deed Book 2423, Page 3037 as Instrument No. 2017024503.

Property Address: 120 Orchard Avenue, York Haven, PA 17370

PROPERTY ADDRESS: 120 ORCHARD AVENUE, YORK HAVEN, PA 17370

UPI# 39-000-07-0048.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 YORK TRADITIONS BANK vs. ERIK C. BESTE and NICHOLE L. BESTE Docket Number: 2018-SU-002841. 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:

ERIK C. BESTE  
NICHOLE L. BESTE

By virtue of a Writ of Execution No.: 2018-SU-002841

York Traditions Bank v. Erik C. Beste and Nichole L. Beste, owners of property situate in CITY OF YORK, York County, Pennsylvania being:

625 Jessop Place, York, Pennsylvania 17401  
Parcel No.: 08-173-01-0016.00-00000

Improvements thereon: Residential Dwelling

Attorneys for Plaintiff  
Senft Law Firm, LLC

PROPERTY ADDRESS: 625 JESSOP PLACE, YORK, PA 17401

UPI# 08-173-01-0016.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of LSF9 MASTER PARTICIPATION TRUST vs. ELIZABETH A. BITTINGER Docket Number: 2015-SU-000700-06. 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:

ELIZABETH A. BITTINGER

All that certain piece or parcel or Tract of land situate in the Borough of Hanover, York County, Pennsylvania, and being known as 25 Brandy Court, Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER: 67-000-13-0139.M0-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$114,395.25

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Elizabeth A. Bittinger

PROPERTY ADDRESS: 25 BRANDY COURT, HANOVER, PA 17331

UPI# 67-000-13-0139.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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 STATE EMPLOYEES CREDIT UNION vs. BILLIE MAY BOOTON and BRYAN K. CAIN, JR. Docket Number: 2017-SU-001120. 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:

BILLIE MAY BOOTON  
BRYAN K. CAIN, JR.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF BILLIE MAY BOOTON AND BRYAN K. CAIN JR., OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF EAST MANCHESTER, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 415 N. BURBERRY LANE, MOUNT WOLF, PA 17347. DEED BOOK VOLUME 1864, PAGE 3648, PIN NUMBER 26-000-18-0013.00-00000.

PROPERTY ADDRESS: 415 NORTH BURBERRY LANE, MOUNT WOLF, PA 17347

UPI# 26-000-18-0013.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP C/O PENNYMAC LOAN SERVICES, LLC vs. DE'MARKUS BROOKS Docket Number: 2018-SU-002774. 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:

DE'MARKUS BROOKS

DOCKET #2018-SU-002774

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN WEST MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA.

PARCEL No. 51-000-32-0138.00-C0125

PROPERTY ADDRESS: 2162 GOLDEN EAGLE DRIVE, #125, YORK, PA 17408

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: DE'MARKUS BROOKS

ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 2162 GOLDEN EAGLE DRIVE, #125, YORK, PA 17408

UPI# 51-000-32-0138.00-C0125

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. STEPHANIE C. BURNS, AKA STEPHANIE CORA BURNS and JEFFREY S. BURNS, AKA JEFFREY BURNS, AKA JEFFREY STUART BURNS Docket Number: 2018-SU-000920. 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:

STEPHANIE C. BURNS,  
AKA STEPHANIE CORA BURNS  
JEFFREY S. BURNS,  
AKA JEFFREY BURNS,  
AKA JEFFREY STUART BURNS

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

BEING KNOWN AND NUMBERED AS 13485 LAUREL ROAD, FELTON, PA 17322



UPIN NUMBER 21-000-FM-0001.C0-00000

PROPERTY ADDRESS: 13485 LAUREL ROAD, FELTON, PA 17322

UPI# 21-000-FM-0001.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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BRANCH BANKING AND TRUST COMPANY vs. DAVID R. CLARKE and MELISSA N. CLARKE Docket Number: 2018-SU-002398. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID R. CLARKE  
MELISSA N. CLARKE

By virtue of a Writ of Execution No. 2018-SU-002398

Branch Banking and Trust Company  
v.  
David R. Clarke  
Melissa N. Clarke

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

3960 Lyn Circle, Dover, PA 17315-4732  
Parcel No. 240003400860000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$212,852.85

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 3960 LYN CIRCLE, DOVER, PA 17315

UPI# 24-000-34-0086.00-00000

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

schedule unless exceptions are filed thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 SUN WEST MORTGAGE COMPANY, INC. vs. HERBERT R. CLARKSON Docket Number: 2018-SU-002009. 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:

HERBERT R. CLARKSON

ALL that certain tract of land with the improvements thereon erected, known as Lot No. 1 in Section D of the Edgewood Development, also known as No. 411 Holly Drive, located in Red Lion Borough, York County, Pennsylvania, bounded and limited as follows to wit:

BEGINNING at a point located on the north side of Holly Drive, the said point being distant South sixty-one (61) degrees West four and sixty-five hundredths (4.65) feet from a concrete monument which marks the intersection of the said north side of Holly Drive with the east side of Ivy Drive, both drives being fifty (50) feet wide between side lines; thence along the arc of a circular curve to the right having a radius of five (5) feet an arc distance of seven and forty-nine hundredths (7.49) feet, the said arc being subtended by a chord whose bearing is North eighteen (18) degrees four (04) minutes forty-five (45) seconds West and whose length is six and eighty-one hundredths (6.81) feet to a point located on the east side of Ivy Drive; thence along the said side of Ivy Drive, North twenty-four (24) degrees fifty (50) minutes thirty (30) seconds East a distance of one hundred fifteen and thirty-five hundredths (115.35) feet to a concrete monument; thence by line of residual lands now or formerly of Smeltzer and Anderson, Inc., South sixty-one (61) degrees East a distance of one hundred thirty (130) feet to a concrete monument; thence by same South twenty-four (24) degrees fifty (50) minutes thirty (30) seconds West a distance of one hundred twenty (120) feet to a concrete monument located on the north side of Holly Drive; thence by the said side of the said Drive North sixty-one (61) degrees West a distance of one hundred twenty-five and thirty-five hundredths (125.35) feet to a point and the place of BEGINNING. CONTAINING 15,557 square feet of land.

Title to said Premises vested in Herbert R. Clarkson by Deed from Theodore C. Weiler dated September 15, 1999 and recorded on September 15, 1999 in the York County Recorder of Deeds in Book 1377, Page 4737 as Instrument No.

1999067627.

Being known as: 411 Holly Drive, Red Lion, PA 17356

Tax Parcel Number: 82-000-06-0312.00-00000

PROPERTY ADDRESS: 411 HOLLY DRIVE, RED LION, PA 17356

UPI# 82-000-06-0312.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. DANIELLE L. COX and TRAVIS E. ECKERT Docket Number: 2018-SU-002396. 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:

DANIELLE L. COX  
TRAVIS E. ECKERT

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

BEGINNING at a post on the North side of Queen Street in said Borough at the Southeast corner of property of Michael J. Bievenour, said point of Beginning being South thirty-six (36) degrees five (5) minutes East from a post on the North side of Queen Street at the Northeast corner of a twelve (12) foot wide alley and property of the said Michael J. Bievenour; thence extending from the beginning post, North fifty-six (56) degrees thirty-seven (37) minutes East, along property of Michael J. Bievenour, two hundred seventy-one and nine-tenths (271.9) feet to a point at land of Paul L. Gross; thence extending South thirty-six (36) degrees five (5) minutes East along land of Paul L. Gross, one hundred two (102) feet to a point at land of Paul L. Gross; thence extending South fifty-six (56) degrees forty-eight (48) minutes West along said lands of Paul L. Gross, one hundred twenty and one-tenth (120.1) feet to a point; thence extending North thirty-three (33) degrees seventeen (17) minutes West fifty and five tenths (50.5) feet to a point; thence extending South fifty-six (56) degrees thirty-seven (37) minutes West, one hundred fif-



ty (150) feet to a point on the North side of said Queen Street, hereinbefore mentioned; thence extending along Northside of said Queen Street, North thirty-six (36) degrees five (5) minutes West, fifty-five (55) feet to the point and place of BEGINNING.

UNDER AND SUBJECT, NEVERTHELESS, to the same conditions, restrictions, exceptions and reservations as exist by virtue of prior recorded instruments, deeds and conveyances.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Leif C. Fleming and Erin E. Fleming, by Deed dated November 12, 2015, and recorded on November 18, 2015, by the York County Recorder of Deeds in Deed Book 2346, Page 1469 as Instrument No. 2015052120, granted and conveyed unto Danielle L. Cox and Travis E. Eckert, as Joint Tenants with Rights of Survivorship.

BEING KNOWN AND NUMBERED AS 33 N. Queen Street, Dover, PA 17315.

TAX PARCEL NO. 59-000-01-0132.00-00000.

PROPERTY ADDRESS: 33 NORTH QUEEN STREET, DOVER, PA 17315

UPI# 59-000-01-0132.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-FM1, ASSET BACKED PASS-THROUGH CERTIFICATES vs. DAVID T. COX and LATARSHA COX A/K/A LATARSHA A. COX Docket Number: 2018-SU-001552. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID T. COX  
LATARSHA COX A/K/A LATARSHA A. COX

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

BEING KNOWN AS: 300 BLACKHORSE DRIVE, RED LION, PA 17356

PARCEL NUMBER: 54-000-GK-0352.A0-C0300

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 300 BLACKHORSE DRIVE, RED LION, PA 17356

UPI# 54-000-GK-0352.A0-C0300

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 Docket Number: PINGORA LOAN SERVICING, LLC vs. RONNIE L. DIEHL, IN HIS CAPACITY AS HEIR OF DONALD W. DIEHL, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DONALD W. DIEHL, DECEASED. 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:

RONNIE L. DIEHL, IN HIS CAPACITY AS HEIR OF DONALD W. DIEHL, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DONALD W. DIEHL, DECEASED

By virtue of a Writ of Execution No. 2018-SU-002450

Pingora Loan Servicing, LLC  
v.  
Ronnie L. Diehl, in His Capacity as Heir of Donald W. Diehl, Deceased  
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Donald W. Diehl, Deceased

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

5112 Hillclimb Road,

Spring Grove, PA 17362-8391  
Parcel No. 220000100570000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$193,643.02

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 5112 HILLCLIMB ROAD, SPRING GROVE, PA 17362

UPI# 22-000-01-0057.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. JILL M. DISE, SCOTT R. DISE and UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE Docket Number: 2018-SU-002436. 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:

JILL M. DISE  
SCOTT R. DISE  
UNITED STATES OF AMERICA,  
DEPARTMENT OF TREASURY -  
INTERNAL REVENUE SERVICE

ALL the following described tract of land, with the improvements thereon erected, situate, lying and being in Manchester Township, York County, Pennsylvania, being known as Lot No. 136, as shown on a Plan of "Woodland view", the plan of said lot being more particularly shown on a survey made by Gordon L. Brown, Registered Surveyor, on November 5, 1953, bounded and limited as follows, to wit:

Property Address: 123 Rockwood Avenue  
York, PA 17406.

Parcel No. 36-000-04-0019.00-00000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2018-SU-002436  
Judgment: \$39,114.52

Attorney: Samantha Gable, Esquire  
To be sold as the Property Of: Jill M. Dise and  
Scott R. Dise

PROPERTY ADDRESS: 123 ROCKWOOD  
AVENUE, YORK, PA 17406

UPI# 36-000-04-0019.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIV-  
EN THAT on April 08, 2019 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 Judg-  
ment of BAYVIEW LOAN SERVICING, LLC  
vs. WILLIAM B. DIX Docket Number: 2018-  
SU-001443. And to me directed, I will expose at  
public sale in the York County Judicial Center,  
City of York, County of York, Commonwealth  
of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM B. DIX

Owners of property situae in the Township of  
Hopewell, York County, Pennsylvania being

238 Hollow Road, Stewartstown, PA 17363

Parcel # 32000BK00070000000

Improvements thereon: Residential Dwelling

Judgment Amount: \$127,054.34

Attorneys for Plaintiff: KML Law Group, P.C.

