

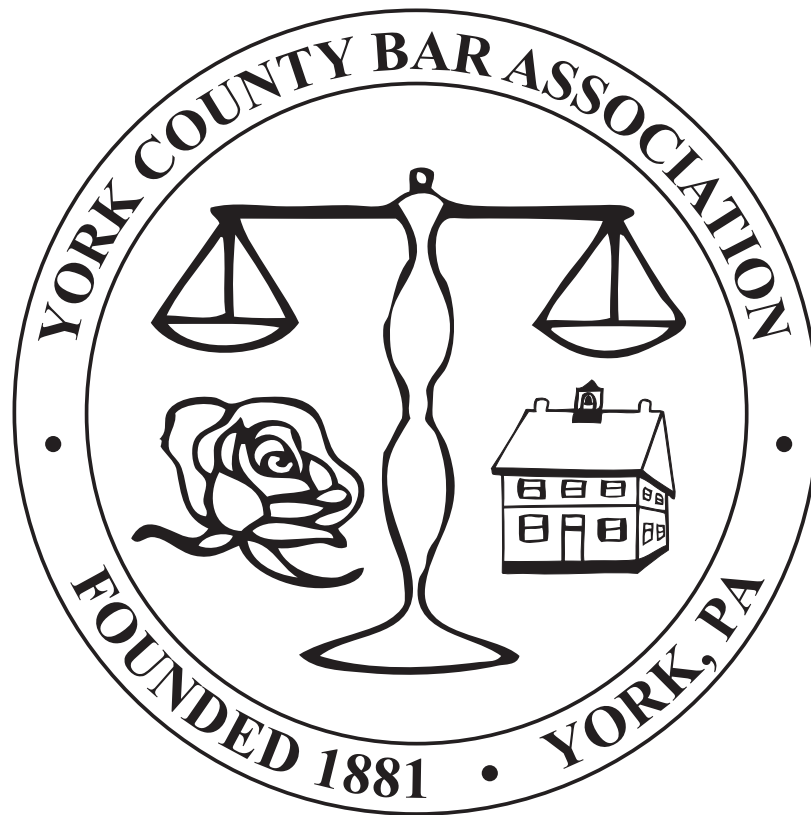
York Legal Record

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

Vol. 135

YORK, PA, THURSDAY, JANUARY 20, 2022

No. 43



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
3rd Wednesday of each
month

February 16, 2022
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

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 please call 717-854-8755 or email info@yorkbar.com

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Opinions, Opinions, Opinions . . .

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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 or fax 717-843-8766.

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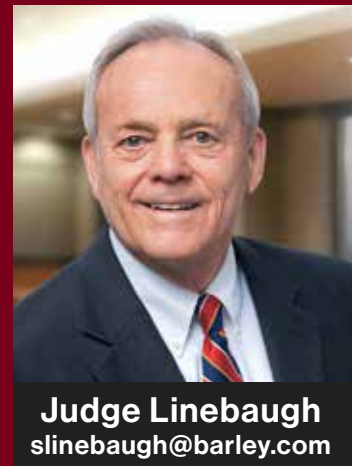
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articles**

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.

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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 GERALD L. ANDERSON, DECEASED
 Late of Penn Twp., York County, PA.
 Executor: Kristi L. Anderson, c/o P.O. Box 606, East Berlin, PA 17316
 Attorney: Sharon E. Myers, Esquire, CGA Law Firm, PC, P.O. Box 606, East Berlin, PA 17316 01.20-3t

ESTATE OF GEORGE W. BAUBLITZ a/k/a GEORGE WILLIAM BAUBLITZ, DECEASED
 Late of Penn Twp., York County, PA.
 Executrix: Dee J. Jones, c/o Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
 Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 01.20-3t

