

# York Legal Record

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

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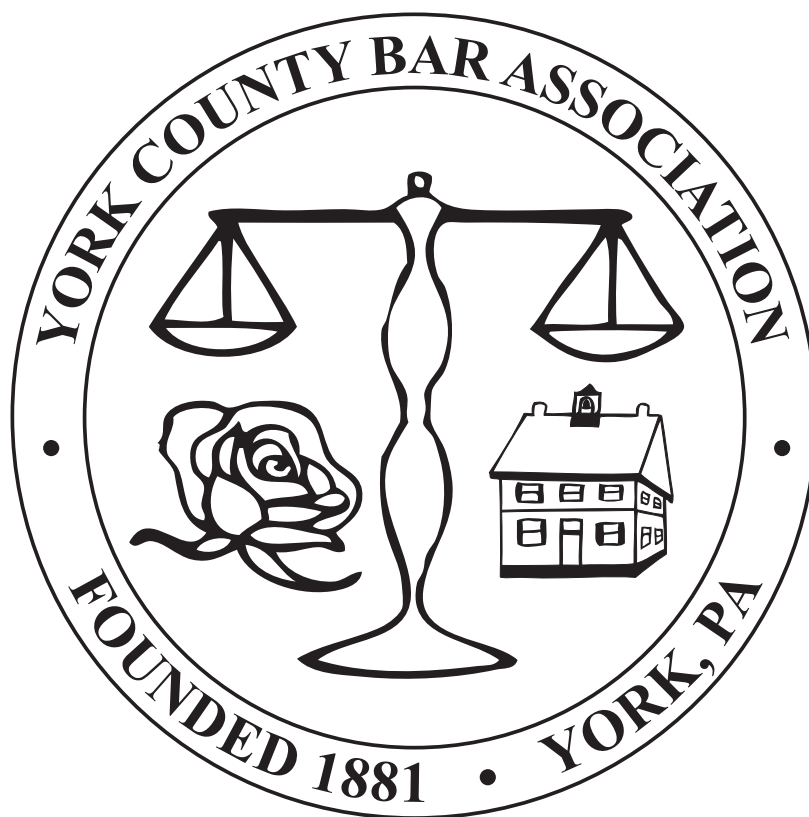
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YORK, PA, THURSDAY, NOVEMBER 5, 2020

No. 32

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**Dated Material Do Not Delay**

## Lawyers Concerned for Lawyers

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

**November 12, 2020 next  
meeting**

Strictly confidential program for anyone dealing with alcohol or drug issues, depression, bipolar issues, eating disorders, gambling, etc.

For additional information and locations of each meeting – Call LCL 800-335-2572 or anonymously to Cheryl Kauffman 717-854-8755 x203 at the York Bar Association

**All information confidential**

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

**(M-Th 8:30 am - 4:30 pm;  
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 please call 717-854-8755 or email [info@yorkbar.com](mailto:info@yorkbar.com)**

**For notary services email [notary@yorkbar.com](mailto:notary@yorkbar.com)**

## The York Legal Record is seeking articles

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

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

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

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**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.



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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 IRMA M. BARTH A/K/A IRMA MAE BARTH, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Joyce A. Emerick, P.O. Box 340, Manchester, MD 21102  
Attorney: Ann C. Shultis, Esquire, Salzmann Hughes, P.C., 1147 Eichelberger Street, Suite F, Hanover, PA 17331 11.05-3t

ESTATE OF HILDA M. BROWN, DECEASED  
Late of Lower Chanceford Twp., York County, PA.  
Administrator: Joseph D. Brown, 5160 Hillclimb Road, Spring Grove, PA 17362  
Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 11.05-3t

ESTATE OF JOLENE S. BUCHART, DECEASED  
Late of Wrightsville Borough, York County, PA.  
Executors: Kathleen A. Gnau & Jonathan K. Gnau, c/o 327 Locust Street, Columbia, PA 17512  
Attorney: John F. Markel, Esquire, Nikolaus & Hohenadel, 327 Locust Street, Columbia, PA 17512 11.05-3t

ESTATE OF LEWIS L. HERSHEY, DECEASED  
Late of Warrington Twp., York County, PA.  
Executrix: Barbara R. Rodruan, c/o Brian F. Boland, Esq., Kozloff Stouidt, 2640 Westview Drive, Wyomissing, PA 19610  
Attorney: Brian F. Boland, Esquire, Kozloff Stouidt, 2640 Westview Drive, Wyomissing, PA 19610 11.05-3t

ESTATE OF JAMES H. HULL, JR. a/k/a JAMES HERBERT HULL, JR., DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Karen S. Hull, c/o Heather Entwistle Roberts, Esquire, ENTWISTLE & ROBERTS, 37 West Middle Street, Gettysburg, PA 17325  
Attorney: Heather Entwistle Roberts, Esquire, ENTWISTLE & ROBERTS, 37 West Middle Street, Gettysburg, PA 17325 11.05-3t

ESTATE OF ROBERT LEE HURLEY, DECEASED  
Late of Shrewsbury Twp., York County, PA.  
Executor: Bruce Wynn Hurley, c/o Michael R. Caum, Esquire, P.O. Box 272, Shrewsbury, PA 17361  
Attorney: Michael R. Caum, Esquire, P.O. Box 272, Shrewsbury, PA 17361 11.05-3t

ESTATE OF SARAH J. KALTREIDER, DECEASED  
Late of North Codorus Twp., York County, PA.  
Executrix: Brenda L. Hoffman a/k/a Brenda Lee Hoffman, c/o David A. Mills, Esquire, Blakey, Yost, Bupp & Rausch, LLP, 17 East Market Street, York, PA 17401  
Attorney: David A. Mills, Esquire, Blakey, Yost, Bupp & Rausch, LLP, 17 East Market Street, York, PA 17401 11.05-3t

ESTATE OF SYLVAIN LACROIX, DECEASED  
Late of Shrewsbury Twp., York County, PA.  
Executor: Karen LaCroix, c/o Michael R. Caum, Esquire, P.O. Box 272, Shrewsbury, PA 17361  
Attorney: Michael R. Caum, Esquire, P.O. Box 272, Shrewsbury, PA 17361 11.05-3t

ESTATE OF TREVADELL M. LANDIS, DECEASED  
Late of Jackson Twp., York County, PA.  
Executors: Karen E. Laughman and Kevin E. Landis, c/o 340 Pine Grove Commons, York, PA 17403  
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 11.05-3t

ESTATE OF CHARLES L. NESS, DECEASED  
Late of New Freedom Borough, York County, PA.  
Executrices: Robin C. Sponseller and Wendy S. Davis, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 11.05-3t

ESTATE OF SANDRA L. NEWMAN, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: Gerald B. Archer, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210  
Attorney: Richard R. Reilly, Esquire, 54 N. Duke St., York, PA 17401 11.05-3t