PROPERTY ADDRESS: 238 HOLLOW  
ROAD, STEWARTSTOWN, PA 17363

UPI# 32-000-BK-0007.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIV-  
EN THAT on April 08, 2019 At 2:00 O'Clock,  
PM, prevailing time, by virtue of a Writ of Exe-  
cution issued out of the Court of Common Pleas  
of York County, Pennsylvania on Judgment of  
WELLS FARGO BANK, NA vs. MONICA  
L. DOLHEIMER Docket Number: 2018-SU-  
002863. 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:

MONICA L. DOLHEIMER

By virtue of a Writ of Execution No. 2018-SU-  
002863

Wells Fargo Bank, NA  
v.  
Monica L. Dolheimer

owner(s) of property situate in the SPRING  
GROVE BOROUGH, YORK County, Pennsyl-  
vania, being

51 East 3rd Avenue A/k/a 51 East Third Avenue,  
Spring Grove, PA 17362-1225  
Parcel No. 8500001019400C0051  
(Acreage or street address)

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$78,498.41

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 51 EAST 3RD AV-  
ENUE, A/K/A 51 EAST THIRD AVENUE,  
SPRING GROVE, PA 17362

UPI# 85-000-01-0194.00-C0051

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIV-  
EN THAT on April 08, 2019 At 2:00 O'Clock,  
PM, prevailing time, by virtue of a Writ of Exe-  
cution issued out of the Court of Common Pleas  
of York County, Pennsylvania on Judgment  
of NATIONSTAR MORTGAGE LLC D/B/A  
CHAMPION MORTGAGE COMPANY vs.  
ROSE MARIE DOMULEWICZ Docket Num-  
ber: 2018-SU-002798. And to me directed, I will  
expose at public sale in the York County Judicial  
Center, City of York, County of York, Common-  
wealth of Pennsylvania the following real estate  
to wit:

AS THE REAL ESTATE OF:

ROSE MARIE DOMULEWICZ

By virtue of a Writ of Execution No. 2018-SU-  
002798

Nationstar Mortgage LLC d/b/a  
Champion Mortgage Company  
v.  
Rose Marie Domulewicz

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

4226 Westview Drive, Stewartstown, PA 17363-  
8525  
Parcel No. 41000DK0069D000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$186,372.02

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 4226 WESTVIEW  
DRIVE, STEWARTSTOWN, PA 17363

UPI# 41-000-DK-0069.D0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIV-  
EN THAT on April 08, 2019 At 2:00 O'Clock,  
PM, prevailing time, by virtue of a Writ of Exe-  
cution issued out of the Court of Common Pleas  
of York County, Pennsylvania on Judgment of  
PROVIDENT BANK, SUCCESSOR-IN-IN-  
TEREST BY MERGER TO TEAM CAPITAL  
BANK vs. DOUBLE D REAL ESTATE, L.L.C.  
Docket Number: 2018-SU-002459. 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 fol-  
lowing real estate to wit:

AS THE REAL ESTATE OF:

DOUBLE D REAL ESTATE, L.L.C.

ALL THAT CERTAIN house and lot of ground  
Situate in the West side of South Penn Street,  
York City, York County and Commonwealth  
of Pennsylvania, bounded and described in ac-  
cordance with a Survey and Plan thereof made  
November 01, 1965, by Gordon L. Brown, Reg-  
istered Surveyor, as follows:

BEGINNING at a point on the West side of South Penn Street, one hundred fifty-two and sixty hundredths (152.60) feet South of the Southwest corner of South Penn Street and West King Street; thence extending along Penn Street South thirteen (13) degrees thirty (30) minutes East nineteen (19) (erroneously omitted in prior deed) feet to a corner of premises now or formerly of Dennis W. Wolf; thence along said premises South seventy-six (76) degrees thirty (30) Minutes West one hundred twenty-four and seventeen hundredths (124.17) feet to the line of land now or formerly of Charles Osman; thence along said land North sixteen (16) degrees forty-one (41) minutes West nineteen and three hundredths (19.03) feet to a corner of land now or formerly of Josephine Trapani; thence along said land and passing through the center of a partition wall North seventy-six (76) degrees thirty (30) minutes East one hundred twenty-five and twenty-three hundredths (125.23) feet to the point and place of beginning.

TAX PARCEL IDENTIFICATION NO.: 09-201-03-0029.00-00000

PROPERTY ADDRESS: 118 South Penn Street, York, PA 17401.

PROPERTY ADDRESS: 118 SOUTH PENN STREET, YORK, PA 17401

UPI# 09-201-03-0029.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 PROVIDENT BANK, SUCCESSOR-IN-INTEREST BY MERGER TO TEAM CAPITAL BANK vs. DOUBLE D REAL ESTATE, L.L.C. Docket Number: 2018-SU-002458. 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:

DOUBLE D REAL ESTATE, L.L.C.

ALL THAT CERTAIN two story brick house and part of a lot or piece of ground situate on the South side of Walnut Street, York City, York County, Pennsylvania, bounded and limited as follows, to wit:

BOUNDED on the North by said Walnut Street;

on the East by property now or formerly of John F. Zimmerman; on the South by a public alley; and on the West by property now or formerly of Rev. Jacob Young. Containing in front on said Walnut Street (including one-half of a private alley, two feet, six inches wide) sixteen (16) feet, more or less, and extending in length or depth, Southwardly Eighty-Eight (88) feet, to said Public Alley.

TOGETHER with the free use, right and liberty, as well as privilege of said two feet six inch wide alley, extending out of and from said Walnut Street Southwardly along the Western line of the property hereby conveyed, in common with the owners and occupiers of the Western adjoining property. Said private alley to be taken in equal portions from ground of said two adjoining properties, and to be kept in repair and cleaned at the equal expense of the owners and occupiers of said two adjoining properties.

PARCEL IDENTIFICATION NO.: 07-122-02-0097.00-00000

PROPERTY ADDRESS: 262 E. Walnut Street, York, PA 17401.

PROPERTY ADDRESS: 262 EAST WALNUT STREET, YORK, PA 17401

UPI# 07-122-02-0097.00-00000

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,  
 03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 PROVIDENT BANK, SUCCESSOR-IN-INTEREST BY MERGER TO TEAM CAPITAL BANK vs. DOUBLE D REAL ESTATE, L.L.C. Docket Number: 2018-SU-002451. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DOUBLE D REAL ESTATE, L.L.C.

ALL THAT CERTAIN piece, parcel and tract of real estate situate on the West side of Sherman Street, York City, York County, Pennsylvania, more fully bounded, limited and described as follows, to wit:

BOUNDED on the South by property now or formerly of Albert Klyman; on the North by

property now or formerly of Charles Riley; on the East by South Sherman Street; and on the West by a twelve (12) feet wide public alley. Having a frontage of twelve (12) feet on South Sherman Street, and extending in depth Westwardly of equal width throughout one hundred thirty-three feet three inches (133'3").

TAX PARCEL IDENTIFICATION NO.: 12-416-14-0067.00-00000

PROPERTY ADDRESS: 340 South Sherman Street, York, PA 17403

ALL THAT CERTAIN lot of ground, together with the improvements thereon erected situate on the North side of Prospect Street in York City, York County, Pennsylvania, and more particularly described as follows to wit:

BEGINNING at a point in the intersection of the Northern line of said Prospect Street with the Western line of Charles Street; thence extending along the Northern line of said Prospect Street, South 86 degrees 34 minutes 13 seconds West 19 feet to a point at lands now or formerly of Roy M. Hoffmaster; thence extending along said lands now or formerly of Roy M. Hoffmaster and through the center of a partition wall dividing the building on the property herein conveyed from the building adjoining on the West thereof, North 4 degrees 8 minutes 7 seconds West 57.28 feet to a point; thence extending along same South 85 degrees 51 minutes 53 seconds West 2.30 feet to a point; thence extending along same North 4 degrees 8 minutes 7 seconds West 10.04 feet to a point; thence extending along same North 3 degrees 1 minutes 7 seconds West 25.68 feet to a metal post in the Southern line of a ten (10) foot wide alley; thence extending along the Southern line of said ten (10) foot wide alley, North 86 degrees 34 minutes 13 seconds East 21.20 feet to a point in the Western line of said first mentioned Charles Street; thence extending along the Western line of said first mentioned Charles Street, South 3 degrees 36 minutes 37 seconds East, 93 feet to a point in said first mentioned intersection and the Place of Beginning.

TAX PARCEL IDENTIFICATION NO.: 12-420-09-0010.00-00000

PROPERTY ADDRESS: 443 E. Prospect Street, York, PA 17403

PROPERTY ADDRESS: 340 SOUTH SHERMAN STREET, YORK, PA 17403

UPI# 12-416-14-0067.00-00000

PROPERTY ADDRESS: 443 EAST PROSPECT STREET, YORK, PA 17403

UPI# 12-420-09-0010.00-00000

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

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



RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. JAMES E. DUNLEVY Docket Number: 2018-SU-002352. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES E. DUNLEVY

PARCEL NO.: 24-000-KE-0154.Y0-00000

ALL that certain parcel of land with improvements thereon situate in DOVER TOWNSHIP, York County, Pennsylvania, being Tract #23 on a plan prepared for Howard Anderson and Madalyn M. Anderson, his wife, by Gordon L Brown, R.S. dated April 30, 1970, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book T, page 650, bounded and described as follows, to wit:

BEGINNING at a point on the west side of Timberlyn Drive, said point of beginning being located two hundred twenty-seven and twenty-three one-hundredths (227.23) feet north from the northwest corner of the intersection of Timberlyn Drive with L.R. 66034; thence along the north side of Lot #12 and most of Lot #13, north seventy (70) degrees thirty (30) minutes west, two hundred fifty (250) feet to a point; thence along the east side of Lot #16, north nineteen (19) degrees thirty (30) minutes east, one hundred fifteen (115) feet to a point; thence along the south side of Lot #22, south seventy (70) degrees thirty (30) minutes east, two hundred fifty (250) feet to a point; thence along the west side of Timberlyn Drive, south nineteen (19) degrees thirty (30) minutes west, one hundred fifteen (115) feet to a point and place of BEGINNING.

Fee Simple Title Vested in James E. Dunlevy, by deed from, James E. Dunlevy and Dawn A. Dunlevy husband and wife, dated 2/15/2012, recorded 4/5/2012, in the York County Recorder of deeds in Deed Book 2168, Page 5090.

Property Address: 6021 Timberlyn Drive, Dover, PA 17315

PROPERTY ADDRESS: 6021 TIMBERLYN DRIVE, DOVER, PA 17315

UPI# 24-000-KE-0154.Y0-00000

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

Seized, levied upon and taken into execution As

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. TAMMY DUNLOP and BRENT ANDREW HABERKAM A/K/A BRENT HABERKAM Docket Number: 2018-SU-002252. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TAMMY DUNLOP  
BRENT ANDREW HABERKAM  
A/K/A BRENT HABERKAM

BEING KNOWN AND DESIGNATED as Unit No. 66, Building 7, of Wilson Springs Condominiums, situate in Hallam Borough, York County, Pennsylvania. Being more fully described in Deed Book 1807, Page 94, as Instrument No. 2006032288, dated 04/21/2006, recorded 04/27/2006, in the York County Recorder of Deeds. Address: 66 East Beaver Street, York, PA 17406. Parcel ID No. 66-000-02-0003. B0-C0066.

PROPERTY ADDRESS: 66 EAST BEAVER STREET, YORK, PA 17406

UPI# 66-000-02-0003.B0-C0066

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. MARIA F. EASTER A/K/A MARIA F. RICKS Docket Number: 2016-SU-000910-06. 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:

MARIA F. EASTER A/K/A MARIA F. RICKS

By virtue of a Writ of Execution No. 2016-SU-000910-06

Wells Fargo Bank, NA

v.

Maria F. Easter a/k/a Maria F. Ricks

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

3598 Armory Lane, York, PA 17408  
Parcel No. 4000015004800C3598  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$150,997.42

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 3598 ARMORY LANE, YORK, PA 17408

UPI# 40-000-15-0048.00-C3598

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of US BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO US BANK NATIONAL ASSOCIATION ND vs. DAVID C. ELROD Docket Number: 2018-SU-002828. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID C. ELROD

By virtue of a Writ of Execution No. 2018-SU-002828

US Bank National Association as Successor by Merger to US Bank National Association nd

v.

