

# York Legal Record

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

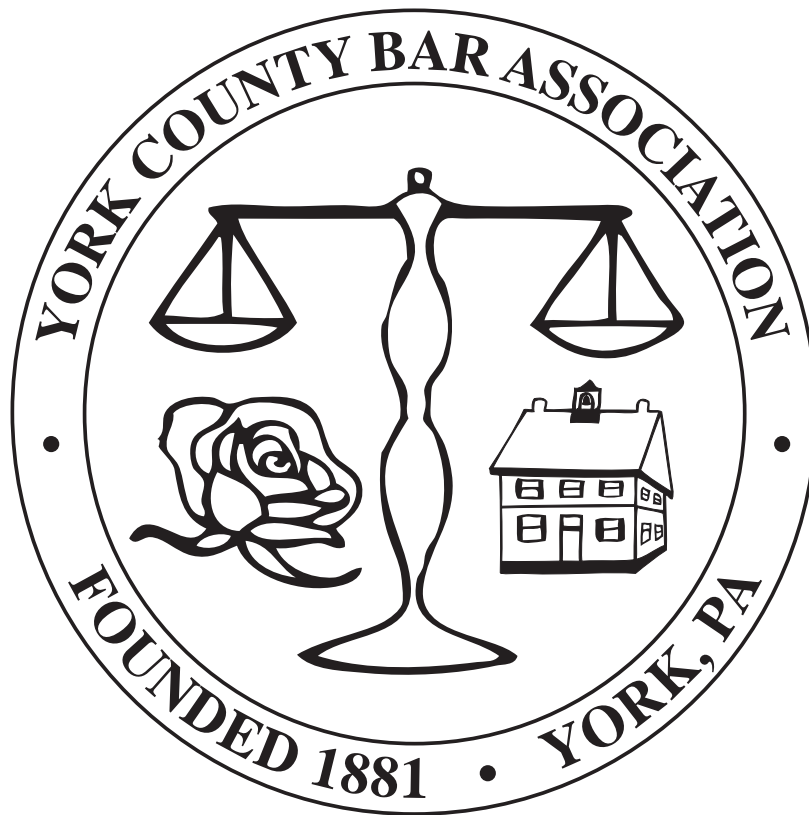
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Vol. 139

YORK, PA, THURSDAY, JANUARY 15, 2026

No. 43

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**Dated Material Do Not Delay**

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## **York Bar Center Operations Update**

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

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

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

**Questions or appointment  
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Subscription: \$55.00 per year to non-members.  
Published Weekly, Periodicals Postage Paid, York, PA 17402  
U.S.P.S. No. 696140  
POSTMASTER: Send address changes to  
York Legal Record, 137 E. Market St., York, PA 17401  
Web: [www.yorkbar.com](http://www.yorkbar.com) • E-mail: [yorklegalrecord@yorkbar.com](mailto:yorklegalrecord@yorkbar.com)

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## ESTATE NOTICES

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

## FIRST PUBLICATION

## ESTATE OF KYLE C. ACKERMAN, DECEASED

Late of Hellam Twp., York County, PA.  
 Executor: Kyle C. Ackerman, II, c/o MOUNTZ, KREISER, & FLECKENSTEIN ATTORNEYS AT LAW, 553 Locust Street, Columbia, PA 17512  
 Attorney: Thomas W. Fleckenstein, Esquire, MOUNTZ, KREISER, & FLECKENSTEIN ATTORNEYS AT LAW, 553 Locust Street, Columbia, PA 17512 01.15-3t

## ESTATE OF CATHERINE A. BAILEY, DECEASED

Late of West Manchester Twp., York County, PA.  
 Executrix: Candy A. Sipe, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403  
 Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 01.15-3t

## ESTATE OF RICHARD P. BINTER, DECEASED

Late of Hanover Boro., York County, PA.  
 Executrix: Bonnivie E. Reams, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331  
 Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 01.15-3t

## ESTATE OF RICHARD J. BITTING, DECEASED

Late of Springettsbury Twp., York County, PA.  
 Executor: Gregory Bitting, c/o Richard H. Mylin III, 2025 E. Market Street, York, PA 17402  
 Attorney: Richard H. Mylin III, Esquire, Richard H. Mylin III, 2025 E. Market Street, York, PA 17402 01.15-3t

## ESTATE OF RODNEY E. BLAUSER, DECEASED

Late of Springettsbury Twp., York County, PA.  
 Executor: John J. Yingling, a/k/a John J. Yingling, Sr., c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401  
 Attorney: Gregory E. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401 01.15-3t

## ESTATE OF LIAM EAMONN BOYLE, DECEASED

Late of Lower Windsor Twp., York County, PA.  
 Executrix: Ciara Young, c/o Barley Snyder LLP, 100 E. Market Street, York, PA 17401  
 Attorney: Alex E. Snyder, Esquire, Barley Snyder LLP, 100 E. Market Street, York, PA 17401 01.15-3t

## ESTATE OF ROSE M. CREEP, DECEASED

Late of West Manchester Twp., York County, PA.  
 Co-Executors: Ray A. Creep and Stephanie A. Mittel, c/o Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356  
 Attorney: Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356 01.15-3t

## ESTATE OF LUCY I. DAVIS, DECEASED

Late of Windsor Twp., York County, PA.  
 Executor: Elizabeth L. Rangel, c/o Snoke Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402  
 Attorney: Snoke Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 01.15-3t

## ESTATE OF FERNE E. DULL, DECEASED

Late of Penn Twp., York County, PA.  
 Executrix: Sherri L. Rose, 38 Cheetah Drive, Hanover, PA 17331  
 Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 01.15-3t

## ESTATE OF JANET E. FELTCH, DECEASED

Late of Penn Twp., York County, PA.  
 Executor: Wayne E. Feltch, c/o Barley Snyder LLP, 14 Center Square, Hanover, PA 17331  
 Attorney: Jennifer M. Stetter, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 01.15-3t

## ESTATE OF SAUNDRA K. GILBERT, a/k/a SAUNDRA KAY GILBERT, DECEASED

Late of Fairview Twp., York County, PA.  
 Executrix: Kelly R. Gilbert, c/o Walters & Galloway, PLLC, 54 E. Main Street, Mechanicsburg, PA 17055  
 Attorney: Murrel R. Walters III, Esquire, Walters & Galloway, PLLC, 54 E. Main Street, Mechanicsburg, PA 17055 01.15-3t

## ESTATE OF JOAN L. GRIM, DECEASED

Late of Penn Twp., York County, PA.  
 Executrix: Anne E. Parker, c/o Barley Snyder LLP, 14 Center Square, Hanover, PA 17331  
 Attorney: Jennifer M. Stetter, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 01.15-3t

## ESTATE OF SHIRLEY W. HAMER, a/k/a SHIRLEY I. HAMER, a/k/a SHIRLEY WINK HAMER, DECEASED

Late of Manchester Twp., York County, PA.  
 Executor: Ricky A. Hamer, 9 Cardinal Drive, Hanover, PA 17331  
 Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 01.15-3t

## ESTATE OF CHAD D. HOLJES, a/k/a CHAD DAVID HOLJES, DECEASED

Late of Dillsburg Twp., York County, PA.  
 Executor: Kelly Ann Bitting, 1355 West Lisburn Road, Mechanicsburg, PA 17055  
 Attorney: Elizabeth H. Feather, Esquire, Caldwell & Kearns, P.C., 3631 North Front Street, Harrisburg, PA 17110 01.15-3t

## ESTATE OF ROBERT MANSBERGER, JR., DECEASED

Late of Springettsbury Twp., York County, PA.  
 Co-Administrators: Susan L. Crone and Catherine E. Stephens, c/o The Shiloh Law Group, LLC, 1946 Carlisle Road, York, PA 17408  
 Attorney: Tessa Marie Myers, Esquire, The Shiloh Law Group, LLC, 1946 Carlisle Road, York, PA 17408 01.15-3t

## ESTATE OF ALVIN G. MELLINGER, JR., DECEASED

Late of North Hopewell Twp., York County, PA.  
 Administrator: Robert E. Mellinger, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401  
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 01.15-3t

## ESTATE OF DEBORAH E. ROSE, DECEASED

Late of Lewisberry Boro., York County, PA.  
 Executor: Isaac Rose, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 01.15-3t

## ESTATE OF CRAIG SHEFFER, DECEASED

Late of Windsor Twp., York County, PA.  
 Executor: Ryan Patrick Sheffer, c/o Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403  
 Attorney: Jack L. Graybill II, Esquire, Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403 01.15-3t

## ESTATE OF RAYMOND E. SHIREY, JR., a/k/a RAYMOND E. SHIREY, DECEASED

Late of York Twp., York County, PA.  
 Executor: Jeffrey L. Shirey, c/o MPL Law Firm, LLP, 96 So. George Street, Suite 520, York, PA 17401  
 Attorney: John D. Miller, Jr., Esquire, MPL Law Firm, LLP, 96 So. George Street, Suite 520, York, PA 17401 01.15-3t

## ESTATE OF CARL E. SMITH, a/k/a CARL C. SMITH, DECEASED

Late of Windsor Twp., York County, PA.  
 Executrix: Anita D. Smith, c/o Andrea S. Anderson Law Offices, P.C., 901 Delta Road, Red Lion, PA 17356  
 Attorney: Andrea S. Anderson, Esquire, Andrea S. Anderson Law Offices, P.C., 901 Delta Road, Red Lion, PA 17356 01.15-3t

ESTATE OF LOIS L. VANDENHEUVEL,  
DECEASED  
Late of West Manheim Twp., York County,  
PA.  
Executor: William J. A. VandenHeuvel, III,  
c/o Strausbaugh Law, PLLC, 1201 West  
Elm Avenue, Suite #2, Hanover, PA 17331  
Attorney: Scott J. Strausbaugh, Esquire,  
Strausbaugh Law, PLLC, 1201 West Elm  
Avenue, Suite #2, Hanover, PA 17331  
01.15-3t

ESTATE OF JULIA M. WESTERHOLD,  
DECEASED  
Late of Spring Garden Twp., York County,  
PA.  
Executor: Thomas Westerhold, c/o Saxton &  
Stump, 221 West Philadelphia Street, Suite  
600, York, PA 17401  
Attorney: MacGregor J. Brillhart, Esquire,  
Saxton & Stump, 221 West Philadelphia  
Street, Suite 600, York, PA 17401  
01.15-3t

ESTATE OF MARY-LOU WILCOX,  
DECEASED  
Late of York Twp., York County, PA.  
Executrix: Erin Miller, c/o Saxton & Stump,  
221 West Philadelphia Street, Suite 600,  
York, PA 17401  
Attorney: Jody Anderson Leighty, Esquire,  
Saxton & Stump, 221 West Philadelphia  
Street, Suite 600, York, PA 17401  
01.15-3t

ESTATE OF JOANNE M. WINEMILLER,  
DECEASED  
Late of Wrightsville Boro., York County, PA.  
Executrix: Stacy L. Winemiller, Saxton &  
Stump, 221 West Philadelphia Street, Suite  
600, York, PA 17401  
Attorney: Kristen R. McGuire, Esquire,  
Saxton & Stump, 221 West Philadelphia  
Street, Suite 600, York, PA 17401  
01.15-3t