ESTATE OF MERVIN F. SMITH, JR., DECEASED  
Late of Franklin Twp., York County, PA.  
Administrator: Susan Clemens, c/o Katherine L. McDonald, Esquire, Dethlefs-Pykosh Law Group, LLC, 2132 Market Street, Camp Hill, PA 17011  
Attorney: Katherine L. McDonald, Esquire, Dethlefs-Pykosh Law Group, LLC, 2132 Market Street, Camp Hill, PA 17011 11.05-3t

ESTATE OF ILA FAYE STARE, a/k/a ILA F. STARE, DECEASED  
Late of Dallastown Borough, York County, PA.  
Executor: Steven R. Barkdoll, c/o 48 South Duke Street, York, PA 17401  
Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401 11.05-3t

ESTATE OF GERALD ALLEN STRAUSBAUGH, DECEASED  
Late of Jackson Twp., York County, PA.  
Executrix: Paulette Bornman, c/o Law Offices of Craig A. Diehl, 3464 Trindle Road, Camp Hill, PA 17011  
Attorney: Craig A. Diehl, Esquire, CPA, Law Offices of Craig A. Diehl, 3464 Trindle Road, Camp Hill, PA 17011 11.05-3t

ESTATE OF LOUIS H. SZELIGA, a/k/a LOUIS HOWARD SZELIGA, DECEASED  
Late of York City, York County, PA.  
Executrix: Sheila K. Jenkins, c/o Kearney Galloway Graybill, LLC, 940 South Queen Street, York, PA 17403  
Attorney: Jack L. Graybill II, Esquire, Kearney Galloway Graybill, LLC, 940 South Queen Street, York, PA 17403 11.05-3t

ESTATE OF RAFAEL P. YANKELEVICH, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executrix: Jadwiga Barbara Wojcicka, c/o 135 North George Street, York, PA 17401  
Attorney: Frank H. Countess, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 11.05-3t

## SECOND PUBLICATION

ESTATE OF ANNA MAE BANKERT, DECEASED  
Late of Codorus Twp., York County, PA.  
Executor: Ralph W. Bankert, c/o Matthew L. Guthrie, Esq., 14 Center Square, Hanover, PA 17331  
Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 10.29-3t

ESTATE OF GRACE E. BOYER, DECEASED  
Late of York Twp., York County, PA.  
Executor: Robert E. Boyer, c/o Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402  
Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 10.29-3t

ESTATE OF DANIEL R. CAREY, DECEASED  
Late of Warrington Twp., York County, PA.  
Executor: Christine C. Carey, c/o Susan H. Confair, Esq., Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011  
Attorney: Susan H. Confair, Esquire, Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011 10.29-3t

ESTATE OF PAUL P. CHRISTY, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: Gregory Christy, c/o Katherman & Perry, 345 East Market Street, York, PA 17403  
Attorney: Ronald Perry, Esquire, Katherman & Perry, 345 East Market Street, York, PA 17403 10.29-3t

ESTATE OF ANTHONY R. COTRONEO, DECEASED  
Late of Windsor Twp., York County, PA.  
Executrix: Donna L. Cline, c/o William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401  
Attorney: William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401 10.29-3t

ESTATE OF THEODORE H. CRIMMINS JR,  
DECEASED  
Late of Dover, York County, PA.  
Administrator-Executor: Terry Crimmins,  
1008 Woodridge Rd., Red Lion Pa.17356  
10.29-3t

ESTATE OF JANICE M. DOUGHERTY,  
DECEASED  
Late of Jacobus Borough, York County, PA.  
Co-Administratrices: Khrista L. Hoskins and  
Letitia M. Fisher, c/o Richard R. Reilly,  
Esquire, 54 North Duke Street, York, PA  
17401-1210  
Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke St., York, PA 17401 10.29-3t

ESTATE OF ANNA REBECCA DOWEARY,  
a/k/a ANNA R. DOWEARY, DECEASED  
Late of York City, York County, PA.  
Executor: Charles M. Doweary, Jr., c/o 2025  
E. Market Street, York, PA 17402  
Attorney: Richard H. Mylin, III, Esquire,  
2025 E. Market Street, York, PA 17402  
10.29-3t

ESTATE OF INEZ DUBBS, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executor: Michael A. Dubbs, c/o Ream Carr  
Markey Woloshin & Hunter, LLP, 119  
East Market Street, York, PA 17401  
Attorney: Audrey E. Woloshin, Esquire,  
Ream Carr Markey Woloshin & Hunter,  
LLP, 119 East Market Street, York, PA  
17401 10.29-3t

ESTATE OF WALTER E. FOURHMAN,  
DECEASED  
Late of York City, York County, PA.  
Executor: Brittany Sims, c/o Michael R.  
Caum, Esquire, P.O. Box 272, Shrewsbury,  
PA 17361  
Attorney: Michael R. Caum, Esquire, P.O.  
Box 272, Shrewsbury, PA 17361 10.29-3t

ESTATE OF GEORGETTE V. GILLMAN,  
DECEASED  
Late of York Twp., York County, PA.  
Executrix: Stacy S. Martin, c/o Ream Carr  
Markey Woloshin & Hunter, LLP, 119  
East Market Street, York, PA 17401  
Attorney: Andrew F. Kagen, Esquire, Ream  
Carr Markey Woloshin & Hunter, LLP, 119  
East Market Street, York, PA 17401  
10.29-3t

ESTATE OF PAUL E. GROVE, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Christopher W. Grove, c/o  
Genevieve E. Barr, Esquire, 11 Carlisle  
Street Hanover, PA 17331  
Attorney: Genevieve E. Barr, Esquire, 11  
Carlisle Street Hanover, PA 17331 10.29-3t

ESTATE OF CATHERINE E. KELLER,  
DECEASED  
Late of Carroll Twp., York County, PA.  
Administrator: Donald M. Keller, a/k/a  
Donald Michael Keller, c/o David  
R. Galloway, Esq., WALTERS &  
GALLOWAY, PLLC, 54 East Main Street,  
Mechanicsburg, PA 17055  
Attorney: David R. Galloway, Esquire,  
WALTERS & GALLOWAY, PLLC, 54  
East Main Street, Mechanicsburg, PA  
17055 10.29-3t

ESTATE OF BETTY M. LOBIANCO,  
DECEASED  
Late of West Manchester Twp., York County, PA.  
Administrator: Pete W. LoBianco, c/o  
Kenneth Lee Eckard, Esq., 180 Darlene  
Street, York, PA 17402-5053  
Attorney: Kenneth Lee Eckard, Esquire, 180  
Darlene Street, York, PA 17402-5053  
10.29-3t

ESTATE OF ROSINA C. MARTZ, DECEASED  
Late of Franklin Twp., York County, PA.  
Executrix: Julia M. Marsh, 197 Ore Bank  
Rd., Dillsburg, PA 17019 10.29-3t