David C. Elrod

owner(s) of property situate in the YORK CITY, 9TH, YORK County, Pennsylvania, being



910 West Locust Street, York, PA 17401-3617  
Parcel No. 092170700050000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$73,669.43

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 910 WEST LOCUST STREET, YORK, PA 17401

UPI# 09-217-07-0005.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. ARTHUR E. GARLAND, JR. Docket Number: 2018-SU-001567. 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:

ARTHUR E. GARLAND, JR.

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

BEING KNOWN AND NUMBERED AS 5176 HICKORY ROAD AND HICKORY ROAD, STEWARTSTOWN, PA 17363

UPIN NUMBER 32-000-CK-0008.E0-00000, 32-000-CK-0008.F0-00000, 32-000-CK-0008.G0-00000

PROPERTY ADDRESS: 5176 HICKORY ROAD, STEWARTSTOWN, PA 17363

UPI# 32-000-CK-0008.E0-00000

PROPERTY ADDRESS: HICKORY ROAD, STEWARTSTOWN, PA 17363

UPI# 32-000-CK-0008.F0-00000

PROPERTY ADDRESS: HICKORY ROAD, STEWARTSTOWN, PA 17363

UPI# 32-000-CK-0008.G0-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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: 2018-SU-002305. 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 Windsor Township, York County, Pennsylvania being

65 Liborio Lane, York, PA 17042

Parcel#- 53-000-35-0147-00-00000

Judgment Amount - \$273,657.19

Attorney 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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas

of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. MARK A. GIRARDI and URSULA B. GIRARDI Docket Number: 2016-SU-003296. 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 A. GIRARDI  
URSULA B. GIRARDI

By virtue of a Writ of Execution No. 2016-SU-003296

Wells Fargo Bank, NA

v.  
Mark A. Girardi  
Ursula B. Girardi

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

11 Candlewyck Court, York, PA 17402-3141  
Parcel No. 460001802210000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$180,956.07

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 11 CANDLEWYCK COURT, YORK, PA 17402

UPI# 46-000-18-0221.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. TONYA M. HALL Docket Number: 2018-SU-001083. 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:

TONYA M. HALL

By virtue of a Writ of Execution No. 2018-SU-001083  
JPMorgan Chase Bank, National Association  
v.  
Tonya M. Hall

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

612 Sandpiper Lane,  
New Cumberland, PA 17070-2865  
Parcel No. 270003800590000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$343,907.15

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 612 SANDPIPER LANE, NEW CUMBERLAND, PA 17070  
UPI# 27-000-38-0059.00-00000

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.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FREEDOM MORTGAGE CORPORATION vs. JOSHUA M. HAMMOND Docket Number: 2017-SU-003432. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSHUA M. HAMMOND

By virtue of a Writ of Execution No. 2017-SU-003432

Freedom Mortgage Corporation  
v.  
Joshua M. Hammond

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

216 Susquehanna Road, Delta, PA 17314-8894  
Parcel No. 430000107690000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$144,714.03

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 216 SUSQUEHANNA ROAD, DELTA, PA 17314

UPI# 43-000-01-0769.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF ABFS MORTGAGE LOAN TRUST 2001-1, MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2001-1 vs. RANDY H. HANK and DEBORAH A. HANK Docket Number: 2017-SU-002020. 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:

RANDY H. HANK  
DEBORAH A. HANK

By virtue of a Writ of Execution No. 2017-SU-002020

The Bank of New York Mellon, f/k/a The Bank of New York as Successor to JPMorgan Chase Bank, National Association, as Indenture Trustee for The Registered Holders of Abfs Mortgage Loan Trust 2001-1, Mortgage-Backed Pass-Through Certificates, Series 2001-1  
v.  
Randy H. Hank  
Deborah A. Hank

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

641 Cornhill Road,  
A/K/A 641 Corn Hill Road,  
Etters, PA 17319-9787  
Parcel No. 27000QG0076J000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$106,832.49

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 641 CORNHILL ROAD, A/K/A 641 CORN HILL ROAD, ETTERS, PA 17319

UPI# 27-000-QG-0076.J0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. RAYMOND C. HESS AKA RAYMOND C. HESS, JR. and DONNA E. HESS Docket Number: 2012-SU-000358-06. 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:

RAYMOND C. HESS  
AKA RAYMOND C. HESS, JR.  
DONNA E. HESS

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

Property Address: 480 Miller Road,  
York Haven, PA 17370

Parcel No. 39-000-OG-0052.D0-00000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2012-SU-000358-06  
Judgment: \$152,709.55

Attorney: Samantha Gable, Esquire  
To be sold as the Property Of: Raymond C. Hess a/k/a Raymond C. Hess Jr. and Donna E. Hess

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

UPI# 39-000-OG-0052.D0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. DARYL HINKLE, AKA DARYL L. HINKLE and SAMANTHA HINKLE Docket Number: 2018-SU-000768. 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:

DARYL HINKLE, AKA DARYL L. HINKLE  
SAMANTHA HINKLE

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

BEING KNOWN AND NUMBERED AS 3313 GLEN HOLLOW DRIVE, DOVER, PA 17315

UPIN NUMBER 24-000-21-0001.B0-C0040

PROPERTY ADDRESS: 3313 GLEN HOLLOW DRIVE, DOVER, PA 17315

UPI# 24-000-21-0001.B0-C0040

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-4, ASSET-BACKED CERTIFICATES, SERIES

2006-4 vs. SUSAN M. HOKE A/K/A SUSAN HOKE Docket Number: 2018-SU-001272. 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:

SUSAN M. HOKE A/K/A SUSAN HOKE

Property of Susan M. Hoke

Execution No. 2018-SU-001272

Judgment Amount: \$99,770.46

All the right title, interest and claim of Susan M. Hoke, of in and to:

Property locates at 90 Eisenhart Mill Road, within the Washington Township, York County, PA. Having erected thereon a Single Family Residential. Being more fully described in York County Deed Book Volume 1367, at page 3262 and Instrument# 1999043144.

Parcel Identification No. 50-000-ID-0020.A0-00000

Attorney: Hladik, Onorato & Federman, LLP  
Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 90 EISENHART MILL ROAD, EAST BERLIN, PA 17316

UPI# 50-000-ID-0020.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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DITECH FINANCIAL LLC vs. DAVID A. HOVELL Docket Number: 2018-SU-002316. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID A. HOVELL

By virtue of a Writ of Execution No. 2018-SU-002316

Ditech Financial LLC  
v.

David A. Hovell

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

6405 Bull Road, Dover, PA 17315  
Parcel No. 23000NF00540000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$237,341.50

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 6405 BULL ROAD, DOVER, PA 17315

UPI# 23-000-NF-0054.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 J.P. MORGAN ALTERNATIVE LOAN TRUST 2006-S2 vs. BRUCE A. HRYCEK and ROBERTA HRYCEK A/K/A ROBERTA N. HRYCEK Docket Number: 2016-SU-001930-06. 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:

BRUCE A. HRYCEK  
ROBERTA HRYCEK  
A/K/A ROBERTA N. HRYCEK

ALL the following described lot of around and the improvements thereon erected, known as No. 126 Jackson Street, in the Borough of Hanover, County of York and State of Pennsylvania, bounded and limited as follows, to wit:

BEGINNING for a corner at a stake at said Jackson Street at lot now or formerly of H.A. Hoffman; thence along said lot, South one (1) degree forty-six (46) minute East, one hundred twenty and four-tenths (120.4) feet to a stake for a corner at a public alley; thence along said alley in a northwesterly direction (erroneously stated in prior deeds to be southeasterly), thirty-seven and



fifty-five hundredths (37.55) feet to a stake for a corner at lot now or formerly of H.A. Hoffman; thence along said lot, North one (1) degree, forty-six (46) minutes West, ninety-seven and eight-tenths (97.8) feet to a stake for a corner at Jackson Street, aforesaid; thence with said Jackson Street, North eighty-eight (88) degrees fourteen (14) minutes East, thirty (30) feet to a stake for a corner, the place of BEGINNING.

Parcel No. 67-000-10-0105.00-00000

BEING the same premises which Barry S. Shaffer, by Deed dated 11/1/05 and recorded 12/2/05 in the Office of the Recorder of Deeds in and for the County of York, in Instrument No. 2005094297, granted and conveyed unto Bruce A. Hrycek and Roberta N. Hrycek.

PROPERTY ADDRESS: 126 JACKSON STREET, HANOVER, PA 17331

UPI# 67-000-10-0105.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. DALE L. HUGHES, ADMINISTRATOR OF THE ESTATE OF JOHN C. HUGHES, DECEASED Docket Number: 2018-SU-002485. 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:

DALE L. HUGHES, ADMINISTRATOR  
OF THE ESTATE OF  
JOHN C. HUGHES, DECEASED

ALL that certain lot of ground, with the improvements thereon erected, being situate in West Manchester Township, York County, Pennsylvania, and being more particularly bounded and described as follows, to wit:

Property Address: 4325 Briarwood Court York, PA 17404

Parcel No. 51-000-14-0081.00-00000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No

C.P. NO. 2018-SU-002485  
Judgment: \$110,829.66  
Attorney: Katherine M. Wolf, Esquire  
To be sold as the Property Of: Dale L. Hughes, Administrator of the Estate of John C. Hughes, deceased

PROPERTY ADDRESS: 4325 BRIARWOOD COURT, YORK, PA 17404

UPI# 51-000-14-0081.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 ALLIED MORTGAGE GROUP, INC. vs. MICHAEL G. HUGHES and SABRINA R. HUGHES Docket Number: 2017-SU-003492. 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 G. HUGHES  
SABRINA R. HUGHES

ALL THAT CERTAIN lot of land situate, lying and being in Penn Township, York County, Pennsylvania, bounded and described as follows, to-wit:

BEGINNING for a point on the right-of-way line of Jasmine Drive at Lot No. 92 as shown on the hereinafter referred to subdivision plan; thence along said Lot No. 92 South fifteen (15) degrees seventeen (17) minutes two (02) seconds West, one hundred twenty (120.00) feet to a point at lands now or formerly of Richard E. and Sylvia A. Gower as shown on the hereinafter referenced subdivision plan; thence along said lands now or formerly of Richard E. and Sylvia A. Gower North seventy-four (74) degrees forty-two (42) minutes fifty-eight (58) seconds West, two hundred thirty-one and fourteen hundredths (231.14) feet to a point at Lot No. 90 as shown on the hereinafter referenced subdivision plan; thence along said Lot No. 90 North sixteen (16) degrees thirty-eight (38) minutes twelve (12) seconds East, one hundred twenty and thirteen hundredths (120.13) feet to a point on the right-of-way line of Jasmine Drive; thence along the right-of-way line of Jasmine Drive by a curve to the right having a radius of three hundred fifty (350.00) feet, an arc length of eight

and twenty six hundredths (8.26) feet and a long chord bearing a distance of South seventy-four (74) degrees two (02) minutes twenty-three (23) seconds East, eight and twenty-six hundredths (8.26) feet to a point on the right-of-way line of Jasmine Drive; thence along the right-of-way line of Jasmine Drive South seventy-four (74) degrees forty-two (42) minutes fifty-eight (58) seconds East, two hundred twenty and four hundredths (220.04) feet to a point and place of BEGINNING.

BEING the property known and numbered as 241 Jasmine Drive, Hanover, PA 17331

BEING the same premises in which Mark L. Armacost and Carla E. Armacost, husband and wife, by deed dated July 19, 2016, and recorded in the Office of Recorder of Deeds in and for York County at Book 2378, Page 3008, and Instrument #2016031189, conveyed unto Michael G. Hughes and Sabrina R. Hughes, husband and wife.