## SECOND PUBLICATION

ESTATE OF ADONNA J. BARSHINGER,  
DECEASED  
Late of North Codorus Twp., York County,  
PA.  
Executor: Lisa A. Wagman, c/o  
FrancePaskeySwopePugh, 2675 Eastern  
Boulevard, York, PA 17402  
Attorney: Alexis K. Swope, Esquire,  
FrancePaskeySwopePugh, 2675 Eastern  
Boulevard, York, PA 17402  
01.08-3t

ESTATE OF ARIADNA BENE, DECEASED  
Late of Hellam Twp., York County, PA.  
Administrator: The Salvation Army, c/o  
CGA Law Firm, PC, 135 North George  
Street, York, PA 17401  
Attorney: Charles B. Calkins, Esquire, CGA  
Law Firm, PC, 135 North George Street,  
York, PA 17401  
01.08-3t

ESTATE OF RONALD E. EPPLEY, a/k/a  
RONALD E. EPPLEY, SR., DECEASED  
Late of Fairview Twp., York County, PA.  
Administrator: Brian S. Eppley, 4904  
Colonial Drive, Mechanicsburg, PA 17055  
Attorney: Aaron C. Jackson, Esquire,  
Jackson Law Firm, PLLC, 1215 Manor  
Drive, #202, Mechanicsburg, PA 17055  
01.08-3t

ESTATE OF PATRICIA A. FLINCHBAUGH,  
DECEASED  
Late of Manchester Twp., York County, PA.  
Administrator: Kenneth Edward  
Flinchbaugh, Jr., 5 Woodland Avenue,  
Malvern, PA 19355  
Attorney: David E. Schwager, Esquire, 183  
Market Street, #100, Kingston, PA 18704  
01.08-3t

ESTATE OF JACKIE E. FORD, DECEASED  
Late of Newberry Twp., York County, PA.  
Executor: Jared L. Ford, c/o Elder Law  
Firm of Robert Clofine, 340 Pine Grove  
Commons, York, PA 17403  
Attorney: Matthew J. Nace, Esquire, Elder  
Law Firm of Robert Clofine, 340 Pine  
Grove Commons, York, PA 17403  
01.08-3t

ESTATE OF ALLEN J. FRANK, DECEASED  
Late of Conewago Twp., York County, PA.  
Co-Executors: Craig A. Frank and Kimberly  
E. Reilly, c/o Richard R. Reilly, Esquire,  
54 N. Duke Street, York, PA 17401  
Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke Street, York, PA 17401  
01.08-3t

ESTATE OF ROBERT GRIFFITHS, a/k/a  
ROBERT THEODORE GRIFFITHS, JR.,  
DECEASED  
Late of Jackson Twp., York County, PA.  
Executrix: Jennifer Lynn Griffiths, c/o Law  
Offices of Craig A. Diehl, 119A West  
Hanover Street, Spring Grove, PA 17362  
Attorney: Craig A. Diehl, Esquire, CPA,  
Law Offices of Craig A. Diehl, 119A West  
Hanover Street, Spring Grove, PA 17362  
01.08-3t

ESTATE OF BETTY L. HOMBACH,  
DECEASED  
Late of Manchester Twp., York County, PA.  
Executrix: Colleen Mundis, c/o Barley  
Snyder LLP, 100 E. Market Street, York,  
PA 17401  
Attorney: Julia M. Parrish, Esquire, Barley  
Snyder LLP, 100 E. Market Street, York,  
PA 17401  
01.08-3t

ESTATE OF C. AILEEN KETTERMAN,  
DECEASED  
Late of Springettsbury Twp., York County,  
PA.  
Executor: Jeffrey H. Ketterman, c/o Snoko  
Dubbs Law, Inc., 204 St. Charles Way,  
Suite F, York, PA 17402  
Attorney: Snoko Dubbs Law, Inc., 204 St.  
Charles Way, Suite F, York, PA 17402  
01.08-3t

ESTATE OF EDITH M. MENCHEY,  
DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Delphine Rebert, c/o Barley  
Snyder LLP, 14 Center Square, Hanover,  
PA 17331  
Attorney: Jennifer M. Stetter, Esquire,  
Barley Snyder LLP, 14 Center Square,  
Hanover, PA 17331  
01.08-3t

ESTATE OF PAUL L. MINNICH, a/k/a PAUL  
W. L. MINNICH, DECEASED  
Late of York City, York County, PA.  
Executor: Erik D. Spurlin, c/o MPL Law  
Firm LLP, 96 S. George Street, Suite 520,  
York, PA 17401  
Attorney: Erik D. Spurlin, Esquire, MPL  
Law Firm LLP, 96 S. George Street, Suite  
520, York, PA 17401  
01.08-3t

ESTATE OF WILLIAM E. PATTERSON II,  
DECEASED  
Late of Red Lion Boro., York County, PA.  
Executor: Alysia Patterson, 128 Vernon  
Drive, Pittsburgh, PA 15228  
01.08-3t

ESTATE OF FRANK ROSSI, a/k/a  
FRANCESCO ROSSI, DECEASED  
Late of Fairview Twp., York County, PA.  
Executor: Michael D. Rossi, c/o Cherewka  
Law, P.C., 624 N. Front Street,  
Wormleysburg, PA 17043  
Attorney: Dominic A. Montagnese, Esquire,  
Cherewka Law, P.C., 624 N. Front Street,  
Wormleysburg, PA 17043  
01.08-3t

ESTATE OF PAUL E. SHANER, a/k/a PAUL E.  
SHANER, SR., DECEASED  
Late of Franklin Twp., York County, PA.  
Co-Executors: Paul E. Shaner, Jr. and Chris  
A. Shaner, c/o Andrew H. Shaw, Esquire,  
2011 W. Trindle Road, Carlisle, PA 17013  
Attorney: Andrew H. Shaw, Esquire, 2011  
W. Trindle Road, Carlisle, PA 17013  
01.08-3t

ESTATE OF JOHN H. SHARRER,  
DECEASED  
Late of West Manchester Twp., York County,  
PA.  
Executor: Donnalee Einsig, c/o Gettle  
Vaughn Law LLC, 13 East Market Street,  
York, PA 17401  
Attorney: Gregory E. Gettle, Esquire, Gettle  
Vaughn Law LLC, 13 East Market Street,  
York, PA 17401  
01.08-3t

ESTATE OF NANCY L. SWARTZBAUGH,  
DECEASED  
Late of Hanover Boro., York County, PA.  
Executrix: Wendy L. Argo, c/o Barley  
Snyder LLP, 14 Center Square, Hanover,  
PA 17331  
Attorney: Joseph E. Erb, Jr., Esquire, Barley  
Snyder LLP, 14 Center Square, Hanover,  
PA 17331  
01.08-3t



**THIRD PUBLICATION****ESTATE OF MARK EDWARD BAKER, DECEASED**

Late of Conewago Twp., York County, PA.  
 Executor: Peggy L. Baker, c/o  
 FrancePaskeySwopePugh; 2675 Eastern  
 Boulevard, York, PA 17402  
 Attorney: Jay W. Metzbowe, Jr., Esquire,  
 FrancePaskeySwopePugh; 2675 Eastern  
 Boulevard, York, PA 17402 01.02-3t

**ESTATE OF MARY E. BARRICK, DECEASED**

Late of Hanover Boro., York County, PA.  
 Executors: Steven D. Barrick, 7635  
 Woodland Dr., Spring Grove, PA 17362;  
 Michelle T. Bethas, 474 Hershey Heights  
 Rd., Hanover, PA 17331; and Anita M.  
 Reese, 261 Princess St., Hanover, PA 17331  
 01.02-3t

**ESTATE OF PAMELA V. CURTIS, DECEASED**

Late of Manchester Twp., York County, PA.  
 Administrator c.t.a.: James Cameron  
 Curtis, c/o Saxton & Stump, 221 West  
 Philadelphia Street, Suite 600, York, PA  
 17401  
 Attorney: Kristen R. McGuire, Esquire,  
 SAXTON & STUMP, 221 West  
 Philadelphia Street, Suite 600, York, PA  
 17401 01.02-3t

**ESTATE OF CATHERINE H. ENNIS, DECEASED**

Late of York City, York County, PA.  
 Co-Executors: James E. Ennis and Nikki L.  
 Griggs, c/o Anstine & Sparler, 117 East  
 Market St., York, PA 17401  
 Attorney: William B. Anstine, Jr., Esquire,  
 Anstine & Sparler, 117 East Market St.,  
 York, PA 17401 01.02-3t

**ESTATE OF JANICE M. EVELER, DECEASED**

Late of Chanceford Twp., York County, PA.  
 Co-Executors: Todd E. Eveler and James L.  
 Eveler, c/o Andrea S. Anderson, Esq., 901  
 Delta Road, Red Lion, PA 17356  
 Attorney: Andrea S. Anderson, Esquire, 901  
 Delta Road, Red Lion, PA 17356  
 01.02-3t

**ESTATE OF BARBARA A. FICKES, DECEASED**

Late of Warrington Twp., York County, PA.  
 Executor: Fred C. Fickes, 2910 Skytop Trail,  
 Dover, PA 17315  
 Attorney: Scott Harper, Esquire, S HARPER  
 LAW, PO Box 337, Wellsville, PA 17365  
 01.02-3t

**ESTATE OF SHARON M. HAASE, DECEASED**

Late of Springettsbury Twp., York County,  
 PA.  
 Executor: Rodney Haase, c/o Saxton &  
 Stump, 221 West Philadelphia Street, Suite  
 600, York, PA 17401  
 Attorney: MacGregor J. Brillhart, Esquire,  
 SAXTON & STUMP, 221 West  
 Philadelphia Street, Suite 600, York, PA  
 17401 01.02-3t

**ESTATE OF DAVID B. KELLER, DECEASED**  
 Late of Shrewsbury Boro., York County, PA.  
 Executor: Andrew H. Keller, 215 Alynne  
 Way, Queenstown, MD 21658  
 01.02-3t

**ESTATE OF ROBERT H. KOCHENOUR, DECEASED**

Late of York County, PA.  
 Executor: Brian F. Levine, Esq., 22 E. Grant  
 St., New Castle, PA 16101  
 Attorney: Brian F. Levine, Esquire, 22 E.  
 Grant St., New Castle, PA 16101  
 01.02-3t

**ESTATE OF JUDY McCOY, DECEASED**

Late of York City, York County, PA.  
 Executor: John L. Senft, Esq., 2643 Carnegie  
 Road, Suite B, York, PA 17402  
 Attorney: John L. Senft, Esquire, 2643  
 Carnegie Road, Suite B, York, PA 17402  
 01.02-3t

**ESTATE OF BERNARD MILAM, DECEASED**

Late of York, York County, PA.  
 Executor: Jennifer Milam, 2132 Lodge Farm  
 Road, Edgemere, MD 21219 01.02-3t

**ESTATE OF GLORIA J. MILLER, DECEASED**

Late of Jackson Twp., York County, PA.  
 Executor: Pamela J. Armstrong, 11A  
 Chesapeake Estates, Thomasville, PA  
 17364  
 Attorney: Arthur J. Becker, Jr., Esquire,  
 Becker Law Group, P.C., 529 Carlisle  
 Street, Hanover, PA 17331 01.02-3t

**ESTATE OF WILLIAM H. MYERS, DECEASED**

Late of Dover Twp., York County, PA.  
 Executrix: Linda M. Carter, c/o Strausbaugh  
 Law, PLLC, 1201 West Elm Avenue, Suite  
 #2, Hanover, PA 17331  
 Attorney: Miranda L. Blazek, Esquire,  
 Strausbaugh Law, PLLC, 1201 West Elm  
 Avenue, Suite #2, Hanover, PA 17331  
 01.02-3t