ESTATE OF JOHN C. McCLEARY,  
DECEASED  
Late of York City, York County, PA.  
Executor: Christine B. McCleary, 15693  
Cross Mill Road, Felton, PA 17322  
Attorney: Rand A. Feder, Esquire, Morris &  
Vedder, LLP, 32 N. Duke St., P.O. Box 149  
York, PA 17405-0149 10.29-3t

ESTATE OF CHRISTIAN A. MUSSER, a/k/a  
CHRISTIAN ALFRED MUSSER, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: Patricia A. Calabrese, c/o  
GARBER & GARBER LAW, 208 Hellam  
Street, Wrightsville, PA 17368  
Attorney: John M. Garber, Esquire,  
GARBER & GARBER LAW, 208 Hellam  
Street, Wrightsville, PA 17368 10.29-3t

ESTATE OF EARL L. NESS, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executrix: Karen M. Flinchbaugh, c/o John  
W. Stitt, Esquire, 1434 W. Market St.,  
York PA 17404  
Attorney: John W. Stitt, Esquire, 1434 W.  
Market St., York PA 17404 10.29-3t

ESTATE OF BILLIE J. ORT, DECEASED  
Late of Newberry Twp., York County, PA.  
Administrator: Clayton B. Ort, Jr., c/o Law  
Offices of Craig A. Diehl, 3464 Trindle  
Road, Camp Hill, PA 17011  
Attorney: Craig A. Diehl, Esquire, CPA, Law  
Offices of Craig A. Diehl, 3464 Trindle  
Road, Camp Hill, PA 17011 10.29-3t

ESTATE OF THOMAS A. PENDERGAST,  
DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executrix: Cathy A. Pendergast, c/o 129 E  
Market St, York, PA 17401  
Attorney: Andrew C. Herrold, Esquire,  
Griest, Himes, Herrold, Reynosa LLP, 129  
East Market Street, York PA 17401  
10.29-3t

ESTATE OF LEON PHEDER, DECEASED  
Late of Railroad Borough, York County, PA.  
Executor: Toni Hansen, c/o Michael R.  
Caum, Esquire, P.O. Box 272, Shrewsbury,  
PA 17361  
Attorney: Michael R. Caum, Esquire, P.O.  
Box 272, Shrewsbury, PA 17361 10.29-3t

ESTATE OF JEAN T. SEMMELMAN,  
DECEASED  
Late of York Twp., York County, PA.  
Co-Executors: John Semmelman, Jr. and  
Andrew T. Semmelman, c/o William B.  
Anstine, Jr., Esquire, Anstine & Sparler,  
117 East Market St., York, PA 17401  
Attorney: William B. Anstine, Jr., Esquire,

Anstine & Sparler, 117 East Market St.,  
York, PA 17401 10.29-3t

ESTATE OF JANET L. SHEFFER,  
DECEASED  
Late of Warrington Twp., York County, PA.  
Administrators: Holly D. Lee, Tamara K.  
Eimerbrink, c/o Katherine L. McDonald,  
Esquire, Dethlefs-Pykosh Law Group,  
LLC, 2132 Market Street, Camp Hill, PA  
17011  
Attorney: Katherine L. McDonald, Esquire,  
Dethlefs-Pykosh Law Group, LLC, 2132  
Market Street, Camp Hill, PA 17011  
10.29-3t

ESTATE OF NORMA STOUGH, DECEASED  
Late of West York Borough, York County, PA.  
Executrix: Vicki Krenitsky, c/o William B.  
Anstine, Jr., Esquire, Anstine & Sparler,  
117 East Market St., York, PA 17401  
Attorney: William B. Anstine, Jr., Esquire,  
Anstine & Sparler, 117 East Market St.,  
York, PA 17401 10.29-3t

ESTATE OF ROSE MARIE SULLIVAN,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executrix: Dayle S. McCoubrie, c/o 340 Pine  
Grove Commons, York, PA 17403  
Attorney: Robert Clofine, Esquire, Elder Law  
Firm of Robert Clofine, 340 Pine Grove  
Commons, York, PA 17403  
10.29-3t

ESTATE OF DEBORAH MAE TROCH,  
DECEASED  
Late of Shrewsbury Borough, York County, PA.  
Executor's: Marc Troch and Darrick Troch, c/o  
Michael R. Caum, Esquire, P.O. Box 272,  
Shrewsbury, PA 17361  
Attorney: Michael R. Caum, Esquire, P.O.  
Box 272, Shrewsbury, PA 17361 10.29-3t

ESTATE OF CLAIRE WEAVER, a/k/a  
CLAIRE ANN WEAVER, DECEASED  
Late of Fairview Twp., York County, PA.  
Executor: Donald F. Weaver, c/o 2025 E.  
Market Street, York, PA 17402  
Attorney: Richard H. Mylin, III, Esquire,  
2025 E. Market Street, York, PA 17402  
10.29-3t

### THIRD PUBLICATION

ESTATE OF YVONNE A. ABEL, a/k/a  
YVONNE ABEL, DECEASED  
Late of North Codorus Twp., York County, PA.  
Executrix: Ellen Grove, c/o Gillian A.  
Woodward, Esquire, 1701 West Market  
Street, York, PA 17404  
Attorney: Gillian A. Woodward, Esquire,  
1701 West Market Street, York, PA 17404  
10.22-3t

ESTATE OF CHARLOTTE S. BAKER,  
DECEASED  
Late of York Twp., York County, PA.  
Executor: Theodore S. Baker, c/o Stock and  
Leader, 221 West Philadelphia Street,  
Suite 600, York, PA 17401-2991  
Attorney: MacGregor J. Brillhart, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite 600, York, PA  
17401-2991 10.22-3t

ESTATE OF GEORGE W. BIXLER a/k/a  
GEORGE W. BIXLER, 3RD, a/k/a GEORGE  
W. BIXLER III, DECEASED  
Late of York Twp., York County, PA.  
Administrator-Executor: Tracy E. Ness c/o  
50 East Market Street, Hellam, PA 17406  
Attorney: Alexis K. Swope, Esquire, 50 East  
Market Street, Hellam, PA 17406 10.22-3t

ESTATE OF ROSE MARIE BRADY a/k/a  
ROSE M. BRADY, DECEASED  
Late of Washington Twp., York County, PA.  
Executrix: Suzanne H. Griest, c/o 129 East  
Market Street, York, PA 17401  
Attorney: Suzanne H. Griest, Esquire, 129  
East Market Street, York, PA 17401  
10.22-3t

ESTATE OF DORIS L. EMENHEISER,  
DECEASED  
Late of Dallastown Borough, York County, PA.  
Administrator C.T.A.: Keith Metzel, c/o  
Katherman & Perry, 345 East Market  
Street, York, PA 17403  
Attorney: Ronald Perry Esquire, Katherman  
& Perry, 345 East Market Street, York, PA  
17403 10.22-3t