Parcel No. 44-000-23-0091.00-00000

PROPERTY ADDRESS: 241 JASMINE DRIVE, HANOVER, PA 17331

UPI# 44-000-23-0091.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. ROBERT A. JONES and DEBRA M. JONES Docket Number: 2018-SU-002501. 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 A. JONES  
DEBRA M. JONES

Owners of property situate in Spingettsbury Township, York County, Pennsylvania, being

2864 Glen Hollow Drive York, PA 17406

Parcel #- 460003501230000000

Improvements thereon: Residential Dwelling

Judgment Amount: \$164,786.25



Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 2864 GLEN HOLLOW DRIVE, YORK, PA 17406

UPI# 46-000-35-0123.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS6 vs. CHRISTOPHER L. KEMPSON and DEBRA S. WALTERMYER A/K/A DEBRA S. WALTERMYER A/K/A DEBRA S. KEMPSON A/K/A DEBRA S. VAUGHN Docket Number: 2015-SU-003731-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER L. KEMPSON  
DEBRA S. WALTERMYER  
A/K/A DEBRA S. WALTERMYER  
A/K/A DEBRA S. KEMPSON  
A/K/A DEBRA S. VAUGHN

By virtue of a Writ of Execution No. 2015-SU-003731-06

U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS6  
v.

Christopher L. Kempson  
Debra S. Waltemyer a/k/a Debra S. Waltemyer a/k/a Debra S. Kempson

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

485 Cabin Hollow Road, Dillsburg, PA 17019-9607  
Parcel No. 490000400110000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$352,380.10

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 485 CABIN HOLLOW ROAD, DILLSBURG, PA 17019

UPI# 49-000-04-0011.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. JOANN M. KERSTETTER Docket Number: 2018-SU-000946. 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:

JOANN M. KERSTETTER

By virtue of a Writ of Execution No. 2018-SU-000946

Lakeview Loan Servicing, LLC  
v.  
Joann M. Kerstetter

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

375 West Main Street,  
Dallastown, PA 17313-2013  
Parcel No. 56-000-01-0094-00000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$116,344.69

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 375 WEST MAIN STREET, DALLASTOWN, PA 17313

UPI# 56-000-01-0094.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 WOODMONT HOMEOWNERS ASSOC. vs. KIRAN KHANVAZIR AKA KIRAN DABHI Docket Number: 2009-SU-005091-01. 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:

KIRAN KHANVAZIR AKA KIRAN DABHI

ALL that certain lot or tract of land situate in Manchester Township, County of York, and Commonwealth of Pennsylvania, being bounded and described as follows, to wit:

Lot 21, 2575 Woodmont Drive, Manchester Township, York PA 17404

PARCEL #36-000-26-0021.00-00000

PROPERTY ADDRESS: 2575 WOODMONT DRIVE, YORK, PA 17404

UPI# 36-000-26-0021.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT vs. DAVID KLIMM and DEIDRA KLIMM Docket Number: 2018-SU-

002333. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID KLIMM  
DEIDRA KLIMM

Property of David Klimm

Execution No. 2018-SU-002333

Judgment Amount: \$195,415.41

All the right title, interest and claim of David Klimm, of in and to:

Property locates at 1539 Deer Creek Road, mostly in Hopewell Township and partly in Shrewsbury Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2411, at page 8662 and Instrument# 2017011065.

Parcel Identification No. 32-000-BJ-0050.00-00000

Attorney: Hladik, Onorato & Federman, LLP  
Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 1539 DEER CREEK ROAD, NEW FREEDOM, PA 17349

UPI# 32-000-BJ-0050.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. SHAWN D. KOLEGO and LORA M. KOLEGO Docket Number: 2018-SU-002253. 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:

SHAWN D. KOLEGO  
LORA M. KOLEGO

All that certain piece or parcel or Tract of land situate in the Township of York, York County,

Pennsylvania, and being known as 2265 Dan-dridge Drive, York, Pennsylvania 17403.

TAX MAP AND PARCEL NUMBER: 54-000-11-0050.00-00000

THE IMPROVEMENTS THEREON ARE:  
Residential Dwelling

REAL DEBT: \$290,948.83

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Shawn D. Kolego and Lora M. Kolego

PROPERTY ADDRESS: 2265 DANDRIDGE DRIVE, YORK, PA 17403

UPI# 54-000-11-0050.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-5 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 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:

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

By virtue of a Writ of Execution No. 2018-SU-001906

The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for The Benefit of The Certificateholders of Popular Abs, Inc. Mortgage Pass-Through Certificates Series 2004-5

v.  
Bruce L. Krumrine a/k/a Bruce Krumrine  
Luanna M. Krumrine

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

20 Waterfront Drive, Hanover, PA 17331-9318  
Parcel No. 44-13-108  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$116,752.95

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 20 WATERFRONT DRIVE, HANOVER, PA 17331

UPI# 44-000-13-0108.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF AMERICA N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP vs. JUAN C. LOPEZ-BAEZ A/K/A JUAN C. LOPEZ Docket Number: 2018-SU-002531. 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:

JUAN C. LOPEZ-BAEZ  
A/K/A JUAN C. LOPEZ

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

BEGINNING at a point on the Southerly right of way line of Locust Street (a 40' wide public street) at 348 Locust Street, said point being located South 68 degrees 59 minutes 18 seconds West a distance of 62.30 feet from the South-westerly corner of the intersection of said Locust Street and South Broad Street (a 60' wide public street); extending thence along 348 Locust Street South 21 degrees 00 minutes 42 seconds East a distance of 70.00 feet to a point on the Northerly right of way line of Sage Avenue (a

20' wide public street); extending thence along the Northerly right of way line of said Sage Avenue South 68 degrees 59 minutes 18 seconds West a distance of 14.75 feet to a point at #344 Locust Street; extending thence along said last mentioned lands North 21 degrees 00 minutes 42 seconds West a distance of 70.00 feet to a point on the Southerly right of way line of said Locust Street; extending thence along the Southerly right of way line of said Locust Street North 68 degrees 59 minutes 18 seconds East a distance of 14.75 feet to a point at 348 Locust Street and the point of BEGINNING.

Title to said Premises vested in Juan C. Lopez-Baez by Deed from Basil M. Ryer, Jr. dated April 6, 2007 and recorded on April 11, 2007 in the York County Recorder of Deeds in Book 1885, Page 7587 as Instrument No. 2007025962.

Being known as: 346 East Locust Street, York, PA 17403

Tax Parcel Number: 06-108-02-0098.00-00000

PROPERTY ADDRESS: 346 EAST LOCUST STREET, YORK, PA 17403

UPI# 06-108-02-0098.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R4 vs. HARRY P. MAY and CATHERINE M. MAY Docket Number: 2012-SU-004075-06. 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:

HARRY P. MAY  
CATHERINE M. MAY

By virtue of a Writ of Execution No. 2012-SU-004075-06

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R4  
v.

Harry P. May  
Catherine M. May

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

313 Pine Street, Hanover, PA 17331  
Parcel No. 670000901480000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$97,599.53

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 313 PINE STREET, HANOVER, PA 17331

UPI# 67-000-09-0148.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. CHRISTINE M. MCCLAIN and BRIAN E. MCCLAIN Docket Number: 2018-SU-002700. 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:

CHRISTINE M. MCCLAIN  
BRIAN E. MCCLAIN

By virtue of a Writ of Execution No. 2018-SU-002700

PHH Mortgage Corporation  
v.  
Christine M. McClain  
Brian E. McClain

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

126 Meadow Lane,  
Abbottstown, PA 17301-8924  
Parcel No. 420000100600000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$200,862.93

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 126 MEADOW LANE, ABBOTTSTOWN, PA 17301

UPI# 42-000-01-0060.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA CORPORATION, AS SUCCESSOR IN INTEREST TO SUSQUEHANNA BANK F/K/A SUSQUEHANNA BANK PA vs. SHANA L. MCKEEVER and GWAINN A. MCKEEVER Docket Number: 2011-SU-004104-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SHANA L. MCKEEVER  
GWAINN A. MCKEEVER

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

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

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

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

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$120,272.91

Attorneys for Plaintiff



Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 2965 BULL ROAD, YORK, PA 17408

UPI# 23-000-KG-0021.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 PACIFIC UNION FINANCIAL, LLC vs. DAVID A. MCVICKER Docket Number: 2018-SU-001665. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID A. MCVICKER

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

214 A John Street, Hanover, PA 17331

Parcel # 44-000-02-0284B

Improvements thereon: Residential Dwelling

Judgment Amount - \$119,251.08

Attorneys for Plaintiff  
KML LAW GROUP, P.C.

PROPERTY ADDRESS: 214 A JOHN STREET, HANOVER, PA 17331

UPI# 44-000-02-0284.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. JOHN C. MICHAEL, MHAIRI M. ELLIOTT and UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE Docket Number: 2016-SU-003270. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN C. MICHAEL  
MHAIRI M. ELLIOTT  
UNITED STATES OF AMERICA,  
DEPARTMENT OF THE TREASURY -  
INTERNAL REVENUE SERVICE

ALL THAT certain piece or parcel of land situate in Springettsbury Township, York County, Pennsylvania, being known and numbered as Lots W-2 and S-2 on a final plan of subdivision of property belonging to Robert A. Williams and Helen R. Williams and John A. Strobeck and Olga A. Strobeck, his wife, by Robert E. Haag, Inc., Land Surveyors, bearing Drawing No. 2236-414 and recorded in the Office of the Recorder of Deeds for York County, Pennsylvania, on September 8, 1988, in Plan Book II, page 714, more particularly described as follows, to wit:

Property Address: 10 Windermere Court York, PA 17402

Parcel No. 46-000-11-0128.B0-00000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2016-SU-003270  
Judgment: \$253,328.71  
Attorney: Katherine M. Wolf, Esquire  
To be sold as the Property Of: John C. Michael and Mhairi M. Elliott

PROPERTY ADDRESS: 10 WINDERMERE COURT, YORK, PA 17402

UPI# 46-000-11-0128.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Exe-

cution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. TY M. MITCHELL A/K/A TY MITCHELL and TRACY A. MITCHELL A/K/A TRACY MITCHELL Docket Number: 2018-SU-002035. 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:

TY M. MITCHELL A/K/A TY MITCHELL  
TRACY A. MITCHELL  
A/K/A TRACY MITCHELL

All the following described lot of ground, situate on East Market Street in the City of York, York County, Pennsylvania, known and numbered as 642 East Market Street, bounded, limited, and described as follows, to wit:

Property Address: 642 East Market Street York, PA 17403

Parcel No. 12-381-10-0020.00-00000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2018-SU-002035  
Judgment: \$37,170.71  
Attorney: Samantha Gable, Esquire  
To be sold as the Property Of: Ty M. Mitchell a/k/a Ty Mitchell and Tracy A. Mitchell a/k/a Tracy Mitchell

PROPERTY ADDRESS: 642 EAST MARKET STREET, YORK, PA 17403

UPI# 12-381-10-0020.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. ARIDIA L. MONTERO Docket Number: 2018-SU-002294. 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:

ARIDIA L. MONTERO



Owner(s) of property situate in York City, York County, Pennsylvania, being

942 West Locust Street, York, PA 17401

Parcel No. 092170700150000000

Improvements thereon: Residential Dwelling

Judgment Amount: \$70,283.55

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 942 WEST LOCUST STREET, YORK, PA 17401

UPI# 09-217-07-0015.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. JANET E. MORGAN Docket Number: 2018-SU-001920. 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:

JANET E. MORGAN

Situated in the Township of West Manchester, County of York, and Commonwealth of Pennsylvania:

And known as being all that certain tract of land situate, lying and being in the Township of West Manchester, County of York, Commonwealth of Pennsylvania, more fully described in accordance with a final Subdivision Plan of Rainbow Hills, Section II, dated March 23, 1985, recorded in the Office of the Recorder of Deeds in a for York County, Pennsylvania, in Plan Book FF. Page 532, as follows, to wit:

Property Address: 1600 Rainbow Circle York, PA 17408

Parcel No. 51-000-28-0028.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2018-SU-001920

Judgment: \$187,051.16

Attorney: SAMANTHA GABLE, ESQUIRE

To be sold as the Property Of: Janet E. Morgan

PROPERTY ADDRESS: 1600 RAINBOW CIRCLE, YORK, PA 17408

UPI# 51-000-28-0028.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. CRYSTAL L. MOYER, SOLELY AS HEIR TO WALTER S. TYSON, SR., A/K/A WALTER S. TYSON, DECEASED, WALTER S. TYSON, JR., SOLELY AS HEIR TO WALTER S. TYSON, SR., A/K/A WALTER S. TYSON, DECEASED, and THE KNOWN AND UNKNOWN HEIR(S), ADMINISTRATOR(S), EXECUTOR(S), AND DEVISEE(S) OF THE ESTATE OF WALTER S. TYSON, SR., A/K/A WALTER S. TYSON, DECEASED Docket Number: 2018-SU-001496. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CRYSTAL L. MOYER, SOLELY AS HEIR TO WALTER S. TYSON, SR., A/K/A WALTER S. TYSON, DECEASED WALTER S. TYSON, JR., SOLELY AS HEIR TO WALTER S. TYSON, SR., A/K/A WALTER S. TYSON, DECEASED THE KNOWN AND UNKNOWN HEIR(S), ADMINISTRATOR(S), EXECUTOR(S), AND DEVISEE(S) OF THE ESTATE OF WALTER S. TYSON, SR., A/K/A WALTER S. TYSON, DECEASED

ALL THAT CERTAIN lot or piece of ground, situate in Red Lion Borough, County of York, Commonwealth of Pennsylvania.