**ESTATE OF CHRISTINE A. PETTIT, a/k/a CHRISTINE A. ROHRBACH, DECEASED**

Late of York Twp., York County, PA.  
 Executor: Megan H. McMurtry, a/k/a Megan  
 H. Pettit, c/o Gettle Vaughn Law LLC, 13  
 East Market Street, York, PA 17401  
 Attorney: Gregory E. Gettle, Esquire, Gettle  
 Vaughn Law LLC, 13 East Market Street,  
 York, PA 17401 01.02-3t

**ESTATE OF BEVERLEY A. REINDOLLAR, a/k/a BEVERLEY REINDOLLAR, DECEASED**

Late of Jacobus Boro., York County, PA.  
 Executor: Brett Anthony Reindollar, c/o  
 Bellomo & Associates, LLC, 3198 East  
 Market Street, York, PA 17402  
 Attorney: Bellomo & Associates, LLC, 3198  
 East Market Street, York, PA 17402  
 01.02-3t

**ESTATE OF EVELYN E. ROBINSON, DECEASED**

Late of Spring Garden Twp., York County,  
 PA.  
 Executor: Jennifer E. Willis, c/o John W.  
 Stitt, Esq., 1434 W. Market St., York, PA  
 17404  
 Attorney: John W. Stitt, Esquire, 1434 W.  
 Market St., York, PA 17404 01.02-3t

**ESTATE OF PAUL G. SMITH, JR., DECEASED**

Late of Penn Twp., York County, PA.  
 Executor: Thomas G. Smith, c/o Salzmann  
 Hughes, P.C., 1147 Eichelberger Street,  
 Suite F, Hanover, PA 17331  
 Attorney: Ann C. Shultis, Esquire, Salzmann  
 Hughes, P.C., 1147 Eichelberger Street,  
 Suite F, Hanover, PA 17331 01.02-3t

**ESTATE OF JESSE LLOYD TURNER, SR., a/k/a JESSE TURNER, DECEASED**

Late of Manchester Twp., York County, PA.  
 Executors: Josephine M. Schaeffer, PO Box  
 1172, Westminster, MD 21158; and Jesse  
 L. Turner, Jr., PO Box 1172 Westminster,  
 MD 21158 01.02-3t

**ORPHANS' COURT DIVISION  
AUDITING NOTICE**

To All legatees creditors and person interested:  
 Notice is hereby given that the following  
 accounts have been filed in the office of the Clerk  
 of Orphans' Court Division for confirmation  
 and distribution of the balance therein shown  
 to the creditors, legatees next to kin, heirs and  
 others legally entitled thereto on **February 4,  
 2026 at 9:00 a.m.** and will be called in the order  
 named for audit and distribution by said Court,  
 in **Courtroom No. 7001, on the 7th floor of  
 the York County Judicial Center at 45 North  
 George St. in the City of York, Pennsylvania**

**1. BERTSCH – The First and Final Account  
 of Jason Bertsch, Executor of the Last  
 Will and Testament of the Estate of Marc  
 A Bertsch late of Windsor Township, York  
 County, Pennsylvania, deceased, 6725-1091/  
 (Jason Bertsch, pro se)**

**2. MYERS – The First and Final Account  
 of Margaret Walther and Thomas Walther,  
 Co-Administrators of the Last Will and  
 Testament of the Estate of Emily S Myers  
 Late of York Township, York County,  
 Pennsylvania, deceased, 6722-0178. (Kirk S  
 Sohonage, Esq.)**

**3. BERKHEIMER – The Amended First  
 and Final Account of Tracey Johnson of the  
 Last Will and Testament of Estate of Norma  
 M Berkheimer, Late of Springettsbury  
 Township, York County, Pennsylvania,  
 deceased, 6722-2550. (Julia M Parrish Esq  
 and Larry C Heim Esq.)**

4. PROSSER – The First and Final Account of Kelsey M Sylvester (Kelsey Marie Prosser), Administratrix of the Last Will and Testament of the Estate of David R Prosser, Late of Goldsboro Borough, York County, Pennsylvania, deceased, 6725-1178. (Jared S Childers Esq.)

5. FUNK – The First and Final Account of Kim Y Funk, Administratrix of The Estate of Paul R Funk III, Late of Newberry Township, York County, Pennsylvania, deceased 6723-1187. ( Scott J Strausbaugh Esq.)

6. MOORE – The First and Final Account of Leda P Davidson Personal Representative of Last Will and Testament of the Estate of Howard R Moore, Late of Jackson Township, York County, Pennsylvania, Deceased 6725-1409. (Craig A Diehl Esq.)

7. MOSSER – The Second and Final Account of Janice E Stitt, Executrix of the Last Will and Testament of the Estate of John F Mosser aka John Frederick Mosser, Late of Hellam Township, York County, Pennsylvania, Deceased 6723-2418. ( John W Stitt Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE JANUARY 7, 2026.

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

01.15-2t

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## CIVIL NOTICES

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### ARTICLES OF AMENDMENT

NOTICE is hereby given that on or about January 5, 2026, Articles of Amendment shall be filed with the Department of State, Commonwealth of Pennsylvania by GENERAL AUTHORITY OF SOUTHCENTRAL PENNSYLVANIA pursuant to the provisions of 53 Pa. C.S.A. §5605. The amendment to the Articles of Incorporation shall be to extend the term of the existence of GENERAL AUTHORITY OF SOUTHCENTRAL PENNSYLVANIA to a date fifty (50) years from the date of approval of the Articles of Amendment.

01.15-1t

Solicitor

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### DISSOLUTION NOTICE

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NOTICE is hereby given that **KCI Windup, Inc.**, a Pennsylvania corporation, whose registered address is c/o ROCK Commercial Real Estate LLC, 221 W. Philadelphia Street, Suite 19, York, PA 17401, is in the process of winding up business and filing Articles of Dissolution with the Commonwealth of Pennsylvania Department of State.

01.15-1t

Solicitor

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### PUBLIC NOTICE

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In re: Kalli Leona Runkle (DOB 7/1/04)

Natural Mother: Kelly Marie Grimes (f/k/a Kelly Marie Runkle)

Notice is hereby given that a Petition regarding Kalli Leona Runkle has been filed in the Orphans' Court Division of the Court of Common Pleas of York County, PA, requesting a finding of incapacity and appointing a guardian of the person and estate. If you are the biological father of Ms. Runkle, you are hereby notified that a hearing on said Petition shall be held on the **10th day of February, 2026, at 1:30p.m., in Courtroom 7001** of the York County Judicial Center, 45 N. George Street, York, PA. If you fail to appear, the Court may proceed in your absence.

A copy of the petition may be obtained by contacting Ruth Crabbs Gunnell at 202 Broadway, Hanover, PA 17331, 717-637-9799.

01.15-1t Solicitor

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ANN COSTANTINO,  
Plaintiff,

v.  
MELLISA McCLEARY,  
Defendant,

v.  
TINA MARIA MAIROSE a/k/a TINA MARIA  
EXUM  
Additional Defendant.

To: Tina Maria Mairose a/k/a Tina Maria  
Exum:

YOU ARE hereby notified that on August 23, 2024, Defendant, filed a Joinder Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2023-SU-002919, wherein Defendant seeks to hold you responsible for damages caused by you to properties neighboring Defendant's property of which you were a tenant.

01.15-1t Solicitor

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### **Opinions, Opinions, Opinions . . .**

The York Legal Record  
wants decisions and  
opinions from the York  
County Court of Common  
Pleas.

We want the good, the  
bad, the noteworthy and  
the bizarre opinions for  
publication.

We encourage you to submit  
these opinions to the YLR Editor-  
in-Chief, Carrie Pugh, at  
[yorklegalrecord@yorkbar.com](mailto:yorklegalrecord@yorkbar.com)  
or fax 717-843-8766.

### **The York Legal Record Publication Board is seeking articles**

on current legal topics such as  
case law summaries, legislative  
updates, or other issues that  
may be of interest to YCBA  
members. Submissions should  
be no more than one page in  
length and should be  
educational and not  
promotional in nature. All  
submissions are subject to the  
review and approval of the  
Publication Board. Submitters  
are eligible for a special offer of  
\$200 for a full-page color  
advertisement to run along with  
their article.

Please send submissions to  
[yorklegalrecord@yorkbar.com](mailto:yorklegalrecord@yorkbar.com).

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## SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NORTHWEST BANK vs. ACCENT TINT & GRAPHICS, INC. and CROOKED WIND HOLDINGS LLC Docket Number: 2025-NO-005023. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ACCENT TINT & GRAPHICS, INC.  
CROOKED WIND HOLDINGS LLC

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

BEGINNING at a point on the Northern side of Whiteford Road, Pennsylvania Department of Highways Legislative Route 66157, at land of now or formerly of Pennsylvania Bearings, the, thence by land of now or formerly Pennsylvania Bearings, Inc., North eighteen (18) degrees forty-one (41) minutes twenty (20) seconds East, three hundred one and sixteen one-hundredths (301.16) feet to a point at lands formerly of Fritz W. Wagner, Archie P. Wright and Lloyd A Park; thence along the same, South seventy-one (71) degrees eighteen (18) minutes forty (40) seconds East, sixty (60) feet to a point at other land of Fritz W. Wagner and Evelyn A. Wagner, husband and wife, Lloyd A. Park and Myrtle L. Park, husband and wife, Gertrude S. Wright single and as Executrix of the Estate of Archie P. Wright; thence along the same, South eighteen (18) degrees forty-one (41) minutes twenty (20) seconds West, three hundred one and sixteen one-hundredths (301.16) feet to a point in the Northern side of the first-mentioned Whiteford Road; thence along the Northern side of Whiteford Road, North seventy-one (71) degrees eighteen (18) minutes forty (40) seconds West, sixty (60) feet to a point, the place of BEGINNING. A strip of land of the above-described lot twenty (20) feet deep along the present Northern right-of-way line of Whiteford Road has been dedicated to public use as shown on a plan prepared by J.A. Michaels, Consulting Engineer, which plan is about to be recorded in the Office for the Recording of Deeds in and for York County, Pennsylvania. SUBJECT TO the building restriction lines shown on the aforesaid plan.

SUBJECT, HOWEVER, to all applicable zoning, sewer, subdivision or other ordinances, regulations and laws and to all applicable conditions, restrictions, easements and rights of way of record or apparent on or in the premises; provided, however, that none of the foregoing shall be revived hereby if the same shall have

expired by limitation, violation, agreement or otherwise howsoever.

PROPERTY ADDRESS: 1733 WHITEFORD ROAD, YORK, PA 17402

UPI# 46000160047J000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC vs. DENIS A. ATCHLEY, JR., AS SURVIVING HEIR OF DENIS A. ATCHLEY A/K/A DENIS A. ATCHLEY, SR., DECEASED and UNKNOWN SURVIVING HEIRS OF DENIS A. ATCHLEY A/K/A DENIS A. ATCHLEY, SR., DECEASED Docket Number: 2024-SU-002487. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DENIS A. ATCHLEY, JR., AS SURVIVING HEIR OF DENIS A. ATCHLEY A/K/A DENIS A. ATCHLEY, SR., DECEASED

UNKNOWN SURVIVING HEIRS OF DENIS A. ATCHLEY A/K/A DENIS A. ATCHLEY, SR., DECEASED

Property of Denis A. Atchley a/k/a Denis A. Atchley, Sr., Deceased

Execution No. 2024-SU-002487

Judgment Amount: \$146,739.83

All the right title, interest and claim of Denis A. Atchley a/k/a Denis A. Atchley, Sr., Deceased, of in and to:

Property located at 771 Plank Road, within Hopewell Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2429, at page 1103, as Instrument No. 2017030909.