ESTATE OF JESSIE M. FIX, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: Joleen M. Baile, c/o 340 Pine  
Grove Commons, York, PA 17403  
Attorney: Robert Clofine, Esquire, Elder Law  
Firm of Robert Clofine, 340 Pine Grove  
Commons, York, PA 17403 10.22-3t

ESTATE OF JOSEPH N. GEUBTNER,  
DECEASED  
Late of York Twp., York County, PA.  
Executor: Suzanne R. Geubtner, c/o 135  
North George Street, York, PA 17401  
Attorney: John D. Flinchbaugh, Esquire,  
CGA Law Firm, PC, 135 North George  
Street, York, PA 17401 10.22-3t

ESTATE OF VERGIE MAY KAUFFMAN a/k/a  
VERGIE M. KAUFFMAN, DECEASED  
Late of West Manchester Twp., York County, PA.  
Administrator: Thomas W.W. Kauffman Sr.  
c/o The Family Law Practice of Leslie  
S. Arzt, LLC, 2002 South Queen Street,  
York, PA 17403  
Attorney: Amy S. Loper, Esquire, The  
Family Law Practice of Leslie S. Arzt,  
LLC, 2002 South Queen Street, York, PA  
17403 10.22-3t

ESTATE OF JOHN A. KING, III, DECEASED  
Late of Shrewsbury Twp., York County, PA.  
Administratrix: Tyra M. King, c/o Stock and  
Leader, 221 West Philadelphia Street,  
Suite 600, York, PA 17401  
Attorney: Kristen R. McGuire, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite 600, York, PA  
17401-2991 10.22-3t

ESTATE OF ADONNA B. LANIUS,  
DECEASED  
Late of Springettsbury Twp., York County, PA.  
Administrator C.T.A.: Susan M. Lanius-  
Farley, c/o Stock and Leader, 221 West  
Philadelphia Street, Suite 600, York, PA  
17401  
Attorney: Thomas M. Shorb, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite 600, York, PA  
17401-2991 10.22-3t

ESTATE OF FRANCES W. MCCABE,  
DECEASED  
Late of Spring Garden Twp., York County, PA.  
Co-Executrices: Frances M. Polk and  
Elizabeth M. Shorb, c/o Stock and Leader,  
221 West Philadelphia Street, Suite 600,  
York, PA 17401  
Attorney: Thomas M. Shorb, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite 600, York, PA  
17401-2991 10.22-3t

ESTATE OF EVERETTE H. MULLINS, SR.,  
DECEASED  
Late of Peach Bottom Twp., York County, PA.  
Administratrix: Phyllis J. Mullins, 772  
Kilgore Road, Delta, PA 17314  
Attorney: Robin J. Marzella, Esquire, R.J.  
Marzella & Associates, 3513 North Front  
Street, Harrisburg, PA 17110 10.22-3t

ESTATE OF KENNETH L. OGLE,  
DECEASED  
Late of Windsor Twp., York County, PA.  
Administrator-Executor: Deborah E. Lowery,  
c/o Bellomo & Associates, 3198 East  
Market Street, York, PA 17402  
Attorney: Bellomo & Associates, 3198 East  
Market Street, York, PA 17402 10.22-3t

ESTATE OF ARTHUR R. RANSOM, JR.,  
DECEASED  
Late of Shrewsbury Twp., York County, PA.  
Executor: Richard A. Ransom, c/o Stock  
and Leader, 221 West Philadelphia Street,  
Suite 600, York, PA 17401  
Attorney: Thomas M. Shorb, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite 600, York, PA  
17401-2991 10.22-3t

ESTATE OF MARIE L. ROHRBAUGH,  
a/k/a MARIE LUCINDA ROHRBAUGH,  
DECEASED  
Late of Springfield Twp., York County, PA.  
Executors: Dean M. Rohrbaugh, Brenda L.  
Shaffer, and Gary L. Rohrbaugh, c/o 48  
South Duke Street, York, PA 17401  
Attorney: Bruce C. Bankenstein, Esquire, 48  
South Duke Street, York, PA 17401  
10.22-3t

ESTATE OF IRIS E. SAUR, DECEASED  
Late of Hellam Twp., York County, PA.  
Executrix: Laurie A. Crouse, c/o 340 Pine  
Grove Commons, York, PA 17403  
Attorney: Robert Clofine, Esquire, Elder  
Law Firm of Robert Clofine, 340 Pine  
Grove Commons, York, PA 17403  
10.22-3t

ESTATE OF CARL L. SMITH a/k/a CARL  
LESLIE SMITH, DECEASED  
Late of Stewartstown Borough, York County, PA.  
Executor: Carl E. Smith, c/o The Family  
Law Practice of Leslie S. Arzt, LLC, 2002  
South Queen Street, York, PA 17403  
Attorney: Amy S. Loper, Esquire, The  
Family Law Practice of Leslie S. Arzt,  
LLC, 2002 South Queen Street, York, PA  
17403 10.22-3t

ESTATE OF RONALD L. SNYDER a/k/a  
RONALD LEWIS SNYDER, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executor: David L. Snyder, c/o Richard R.  
Reilly, Esquire, 54 North Duke Street,  
York, PA 17401-1210  
Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke St., York, PA 17401 10.22-3t

ESTATE OF GERALDINE L. STEVENS,  
DECEASED  
Late of Wrightsville Borough, York County, PA.  
Administrator-Executor: Naomia F. Joe,  
c/o Mountz & Kreiser Law Offices, 553  
Locust Street, Columbia, PA 17512  
Attorney: Karl Kreiser, Esquire, Mountz &  
Kreiser Law Offices, 553 Locust Street,  
Columbia, PA 17512 10.22-3t

ESTATE OF THELMA M. STRAUSBAUGH,  
DECEASED  
Late of York City, York County, PA.  
Administrator-Executor: Bruce Wilhide, 865  
Coppenhaffer Road, York PA 17404  
Attorney: David Tuocoy, Esquire, Ream,  
Carr, Markey, Woloshin & Hunter LLP,  
119 East Market Street, York, PA 17401  
10.22-3t

ESTATE OF CHARLOTTE M. WALLACE,  
DECEASED  
Late of East Prospect Borough, York County, PA.  
Executrix: Cindy L. Arnold, c/o Eveler &  
DeArment LLP, 2997 Cape Horn Rd.,  
Suite A-6, Red Lion, PA 17356  
Attorney: Eveler & DeArment LLP, 2997  
Cape Horn Rd., Suite A-6, Red Lion, PA  
17356 10.22-3t