BEGINNING at a point on the Southern curblin of East Broadway, a corner of lot of ground of Harry Bales; thence along line of lot of same, in a Southerly direction; through the center line of a double dwelling and through a garage erected upon lots of ground of the said Harry Bales and one hereby conveyed unto the grantee hereto; one hundred thirty-six (136) feet more or less to a point on the Northern edge of a sixteen feet wide public alley, known as Newton Alley; thence along edge of said Alley in a Westerly direction twenty (20) feet more or less, to a point on the inside edge of sidewalk along East Avenue;

thence along inside of edge of said sidewalk; in a Northerly direction, one hundred thirty-five and one-half (135 1/2) feet, more or less, to a point on the Southern curblin of said East Broadway; thence along curblin of said East Broadway, in an Easterly direction eighteen feet more or less to point and the place of BEGINNING.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES AS Iva N. Welty Grimm and William H. Grimm, by Deed dated February 25, 1956, and recorded on February 27, 1956, by the York County Recorder of Deeds in Deed Book 42J, Page 249, granted and conveyed unto Walter S. Tyson and Betty R. Tyson, as Tenants by the Entireties.

AND THE SAID Betty R. Tyson departed this life on December 4, 2006, whereby title to the aforementioned premises vested with Walter S. Tyson, an Individual, by Operation of Law.

AND THE SAID Walter S. Tyson departed this life on May 30, 2017, intestate, whereby title to the aforementioned premises vested with The Known and Unknown Heir(s), Executor(s), Administrator(s) and Devisee(s) of the Estate of Walter S. Tyson, Sr., a/k/a Walter S. Tyson, Deceased, by Operation of Law.

BEING KNOWN AND NUMBERED AS 200 E. Broadway, Red Lion, PA 17356.

PARCEL NO.: 82-000-02-0138.00-00000.

PROPERTY ADDRESS: 200 EAST BROADWAY, RED LION, PA 17356

UPI# 82-000-02-0138.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. CARL E. MUNDY, JR. and CARLA R. MUNDY Docket Number: 2018-SU-001433. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CARL E. MUNDY, JR.  
CARLA R. MUNDY

ALL that certain tract of land in the Township of Manchester, County of York, Pennsylvania, being approximately 54.2 x 281 x 37.8 x 262.4. HAVING THEREON erected a dwelling house known and numbered as: 1886 NORTH GEORGE STREET YORK, PA 17404

PARCEL NO. 36-000-07-0150.00-00000  
York Deed Book 2177, page 3954

TO BE SOLD AS THE PROPERTY OF CARL E. MUNDY JR. (EQUITABLE OWNER) AND CARLA R. MUNDY (REAL OWNER) ON JUDGMENT NO. 2018-SU-001433

PROPERTY ADDRESS: 1886 NORTH GEORGE STREET, YORK, PA 17404

UPI# 36-000-07-0150.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BAYVIEW LOAN SERVICING, LLC, A DEL-AWARE LIMITED LIABILITY COMPANY vs. JOSEPH C. MUNDY Docket Number: 2018-SU-002549. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSEPH C. MUNDY

ALL that certain piece, parcel or lot of ground, with the improvements thereon erected, known as No. 812 West Poplar Street, in the Ninth Ward of the City of York, York County, Pennsylvania, bounded a described as follows, to wit:

Property Address: 812 West Poplar Street  
York, PA 17404

Parcel No. 09-212-01-0007.00-00000

Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2018-SU-002549  
Judgment: \$38,053.51  
Attorney: Katherine M. Wolf, Esquire  
To be sold as the Property Of: Joseph C. Mundy

PROPERTY ADDRESS: 812 WEST POPLAR STREET, YORK, PA 17404

UPI# 09-212-01-0007.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 HERITAGE VALLEY FEDERAL CREDIT UNION vs. SANDRA E. MURRAY and FORREST J. MURRAY, JR. Docket Number: 2017-SU-000778. 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:

SANDRA E. MURRAY  
FORREST J. MURRAY, JR.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF SANDRA E. MURRAY AND FORREST J. MURRAY, JR., OF, IN AND TO: ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF YORK, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA. HAVING ERRECTED THEREON A DWELLING KNOWN AND NUMBERED AS 322 WEST JACKSON STREET, YORK, PA 17401. DEED BOOK 90H, PAGE 9, PIN NUMBER 08-175-05-0008.00-00000.

PROPERTY ADDRESS: 322 WEST JACKSON STREET, YORK, PA 17401

UPI# 08-175-05-0008.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 OPTION ONE MORTGAGE LOAN TRUST 2007-6, ASSET-BACKED CERTIFICATES, SERIES 2007-6 vs. SHARAWN MYERS Docket Number: 2017-SU-002695. 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:

SHARAWN MYERS

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

BEING KNOWN AS: 1105 CRANBERRY LANE WEST, YORK (WINDSOR TOWNSHIP), PA 17402

PARCEL NUMBER: 53-000-32-0038.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1105 CRANBERRY LANE WEST, YORK, PA 17402

UPI# 53-000-32-0038.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. RICHARD W. NATH and RONALD A. NATH Docket Number: 2017-SU-000967. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RICHARD W. NATH  
RONALD A. NATH

By virtue of a Writ of Execution issued by Fulton Bank, N.A.  
Docket No. 2017-SU-000967

Fulton Bank, N.A. v. Richard W. Nath and

Ronald A. Nath  
Docket No. 2017-SU-000967

Owners of property situate in West Manchester Township, York, York County, Pennsylvania

2230 and 2260 Baker Road, West Manchester Township, York, Pennsylvania 17404

Properties being known as Parcel ID Nos. 51-000-IG-0018.P0-00000 and 51-000-IG-0018.R0-00000.

Premises consist of a residential dwelling with vacant lot.

Shawn M. Long, Esquire  
Attorney for Fulton Bank, N.A.  
Barley Snyder  
126 East King Street  
Lancaster, PA 17602  
I.D. No. 83774

PROPERTY ADDRESS: 2230 AND 2260 BAKER ROAD, YORK, PA 17404

UPI# 51-000-IG-0018.P0-00000 & 51-000-IG-0018.R0-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA IN THE S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION vs. IRMGARD NICOLAYSEN, AKA IRMGARD ANNA NICOLAYSEN, AKA IRMGARD A. NICOLAYSEN and ELISE C. HARRIS, AKA ELISE CLARE HARRIS, AKA ELISE CLAIRE HARRIS Docket Number: 2018-SU-002437. 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:

IRMGARD NICOLAYSEN,  
AKA IRMGARD ANNA NICOLAYSEN,  
AKA IRMGARD A. NICOLAYSEN  
ELISE C. HARRIS,  
AKA ELISE CLARE HARRIS,  
AKA ELISE CLAIRE HARRIS

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

BEING KNOWN AND NUMBERED AS 63 CHURCHILL DRIVE, YORK, PA 17403

UPIN NUMBER 54-000-11-0073.00-00000

PROPERTY ADDRESS: 63 CHURCHILL DRIVE, YORK, PA 17403

UPI# 54-000-11-0073.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 FAIRVIEW TOWNSHIP vs. BRYAN L. NYE Docket Number: 2015-SU-002178-21. 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:

BRYAN L. NYE

By virtue of a Writ of Execution No.: 2015-SU-2178-21

Fairview Township v. Bryan L. Nye, owner of property situate FAIRVIEW TOWNSHIP, YORK County, Pennsylvania being:

8 Springers Lane,  
New Cumberland, Pennsylvania 17070  
Parcel No.: 27-000-RF-0049.00-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$5,990.80

Attorneys for Plaintiff  
Stock and Leader

PROPERTY ADDRESS: 8 SPRINGER LANE, NEW CUMBERLAND, PA 17070

UPI# 27-000-RF-0049.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 UNDER SECURITIZATION SERVICING AGREEMENT DATED AS OF APRIL 1, 2007 STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-EQ1 vs. LAURA L. OREM and RICHARD B. OREM Docket Number: 2017-SU-002927. 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:

LAURA L. OREM  
RICHARD B. OREM

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

BEING KNOWN AS: 8865 CAMP ROAD, RED LION (NORTH HOPEWELL TOWNSHIP), PA 17356

PARCEL NUMBER: 41-000-FJ-0044.D0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 8865 CAMP ROAD, RED LION, PA 17356

UPI# 41-000-FJ-0044.D0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. JUSTIN B. PFEIFFER Docket Number: 2018-SU-002497. 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



nia the following real estate to wit:  
AS THE REAL ESTATE OF:

JUSTIN B. PFEIFFER

By virtue of a Writ of Execution No. 2018-SU-002497

Wells Fargo Bank, NA  
v.  
Justin B. Pfeiffer

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

511 South Main Street,  
Shrewsbury, PA 17361-1707  
Parcel No. 840000300320000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$162,805.14

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. JOSHUA T. PORLIER, AS ADMINISTRATOR OF THE ESTATE OF GEORGE PORLIER, AKA GEORGE WARNER PORLIER, AKA GEORGE W. PORLIER Docket Number: 2018-SU-001961. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSHUA T. PORLIER, AS ADMINISTRATOR OF THE ESTATE OF GEORGE PORLIER, AKA GEORGE WARNER PORLIER, AKA GEORGE W. PORLIER

ALL THAT TRACT OF LAND SITUATE, LY-

ING AND BEING IN THE TOWNSHIP OF FAIRVIEW, YORK COUNTY, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 522 FISHING CREEK ROAD, LEWISBERRY, PA 17339

UPIN NUMBER 27-000-18-0102.00-00000

PROPERTY ADDRESS: 522 FISHING CREEK ROAD, LEWISBERRY, PA 17339

UPI# 27-000-18-0102.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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, A FEDERALLY CHARTERED SAVINGS ASSOCIATION vs. KENNETH PORST Docket Number: 2018-SU-002078. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KENNETH PORST

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

BEING KNOWN AND NUMBERED AS 610 GREENWOOD ROAD, YORK, PA 17408

UPIN NUMBER 51-000-03-0006.00-00000

PROPERTY ADDRESS: 610 GREENWOOD ROAD, YORK, PA 17408

UPI# 51-000-03-0006.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP vs. STACY KAY RAY A/K/A STACY K. RAY Docket Number: 2018-SU-001827. 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:

STACY KAY RAY A/K/A STACY K. RAY

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE BOROUGH OF HANOVER, COUNTY OF YORK AND COMMONWEALTH OF PENNSYLVANIA.