Parcel Identification No. 32-000-01-0339.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 771 PLANK ROAD, NEW FREEDOM, PA 17349

UPI# 320000103390000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: STONE BANK vs. BAS ASSOCIATES, A PENNSYLVANIA GENERAL PARTNERSHIP Docket Number: 2024-NO-006522. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BAS ASSOCIATES, A PENNSYLVANIA GENERAL PARTNERSHIP

ALL THOSE CERTAIN lots with improvements situate in the Township of Fairview, County of York, Pennsylvania

Being known as 130 Limekiln Road,, New Cumberland, York County, Pennsylvania.

PROPERTY ADDRESS: 130 LIMEKILN ROAD, NEW CUMBERLAND, PA 17070

UPI# 27000SF0001W000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, 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 FIRST BANK, SB DBA SERVBANK vs. JAMES C. BERGER



Docket Number: 2025-SU-000273. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

**AS THE REAL ESTATE OF:**

**JAMES C. BERGER**

All that certain tract of land located at 6520 Old Carlisle Road, Dover Township, York County, Pennsylvania, being Lot 4 of a subdivision bounded by Carlisle Road (PA Route 74) and Old Carlisle Road (T-815), containing approximately 0.86 acres, as more fully described in Deed Book 2475, Page 8414, Instrument No. 2018026622, York County Recorder of Deeds.

Property Address: 6520 Old Carlisle Road, Dover, PA 17315

PARCEL ID: 24-000-LF-0199.E0-00000

PROPERTY ADDRESS: 6520 OLD CARLISLE ROAD, DOVER, PA 17315

UPI# 24000LF0199E000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

1.02-3t York County, Pennsylvania

**SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT** on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MORTGAGE ASSETS MANAGEMENT, LLC vs. JOSEPH C. BLOODGOOD A/K/A JOSEPH BLOODGOOD Docket Number: 2023-SU-000547. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

**AS THE REAL ESTATE OF:**

**JOSEPH C. BLOODGOOD A/K/A JOSEPH BLOODGOOD**

ALL THAT CERTAIN TRACT OF LAND, with the improvements thereon erected, situate in the Borough of New Freedom, County of York, Commonwealth of Pennsylvania, more particularly described as follows, to wit:

BEGINNING at a point on the northern side of Minuteman Court at the southeastern corner of Lot No. 104 as shown on the Plan of Lots hereinafter, set forth;

Thence extending along the eastern line of said Lot No. 104, North 36° 15' 30" East, 103.98 feet to a point in the southern line of Lot No. 97;

Thence extending along the southern line of said

Lot No. 97 and the southern line of Lot No. 98, South 65° 32' 40" East, 110 feet to a point in the northwestern line of Lot No. 102;

Thence extending along the northwestern line of said Lot No. 102, South 42° 14' 30" West, 123.58 feet to a point on the northern side of said first mentioned Minuteman Court;

Thence extending along the northern side of said first mentioned Minuteman Court in a westwardly direction by a curve to the left having a radius of 543.30 feet for an arc distance of 95 feet to a point in the eastern line of said first mentioned Lot No. 104 and the place of beginning.

Being known as Lot No. 103 as shown on a Plan of Lots, prepared by Gordon L. Brown and Associates, Registered Surveyors, for Paul L. Smith, Inc., dated 12, May 1976, and known as Freedom Hills Section A, and recorded in Plan Book Z, Page 300.

Town/City/Village: New Freedom

County: York

Section – Block – Lot: 78-000-04-0103.00000

Premises being: 6 Minuteman Court, New Freedom, PA 17349

Parcel No. 78-000-04-0103.00-00000

BEING the same premises which Joseph C. Bloodgood and Patricia L. Bloodgood by Deed dated December 15, 2003 and recorded in the Office of Recorder of Deeds of York County on April 20, 2004 at Book 1646 , Page 6708 Instrument#2004034851 granted and conveyed unto Joseph C. Bloodgood

Deed Book 1646 , at page 6708 as Instrument No. 2004034851

PROPERTY ADDRESS: 6 MINUTEMAN COURT, NEW FREEDOM, PA 17349

UPI# 780000401030000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

1.02-3t York County, Pennsylvania

**SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT** on February 02, 2026 At 2:00 O'Clock, PM, 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. DOUGLAS R. BRENNEMAN Docket Number: 2025-SU-002444. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

**AS THE REAL ESTATE OF:**

**DOUGLAS R. BRENNEMAN**

**SHERIFF'S SALE**

By virtue of a Writ of Execution issued by Fulton Bank, N.A.

Docket No. 2025-CU-002444.

Fulton Bank, N.A. v. Douglas R. Breneman

Docket No. 2025-CU-002444.

Douglas R. Breneman, Owner of property situate in Seven Valleys, York County, Pennsylvania

30 Cherry Street, Seven Valleys, York County, Pennsylvania 17360

Property being known as Parcel ID No.: 83-000-02-0053.00-00000

Premises consist of a 1.5-story detached dwelling.

Matthew G. Brushwood, Esquire

Attorney for Plaintiff

Barley Snyder

2755 Century Boulevard

Wyomissing, PA 19610

I.D. No. 310592

PROPERTY ADDRESS: 30 CHERRY STREET, SEVEN VALLEYS, PA 17360

UPI# 830000200530000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

1.02-3t York County, Pennsylvania

**SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT** on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST ON BEHALF OF J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CW2 vs. CHRISTOPHER D. CALDWELL and MELISSA M. CALDWELL AKA MELISSA M. KUZYSK Docket Number: 2019-SU-000025. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

**AS THE REAL ESTATE OF:**

**CHRISTOPHER D. CALDWELL**

MELISSA M. CALDWELL AKA MELISSA M. KUZYSK

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

596 Green Valley Road, York, PA 17403  
Parcel No. 540004000680000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$220,171.86

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 596 GREEN VALLEY ROAD, YORK, PA 17403

UPI# 540004000680000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: REAL TIME RESOLUTIONS, INC. vs. OLLIE A. CARSON, JR and SUSAN L. CARSON Docket Number: 2025-SU-001730. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

OLLIE A. CARSON, JR  
SUSAN L. CARSON

All that certain piece or parcel or Tract of land situate in the Township of Peach Bottom, York County, Pennsylvania, and being known as 802 Hollow Road, Delta, Pennsylvania 17314.  
TAX MAP AND PARCEL NUMBER:43-000-AO-0024.E0-00000

THE IMPROVEMENTS THEREON ARE:  
Residential Dwelling

REAL DEBT: \$175,257.75

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Ollie A. Carson, Jr. and Susan L. Carson

McCabe, Weisberg & Conway, LLC  
1420 Walnut Street, Suite 1501  
Philadelphia, PA 19102

PROPERTY ADDRESS: 802 HOLLOW

ROAD, AKA 802 HOLLOW LOT 5 ROAD, DELTA, PA 17314

UPI# 43000AO0024E000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, 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. RONALD CAYO, KNOWN HEIR OF JUDITH SAINT HILAIRE, DECEASED; JESSICA SAINT HILAIRE, KNOWN HEIR OF JUDITH SAINT HILAIRE, DECEASED; and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUDITH SAINT HILAIRE, DECEASED Docket Number: 2024-SU-000455. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

RONALD CAYO, KNOWN HEIR OF JUDITH SAINT HILAIRE, DECEASED

JESSICA SAINT HILAIRE, KNOWN HEIR OF JUDITH SAINT HILAIRE, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUDITH SAINT HILAIRE, DECEASED

ALL THAT CERTAIN Unit in the property known, named and identified as Locust Run, a Planned Community, located in the Township of Conewago, County of York and Commonwealth of Pennsylvania.

Property Address: 635 Locust Run Drive, York, PA 17404

Parcel No. 23-000-10-0061-00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2024-SU-000455

Judgment: \$250,400.66

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Ronald Cayo, known Heir of Judith Saint Hilaire, deceased, Jessica Saint Hilaire, known Heir of Judith Saint Hilaire, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Judith Saint Hilaire, deceased

PROPERTY ADDRESS: 635 LOCUST RUN DRIVE, YORK, PA 17404

UPI# 230001000610000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC vs. SUSAN CORUM Docket Number: 2025-SU-001383. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SUSAN CORUM

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

BEING KNOWN AS: 340 HARVEST FIELD LANE 9M YORK, PA 17403

BEING PARCEL NUMBER: 54-000-HI-0308. M0-C009M

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 340 HARVEST FIELD LANE, 9M, YORK, PA 17403

UPI# 54000HI0308M0C009M

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LEGACY MORTGAGE ASSET TRUST 2021-GS1 vs. WAYNE C. CRECELIUS and WENDY L. CRECELIUS Docket Number: 2024-SU-000544. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

WAYNE C. CRECELIUS  
WENDY L. CRECELIUS

ALL THAT CERTAIN tract or parcel of land and premises, situated, lying and being in the Township of Fairview, in the County of York and Commonwealth of Pennsylvania, more particularly described as follows:

Property Address: 75 Foxfire Lane, Lewisberry, PA 17339

Parcel No. 27-000-39-0014.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2024-SU-000544

Judgment: \$595,521.85

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Wayne C. Crecelius and Wendy L. Crecelius

PROPERTY ADDRESS: 75 FOXFIRE LANE, LEWISBERRY, PA 17339

UPI# 270003900140000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PLANET HOME LENDING, LLC vs. BOBBY JO DALEY and THE UNITED STATES OF AMERICA Docket Number: 2025-SU-001945. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BOBBY JO DALEY  
THE UNITED STATES OF AMERICA

SHORT DESCRIPTION OF PROPERTY

Docket No. 2025-SU-001945

Description: ALL THAT CERTAIN lot, piece or parcel of land in Windsor Borough, York County, Commonwealth of PA.

Parcel No. 89-000-02-0103.A0-00000

Property: 66 W.Main St., Windsor, PA 17366

Improvements: Residential Property

PROPERTY ADDRESS: 66 WEST MAIN STREET, WINDSOR, PA 17366

UPI# 89000020103A000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEW RESIDENTIAL MORTGAGE LOAN TRUST 2019-RPL2 vs. TODD A. DISE Docket Number: 2025-SU-001529. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TODD A. DISE

Owner(s) of property situate in WINDSOR TOWNSHIP, YORK County, Pennsylvania, being  
2013 Black Oak Drive Red Lion PA 17356  
PARCEL #: 530001400130000000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount \$249,908.45  
Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 2013 BLACK OAK DRIVE, RED LION, PA 17356

UPI# 530001400130000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, 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. MARK A. EASTON and JILL D. EASTON Docket Number: 2025-SU-003009. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MARK A. EASTON  
JILL D. EASTON

SHORT FORM DESCRPTION

LOCATION: 413 S MAIN ST, RED LION, PA 17356

APN: 82-000-01-0184.00-0000

IMPROVEMENTS: Residential Dwelling

SUBJECT TO MORTGAGE (Y/N): Y

SUBJECT TO RENT (Y/N): N

FANNIE MAE (Y/N): N

STATUS: Owner occupied

LEGAL ACTION BEGAN: Complaint filed August 15, 2025

C.P. #: 2025-SU-003009

JUDGMENT: \$105,472.15

PLAINTIFF: Lakeview Loan Servicing, LLC

PLAINTIFF'S ATTORNEY: Robert P. Wendt, Esq.; Chrisovalante P. Fliakos, Esq.; Nicholas J. Kiger, Esq.