ESTATE OF FRANK WEAVER, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Andrew Douglas Weaver, a/k/a  
Andrew Weaver, c/o Stock and Leader,  
221 West Philadelphia Street, Suite 600,  
York, PA 17401  
Attorney: Ronald L. Hershner, Esquire,  
STOCK AND LEADER, Susquehanna  
Commerce Center East, 221 West  
Philadelphia Street, Suite 600, York, PA  
17401-2991 10.22-3t

ESTATE OF DORIS LOUISE WOODYARD,  
DECEASED  
Late of York, York County, PA.  
Administrator-Executor: Rock W. Rhoades,  
632 S. Pershing Ave., York, PA 17401  
10.22-3t

ESTATE OF JUNE M. YEAGER, DECEASED  
Late of Manchester Twp., York County, PA.  
Executrix: Susan E. Castagna, c/o John W.  
Stitt, Esquire, 1434 W. Market St., York  
PA 17404  
Attorney: John W. Stitt, Esquire, 1434 W.  
Market St., York PA 17404 10.22-3t



CIVIL NOTICES

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on October 26, 2020, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Courtney Faith Hamlin to: Courtney Evan Faith Hamlin. The Court has fixed the day of December 1, 2020 at 10:15 a.m. in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

11.05-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on August 28, 2020, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Monica Lou Smith to: Monica Lou Adams. The Court has fixed the day of December 1, 2020 at 10:15 a.m. in Courtroom #7002, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

11.05-1t Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given that all persons interested or who may be affected that Strength and Honor Ministries, a Pennsylvania corporation, having a registered address at 2159 White Street, Suite 3, Unit 152, York, PA 17404, is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Officers are now engaged in winding up and settling the affairs of the corporation so that its existence shall be ended by the Issuance of Articles of Dissolution under the Pennsylvania Business Corporation Law of 1988.

11.05-1t Solicitor

NOTICE

Notice is hereby given that the Board of Commissioners of York Township, Board of Commissioners of Spring Garden Township, Board of Supervisors of Manchester Township, Board of Supervisors of West Manchester Township and Borough Council of North York Borough, of all York County, Pennsylvania (collectively, the "Municipalities") each adopted an Ordinance authorizing the creation of a joint authority and the filing of Articles of Incorporation with the Secretary of the Commonwealth to organize a joint authority pursuant to the Pennsylvania Municipality Authorities Act, 53 Pa.C.S.A. §§5601 et. seq., as amended (the "Act"). The purpose of the Authority shall be to own, construct, improve, maintain and operate a public sewer system and sewage treatment works providing service to the Municipalities and other municipalities located in the greater York, Pennsylvania area. The name of the Authority shall be the York Area Regional Sewer Authority. The Municipalities intend to file said Articles of Incorporation on or about Wednesday, November 11, 2020.

A copy of the Articles of Incorporation may be examined by contacting the Municipality at the address noted below.

Manchester Township – the Administration office located at 3200 Farmtrail Road, York, PA 17406.

Spring Garden Township – the Administration office located at 340 Tri Hill Road, York, PA 17403.

West Manchester Township – the Administration office located at 380 East Berlin Road, York, PA 17408.

York Township – the Administration office located at 190 Oak Road, York, PA 17313.

North York Borough – the Borough office located at 350 East Sixth Ave., York, PA 17404.

11.05-1t Solicitor

COURT OF COMMON PLEAS OF SOMERSET COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

To: Larae Croft

Re: Adoption of Male Kielbasinski, D.O.B. 11-05-12, No. 24 ADOPTION 2019

On October 23, 2020, the Court of Common Pleas of Somerset County terminated your parental rights to Male Kielbasinski, and awarded custody of your child to Somerset County Children and Youth Services.

You are also notified that you shall have the right to place and update personal and medical history information, whether or not the medical condition is in existence or discoverable at the time of adoption, or file with the Court and

with the Department of Public Welfare pursuant to Section 2905(d) of the Adoption Act, for the purpose of making that information available to the person to be adopted and to the adoptive parents under section 2905(d).

TO RESPONDENT:

**YOU HAVE THIRTY (30) DAYS FROM THE DATE OF THIS ORDER TO APPEAL THE COURT'S DECISION TO THE PENNSYLVANIA SUPERIOR COURT. IF YOU CANNOT AFFORD AN ATTORNEY, YOU CAN APPLY FOR ASSISTANCE OF COUNSEL AT THE LEGAL AID OFFICE IN SOMERSET, PENNSYLVANIA AT THE FOLLOWING ADDRESS:**

**Southwestern Pennsylvania Legal Services  
218 North Kimberly Avenue  
Somerset, Pennsylvania 15501  
(814) 445-4516**

**UPON THE EXPIRATION OF THE APPEAL PERIOD SET FORTH ABOVE, THE WITHIN ORDER OF TERMINATION OF PARENTAL RIGHTS SHALL BECOME A FINAL ORDER AND ADOPTION PROCEEDINGS MAY THEREAFTER COMMENCE WITHOUT FURTHER NOTICE TO RESPONDENT.**

Valerie M. Schwab, Esquire, Solicitor  
Somerset County Children and Youth Services  
300 North Center Avenue, Suite 220  
Somerset, Pennsylvania 15501  
Telephone: (814) 445-1661

11.05-1t Solicitor

**THE ANNUAL MEETING OF THE POLICYHOLDERS/ MEMBERS OF THE FARMERS FIRE INSURANCE COMPANY WILL BE HELD AT ITS OFFICE 2875 EASTERN BOULEVARD, YORK, PENNSYLVANIA BETWEEN THE HOURS OF TWO AND THREE O'CLOCK P.M. ON TUESDAY, JANUARY 5TH, 2021 FOR THE PURPOSE OF ELECTING ONE DIRECTOR TO SERVE FOR THREE YEARS, AND FOR THE TRANSACTIONS OF OTHER BUSINESS.**

**Craig L. Ludwick  
Secretary**

11.05-3t Solicitor



**SHERIFF'S SALE**

SHAPIRO & DeNARDO, LLC  
BY: CHRISTOPHER A. DeNARDO, PA I.D.  
NO. 78447

KRISTEN D. LITTLE, PA I.D. NO. 79992  
ALISON H. TULLIO, PA I.D. NO. 87075  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
E-MAIL: PAHELP@LOGS.COM  
S&D FILE NO. 19-063869

J.P. Morgan Mortgage Acquisition Corp.  
PLAINTIFF  
VS.

Unknown Heirs, Successors, Assigns, and  
All Persons, Firms, or Associations Claiming  
Right, Title or Interest from or under Laura  
Emenheiser, deceased  
DEFENDANTCOURT OF COMMON PLEAS  
CIVIL DIVISION  
YORK COUNTY

NO: 2019-SU-003641

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

TO: Unknown Heirs, Successors, Assigns,  
and All Persons, Firms, or Associations  
Claiming Right, Title or Interest from or under  
Laura Emenheiser, deceased  
138 West Gay Street  
Red Lion, PA 17356

Your house (real estate) at:  
138 West Gay Street, Red Lion, PA 17356  
820000300050000000

is scheduled to be sold at Sheriff's Sale on  
February 8, 2021 at:  
York County Judicial Center  
45 North George Street  
York, PA 17401

at 2:00PM to enforce the court judgment of  
\$108,794.13 obtained by J.P. Morgan Mortgage  
Acquisition Corp. against you.