PARCEL No. 67-000-23-0084.00-00000

PROPERTY ADDRESS: 842 BLOSSOM DRIVE, HANOVER, PA 17331

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: STACY KAY RAY A/K/A STACY K. RAY

ATTORNEY FOR PLAINTIFF: Powers, Kirm & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 842 BLOSSOM DRIVE, HANOVER, PA 17331

UPI# 67-000-23-0084.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. JOEL RICHIE Docket Number: 2017-SU-003002. 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:

JOEL RICHIE

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

BEING KNOWN AND NUMBERED AS 60 APACHE TRAIL, YORK HAVEN, PA 17370

UPIN NUMBER 39-000-26-0123.00-00000

PROPERTY ADDRESS: 60 APACHE TRAIL, YORK HAVEN, PA 17370

UPI# 39-000-26-0123.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1 vs. MICHAEL ROHRBAUGH WENDY ROHRBAUGH, and UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE Docket Number: 2017-SU-003102. 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 ROHRBAUGH  
WENDY ROHRBAUGH  
UNITED STATES OF AMERICA,  
DEPARTMENT OF TREASURY -  
INTERNAL REVENUE SERVICE

ALL THAT CERTAIN tract of land situated in North Codorus Township, York County, Pennsylvania, being known as Lot No. 15 on a Plan of Lots laid out by Gordon L. Brown and Assoc.,

dated November 11, 1972, and being more fully bounded and described as follows:

Property Address: 5075 Waltersdorff Drive Spring Grove, PA 17362

Parcel No. 40-000-EG-0009.B0-00000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2017-SU-003102  
Judgment: \$267,655.12  
Attorney: Samantha Gable, Esquire  
To be sold as the Property Of: Michael Rohrbaugh and Wendy Rohrbaugh

PROPERTY ADDRESS: 5075 WALTERS-DORFF DRIVE, SPRING GROVE, PA 17362

UPI# 40-000-EG-0009.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. JAIME ROSARIO Docket Number: 2018-SU-002397. 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:

JAIME ROSARIO

By virtue of a Writ of Execution No. 2018-SU-002397

JPMorgan Chase Bank, National Association  
v.  
Jaime Rosario

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

100 Nolan Drive, York, PA 17404-8601  
Parcel No. 230000800240000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$208,664.90

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 100 NOLAN DRIVE, YORK, PA 17404

UPI# 23-000-08-0024.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC. vs. TYLER A. ROSE A/K/A TYLER ROSE and TRACEY ROSE A/K/A TRACEY LYNN ROSE A/K/A TRACEY LYNN LAMOTTE Docket Number: 2018-SU-002208. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TYLER A. ROSE A/K/A TYLER ROSE  
TRACEY ROSE A/K/A TRACEY LYNN  
ROSE A/K/A TRACEY LYNN LAMOTTE

By virtue of a Writ of Execution No. 2018-SU-002208

Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Home Mortgage, Inc.

v.  
Tyler A. Rose a/k/a Tyler Rose  
Tracey Rose a/k/a Tracey Lynn Rose a/k/a Tracey Lynn Lamotte

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

1228 Wanda Drive, Hanover, PA 17331-8638  
Parcel No. 52000160077B000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$160,471.71

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1228 WANDA DRIVE, HANOVER, PA 17331

UPI# 52-000-16-0077.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. GEORGE S. SAVEL A/K/A GEORGE SAVEL Docket Number: 2018-SU-002530. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GEORGE S. SAVEL  
A/K/A GEORGE SAVEL

By virtue of Writ of Execution No. 2018-SU-002530

Lakeview Loan Servicing, LLC v. George S. Savel a/k/a George Savel, 817 Linden Avenue, City of York, York County, PA 17404, Parcel No. 11-333-01-0009.00-00000. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$77,854.71.

PROPERTY ADDRESS: 817 LINDEN AVENUE, YORK, PA 17404

UPI# 11-333-01-0009.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 LAKE VIEW LOAN SERVICING, LLC vs. DARREN L. SCHILDT Docket Number: 2018-SU-002077. 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:

DARREN L. SCHILDT

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Springettsbury, County of York, State of Pennsylvania:

All that certain tract of land situate in Springettsbury Township, York County, Pennsylvania, being known as Lot No. 17 as shown on a Final Subdivision Plan of "Tanglewood Trace", prepared by Dennis Henry, P.E., Inc. dated March 31, 1992 and recorded in the Office of the Recorder of Deeds and for York County, Pennsylvania, in Plan Book LL, Page 737, bounded and limited as follows, to with;

BEGINNING at a point on the Northerly side of Denny Lane and a common corner with Lot No. 18; thence extending along the Northern Right of Way line of said Denny Lane, having a curve to the left with a radius of 225.00 feet a chord of South 85 degrees 29 minutes 21 seconds West 93.58 feet and an arc length of 94.26 feet to a point at a common corner of Lot No. 16; thence along lot No. 16; North 21 degrees 39 minutes 20 seconds West 298.89 feet to a point at a corner of Lot No. 16, Lot No. 25 and on line of land of Greenridge thence along land of Greenridge South 63 degrees 42 minutes 47 seconds East, 255.35 feet to a point at a common corner of Lot No. 18; thence along Lot No. 18, South 09 degrees 09 minutes 17 seconds West, 159.38 feet to a point on the Northern Right of Way line of Denny Lane and the place of BEGINNING.

Map and Parcel ID: 46-000-10-0117.00-00000

Being known as: 621 Denny Lane, York, Pennsylvania 17406.

Title to said premises is vested in Darren L. Schildt by deed from Darren L. Schildt and Laurie S. Schildt, his wife dated January 9, 2001 and recorded January 9, 2002 in Deed Book 1474, Page 1733 Instrument Number 2002002061.

PROPERTY ADDRESS: 621 DENNY LANE, YORK, PA 17406

UPI# 46-000-10-0117.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIV-

EN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. CAROLYN SCHREIBER Docket Number: 2018-SU-002588. 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:

CAROLYN SCHREIBER

By virtue of a Writ of Execution No. 2018-SU-002588

Wells Fargo Bank, NA  
v.  
Carolyn Schreiber

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

810 Blossom Drive, Hanover, PA 17331-2073  
Parcel No. 670002300680000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$92,957.64

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 810 BLOSSOM DRIVE, HANOVER, PA 17331

UPI# 67-000-23-0068.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. E. JANE SHANK Docket Number: 2018-SU-002952. 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:

E. JANE SHANK

ALL THAT CERTAIN Unit 3118, in LONGSTOWN VILLAGE CONDOMINIUM, a condominium situate In Windsor Township, York County, Pennsylvania, more specifically described in the Declaration of Condominium and Declaration Plan relating to LONGSTOWN VILLAGE CONDOMINIUM, recorded on the 13th day of May, 1997, in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Land Record Book 1291, page 748, end Plan Book 00, page 756, and as amended by First Amendment to Declaration dated May 23, 1997, and recorded on May 23, 1997, in Land Record Book 1291, page 8496, and First Amendment to Declaration Plan dated May 23, 1997, and recorded on May 23, 1997, in Plan Book 00, page 782, and as amended by Second Amendment to Declaration dated June 6, 1997, and recorded on June 6, 1997, in Land Record Book 1293, page 1474, and as amended by Third Amendment to Declaration dated August 22, 1997, and recorded on August 25, 1997, in Land Record Book 1299, page 6325, and as amended by Fourth Amendment to Declaration dated November 25, 1997, and recorded on November 25, 1997, in Land Record Book 1307, page 7650, and as amended by FM, Amendment to Declaration dated March 24, 1998, and recorded on March 24, 1998, in Land Record Book 1318, page 549, and Second Amendment to Declaration Plan dated March 24, 1998, and recorded on March 24, 1998, in Plan Book GG, page 1629, and as amended by Sixth Amendment to Declaration dated January 6, 1999, and recorded on January 7, 1999, in Land Record Book 1349, page 8353, and Third Amendment to Declaration Plan dated January 6, 1999, and recorded on January 7, 1999, in Plan Book GG, page 1710, and as amended by Seventh Amendment to Declaration dated December 21, 1999, and recorded on December 22, 1999, in Land Record Book 1386, page 3988, and Fourth Amendment to Declaration Plan dated December 21, 1999, and recorded on December 22, 1999, in Plan Book QQ, page 538, which Unit includes an undivided percentage interest in the common elements and common expenses as defined and provided for in said Declaration; subject, nevertheless, to conditions and covenants contained in the said Declaration, Exhibits, and Amendments thereto.

Property Address: 3118 Lakefield Road York, PA 17402

Parcel No. 53-000-IJ-0129.E0-C3118  
 Improvements: Residential Dwelling  
 Subject to Mortgage: No  
 Subject to Rent: No  
 C.P. NO. 2018-SU-002952  
 Judgment: \$89,447.01

Attorney: Samantha Gable, Esquire  
 To be sold as the Property Of: E. Jane Shank

PROPERTY ADDRESS: 3118 LAKEFIELD ROAD, YORK, PA 17402

UPI# 53-000-IJ-0129.E0-C3118

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,  
 03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. MATTHEW C. SHANNON, SOLELY IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF PATRICIA JO SHANNON, A/K/A PAT SHANNON A/K/A PATRICIA HOLLIDAY A/K/A PAT HOLLIDAY, DECEASED Docket Number: 2018-SU-002494. 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 C. SHANNON, SOLELY IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF PATRICIA JO SHANNON, A/K/A PAT SHANNON A/K/A PATRICIA HOLLIDAY A/K/A PAT HOLLIDAY, DECEASED

By virtue of Writ of Execution No. 2018-SU-002494

M&T Bank v. Matthew C. Shannon, solely in his capacity as Executor of the Estate of Patricia Jo Shannon a/k/a Pat Shannon a/k/a Patricia Holliday a/k/a Pat Holliday, Deceased, Windsor Township, Red Lion, York County, PA 17356, Parcel No. 53-000-05-0137.00-00000. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$57,862.85.

PROPERTY ADDRESS: 633 NOTTINGHAM WAY, RED LION, PA 17356

UPI# 53-000-05-0137.00-00000

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,  
 03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 HOMEBRIDGE FINANCIAL SERVICES, INC. vs. JARRETT L. SMITH Docket Number: 2018-SU-001015. And to me directed, I will

pose 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:

JARRETT L. SMITH

By virtue of a Writ of Execution No. 2018-SU-001015

Homebridge Financial Services, Inc.  
 v.  
 Jarrett L. Smith

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

348 Edgehill Road, York, PA 17403-4706  
 Parcel No. 480002300650000000  
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$123,412.37

Attorneys for Plaintiff  
 Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 348 EDGEHILL ROAD, YORK, PA 17403

UPI# 48-000-23-0065.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 03.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION, S/B/M NATIONAL CITY REAL ESTATE SERVICES, LLC S/B/M NATIONAL CITY MORTGAGE, INC. F/K/A NATIONAL CITY MORTGAGE CO. vs. THOMAS J.E. SOUL Docket Number: 2010-SU-004972-06. 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:

THOMAS J.E. SOUL

Owner(s) of property situate in the Stewartstown



Borough, York County, Pennsylvania, being  
92B Cemetery Avenue, Stewartstown, PA 17363  
Improvements thereon: Residential Dwelling  
Judgment Amount: \$146,016.83

Attorneys for Plaintiff  
KML LAW GROUP, P.C.  
PROPERTY ADDRESS: 92 B CEMETERY  
AVENUE, STEWARTSTOWN, PA 17363

UPI# 86-000-BK-0051.D0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. BRITTANY N. SPARROW Docket Number: 2018-SU-002447. 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:

BRITTANY N. SPARROW

ALL THAT CERTAIN TRACT OF LAND SITUATE, LYING AND BEING IN EAST MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA.

PARCEL No. 26-000-MI-0004.F0-00000

PROPERTY ADDRESS: 365 HILLVIEW DRIVE, MOUNT WOLF, PA 17347

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: BRITTANY N. SPARROW

ATTORNEY FOR PLAINTIFF: Powers, Kirm & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 365 HILLVIEW DRIVE, MOUNT WOLF, PA 17347

UPI# 26-000-MI-0004.F0-00000

Notice is further given that all parties in interest

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CARRINGTON MORTGAGE SERVICES, LLC vs. ASHLEY A. SPECTOR, SOLELY AS KNOWN HEIR OF THE ESTATE OF DOUGLAS W. SPECTOR, DECEASED Docket Number: 2018-SU-000921. 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:

ASHLEY A. SPECTOR, SOLELY AS  
KNOWN HEIR OF THE ESTATE OF  
DOUGLAS W. SPECTOR, DECEASED

ALL THAT CERTAIN tract of land lying and being situate in the Township of Springfield, York County Pennsylvania, being identified as Lot No. 168 as shown on a plan of lots known as "SENECA RIDGE, Final Subdivision Plan" and prepared by Stallman and Stahlman, Inc., York, PA and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book RR, page 278 and being more fully described as follows:

BEGINNING at a point along the westerly right-of-way line of Seneca Ridge Drive, 50 feet wide right-of-way, said point marking the Northernmost corner of Lot 168 and being situate Southwesterly 26.00 feet along the West side of said Seneca Ridge Drive from the intersection of the West side of said with the Southern Subdivision Plan, Sheet 2" prepared by Stallman & Stahlman, Inc. and recorded among the Land Records of York County, PA I Plan Book RR, page 278; thence running along the West side of said South 31 degrees 45 minutes 24 seconds East for a distance of 20.00 feet; thence running along the division line between Lot 168 and 167, South 58 degrees 14 minutes 36 seconds West for a distance of 100.00 feet; thence continuing along the boundary line of Lot 168, North 31 degrees 45 minutes 24 seconds North 58 degrees 14 minutes 36 seconds East for a distance of 100.00 feet to the point of beginning.