PLAINTIFF'S ATTORNEY GROUP: Leopold and Associates, PLLC

DEFENDANT: Mark A. Easton and Jill D. Easton

PROPERTY ADDRESS: 413 SOUTH MAIN STREET, RED LION, PA 17356

UPI# 820000101840000000

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



sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, 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. SCOTT E. EMIG Docket Number: 2025-SU-002939. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT E. EMIG

All that certain piece or parcel or Tract of land situate in the Township of Springettsbury, York County, Pennsylvania, and being known as 185 Heistand Road, York, Pennsylvania 17402.

TAX MAP AND PARCEL NUMBER 46-000-13-0130.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$72,043.47

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Scott E. Emig

McCabe, Weisberg & Conway, LLC  
1420 Walnut Street, Suite 1501  
Philadelphia, PA 19102

PROPERTY ADDRESS: 185 HEISTAND ROAD, YORK, PA 17402

UPI# 460001301300000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: UMB BANK, NATIONAL

ASSOCIATION, NO IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII vs. SHERRY EUBANKS Docket Number: 2015-SU-001505-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SHERRY EUBANKS

By virtue of a Writ of Execution No. 2015-SU-001505

UMB BANK, NATIONAL ASSOCIATION, NO IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII  
v.  
SHERRY EUBANKS

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

325 SUNBURY WAY, RED LION, PA 17356  
Tax ID No. 530004400120000000 AKA 53-000-44-0012.00-00000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$190,054.09

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 325 SUNBURY WAY, RED LION, PA 17356

UPI# 530004400120000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MCLP ASSET COMPANY, INC. vs. LOUISE H. EVANS and LEONARD EVANS Docket Number: 2025-SU-002183. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LOUISE H. EVANS

LEONARD EVANS

All that certain lot of land, with improvements thereon, situate in Jacobus Borough, York County, Pennsylvania, known as Lot 46 on the Plan of Lots of Southern Pines, recorded in the York County Recorder of Deeds Office in Plan Book O, Page 67.

Property Address: 34 Woodland Drive, York, PA 17407

Parcel ID: 72-000-03-0062.00-00000

PROPERTY ADDRESS: 34 WOODLAND DRIVE, YORK, PA 17407

UPI# 720000300620000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, 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. TEDDY FERKO Docket Number: 2025-SU-001649. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TEDDY FERKO

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

BEING KNOWN AS: 2837 BALTIMORE PIKE HANOVER, PA 17331

BEING PARCEL NUMBER: 52-000-AE-0045.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 2837 BALTIMORE PIKE, HANOVER, PA 17331

UPI# 52000AE00450000000

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



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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO USA HOLDINGS, LLC vs. KIM A. FOEHLINGER, AKA KIMBERLY A. FOEHLINGER, INDIVIDUALLY AND AS BELIEVED HEIR TO THE ESTATE OF JOSEPH J. FOEHLINGER and UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF JOSEPH J. FOEHLINGER Docket Number: 2025-SU-002103. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KIM A. FOEHLINGER, AKA KIMBERLY A. FOEHLINGER, INDIVIDUALLY AND AS BELIEVED HEIR TO THE ESTATE OF JOSEPH J. FOEHLINGER

UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF JOSEPH J. FOEHLINGER

SHORT LEGAL DESCRIPTION  
ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF WRIGHTSVILLE, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 120 LOCUST STREET, WRIGHTSVILLE, PA 17368

UPIN NUMBER 91-000-03-0026.00-00000

PROPERTY ADDRESS: 120 LOCUST STREET, WRIGHTSVILLE, PA 17368

UPI# 910000300260000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PLANET HOME LENDING,

LLC vs. KELLY GIBSON and CAROLINE MCNINCH Docket Number: 2024-SU-000899. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KELLY GIBSON  
CAROLINE MCNINCH

Docket No. 2024-SU-000899

Description: ALL THAT CERTAIN parcel of land in Penn Township, York County, Commonwealth of PA, as more fully described in Instrument 2011040037.

Parcel No. 44-000-06-0121.A0-00000

Property: 27 Beck Mill Road Hanover, PA 17331

Improvements: Residential Property

PROPERTY ADDRESS: 27 BECK MILL ROAD, HANOVER, PA 17331

UPI# 44000060121A000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SELENE FINANCE LP vs. MICHAEL GILBERT AKA MIKEAL GILBERT Docket Number: 2025-SU-003092. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL GILBERT AKA MIKEAL GILBERT

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

BEING KNOWN AS: 1107 W PRINCESS STREET YORK, PA 17404

BEING PARCEL NUMBER: 88-000-01-0084.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1107 WEST PRINCESS STREET, YORK, PA 17404

UPI# 880000100840000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, 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. JESSICA GORDON Docket Number: 2025-SU-002226. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JESSICA GORDON

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

26 West Main Street Fawn Grove PA 17321

PARCEL #: 610000100840000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$217,560.70

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 26 WEST MAIN STREET, AKA 26 MAIN STREET, FAWN GROVE, PA 17321

UPI# 610000100840000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: COLONIAL SAVINGS, F.A. vs. MICHAEL GWYNN, JR Docket Number: 2023-SU-003544. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL GWYNN, JR

Owner(s) of property situate in the TOWNSHIP OF WINDSOR, YORK County, Pennsylvania, being  
1645 Rosebrook Drive Red Lion PA 17356 AKA 17402  
PARCEL #: 530003201460000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount \$235,893.67  
Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 1645 ROSEBROOK DRIVE, RED LION, PA 17356

UPI# 530003201460000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MEMBERS 1ST FEDERAL CREDIT UNION vs. DIA HANKERSON Docket Number: 2025-SU-002523. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DIA HANKERSON

ALL the following described piece or parcel of ground situated on the South side of Jefferson Avenue, together with the improvements thereon erected, known as No. 280 Jefferson Avenue in the City of York, York County, Pennsylvania, bounded and limited as follows, to wit:

BOUNDED on the North of Jefferson Avenue;

on the East by premises No. 278 Jefferson Avenue, retained by the grantors; on the South by premises No. 460 Juniper Street, now or formerly of C. Edward Henze; on the West by premises No. 282 Jefferson Avenue, now or formerly of Gordon A. Harbold. Containing in front on said Jefferson Avenue 16.975 feet, more or less, and extending in depth Southwardly 102 feet, more or less, to premises No. 460 Juniper Street, now or formerly of C. Edward Henze.

BEING the same premises which Alphonso Jackson, Secretary of Housing and Urban Development of Washington D.C., by deed dated January 24, 2005 and recorded January 27, 2005 in the Recorder of Deeds Office in and for York County, PA in Record Book 1702-5520, granted and conveyed unto Herbert E. Marzolf and Mary Jane Marzolf.

Premises being: 280 Jefferson Avenue, York, PA 17401  
Parcel No. 13-454-03-0046.00-00000

BEING the same premises which Herbert E. Marzolf and Mary Jane Marzolf and Saraf Elizabeth Sedlak and David Ronald Sedlak by Deed dated September 23, 2020 and recorded in the Office of Recorder of Deeds of York County on September 28, 2020 at Book 2599 , Page 1940 Instrument#2020046944 granted and conveyed unto Dia Hankerson

Deed Book 2599 , at page 1940 as Instrument No. 2020046944

PROPERTY ADDRESS: 280 JEFFERSON AVENUE, YORK, PA 17401

UPI# 134540300460000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC vs. ILLYA O. HARRISON Docket Number: 2022-SU-002748. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ILLYA O. HARRISON

SHORT LEGAL DESCRIPTION  
ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF

NEWBERRY, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 45 NORTH CONLEY LANE, ETTERS, PA 17319

UPIN NUMBER 39-000-08-0515.00-00000

PROPERTY ADDRESS: 45 NORTH CONLEY LANE, ETTERS, PA 17319

UPI# 390000805150000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs. SHEA A. HOLTZMAN Docket Number: 2025-SU-001523. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SHEA A. HOLTZMAN

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

BEING KNOWN AS: 1772 WEST MARKET STREET YORK, PA 17404

BEING PARCEL NUMBER: 88-000-12-0016.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1772 WEST MARKET STREET, YORK, PA 17404

UPI# 880001200160000000

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

Seized, levied upon and taken into execution As

the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST vs. NICHOLAS S. IACONO and CRYSTAL A. IACONO Docket Number: 2023-SU-000314. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

NICHOLAS S. IACONO  
CRYSTAL A. IACONO

By virtue of a Writ of Execution No. 2023-SU-000314

FIRSTKEY MASTER FUNDING 2021 - A COLLATERAL TRUST  
v.  
NICHOLAS S. IACONO; CRYSTAL A. IACONO

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

3627 FOX CHASE DRIVE, DOVER, PA 17315  
Tax ID No. 24-000-18-0062.00-00000 AKA 24-000-18-0062 AKA 24-000-18-0062-00  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$177,212.50

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 3627 FOX CHASE DRIVE, DOVER, PA 17315

UPI# 240001800620000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00

O'Clock, PM, 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. SCOTT ALAN JAYNE, SOLELY IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF DONNA JAYNE A/K/A DONNA E. FISHEL, DECEASED Docket Number: 2025-SU-002774. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT ALAN JAYNE, SOLELY IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF DONNA JAYNE A/K/A DONNA E. FISHEL, DECEASED

ALL THE FOLLOWING TWO TRACTS OF LAND SITUATE, LYING AND BEING IN PENN TOWNSHIP, YORK COUNTY, PENNSYLVANIA, BOUNDED AND LIMITED AS FOLLOWS:

TRACT NO. 1  
BEGINNING FOR A CORNER AT A POINT IN THE CENTER OF THE REAL LEADING FROM KRENTLERS SCHOOL HOUSE TO ROUTE 116 AND LANDS NOW OR FORMERLY OF JOHN R. MYERS AND ANN M. MYERS, HIS WIFE; THENCE ALONG SAID LAST MENTIONED LANDS NORTH EIGHTY-SEVEN (87) DEGREES EIGHT (8) MINUTES WEST, ONE HUNDRED SEVENTY-SIX (176) FEET TO A CORNER AT AN IRON PIN AT OTHER LANDS NOW OR FORMERLY OF JOHN R. MYERS AND ANN M. MYERS, HIS WIFE; THENCE ALONG SAID LAST MENTIONED LANDS NORTH TWO (2) DEGREES FIFTY-TWO (52) MINUTES EAST, FIFTY (50) FEET TO A CORNER AT AN IRON PIN AT LANDS NOW OR FORMERLY OF CLARENCE KERCHNER; THENCE ALONG SAID LAST MENTIONED LANDS SOUTH EIGHTY-SEVEN (87) DEGREES EIGHT (8) MINUTES EAST, ONE HUNDRED SEVENTY-SIX (176) FEET TO A CORNER AT A POINT IN THE CENTER OF THE ROAD FIRST ABOVE MENTIONED;  
THENCE ALONG AND WITH SAID ROAD SOUTH THREE (3) DEGREES WEST, FIFTY (50) FEET TO THE PLACE OF BEGINNING. SUBJECT, HOWEVER, TO THE FOLLOWING RESTRICTIONS: THAT NO BUILDING OF ANY CHARACTER, EXCEPT OPEN PORCHES, SHALL BE BUILT WITHIN FIFTY (50) FEET OF THE CENTER OF THE ROAD WHICH FORMS A PART OF THE BOUNDARY LINE OF THIS PLOT OF GROUND.