ESTATE OF CHARLES FRANKLIN BEAVERSON, DECEASED
 Late of Lower Windsor Twp., York County, PA.
 Administrators-Executors: Angela L. Beaverson and Tonya Beaverson, c/o Charles J. Hobbs, Esquire, 256 E. Market Street, York, PA 17403
 Attorney: Charles J. Hobbs, Esquire, 256 E. Market Street, York, PA 17403 01.20-3t

ESTATE OF DENNIS R. BECKER, a/k/a DENNIS R. BECKER, SR., DECEASED
 Late of York City, York County, PA.
 Executrix: Sandra M. Hawk, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210 01.20-3t

ESTATE OF YVONNE WALKER DUPUY, DECEASED
 Late of Penn Twp., York County, PA.
 Executor: David Allen Walker, 469 Oriole Street, Philadelphia, PA 19128
 Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 01.20-3t

ESTATE OF DANTE P. FULIGNI a/k/a DANTE PAUL FULIGNI, DECEASED
 Late of York Twp., York County, PA.
 Executrix: Elise Thomas, c/o Alex E. Snyder, Esquire, 100 E. Market Street, York, PA 17401
 Attorney: Alex E. Snyder, Esquire, Barley Snyder LLP, 100 E. Market Street, York, PA 17401 01.20-3t

ESTATE OF ROBERT M. HAND, DECEASED
 Late of Heidelberg Twp., York County, PA.
 Executor: John Wesley Pratt, III, a/k/a John Wesley Pratt, 331 Richmond Road, West Chester, PA 19380
 Attorney: Jennifer M. Stetter, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 01.20-3t

ESTATE OF THOMAS J. HOLBROOK, DECEASED
 Late of Manchester Twp., York County, PA.
 Executrix: Diane M. Holbrook, c/o John R. Elliott, Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401
 Attorney: John R. Elliott, Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401 01.20-3t

ESTATE OF DENNIS L. LEICHT, DECEASED
 Late of Windsor Twp., York County, PA.
 Executrix: Bambi A. Jordan, c/o Gregory H. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401
 Attorney: Gregory H. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401 01.20-3t

ESTATE OF BRADLEY A. PHEASANT a/k/a BRADLEY PHEASANT, DECEASED
 Late of York Twp., York County, PA.
 Administrator: Craig Allen Pheasant, 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 01.20-3t

ESTATE OF TRACY ANN RENGIER a/k/a TRACY A. RENGIER, DECEASED
 Late of Penn Twp., York County, PA.
 Executor: Roy Eugene Rengier Jr., c/o Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
 Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 01.20-3t

ESTATE OF RICHARD E. SAVAGE, DECEASED
 Late of Spring Garden Twp., York County, PA.
 Executors: Nancy J. Wolfrom and Robert B. Savage, c/o 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 01.20-3t

ESTATE OF MYROSLAU ANTONY SCHARKO a/k/a MYROSLAU A. SCHARKO, MYRON A. SCHARKO, DECEASED
 Late of Warrington Twp., York County, PA.
 Executor: Alexander Jerome Lysnecky, c/o Alex E. Snyder, Esquire, 100 E. Market Street, York, PA 17401
 Attorney: Alex E. Snyder, Esquire, Barley Snyder LLP, 100 E. Market Street, York, PA 17401 01.20-3t

ESTATE OF GARY ROBERT SHOUCK, DECEASED
 Late of Spring Garden Twp., York County, PA.
 Co-Executrices: Sharon Rodgers Dittenhafer and Lorrie Ann (Shouck) Caplan, c/o 135 North George Street, York, PA 17401
 Attorney: Timothy Bupp, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 01.20-3t

ESTATE OF STANLEY L. SIMMONS, JR., DECEASED
 Late of Conewago Twp., York County, PA.
 Administrator-Executor: Annie Foulk, 250 Butter Road, York, PA 17404
 Attorney: David Turocy, Esquire, 119 East Market Street, York, PA 17401 01.20-3t

ESTATE OF EDWARD J. SWEITZER, DECEASED
 Late of Shrewsbury Borough, York County, PA.
 Executrix: Lisa G. Sweitzer, c/o John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404
 Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 01.20-3t