Being Parcel #: 47-000-06-0168.00-00000

Being the same premises which NVR Inc., a Virginia Corporation trading as Ryan Homes, deeded to Douglas W. Spector, a single man by their Indenture dated on November 29, 2002. Recorded in the Office of the York County Recorder of deed in Book 1533, Page 8110 on December 12,

2002.

Douglas W. Spector departed this life on October 20, 2017. Action is proceeding against Ashley A. Spector, solely as Known Heir of the Estate of Douglas W. Spector.

PROPERTY ADDRESS: 7345 NORTH SENTINEL LANE, YORK, PA 17403

UPI# 47-000-06-0168.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of LSF9 MASTER PARTICIPATION TRUST vs. TAMMY S. SPRAGUE Docket Number: 2018-SU-000008. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TAMMY S. SPRAGUE

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF TAMMY S. SPRAGUE, OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE VILLAGE CRALEYVILLE, TOWNSHIP OF LOWER WINDSOR, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 2606 CRALEY ROAD, WRIGHTSVILLE, PA 17368. DEED BOOK 1736, PAGE 5541, PIN NUMBER 35-000-01-0084.A0-00000.

PROPERTY ADDRESS: 2606 CRALEY ROAD, WRIGHTSVILLE, PA 17368

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

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

STIPSAK Docket Number: 2016-SU-000332-06. 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:

Judgment Amount: \$104,945.80

All the right title, interest and claim of Chris R. Strickhouser and Deanna L. Strickhouser, of in and to:

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. HRISOULA STANTZOS and KOSTAS STANTZOS Docket Number: 2018-SU-001421. 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:

SHERRY STIPSAK

Property locates at 95 Creek Bottom Road, within the East Manchester Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2038, at page 3612 and Instrument# 2009048914. Parcel Identification No. 26-000-03-0055.00-00000

Attorney: Hladik, Onorato & Federman, LLP  
Address: 298 Wissahickon Avenue  
North Wales, PA 19454

AS THE REAL ESTATE OF:

HRISOULA STANTZOS  
KOSTAS STANTZOS

PROPERTY ADDRESS: 95 CREEK BOTTOM ROAD, MANCHESTER, PA 17345

UPI# 26-000-03-0055.00-00000

By virtue of a Writ of Execution No. 2018-SU-001421

No. 2016-SU0000332-06  
Judgment: \$402,129.65  
Attorney: Matthew C. Samley, Esquire

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.

U.S. Bank National Association  
v.  
Hrisoula Stantzos  
Kostas Stantzos

ALL THAT tract of land, situate, lying and being on the south side of Third Avenue, in Spring Garden Township, York County, Pennsylvania, comprising Lots Nos. 522, 523, 524 and 15 front feet of the western section of Lot 525, which lots are shown on a plot of Elmwood, recorded in the Office of the Recorder of Deeds of York County, Pennsylvania in Deed Book 18-R, Page 701, and which adjoining lots are described as a whole.

Parcel Number: 48-000-09-0033.00-00000  
Instrument Number: 1998050082  
Deed Book 1330; Page 9004  
To be sold as the property of Sherry L. Stipsak

PROPERTY ADDRESS: 1406 THIRD AVENUE, YORK, PA 17403

UPI# 48-000-09-0033.00-00000

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

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

1965 Normandie Drive, York, PA 17408-1535  
Parcel No. 510002600990000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$132,148.24

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1965 NORMANDIE DRIVE, YORK, PA 17408

UPI# 51-000-26-0099.00-00000

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,  
03.07-3t 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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of MTGLQ INVESTORS, L.P. vs. ERIC L. SUTER and KATHERINE B. SUTER Docket Number: 2016-SU-002751. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ERIC L. SUTER  
KATHERINE B. SUTER

All of that certain tract of land with the improvements thereon erected, situate in West Manchester Township, York County, Pennsylvania.

BEING KNOWN AS: 1501 Farm Cross Way, York, PA 17408

Tax ID #51-000-46-0039.00-00000

TITLE TO SAID PREMISES IS VESTED IN Eric L. Suter and Katherine B. Suter

PROPERTY ADDRESS: 1501 FARM CROSS WAY, YORK, PA 17408

UPI# 51-000-46-0039.00-00000

Notice is further given that all parties in interest

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 COMMUNITY FIRST FUND vs. SHERRY

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 CARLSBAD FUNDING MORTGAGE TRUST vs. CHRIS R. STRICKHOUSER and DEANNA L. STRICKHOUSER Docket Number: 2018-SU-002285. 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:

CHRIS R. STRICKHOUSER  
DEANNA L. STRICKHOUSER

Property of Chris R. Strickhouser and Deanna L. Strickhouser

Execution No. 2018-SU-002285

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. JAMES THOMPSON Docket Number: 2018-SU-002716. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES THOMPSON

ALL that certain tract of land with the improvements thereon erected, lying, situate and being in Dover Township, York County, Pennsylvania, known as Lot 49, Emig Mill Village, more particularly described as follows, to wit:

Property Address: 2910 Village Square Drive  
Dover, PA 17315

Parcel No. 24-000-19-0149.00-00000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2018-SU-002716  
Judgment: \$139,542.00  
Attorney SAMANTHA GABLE, ESQUIRE  
To be sold as the Property Of: James Thompson

PROPERTY ADDRESS: 2910 VILLAGE SQUARE DRIVE, DOVER, PA 17315

UPI# 24-000-19-0149.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Exe-

cution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WILMINGTON SAVINGS FUND SOCIETY, F/S/B, D/B/A CHRISITIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST vs. SHERRY A. TRAVIS Docket Number: 2017-SU-002832. 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:

SHERRY A. TRAVIS

Owner(s) of propey situate in the Township of Codorus, County York in the Commonwealth of Pennsylvania, being

5171 Glen Echo Road, Glen Rock, PA 17327

Improvements thereon: Residential Dwelling  
Judgment Amount: \$82,559.76

Attorney for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 5171 GLEN ECHO ROAD, GLEN ROCK, PA 17327

UPI# 22-000-02-0009.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BAYVIEW LOAN SERVICING, LLC, A DEL-AWARE LIMITED LIABILITY COMPANY vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES L. LEHMAN, SR., DECEASED Docket Number: 2017-SU-002159. 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  
CHARLES L. LEHMAN, SR., DECEASED

ALL that certain lot of ground, with the improvements thereon erected, situated on the south side of and known as 912 East Poplar Street, in the 12th Ward of York City, York County, Pennsylvania, bounded and described as follows, to wit:

Property Address: 912 East Poplar Street,  
York, PA 17403

Parcel No. 12-398-15-0063.00-00000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2017-SU-002159  
Judgment: \$66,144.09  
Attorney: Samantha Gable, 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 Charles L. Lehman, Sr., deceased

PROPERTY ADDRESS: 912 EAST POPLAR STREET, YORK, PA 17403

UPI# 12-398-15-0063.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID B. FOUST, JR, DECEASED Docket Number: 2018-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:

UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER  
DAVID B. FOUST, JR, DECEASED

By virtue of a Writ of Execution No. 2018-SU-000014

U.S. Bank National Association

v.  
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under David B. Foust,



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

140 Kennedy Lane, Eppers, PA 17319-9636  
Parcel No. 390002000600000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$151,375.79

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 140 KENNEDY LANE, EPPERS, PA 17319

UPI# 39-000-20-0060.00-00000

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,  
03.07-3t York County, Pennsylvania

rict a/k/a Edwin Hetrick, Deceased  
owner(s) of property situate in the WEST MANCHESTER TOWNSHIP, YORK County, Pennsylvania, being

2411 Marion Street, York, PA 17408-4716  
Parcel No. 510000600080000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$83,138.20

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 2411 MARION STREET, YORK, PA 17408

UPI# 51-000-06-0008.00-00000

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,  
03.07-3t York County, Pennsylvania

UPI# 24-000-34-0056.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 BEAR STEARNS ASSET-BACKED SECURITIES I TRUST 2005-AC6, ASSET-BACKED CERTIFICATES, SERIES 2005-AC6 vs. KELLY L. WALLS Docket Number: 2018-SU-002745. 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:

KELLY L. WALLS

By virtue of a Writ of Execution No. 2018-SU-002745

U.S. Bank National Association, as Trustee for Bear Stearns Asset-Backed Securities I Trust 2005-Ac6, Asset-Backed Certificates, Series 2005-Ac6  
v.  
Kelly L. Walls

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

1795 Rocky Road, Dover, PA 17315-3683  
Parcel No. 240002501400000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$85,768.71

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1795 ROCKY ROAD, DOVER, PA 17315

UPI# 24-000-25-0140.00-00000

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

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWIN D. HETRICK A/K/A EDWIN HETRICK, DECEASED Docket Number: 2017-SU-002102. 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 EDWIN D. HETRICK A/K/A EDWIN HETRICK, DECEASED

By virtue of a Writ of Execution No. 2017-SU-002102

Nationstar Mortgage LLC d/b/a Champion Mortgage Company

v.  
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Edwin D. Het-

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. SHARON WALDRUP Docket Number: 2018-SU-000644. 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:

SHARON WALDRUP

ALL THAT CERTAIN tract of land situate in Dover Township, York County, Pennsylvania, being Lot 56 on the "Final Subdivision Plan for Ashcombe Farms West -- Phases 4, 5 & 6" prepared by R. J. Fisher and Associates, Inc., dated 02/24/06, together with the dwelling house thereon erected known as: 2029 SHAFFER CIRCLE, DOVER, PA 17315

PARCEL NO. 24-000-34-0056.00-00000  
Reference York County Record Book 2081, Page 2572.

TO BE SOLD as the property of SHARON WALDRUP on Judgment No. 2018-SU-000644

PROPERTY ADDRESS: 2029 SHAFFER CIRCLE, DOVER, PA 17315

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC6 vs. ROBERT J. WARFIELD and CHRISTINA L. WARFIELD Docket Number: 2017-SU-001064. 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 J. WARFIELD  
CHRISTINA L. WARFIELD

Property of Robert J. Warfield and Christina L. Warfield

Execution No. 2017-SU-001061

Judgment Amount: \$231,207.06

All the right title, interest and claim of Robert J. Warfield and Christina L. Warfield, husband and wife, as Tenants by the Entireties, of in and to:

Property locates at 2260 Garrett Road, within the Township of West Manheim, York County, PA. Having erected thereon a residential dwelling. Being more fully described in York County Deed Book Volume 1680, at page 7559, as Instrument No. 2004085725.

Parcel Identification No. 52-000-AE-0090.C0-00000

Attorney: Hladik, Onorato & Federman, LLP  
Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 2260 GARRETT ROAD, HANOVER, PA 17331

UPI# 52-000-AE-0090.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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. TONYA WAUGH Docket Number: 2018-SU-002578. 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:

TONYA WAUGH

ALL THAT CERTAIN lot or tract of land with the improvements thereon erected, situated in the Township of Manchester, County of York and Commonwealth of Pennsylvania, being Lot No. 35, as shown on Plan Vintage Acres.