TRACT NO. 2  
BEGINNING FOR A CORNER AT OTHER LAND NOW OR FORMERLY OF CHARLOTTE E. KLUNK AND WILLIAM J. KLUNK, 3RD, AND A POINT IN THE CENTER OF THE ROAD LEADING FROM KRENTLERS SCHOOL HOUSE TO ROUTE 116; THENCE ALONG SAID ROAD NORTH THREE (3) DEGREES EAST, SIXTY-FIVE (65) FEET TO A CORNER AT LAND NOW OR FORMERLY OF MR. GRAYBILL; THENCE ALONG SAID LAST MENTIONED

LAND NORTH EIGHTY-SEVEN (87) DEGREES EIGHT (8) MINUTES WEST, ONE HUNDRED AND SEVENTY-SIX (176) FEET, TO A CORNER AT OTHER LAND NOW OR FORMERLY OF JOHN R. MYERS AND ANN M. MYERS, HIS WIFE; THENCE ALONG SAID LAST MENTIONED LAND SOUTH TWO (2) DEGREES FIFTY-TWO (52) MINUTES WEST, SIXTY-FIVE (65) FEET TO LAND NOW OR FORMERLY OF CHARLOTTE E. KLUNK AND WILLIAM J. KLUNK, 3RD FIRST ABOVE MENTIONED; THENCE ALONG THE SAME SOUTH EIGHTY-SEVEN (87) DEGREES EIGHT (8) MINUTES EAST, ONE HUNDRED AND SEVENTY-SIX (176) FEET, TO THE PLACE OF BEGINNING. AND BEING THE SAME PROPERTY CONVEYED TO THE GRANTEE IN A DEED FROM ARLENE P. WILDASIN, WIDOW DATED NOVEMBER 9, 1990 AND RECORDED NOVEMBER 16, 1990 IN THE COUNTY RECORDER'S OFFICE IN BOOK 108D, PAGE 714.

TAX ID/APN#: 44-000-CE-0017-00-00000

Premises being: 2049 Grandview Rd., Hanover, PA 17331  
Parcel No. 44-000-CE-0017-00-00000

BEING the same premises which Donna Jayne F/K/A Donna E. Fishel by Deed dated March 12, 2019 and recorded in the Office of Recorder of Deeds of York County on March 20, 2019 at Book 2509 , Page 8038 Instrument#2019010849 granted and conveyed unto Donna Jayne

Deed Book 2509 , at page 8038 as Instrument No. 2019010849  
Donna Jayne having departed this life on August 24, 2024.

PROPERTY ADDRESS: 2049 GRANDVIEW ROAD, HANOVER, PA 17331

UPI# 44000CE00170000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, 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. KELLY L. JOHNSON AKA KELLY JOHNSON AKA KELLY LEE JOHNSON AKA KELLY LEE MEASE Docket Number: 2025-SU-002361. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/>



the following real estate to wit:

AS THE REAL ESTATE OF:

KELLY L. JOHNSON AKA KELLY JOHNSON  
AKA KELLY LEE JOHNSON AKA KELLY  
LEE MEASE

Owner(s) of property situate in NEWBERRY  
TOWNSHIP, YORK County, Pennsylvania,  
being  
3330 Grandview Drive York Haven PA 17370  
PARCEL #: 390001200410000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount \$199,368.55

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 3330 GRANDVIEW  
DRIVE, YORK HAVEN, PA 17370

UPI# 390001200410000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY  
GIVEN THAT on February 02, 2026 At 2:00  
O'Clock, PM, prevailing time, by virtue of a Writ  
of Execution issued out of the Court of Common  
Pleas of York County, Pennsylvania on Judgment  
of: NATIONSTAR MORTGAGE LLC vs. LUIS  
R. JONES, AS ADMINISTRATOR OF THE  
ESTATE OF ROBERT L. JONES, DECEASED  
Docket Number: 2025-SU-002377. And to me  
directed, I will expose at public sale at [https://  
york.pa.realforeclose.com/](https://york.pa.realforeclose.com/) the following real  
estate to wit:

AS THE REAL ESTATE OF:

LUIS R. JONES, AS ADMINISTRATOR  
OF THE ESTATE OF ROBERT L. JONES,  
DECEASED

Property of Robert L. Jones, Deceased

Execution No. 2025-SU-002377

Judgment Amount: \$142,190.89

All the right title, interest and claim of Robert L.  
Jones, Deceased, of in and to:

Property located at 3190 Lewisberry Road, within  
Newberry Township, York County, PA. Having  
erected thereon a Single Family Residential  
Dwelling. Being more fully described in York  
County Deed Book Volume 93Q, at page 430.

Parcel Identification No. 39-000-PG-0209.00-  
00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 3190 LEWISBERRY  
ROAD, YORK HAVEN, PA 17370-9111

UPI# 39000PG020900000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY  
GIVEN THAT on February 02, 2026 At 2:00  
O'Clock, PM, 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.  
DANA JONES-HINES and U.S. ATTORNEY  
FOR THE MIDDLE DISTRICT THE UNITED  
STATES OF AMERICA Docket Number: 2025-  
SU-000598. And to me directed, I will expose at  
public sale at <https://york.pa.realforeclose.com/>  
the following real estate to wit:

AS THE REAL ESTATE OF:

DANA JONES-HINES  
U.S. ATTORNEY FOR THE MIDDLE  
DISTRICT THE UNITED STATES OF  
AMERICA

REAL PROPERTY SHORT DESCRIPTION  
FORM

(To Be Used for Advertising Only)

By virtue of a Writ of Execution No. 2025-SU-  
000598

LAKEVIEW LOAN SERVICING LLC

V.

DANA JONES-HINES, ET AL.

owner of property situate in TOWNSHIP OF  
NEWBERRY, York County, Pennsylvania, being

220 LARK DRIVE, YORK HAVEN, PA 17370

Parcel No. 39-000-37-0090.00-00000

(Acreage or street address)

Improvements thereon: TWO STORY HOUSE

Judgment Amount: \$311,285.00

Attorneys for Plaintiff

Romano, Garubo & Argentieri, LLC

PROPERTY ADDRESS: 220 LARK DRIVE,

YORK HAVEN, PA 17370

UPI# 3900037009000000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY  
GIVEN THAT on February 02, 2026 At 2:00  
O'Clock, PM, prevailing time, by virtue of a  
Writ of Execution issued out of the Court of  
Common Pleas of York County, Pennsylvania  
on Judgment of: WILMINGTON SAVINGS  
FUND SOCIETY, FSB, AS OWNER  
TRUSTEE OF THE RESIDENTIAL CREDIT  
OPPORTUNITIES TRUST X-A vs. TODD  
B. KAUFFMAN Docket Number: 2024-SU-  
001685. And to me directed, I will expose at  
public sale at <https://york.pa.realforeclose.com/>  
the following real estate to wit:

AS THE REAL ESTATE OF:

TODD B. KAUFFMAN

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

BEING KNOWN AS: 2124 NEW  
BRIDGEVILLE RD RED LION, PA 17356

BEING PARCEL NUMBER: 21 -000 -GM  
-0035.C0-00000

IMPROVEMENTS: RESIDENTIAL  
PROPERTY

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

UPI# 21000GM0035C000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY



GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, 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. VANDA J. KENNEDY, IN HER CAPACITY AS HEIR OF TINNIE M. HART, DECEASED; ELLA M. COX, IN HER CAPACITY AS HEIR OF TINNIE M. HART, DECEASED; and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TINNIE M. HART, DECEASED Docket Number: 2025-SU-001843. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

VANDA J. KENNEDY, IN HER CAPACITY AS HEIR OF TINNIE M. HART, DECEASED

ELLA M. COX, IN HER CAPACITY AS HEIR OF TINNIE M. HART, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TINNIE M. HART, DECEASED

By virtue of a Writ of Execution No. 2025-SU-001843

FREEDOM MORTGAGE CORPORATION

v. VANDA J. KENNEDY, IN HER CAPACITY AS HEIR OF TINNIE M. HART, DECEASED; ELLA M. COX, IN HER CAPACITY AS HEIR OF TINNIE M. HART, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TINNIE M. HART, DECEASED

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

353 W CHESTNUT ST, DALLASTOWN, PA 17313

Tax ID No. 54-000-HJ-0017.A0-C0016 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$210,350.75

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 353 WEST CHESTNUT STREET, DALLASTOWN, PA 17313

UPI# 54000HJ0017A0C0016

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

thereto within ten (10) days after posting.

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

1.02-3t RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CROSSCOUNTRY MORTGAGE, LLC vs. BRANDY KOONTZ Docket Number: 2025-SU-002032. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRANDY KOONTZ

Short Form Legal Description

By virtue of a Writ of Execution No. 2025-SU-002032  
CROSSCOUNTRY MORTGAGE, LLC  
v.  
Brandy Koontz, et. al.

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate, lying and being in Red Lion Borough, York County, Commonwealth of Pennsylvania.  
Parcel No. 82-000-05-0283.00-00000  
Property Address: 503 West Broadway, Red Lion, PA 17356  
Improvements thereon: Single-Family Residential Dwelling  
Judgment Amount: \$116,452.12  
Attorney for Plaintiff:  
McCalla Raymer Leibert Pierce, LLP  
485F Route 1 South, Suite 300  
Iselin, NJ 08830-3072

PROPERTY ADDRESS: 503 WEST BROADWAY, RED LION, PA 17356

UPI# 820000502830000000

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

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

1.02-3t RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on

Judgment of: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. JOAN M KRIEG A/K/A JOAN M. WEAVER, RENEE D. SMITH and ROBERT W. SMITH Docket Number: 2016-SU-002698. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOAN M KRIEG A/K/A JOAN M. WEAVER  
RENEE D. SMITH  
ROBERT W. SMITH

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

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

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

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

UPI# 28000DM0045B000000

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

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

1.02-3t RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, 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. EDWARD T. LIS, JR Docket Number: 2024-SU-003794. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

EDWARD T. LIS, JR

By virtue of a Writ of Execution No. 2024-SU-003794

SANTANDER BANK, N.A.  
v.  
EDWARD T. LIS JR

owner(s) of property situate in the SPRING

GARDEN TOWNSHIP, YORK County, Pennsylvania, being

466 COUNTRY CLUB RD, YORK, PA 17403  
Tax ID No. 48-000-26-0077.00-00000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$217,148.54

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 466 COUNTRY CLUB ROAD, YORK, PA 17403

UPI# 480002600770000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, 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. LEAH LEE LOWRIE, EXECUTRIX OF THE ESTATE OF FRANCINE N. PEER, DECEASED Docket Number: 2025-SU-001687. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LEAH LEE LOWRIE, EXECUTRIX OF THE ESTATE OF FRANCINE N. PEER, DECEASED