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

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

1. The sale will be cancelled if you pay back to  
J.P. Morgan Mortgage Acquisition Corp. the  
amount of the judgment plus costs or the back  
payments, late charges, costs, and reasonable  
attorneys fees due. To find out how much you  
must pay, you may call: (610) 278-6800.

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

3. You may be able to stop the sale through  
other legal proceedings.

4. You may need an attorney to assert your  
rights. The sooner you contact one, the more  
chance you will have of stopping the sale. (See

notice on page two of how to obtain an attorney.)

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

5. If the Sheriff's Sale is not stopped, your  
property will be sold to the highest bidder. You  
may find out the price bid by calling (610) 278-  
6800.

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

7. The sale will go through only if the buyer  
pays the Sheriff the full amount due in the sale.  
To find out if this has happened you may call  
717-771-9601.

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

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

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

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

**YOU SHOULD TAKE THIS PAPER TO  
YOUR LAWYER AT ONCE. IF YOU DO NOT  
HAVE A LAWYER OR CANNOT AFFORD  
ONE, GO TO OR TELEPHONE THE OFFICE  
LISTED BELOW TO FIND OUT WHERE  
YOU CAN GET LEGAL HELP.**

York County Lawyer Referral Service  
137 East Market Street  
York, PA 17401  
717-854-8755

PURSUANT TO THE FAIR DEBT  
COLLECTION PRACTICES ACT YOU  
ARE ADVISED THAT THIS LAW FIRM IS  
DEEMED TO BE A DEBT COLLECTOR  
ATTEMPTING TO COLLECT A DEBT.  
ANY INFORMATION OBTAINED WILL BE  
USED FOR THAT PURPOSE.  
19-063869

11.05-1t Solicitor

**REAL ESTATE  
SETTLEMENT  
COORDINATOR/TITLE  
AGENT OR PARALEGAL**



CGA Law Firm seeks an experienced  
residential and/or commercial real estate  
title agent, settlement coordinator or  
paralegal. This professional will prepare  
title and settlement documents for purchase  
and refinance real estate settlements  
Familiarity with title insurance essential.  
Prefer 5+ years of experience in real estate  
or banking with emphasis on the real estate  
sale and purchase transactions.  
Commercial loan document experience a  
plus. Candidates must be comfortable in a  
fast paced private law firm with extensive  
client contact responsibility and be able to  
work in a team environment. Submissions  
from interested parties will be strictly  
confidential. Submit cover letter (with  
salary requirements) and resume with  
references to: CGA Law Firm, Attn:  
Administrator, 135 N. George Street, York,  
PA 17401

Strausbaugh Law, PLLC is  
seeking an experienced  
paralegal for the general  
practice of law to join our  
team. Candidates must have  
exceptional customer service  
skills, be comfortable in a fast  
paced private law firm and  
able to work in a team  
environment. All interested  
applicants must submit a  
cover letter, including salary  
requirements and complete  
resume with references to  
Strausbaugh Law, PLLC,  
1201 W. Elm Avenue, Suite  
#2, Hanover, PA 17331 or  
email to  
[scott@strausbaughlaw.com](mailto:scott@strausbaughlaw.com).  
No phone calls please.

**SHERIFF SALES**

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of GOLDSBORO MUNICIPAL AUTHORITY vs. LINDA AMARO Docket Number: 2020-SU-000758. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LINDA AMARO

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

40 W. Broadway, Eppers, PA 17319  
Parcel No. 65-000-01-0142.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$1,025.58

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

PROPERTY ADDRESS: 40 WEST BROADWAY, EPPERS, PA 17319

UPI# 65-000-01-0142.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST vs. JENNIFER M. BOULIGNY Docket Number: 2018-SU-003046. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County

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

AS THE REAL ESTATE OF:

JENNIFER M. BOULIGNY

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

10 Diana Court Hanover PA 17331  
PARCEL #: 52000BD0025F000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$198,982.96

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 10 DIANA COURT, HANOVER, PA 17331

UPI# 52-000-BD-0025.F0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NORTHWEST SAVINGS BANK vs. CYNTHIA L. BRAID, WILLIAM A. KLINGER and THE UNITED STATES OF AMERICA Docket Number: 2015-SU-002184-06. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CYNTHIA L. BRAID  
WILLIAM A. KLINGER  
THE UNITED STATES OF AMERICA

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

7695 Harmony Grove Road,  
Wellsville, PA 17365  
Parcel No. 49000LD0014D000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment amount: \$126,736.34

Attorneys for Plaintiff  
Nestico Druby, PC

PROPERTY ADDRESS: 7695 HARMONY GROVE ROAD, WELLSVILLE, PA 17365

UPI# 49-000-LD-0014.D0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of COLONIAL SAVINGS, F.A. vs. LEONEL BRUNO and CHELSEA R. JOHNSTON Docket Number: 2019-SU-000804. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LEONEL BRUNO  
CHELSEA R. JOHNSTON

Chelsea R. Johnston and Leonel Bruno, owner(s) of property situate in Township of Dover, York County, and Commonwealth of Pennsylvania being:

2810 Carlisle Road, York, PA 17408  
Parcel No. 240000600190000000  
Acreage: 0.24

Improvements thereon: Residential Dwelling  
Judgment Amount: \$ 146,998.11  
Attorneys for Plaintiff  
Richard M, Squire & Associates, LLC

PROPERTY ADDRESS: 2810 CARLISLE ROAD, YORK, PA 17408

UPI# 24-000-06-0019.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS TRUSTEE ON BEHALF OF CWABS, INC. ASSET-BACKED CERTIFICATES TRUST 2005-13 vs. MARIE BURNS Docket Number: 2014-SU-002711-06. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARIE BURNS

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

221 Sycamore Trail Delta PA 17314  
PARCEL #: 43-000-01-0184.00-00000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$302,030.76

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 221 SYCAMORE TRAIL, DELTA, PA 17314

UPI# 43-000-01-0184.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of LAELIA LLC vs. DAVID V. CARRAWAY Docket Number: 2018-SU-000062. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID V. CARRAWAY

By virtue of Writ of Execution No. 2018-SU-000062

ALL THAT CERTAIN piece, parcel or lot of land, situate in the Borough of Delta, County of York and Commonwealth of Pennsylvania, having erected thereon a Residential Dwelling being known and numbered as 823 Main Street, Borough of Delta, PA 17314, Tax Parcel No. 570000100900000000, sold as the property of David V. Carraway by Deed dated October 31, 2007, and recorded on April 25, 2008, by the York County Recorder of Deeds as Instrument No. 2008025555, in Book 1961, at Page 107.