UPI No. 36-000-45-0035.00-00000

BEING KNOWN AS: 3403 Chardonnay Drive, York, PA 17404

TITLE TO SAID PREMISES IS VESTED IN Tonya Waugh

PROPERTY ADDRESS: 3403 CHARDONNAY DRIVE, YORK, PA 17404

UPI# 36-000-45-0035.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of SANTANDER BANK, N.A. vs. TAMMY E. WEAVER A/K/A TAMMY E. HOWARD Docket Number: 2018-SU-002558. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TAMMY E. WEAVER  
A/K/A TAMMY E. HOWARD

By virtue of a Writ of Execution No. 2018-SU-002558

Santander Bank, N.A.  
v.  
Tammy E. Weaver a/k/a Tammy E. Howard

owner(s) of property situate in the YORK CITY, 11TH, YORK County, Pennsylvania, being

911 Madison Avenue, York, PA 17404-3207  
Parcel No. 113320400490000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$28,979.03

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 911 MADISON AVENUE, YORK, PA 17404

UPI# 11-332-04-0049.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CARRINGTON MORTGAGE SERVICES, LLC vs. SCOTT M. WHEELER Docket Number: 2018-SU-002614. 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 M. WHEELER

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate, lying and being in the North Ward of Shrewsbury Borough, York County, Pennsylvania, bounded, limited, and described as follows, to wit:

BEGINNING at an iron pipe on the East side of Susquehanna Trail, known in Shrewsbury as Main Street, at the Southwest corner of Lot No. 3 known as the Jesse Smith lots, said point of Beginning being sixteen feet East at right angles from the Eastern edge of the cement road, and one hundred twenty-two feet on a line North, eleven and three-fourths (11-3/4) degrees East, from an iron pipe at the Southwest corner of

Lot No. 1, and twenty (20) feet lane, land of Shrewsbury Borough; thence, running from said point of beginning along Lot No. 3, South seventy-eight and one-fourth (78-1/4) degrees East, two hundred twenty-one (221) feet, (this distance omitted on prior deeds) to an iron pipe on the West side of a public alley; thence, along the West side of said public alley, South eleven and three-fourths (11-3/4) degrees West, fifty (50) feet to the Northeast corner of Lot No. 1; thence, along Lot No. 1, North seventy-eight and one-fourth (78-1/4) degrees West, two hundred twenty-one (221) feet to the Northwest corner of Lot No. 1; thence, North eleven and three-fourths (11-3/4) degrees East, fifty (50) feet to the point of BEGINNING.

BEING Parcel ID 84-000-01-0107.00-00000 AND BEING KNOWN for informational purposes only as 119 North Main Street, Shrewsbury, PA

BEING THE SAME PREMISES which was conveyed to Scott M. Wheeler, single, by deed of Terri Lee Thompson, widow - not remarried, surviving spouse of James Thomas Avery, deceased, dated November 14, 2017 and recorded November 28, 2017 as Instrument 2017054769 BK 2449 PG 1902 in the York County Recorder of Deeds Office, in fee.

PROPERTY ADDRESS: 119 NORTH MAIN STREET, SHREWSBURY, PA 17361

UPI# 84-000-01-0107.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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. DEREK WILSON, SR., AS SURVIVING HEIR OF JAMES H. GRAY, DECEASED ANTHONY BEARD, AS SURVIVING HEIR OF JAMES H. GRAY, DECEASED KEIR REID, AS SURVIVING HEIR OF JAMES H. GRAY, DECEASED MCGILL BARNES, AS SURVIVING HEIR OF JAMES H. GRAY, DECEASED MARIE BROWN A/K/A MARIE HAMILTON, AS SURVIVING HEIR OF JAMES H. GRAY, DECEASED STEPHANIE MANNING, AS SURVIVING HEIR OF JAMES H. GRAY, DECEASED KELLY JOHNSON, AS SURVIVING HEIR OF JAMES H. GRAY, DECEASED KECIA SMITH, AS SURVIVING HEIR OF JAMES H. GRAY, DECEASED COURTNEY LOVE, AS SURVIVING HEIR OF JAMES H. GRAY, DECEASED MICHELLE LOVE, AS SURVIV-

ING HEIR OF JAMES H. GRAY, DECEASED Docket Number: 2018-SU-001422. 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:

DEREK WILSON, SR., AS SURVIVING HEIR OF JAMES H. GRAY, DECEASED ANTHONY BEARD, AS SURVIVING HEIR OF JAMES H. GRAY, DECEASED KEIR REID, AS SURVIVING HEIR OF JAMES H. GRAY, DECEASED MCGILL BARNES, AS SURVIVING HEIR OF JAMES H. GRAY, DECEASED MARIE BROWN A/K/A MARIE HAMILTON, AS SURVIVING HEIR OF JAMES H. GRAY, DECEASED STEPHANIE MANNING, AS SURVIVING HEIR OF JAMES H. GRAY, DECEASED KELLY JOHNSON, AS SURVIVING HEIR OF JAMES H. GRAY, DECEASED KECIA SMITH, AS SURVIVING HEIR OF JAMES H. GRAY, DECEASED COURTNEY LOVE, AS SURVIVING HEIR OF JAMES H. GRAY, DECEASED MICHELLE LOVE, AS SURVIVING HEIR OF JAMES H. GRAY, DECEASED

By virtue of Writ of Execution No. 2018-SU-001422

M&T Bank v. Derek Wilson, Sr., et. als., 519 S. Queen Street, 10th Ward of the City of York, PA 17403, Parcel No. 10-259-01-0009.00-00000. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$26,045.80.

PROPERTY ADDRESS: 519 SOUTH QUEEN STREET, YORK, PA 17403

UPI# 10-259-01-0009.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 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 GUARANTY MORTGAGE CORPORATION vs. ERIC G. WOODRUFF and SANDY L. ECKARD Docket Number: 2018-SU-002731. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ERIC G. WOODRUFF  
SANDY L. ECKARD

Property of Eric G. Woodruff and Sandy L. Eckard

Execution No. 2018-SU-002731

Judgment Amount: \$143,719.45

All the right title, interest and claim of Eric G. Woodruff and Sandy L. Eckard, of in and to:

Property locates at 613 Bankert Road, within the Penn Township, York County, PA. Having erected thereon a Single Family Residential. Being more fully described in York County Deed Book Volume 2046, at page 323 and Instrument# 2009059208.

Parcel Identification No. 44-000-CE-0172.00-00000

Attorney: Hladik, Onorato & Federman, LLP  
Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 613 BANKERT ROAD, HANOVER, PA 17331

UPI# 44-000-CE-0172.00-00000

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of IRON BRIDGE LANDING vs. DENNIS YANOVER Docket Number: 2016-SU-001269-86. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DENNIS YANOVER

SHERIFF'S SALE OF REAL ESTATE  
York County Judicial Center  
45 North George Street  
York, PA 17401  
Monday, April 8, 2019  
2:00 O'Clock P.M. Prevailing Time

NO. 2016-SU-001269-86



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

Being Premises: 2303 Golden Eagle Drive, York, Pennsylvania 17408

BEING TAX PARCEL NO.: 51-000-32-0138.D0-C0146

Improvement consists of: Residential property

Sold as the property of: Dennis Yanover

Hand Money: \$3,000.00

ANSELL GRIMM AND AARON PC, Attorney for Plaintiff

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Take notice that a Schedule of Distribution will be filed within thirty (30) days from the date of the sale and distribution will be made in accordance with the Schedule of Distribution unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the Schedule of Distribution will be given.

PROPERTY ADDRESS: 2303 GOLDEN EAGLE DRIVE, YORK, PA 17408

UPI# 51-000-32-0138.D0-C0146

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,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CALIBER HOME LOANS, INC. vs. RYAN YODER Docket Number: 2018-SU-001998. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RYAN YODER

ALL THAT CERTAIN tract of land known as 625 Brook Circle, with the improvements thereon erected, situate in Hellam Township, York County, Pennsylvania, and being Lot 65 of Cool Creek Manor, Section One, said tract being more particularly described in accordance with a Plan made by C.S. Davidson, Inc., Consulting Engineers, York, Pennsylvania, as recorded in York County Plan Book X, Page 77, and revised in

Plan Book Y, Page 353, as follows:

BEGINNING at a point at the Northeast corner of the intersection of Brook Lane and Brook Circle; and running thence along the East side of Brook Lane, by a curve to the right having a radius of 338.16 feet, for a distance of 9.98 feet, the chord of which is North 53 degrees, 37 minutes, 32 seconds West, 9.98 feet to a point; and running thence along the same, by a curve to the right having a radius of 326.58 feet, for a distance of 141.63 feet, the chord of which is North 42 degrees, 3 minutes, 2 seconds West, 140.52 feet to a point at Lot 64; and running thence along Lot 64, North 60 degrees, 22 minutes, 24 seconds East, 95.00 feet to a point at Lot 66; and running thence along Lot 66, South 31 degrees, 38 minutes, 34 seconds East, 98.29 feet to a point on the North side of a turning circle at the Eastern extremity of Brook Circle; and running thence along the North side of said turning circle, by a curve to the left having a radius of 50.00 feet, for a distance of 57.75 feet, the chord of which is South 14 degrees, 42 minutes, 30 seconds West, 54.59 feet to a point on the North side of Brook Circle; and running thence along the North side of Brook Circle, South 41 degrees, 27 minutes, 22 seconds West, 27.62 feet to a point at the Northeast corner of the intersection of Brook Lane and Brook Circle and the place of beginning.

PARCEL NO. 31-000-02-0065.00-00000

BEING KNOWN as 625 Brook Circle, Wrightsville, PA 17368

BEING THE SAME PREMISES which Niki L. Musser f/k/a Niki L. Shenberger, by Deed dated September 11, 2015 and recorded September 15, 2015, in the Office of the Recorder of Deeds in and for the County of York, in Deed Book 2337, Page 4264, as Instrument No. 2015041438, granted and conveyed unto Ryan Yoder, in fee.

PROPERTY ADDRESS: 625 BROOK CIRCLE, WRIGHTSVILLE, PA 17368

UPI# 31-000-02-0065.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
03.07-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 08, 2019 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of J.P. MORGAN MORTGAGE ACQUISITION CORP. vs. ROBERT LEE YOST, JR. Docket Number: 2018-SU-002471. 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 LEE YOST, JR.

ALL THAT CERTAIN Unit, being Unit No. 1-F (the "Unit"), of Fairfield, A Condominium (the "Condominium"), located in Fairview Township, York County, Pennsylvania, which Unit is designated in the Declaration of Condominium of Fairfield, a Condominium (the "Declaration"), dated June 5, 2001, recorded June 7, 2001, in the office of the Recorder of Deeds of York County, Pennsylvania, in Record Book 1441, Page 715, as amended by First Amendment to Declaration of Condominium for Fairfield, A Condominium dated August 28, 2001, recorded in Record Book 1453, Page 6368, as amended by Second Amendment to Declaration of Condominium for Fairfield, A Condominium dated September 20, 2001, recorded in Record Book 1457, Page 4923, as amended by Third Amendment to Declaration of Condominium for Fairfield, A Condominium, dated December 4, 2001, recorded in Record Book 1468, Page 4574, as amended by the Fourth Amendment to Declaration of Condominium for Fairfield, A Condominium, dated March 19, 2002, and recorded in Record Book 1486, Page 1751, as amended by the Fifth Amendment to Declaration of Condominium for Fairfield, A Condominium dated June 27, 2002, and recorded in Record Book 1502, Page 6736, as amended by the Sixth Amendment to Declaration of Condominium for Fairfield, A Condominium ("Sixth Amendment") dated January 13, and recorded in Record Book 1541, Page 72 and as amended by the Seventh Amendment to Declaration of Condominium for Fairfield, A Condominium dated April 7, 2003, and recorded in Record Book 1561, Page 934 and as shown on the Sixth Amended Declaration Plat and Plans attached to the Sixth Amendment as Exhibit D-6.

Property Address: 665 Mallard Drive  
Etters, PA 17319

Parcel No. 27-000-QG-0061.C0-C001F

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2018-SU-002471

Judgment: \$132,856.75

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Robert Lee Yost, Jr.

PROPERTY ADDRESS: 665 MALLARD DRIVE, ETTERS, PA 17319

UPI# 27-000-QG-0061.C0-C001F

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,  
03.07-3t York County, Pennsylvania

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