By virtue of a Writ of Execution No. 2025-SU-001687

FREEDOM MORTGAGE CORPORATION  
v.  
LEAH LEE LOWRIE, EXECUTRIX OF THE ESTATE OF FRANCINE N. PEER, DECEASED

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

2 RUSSIAN OLIVE DR, ETTERS, PA 17319  
Tax ID No. 39-000-08-0427.00-00000 aka 390000804270000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$93,088.49

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 2 RUSSIAN OLIVE DRIVE, ETTERS, PA 17319

UPI# 390000804270000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SELENE FINANCE LP vs. MICHAEL D. MATAKA, III Docket Number: 2025-SU-002948. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL D. MATAKA, III

ALL THAT CERTAIN tract of land, with the improvements thereon erected, situate in York Township, York County, Pennsylvania, designated as Lot No. 18 on a Final Subdivision Plan of Chapel Hill, recorded on February 2, 1988, in Plan Book II, Page 209, more particularly described as follows, to wit:

Property Address: 208 North Jonathan Way, Red Lion, PA 17356

Parcel No. 54-000-46-0018.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2025-SU-002948

Judgment: \$216,678.98

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Michael D. Mataka, III

PROPERTY ADDRESS: 208 NORTH JONATHAN WAY, RED LION, PA 17356

UPI# 540004600180000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR PL PRETIUM TRUST vs. NICOLE LYNN MATIAS, SOLELY IN HER CAPACITY AS ADMINISTRATRIX TO THE ESTATE OF JUSTIN MATIAS A/K/A JUSTIN DERRICK MATIAS, DECEASED Docket Number: 2025-SU-001655. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

NICOLE LYNN MATIAS, SOLELY IN HER CAPACITY AS ADMINISTRATRIX TO THE ESTATE OF JUSTIN MATIAS A/K/A JUSTIN DERRICK MATIAS, DECEASED

ALL that certain piece, parcel or tract of land, together with the improvements thereon erected, situate, lying and being in Jackson Township, York County, Pennsylvania, more particularly bounded, limited and described as follows, to wit:

BEGINNING at a point on the right-of-way line of Ledge Drive, a fifty (50) feet wide right-of-way, at corner of 3-3B on the subdivision plan hereinafter referred to ; thence along the right-of-way line of Ledge Drive, by a curve to the right having a radius of one thousand seven hundred seventy-one and eighty-nine hundredths (1171.89), arc distance of fifty and thirty hundredths (50.30) feet, and a long chord bearing and distance of South forty-four (44) degrees forty-seven (47) minutes eleven (11) seconds West, fifty and thirty hundredths (50.30) feet to a point at corner of Lot No. 3-2F on the subdivision plan hereinafter referred to; thence along Lot No. 3-2F, North forty-four (44) degrees twenty-four (24) minutes one (01) second West, two hundred and fifty-one hundredths (200.51) feet to a point at Section 2 of Jackson Heights Subdivision; thence along said last mentioned lands, North forty-two (42) degrees forty-four (44) minutes fifty (50) seconds East, forty and five hundredths (40.05) feet to a point at corner of Lot No. 3-3B, aforesaid; thence along Lot 3-3B, and through the center of a partition wall, South forty-seven (47) degrees nineteen (19) minutes fourteen (14) seconds East, two hundred two and five hundredths (202.05) feet to the point in the right-of-way line of Ledge Drive, the point and

place of BEGINNING. DESIGNATED as Lot No. 3-3A on Final Subdivision Plan of Jackson Heights, Section 3, Phase 3C, prepared by Group Hanover, Inc., dated September 11, 2009, Project No. 024720, which said plan is recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Record Book 2055, Page 1818.

Premises being: 1229 Ledge Drive, York, PA 17408  
Parcel No. 330000 120003A000000

BEING the same premises which Jarrett Brown by Deed dated April 28, 2016 and recorded in the Office of Recorder of Deeds of York County on April 29, 2016 at Book 2366 , Page 1733 Instrument#2016017293 granted and conveyed unto Justin Matias

PROPERTY ADDRESS: 1229 LEDGE DRIVE, YORK, PA 17408

UPI# 33000120003A000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, 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 COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDER OF EQUIFIRST MORTGAGE LOAN TRUST 2005-1 ASSET-BACKED CERTIFICATES, SERIES 2005-1 vs. BRIAN R. G. MILLS and CAROLINE L. MILLS A/K/A CAROLINE MILLS Docket Number: 2025-SU-002125. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN R. G. MILLS  
CAROLINE L. MILLS A/K/A CAROLINE MILLS

By virtue of a Writ of Execution No. 2025-SU-002125

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDER OF EQUIFIRST MORTGAGE LOAN TRUST 2005-1 ASSET-BACKED CERTIFICATES, SERIES 2005-1 v.  
BRIAN R. G. MILLS; CAROLINE L. MILLS A/K/A CAROLINE MILLS

owner(s) of property situate in the BOROUGH

OF HANOVER, YORK County, Pennsylvania, being

407 FULTON STREET, HANOVER, PA 17331  
Tax ID No. 67-000-04-0352.00-00000 a/k/a 67-000-04-0352-00 a/  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$157,725.39

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 407 FULTON STREET, HANOVER, PA 17331

UPI# 670000403520000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, 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. KEENA MINIFIELD Docket Number: 2023-SU-001418. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KEENA MINIFIELD

ALL that certain tract of land with the improvements thereon erected situate, lying and being in the Borough of Jefferson, York County, Commonwealth of Pennsylvania, bounded and limited as follows, to wit:

Property Address: 22 Hanover Street, Spring Grove, PA 17362  
Parcel No. 73-000-01-0047-00-00000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2023-SU-001418  
Judgment: \$161,703.77  
Attorney: Samantha Gable, Esquire  
To be sold as the Property Of: Keena Minifield

PROPERTY ADDRESS: 22 HANOVER STREET, SPRING GROVE, PA 17362

UPI# 730000100470000000

Notice is further given that all parties in interest

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: GLEN ROCK BOROUGH vs. LEVI K. MORFOOT Docket Number: 2024-MT-005693. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LEVI K. MORFOOT

AS THE REAL ESTATE OF:

LEVI K. MORFOOT

Owner of property situate in Glen Rock Borough, York County, Pennsylvania, being 138 Park Avenue, Glen Rock, PA 17327.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 138 PARK AVENUE, GLEN ROCK, PA 17327

UPI #64-000-03-0099.A0-00000

PROPERTY ADDRESS: 138 PARK AVENUE, GLEN ROCK, PA 17327

UPI# 64000030099A000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MEMBERS 1ST FEDERAL CREDIT UNION vs. LINDA S. MYERS A/K/A LINDA M. DREI and MICHAEL EDWARD



DREI A/K/A MICHAEL E. DREI Docket Number: 2021-SU-002295. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LINDA S. MYERS A/K/A LINDA M. DREI  
MICHAEL EDWARD DREI A/K/A MICHAEL E. DREI

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND, SITUATE IN FAIRVIEW TOWNSHIP, YORK COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:  
BEGINNING AT THE POINT OF INTERSECTION BETWEEN THE SOUTHERN LINE OF JENNIFER DRIVE AND THE LINE OF ADJOINER BETWEEN LOTS NOS. 6 AND 7 ON THE HEREINAFTER MENTIONED PLAN OF LOTS; THENCE SOUTH 15 DEGREES 04 MINUTES 41 SECONDS EAST BY SAID LINE OF ADJOINER, 205.28 FEET TO A POINT; THENCE NORTH 75 DEGREES 45 MINUTES WEST, 100 FEET TO A POINT; THENCE NORTH 84 DEGREES 36 MINUTES 47 SECONDS WEST, 29.84 FEET TO A POINT; THENCE NORTH 16 DEGREES 55 MINUTES 09 SECONDS WEST BY THE EASTERN LINE OF LOT NO. 5, A DISTANCE OF 149.30 FEET TO THE SOUTHERN LINE OF JENNIFER DRIVE; THENCE IN AN EASTERLY DIRECTION BY THE SOUTHERN LINE OF JENNIFER DRIVE, 120 FEET, MORE OR LESS, TO THE POINT AND PLACE OF BEGINNING.

BEING LOT NO. 6 ON THE PLAN OF FAIRVIEW PARK DATED DECEMBER 29, 1971 AND RECORDED IN THE YORK COUNTY RECORDER'S OFFICE IN PLAN BOOK W, PAGE 40.

Subject to any restrictions, easements and/or adversed that pertain to this property.

Premises being: 426 Jennifer Drive, New Cumberland, PA 17070  
Parcel No. 270001101260000000

BEING the same premises which Christine Mathna by Deed dated May 23, 2008 and recorded in the Office of Recorder of Deeds of York County on June 26, 2008 at Book 1972, Page 1710 Instrument# 2008040073 granted and conveyed unto Michael E. Drei, Linda M. Drei

PROPERTY ADDRESS: 426 JENNIFER DRIVE, NEW CUMBERLAND, PA 17070

UPI# 270001101260000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, 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. JOHN NAGLE A/K/A JOHN R. NAGLE A/K/A JOHN RAYMOND NAGLE and KARA ANN SALTZMAN A/K/A KARA SALTZMAN, ADMINISTRATRIX OF THE ESTATE OF JEAN STAFFER A/K/A JEAN FRANCES STAFFER A/K/A JEAN F. STAFFER, DECEASED Docket Number: 2025-SU-002046. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN NAGLE A/K/A JOHN R. NAGLE A/K/A JOHN RAYMOND NAGLE

KARA ANN SALTZMAN A/K/A KARA SALTZMAN, ADMINISTRATRIX OF THE ESTATE OF JEAN STAFFER A/K/A JEAN FRANCES STAFFER A/K/A JEAN F. STAFFER, DECEASED

By virtue of a Writ of Execution No. 2025-SU-002046

WELLS FARGO BANK, N.A.

v.  
JOHN NAGLE A/K/A JOHN R. NAGLE A/K/A JOHN RAYMOND NAGLE; KARA ANN SALTZMAN A/K/A KARA SALTZMAN, ADMINISTRATRIX OF THE ESTATE OF JEAN STAFFER A/K/A JEAN FRANCES STAFFER A/K/A JEAN F. STAFFER, DECEASED

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

1443 WANDA DRIVE, HANOVER, PA 17331  
Tax ID No. 52-000-14-0032.00-00000 AKA 52-000-14-0032

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$19,473.93

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 1443 WANDA DRIVE, HANOVER, PA 17331

UPI# 520001400320000000

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

thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, 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 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-WM1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WM1 vs. MAURICE C. OBERDICK, JR. and DIANE L. OBERDICK Docket Number: 2024-SU-003644. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MAURICE C. OBERDICK, JR.  
DIANE L. OBERDICK

Owner(s) of property situate in the BOROUGH OF SPRING GROVE, YORK County, Pennsylvania, being  
93 Water Street aka 93 South Water Street Spring Grove PA 17362

PARCEL #: 850000200730000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$120,104.39

Attorneys for Plaintiff

PROPERTY ADDRESS: 93 WATER STREET, AKA 93 SOUTH WATER STREET, SPRING GROVE, PA 17362

UPI# 850000200730000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TIKVA 2024 LLC vs. BARBARA A. PAULEY A/K/A BARBARA A. MOUL, AS ADMINISTRATOR OF THE ESTATE OF JAMES G. PAULEY DECEASED;



MICHAEL R. PAULEY, AS SURVIVING HEIR OF BERTHA M. PAULEY A/K/A BERTHA MARIE PAULEY, DECEASED; and UNKNOWN SURVIVING HEIRS OF BERTHA M. PAULEY A/K/A BERTHA MARIE PAULEY, DECEASED Docket Number: 2025-SU-002113. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BARBARA A. PAULEY A/K/A BARBARA A. MOUL, AS ADMINISTRATOR OF THE ESTATE OF JAMES G. PAULEY DECEASED

MICHAEL R. PAULEY, AS SURVIVING HEIR OF BERTHA M. PAULEY A/K/A BERTHA MARIE PAULEY, DECEASED

UNKNOWN SURVIVING HEIRS OF BERTHA M. PAULEY A/K/A BERTHA MARIE PAULEY, DECEASED

Property of Bertha Pauley, Deceased

Execution No. 2025-SU-002113

Judgment Amount: \$212,617.14

All the right title, interest and claim of Bertha Pauley, Deceased, of in and to:

Property located at 211 Fair Avenue, within the Penn Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 57F, at page 222.