Attorneys for Plaintiff:  
Andrew J. Marley, Esquire  
Stern & Eisenberg, PC  
1581 Main Street, Suite 200  
The Shops at Valley Square  
Warrington, PA 18976  
Phone: (215) 572-8111

PROPERTY ADDRESS: 823 MAIN STREET, DELTA, PA 17314

UPI# 57-000-01-0090.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CENTRIC BANK vs. GEORGE M. ESTEP, II and JULIE K. ESTEP Docket Number: 2019-SU-003732. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GEORGE M. ESTEP, II  
JULIE K. ESTEP

George M. Estep, II and Julie K. Estep, owners of property situate in New Cumberland, Fairview Township, York County, Pennsylvania, being

208 Hillcrest Drive, New Cumberland, PA 17070  
Parcel No. 27-000-07-0060.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$217,618.39

Attorney for Plaintiff  
Marc A. Hess, Esquire / Henry & Beaver LLP

PROPERTY ADDRESS: 208 HILLCREST DRIVE, NEW CUMBERLAND, PA 17070

UPI# 27-000-07-0060.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BAYVIEW LOAN SERVICING, LLC vs. JASON J. FRAME A/K/A JASON FRAME and HEATHER M. FRAME A/K/A HEATHER FRAME Docket Number: 2019-SU-002132. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JASON J. FRAME  
A/K/A JASON FRAME  
HEATHER M. FRAME  
A/K/A HEATHER FRAME

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

BEING KNOWN AS: 1120 STONE GATE DRIVE, YORK, PA 17406

PARCEL NUMBER: 230000600670000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1120 STONE GATE DRIVE, YORK, PA 17406

UPI# 23-000-06-0067.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.05-3t York County, Pennsylvania



SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ADJUSTABLE RATE MORTGAGE TRUST 2007-3 ADJUSTABLE RATE MORTGAGE BACKED PASS THROUGH CERTIFICATES, SERIES 2007-3 vs. LAREE ANN GROSS and RANDY A. GROSS A/K/A RANDY GROSS Docket Number: 2019-SU-003745. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LAREE ANN GROSS  
 RANDY A. GROSS A/K/A RANDY GROSS

Property of Randy Gross and Laree Ann Gross, Husband and Wife  
 Execution No. 2019-SU-003745  
 Judgment Amount: \$177,258.74  
 All the right title, interest and claim of Randy Gross and Laree Ann Gross, Husband and Wife, of in and to:  
 Property locates at 850 Rohlers Church Road, within the Dover Township, York County, PA 17315. Having erected thereon a Single Family Residential. Being more fully described in York County Deed Book Volume 1793, at page 7647, Instrument No. 2006016289.  
 Parcel Identification No. 24.000-MF.0023.D

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

PROPERTY ADDRESS: 850 ROHLERS CHURCH ROAD, DOVER, PA 17315

UPI# 24-000-MF-0023.D0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF CREDIT SUISSE SEASONED LOAN TRUST

2006-1, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2006-1 vs. JEFFREY HILL and JENNIFER LIBURD Docket Number: 2011-SU-000059-06. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JEFFREY HILL  
 JENNIFER LIBURD

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

BEING KNOWN AS: 668 WEST KING STREET CITY OF YORK, PA 17404  
 PROPERTY ID: 092050200260000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 668 WEST KING STREET, YORK, PA 17404

UPI# 09-205-02-0026.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NORTHWEST SAVINGS BANK vs. WILLIAM A. KLINGER and THE UNITED STATES OF AMERICA Docket Number: 2015-SU-002758-06. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM A. KLINGER  
 THE UNITED STATES OF AMERICA

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

890 Old Trail Road, Etters, PA 17319  
 Parcel No. 390002500080000000

Improvements thereon: RESIDENTIAL DWELLINGS

Judgment amount: \$62,709.92

Attorneys for Plaintiff  
 Nestico Druby, PC

PROPERTY ADDRESS: 890 OLD TRAIL ROAD, ETTERS, PA 17319

UPI# 39-000-25-0008.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-4 vs. GREGORY A. KROUSE AKA GREGORY KROUSE and CHRISTINA L. KROUSE AKA CHRISTINA KROUSE Docket Number: 2020-SU-000394. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GREGORY A. KROUSE  
 AKA GREGORY KROUSE  
 CHRISTINA L. KROUSE  
 AKA CHRISTINA KROUSE

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

1329 Wanda Drive Hanover PA 17331  
 PARCEL #: 52000160041F000000  
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$132,938.31

Attorneys for Plaintiff  
 KML Law Group P.C.

PROPERTY ADDRESS: 1329 WANDA DRIVE, HANOVER, PA 17331

UPI# 52-000-16-0041.F0-00000

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



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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of STEPHEN J. GAMBAL D/B/A SKD HOME IMPROVEMENTS vs. MARJORIE NICHOLSON Docket Number: 2018-ML-000103. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARJORIE NICHOLSON

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2018-ML-000103

JOHN REICHART  
v.  
MARJORIE NICHOLSON

owner(s) of property situate in Hanover Borough, York County, Pennsylvania, being

415 PLEASANT STREET,  
HANOVER, PA 17331  
Parcel No. 67-000-04-0441.B0-00000

Improvements thereon: Residential Dwelling

Judgment Amount: \$33,331.31

Attorney for Plaintiff  
Law Offices of Craig A. Diehl

PROPERTY ADDRESS: 415 PLEASANT STREET, HANOVER, PA 17331

UPI# 67-000-04-0441.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of MIDFIRST BANK vs. GREGORY T. O'LEARY, AKA GREGORY T. O'LEARY ELIZABETH M. OLEARY, AKA ELIZABETH M. O'LEARY Docket Number: 2020-SU-000238. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GREGORY T. OLEARY,  
AKA GREGORY T. O'LEARY  
ELIZABETH M. OLEARY,  
AKA ELIZABETH M. O'LEARY  
SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 771 HAINES ROAD, YORK, PA 17402

UPIN NUMBER 46000050155E000000

PROPERTY ADDRESS: 771 HAINES ROAD, YORK, PA 17402

UPI# 46-000-05-0155.E0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. BRIAN M. SCHWARTZ Docket Number: 2019-SU-001001. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN M. SCHWARTZ

ALL THAT CERTAIN improved lot or tract of ground situate on Manor Road in Lower Windsor Township, York County, Pennsylvania, said tract being Lot 5 on a plan prepared by Gordon

L. Brown & Associates dated August 19, 1996, approved by Lower Windsor Township on October 10, 1996 and recorded on October 16, 1996, on York County Plan Book OO Page 403, said lot being bounded and described as follows:

Property Address: 1726 Manor Road, Windsor, PA 17366

Parcel No. 35000IL0019F000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2019-SU-001001  
Judgment: \$198,252.14

Attorney:  
To be sold as the Property Of: Brian M. Schwartz

PROPERTY ADDRESS: 1726 MANOR ROAD, WINDSOR, PA 17366

UPI# 35-000-IL-0019.F0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2016-1 vs. GARRISON SEABROOKS, SOLEY IN HIS CAPACITY AS HEIR OF JOHNIE MAE BISPHAM, DECEASED JAMES SEABROOKS SOLEY IN HIS CAPACITY AS HEIR OF JOHNIE MAE BISPHAM, DECEASED ROBERT SEABROOKS SOLEY IN HIS CAPACITY AS HEIR OF JOHNIE MAE BISPHAM, DECEASED Docket Number: 2019-SU-003476. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GARRISON SEABROOKS, SOLEY IN HIS CAPACITY AS HEIR OF JOHNIE MAE BISPHAM, DECEASED JAMES SEABROOKS SOLEY IN HIS CAPACITY AS HEIR OF JOHNIE MAE BISPHAM, DECEASED ROBERT SEABROOKS SOLEY IN HIS CAPACITY AS HEIR OF JOHNIE MAE BISPHAM, DECEASED

Owner(s) of property situate in the WEST MANCHESTER TOWNSHIP, YORK County,

Pennsylvania, being

780 Stoverstown Road York PA 17408  
PARCEL #: 51000HG0048H000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$393,036.06

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 780 STOVERSTOWN ROAD, YORK, PA 17408

UPI# 51-000-HG-0048.H0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of QUICKEN LOANS INC. vs. JODIE R. SHOVER A/K/A JODIE R. YOUCH Docket Number: 2019-SU-001465. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JODIE R. SHOVER A/K/A JODIE R. YOUCH

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

1670 Williams Grove Road Dillsburg PA 17019  
PARCEL #: 20000PC0101D000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$168,114.20

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 1670 WILLIAMS GROVE ROAD, DILLSBURG, PA 17019

UPI# 20-000-PC-0101.D0-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. SARAH A. SMITH A/K/A SARAH A. MARINE and CHARLIE L. SMITH Docket Number: 2019-SU-002582. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SARAH A. SMITH  
A/K/A SARAH A. MARINE  
CHARLIE L. SMITH

All that certain tract of land known as No. 127 South Penn Street, York, York County, Pennsylvania:

Property Address: 127 South Penn Street, York, PA 17401

Parcel No. 09-199-03-0032-00-00000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2019-SU-002582  
Judgment: \$68,992.73  
Attorney:  
To be sold as the Property Of: Sarah A. Smith a/k/a Sarah A. Marine and Charlie L. Smith

PROPERTY ADDRESS: 127 SOUTH PENN STREET, YORK, PA 17401

UPI# 09-199-03-0032.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00

O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR CONSECO FINANCE HOME EQUITY LOAN TRUST 2002-A vs. CHARLES E. SMITH, A/K/A CHARLES EDWARD SMTIH and ROBYN L. SMITH, A/K/A ROBYN LIGGINS SMITH A/K/A ROBYN LIGGINS SMITH A/K/A ROBYN SMITH Docket Number: 2020-SU-001063. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES E. SMITH,  
A/K/A CHARLES EDWARD SMTIH  
ROBYN L. SMITH,  
A/K/A ROBYN LIGGINS SMITH  
A/K/A ROBYN LIGGINS  
A/K/A ROBYN SMITH

By virtue of a Writ of Execution No. 2020-SU-001063

U.S. Bank National Association, as Trustee, for Conesco Finance Home Equity Loan Trust 2002-A

v. Charles E. Smith a/k/a Charles Edward Smith, Robyn L. Smith a/k/a Robyn Liggins Smith a/k/a Robyn Liggins a/k/a Robyn Smith

owner(s) of property situate in the YORK CITY, 6TH, YORK County, Pennsylvania, being

333 East Locust Street, York, PA 17403-2311  
Parcel No. 06108020074000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$17,412.74

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 333 EAST LOCUST STREET, YORK, PA 17403

UPI# 06-108-02-0074.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a

Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2 vs. MARK E. SPARROW Docket Number: 2020-SU-000743. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARK E. SPARROW

ALL THAT CERTAIN lot, piece or parcel of land, having erected thereon a residential dwelling being known and numbered as 380 Greenleaf Road, Manchester Township, York, PA 17406, Tax Parcel No. 360000404380000000, sold as the property of Mark E. Sparrow.

PROPERTY ADDRESS: 380 GREENLEAF ROAD, YORK, PA 17406

UPI# 36-000-04-0438.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of SPECIALIZED LOAN SERVICING LLC vs. MALINDAA. TEETER, IN HER CAPACITY AS HEIR OF GARY E. TEETER, DECEASED JOSEPH T. OAKLEY, IN HIS CAPACITY AS HEIR OF GARY E. TEETER, DECEASED MINOR DEFENDANT 1, IN HER CAPACITY AS HEIR OF GARY E. TEETER, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GARY E. TEETER, DECEASED Docket Number: 2019-SU-003597. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MALINDA A. TEETER, IN HER CAPACITY AS HEIR OF GARY E. TEETER, DECEASED JOSEPH T. OAKLEY, IN HIS CAPACITY AS HEIR OF GARY E. TEETER, DECEASED

MINOR DEFENDANT 1, IN HER CAPACITY AS HEIR OF GARY E. TEETER, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GARY E. TEETER, DECEASED

By virtue of a Writ of Execution No. 2019-SU-003597

Specialized Loan Servicing LLC

v. Malinda A. Teeter, in Her Capacity as Heir of Gary E. Teeter, Deceased, Joseph T. Oakley, in His Capacity as Heir of Gary E. Teeter, Deceased, Minor Defendant 1, in Her Capacity as Heir of Gary E. Teeter, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Gary E. Teeter, Deceased owner(s) of property situate in the SPRINGGETTSBURY TOWNSHIP, YORK County, Pennsylvania, being

720 Mundis Mill Road, York, PA 17406-9715 Parcel No. 460001500110000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$63,758.06

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 720 MUNDIS MILL ROAD, YORK, PA 17406

UPI# 46-000-15-0011.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 07, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. WILLIAM J. WREDE Docket Number: 2019-SU-003647. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM J. WREDE

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

48 Poplar Drive Delta PA 17314 PARCEL #: 430000700260000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$ \$161,396.94

Attorneys for Plaintiff KML Law Group P.C.

PROPERTY ADDRESS: 48 POPLAR DRIVE, DELTA, PA 17314

UPI# 43-000-07-0026.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
11.05-3t York County, Pennsylvania

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