Parcel Identification No. 44-000-02-0213.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 211 FAIR AVENUE, HANOVER, PA 17331

UPI# 440000202130000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, 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. ELIAS ROBINSON RIVERA Docket Number: 2024-

SU-003625. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ELIAS ROBINSON RIVERA

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

BEING KNOWN AND NUMBERED AS 4129 STRAWBRIDGE COURT, DOVER, PA 17315

UPIN NUMBER 24-000-26-0118.00-00000

PROPERTY ADDRESS: 4129 STRAWBRIDGE COURT, DOVER, PA 17315

UPI# 240002601180000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. MARINA E. SARANTOS and THE UNITED STATES OF AMERICA Docket Number: 2025-SU-002613. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MARINA E. SARANTOS  
THE UNITED STATES OF AMERICA

Docket No. 2025-SU-002613

Description: ALL THAT CERTAIN tract of land in Shrewsbury, Township, York County, Commonwealth of PA.

Parcel No. 45-000-01-0001.B0-00000

Property: 745 East Tolna Road, Shrewsbury, PA 17361

Improvements: Residential Property

PROPERTY ADDRESS: 745 EAST TOLNA ROAD, SHREWSBURY, PA 17361

UPI# 45000010001B000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO USA HOLDINGS, LLC vs. KENNETH D. SCHOFFSTALL Docket Number: 2025-SU-002294. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KENNETH D. SCHOFFSTALL

By virtue of a Writ of Execution No. 2025-SU-002294

WELLS FARGO USA HOLDINGS, LLC  
v.  
KENNETH D. SCHOFFSTALL

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

207 SCOTCH PINE ROAD, DILLSBURG, PA 17019

Tax ID No. 29-000-MB-0038.H0-00000 A/K/A 29-000-MB-0038-H0  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$266,492.40

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 207 SCOTCH PINE ROAD, DILLSBURG, PA 17019

UPI# 29000MB0038H000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MEMBERS 1ST FEDERAL CREDIT UNION vs. THADDEUS SHAW and TAMMY SHAW Docket Number: 2025-SU-001332. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

THADDEUS SHAW  
TAMMY SHAW

Deed Book Volume 2246, at page 7570, as Instrument No. 2013047192.

Parcel Identification No. 46-000-LI-0095.00-00000

Attorney: Stern & Eisenberg, PC

Address: 1581 Main St, Suite 200  
Warrington, PA 18976

Property of Thaddeus Shaw and Tammy Shaw

Execution No. 2025-SU-001332

Judgment Amount: \$664,786.08

All the right title, interest and claim of Thaddeus Shaw and Tammy Shaw, of in and to:

Property located at 3441 Lower Glades within Springettsbury Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County

PROPERTY ADDRESS: 3441 LOWER GLADES, AKA 3441 LOWER GLADES ROAD, YORK, PA 17406

UPI# 46000LI00950000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST vs. PATRICIA A. SMITH and GALLEN D. SMITH Docket Number: 2018-SU-003254. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

PATRICIA A. SMITH  
GALLEN D. SMITH

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

7270 Harmony Grove Road Wellsville PA 17365  
PARCEL #: 49000LE0002B000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$201,151.03

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 7270 HARMONY GROVE ROAD, WELLSVILLE, PA 17365

UPI# 49000LE0002B000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, 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 HOME MORTGAGE CORPORATION vs. JACQUELINE JANE STANTON and ZACHARY AUSTIN STANTON Docket Number: 2025-SU-000849. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JACQUELINE JANE STANTON  
ZACHARY AUSTIN STANTON

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2025-SU-000849

First Home Mortgage Corporation  
v.

Jacqueline Jane Stanton and  
Zachary Austin Stanton

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

308 Avon Drive, Red Lion, PA 17356

Parcel No. 54-000-66-0249.00-00000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$304,234.66

Attorneys for Plaintiff  
Orlans Law Group PLLC

PROPERTY ADDRESS: 308 AVON DRIVE, RED LION, PA 17356

UPI# 540006602490000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2022-RP3 vs. WANDA J. STOKES Docket Number: 2025-SU-003013. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

WANDA J. STOKES

Property of Wanda J. Stokes, a single Woman

Execution No. 2025-SU-003013

Judgment Amount: \$8,971.03

All the right title, interest and claim of Wanda J. Stokes, a single Woman, of in and to:

Property located at 119 East Cottage Place, within the 10th Ward of the City of York, York County, PA. Having erected thereon a Attached Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 683, at page 623.

Parcel Identification No. 10-262-04-0011.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 119 EAST COTTAGE PLACE, YORK, PA 17403

UPI# 102620400110000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST vs. LARRY STRAUB, JR. A/K/A LARRY STRAUB JR and KATHLEEN STRAUB Docket Number: 2013-SU-002965-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LARRY STRAUB, JR. A/K/A LARRY STRAUB JR  
KATHLEEN STRAUB

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

Property Address: 280 Kernel Lane, Etters, PA 17319

Parcel No. 270001600030000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2013-SU-002965-06

Judgment: \$285,265.98

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Larry Straub, Jr. a/k/a Larry Straub Jr and Kathleen Straub

PROPERTY ADDRESS: 280 KERNEL LANE, ETTERS, PA 17319

UPI# 270001600030000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, 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. JOSHUA BRIAN STURGEON, SR. and AUDREY BELLE KEYES A/K/A AUDREY B. KEYES Docket Number: 2025-SU-002078. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOSHUA BRIAN STURGEON, SR.  
AUDREY BELLE KEYES A/K/A AUDREY B. KEYES

ALL that certain tract of land, with improvements thereon erected, situate in the Township of North Codorus, York County, Pennsylvania, known as Lot No. 2 on Plan for Hollis McKinney in Plan Book RR, page 295, bounded and described as follows, to wit:

Property Address: 2031 Noss Road, York, PA 17408

Parcel No. 40-000-GG-0082.B0-000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2025-SU-002078

Judgment: \$323,242.64

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Joshua Brian Sturgeon, Sr. and Audrey Belle Keyes a/k/a Audrey B. Keyes

PROPERTY ADDRESS: 2031 NOSS ROAD, YORK, PA 17408

UPI# 40000GG0082B0000000

Notice is further given that all parties in interest

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT TRUST 2007-2 vs. PATRICIA E. TURK, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF LARRY I. TURK; MICHAEL TURK IN HIS CAPACITY AS HEIR OF THE ESTATE OF LARRY I. TURK; ROBERT TURK IN HIS CAPACITY AS HEIR OF THE ESTATE OF LARRY I. TURK; FELICIA SILVER IN HER CAPACITY AS HEIR OF THE ESTATE OF LARRY I. TURK; and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LARRY I. TURK DECEASED Docket Number: 2017-SU-002616. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

PATRICIA E. TURK, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF LARRY I. TURK

MICHAEL TURK IN HIS CAPACITY AS HEIR OF THE ESTATE OF LARRY I. TURK

ROBERT TURK IN HIS CAPACITY AS HEIR OF THE ESTATE OF LARRY I. TURK

FELICIA SILVER IN HER CAPACITY AS HEIR OF THE ESTATE OF LARRY I. TURK

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LARRY I. TURK DECEASED

By virtue of a Writ of Execution No. 2017-SU-002616

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR AMERICAN HOME MORTGAGE INVESTMENT TRUST 2007-2

v. PATRICIA E. TURK, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF LARRY I. TURK; UNKNOWN HEIRS, SUCCESSORS,



ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LARRY I. TURK, DECEASED; MICHAEL TURK, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LARRY I. TURK; FELICIA SILVER, IN HER CAPACITY AS HEIR OF THE ESTATE OF LARRY I. TURK; ROBERT TURK, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LARRY I. TURK

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

3765 COMPTON LN, YORK, PA 17402  
Tax ID No. 46-000-32-0171-00-00000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$675,743.78

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 3765 COMPTON LANE, YORK, PA 17402

UPI# 460003201710000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
1.02-3t Sheriff's Office,  
York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, 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. NICOLE MARIE WAGNER Docket Number: 2025-SU-002551. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

NICOLE MARIE WAGNER

ALL THAT CERTAIN lot or piece of grand, with the improvements thereon erected, situate in the Borough of West York, York County, Pennsylvania, and known as No. 1431 West King Street more fully described and bounded as follows, to wit:

Property Address: 1431 West King Street, York, PA 17404

Parcel No. 88-000-06-0012.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2025-SU-002551

Judgment: \$121,594.42

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Nicole Marie Wagner

PROPERTY ADDRESS: 1431 WEST KING STREET, YORK, PA 17404

UPI# 880000600120000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
1.02-3t Sheriff's Office,  
York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, 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 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE1 vs. WHYTNE A. WILLIAMS A/K/A WHYTNE A. WILLIAMS A/K/A WHYTNE A. RANDALL Docket Number: 2025-SU-002623. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

WHYTNE A. WILLIAMS A/K/A WHYTNE WILLIAMS A/K/A WHYTNE A. RANDALL

By virtue of a Writ of Execution No. 2025-SU-002623

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-HE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE1 v.

WHYTNE A. WILLIAMS A/K/A WHYTNE WILLIAMS A/K/A WHYTNE A. RANDALL

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

436 B BUTTONWOOD LANE, YORK, PA 17406, A/K/A 436 BUTTONWOOD LANE B, YORK, PA 17406  
Tax ID No. 66-000-03-0146.00-C436B  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$102,150.02

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 436 B BUTTONWOOD LANE, A/K/A 436 BUTTONWOOD LANE B, YORK, PA 17406

UPI# 6600003014600C436B

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

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

RICHARD P. KEUERLEBER, Sheriff  
1.02-3t Sheriff's Office,  
York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 02, 2026 At 2:00 O'Clock, PM, 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. MICHAEL J. YOUNG Docket Number: 2025-SU-001850. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL J. YOUNG

By virtue of a Writ of Execution No. 2025-SU-001850

FREEDOM MORTGAGE CORPORATION v.  
MICHAEL J YOUNG

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

3745 BELMONT AVE, DOVER, PA 17315  
Tax ID No. 24-000-39-0006.00-00000 aka 240003900060000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$390,539.05

Attorneys for Plaintiff



Brock & Scott, PLLC

PROPERTY ADDRESS: 3745 BELMONT  
AVENUE, DOVER, PA 17315

UPI# 240003900060000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
1.02-3t York County, Pennsylvania

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