ESTATE OF HENRY H. TESTIN, DECEASED
 Late of Penn Twp., York County, PA.
 Administratrix: Darlene H. Sprincis, 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 01.20-3t

ESTATE OF CAROL A. WARNER a/k/a CAROL ANN WARNER, DECEASED
 Late of Hanover Borough, York County, PA.
 Executrix: Kelly A. Shelley, 929 Susquehannock Drive, Holtwood, PA 17532
 Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 01.20-3t

Kauffman Family Trust dated August 22, 2013
 Notice is hereby given that Brian L. Kauffman is the trustee of the above named Trust. All persons indebted to Glenn Kauffman are requested to make payment and all those having claims against Glenn Kauffman are directed to present the same to: Brian L. Kauffman c/o Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402. 01.20-3t

SECOND PUBLICATION

ESTATE OF GEORGE M. DEATRICK, JR., DECEASED
 Late of Penn Twp., York County, PA.
 Executor: Randy A. Deatrlick, c/o Genevieve E. Barr, Esquire, 2315 N. Susquehanna Trail, Ste D, York, PA 17404
 Attorney: Genevieve E. Barr, Esquire, 2315 N. Susquehanna Trail, Ste D, York, PA 17404 01.13-3t

ESTATE OF DONALD RUSSELL DEBOLT, JR., DECEASED
 Late of Springettsbury Twp., York County, PA.
 Executor: Donald R. DeBolt, III, c/o 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
 01.13-3t

ESTATE OF JOANN LOUISE DEFFINBAUGH a/k/a JOANN DEFFINBAUGH, DECEASED
 Late of Dallastown Borough, York County, PA.
 Co-Executors: Jeffrey Deffinbaugh and Janis L. Glusco, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210
 01.13-3t

ESTATE OF SOLOMON F. DUNCAN, JR., DECEASED
 Late of Springfield Twp., York County, PA.
 Executor: L. James Merrick, c/o 135 North George Street, York, PA 17401
 Attorney: Charles B. Calkins, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401
 01.13-3t

ESTATE OF PHYLLIS J. EISENSMITH a/k/a PHYLLIS EISENSMITH, DECEASED
 Late of City of York, York County, PA.
 Executor: Kevin E. Eisensmith, c/o Jeffrey A. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401
 Attorney: Jeffrey A. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401
 01.13-3t

ESTATE OF JOHN S. FULTON, DECEASED
 Late of Chanceford Twp., York County, PA.
 Administratrix: Wendy L. Fulton, c/o Kristen L. Behrens, Esq., 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002
 Attorney: Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002
 01.13-3t

ESTATE OF ERNEST E. GROFF, DECEASED
 Late of York Twp., York County, PA.
 Administrator: Mark Allen Groff, c/o 2025 E. Market Street, York, PA 17402
 Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402
 01.13-3t

ESTATE OF BRUCE A. GROVE, JR., DECEASED
 Late of York Twp., York County, PA.
 Executor: Jeffrey A. Grove, c/o 135 North George Street, York, PA 17401
 Attorney: Jeffrey L. Rehmeyer II, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401
 01.13-3t

ESTATE OF MILDRED P. HAUSER, DECEASED
 Late of Fairview Twp., York County, PA.
 Administratrix: Krystal L. Ruggieri, c/o Richard C. Seneca, Esquire, P.O. Box 333, Lewisberry, PA 17339-0333
 Attorney: Richard C. Seneca, Esquire, Seneca Law, P.O. Box 333, Lewisberry, PA 17339-0333
 01.13-3t

ESTATE OF MARY J. KILGORE, DECEASED
 Late of Peach Bottom Twp., York County, PA.
 Executrix: Tracy L. Knisely, 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
 01.13-3t

ESTATE OF DENNIS J. KING, DECEASED
 Late of Dallastown Borough, York County, PA.
 Executrix: Jennie Noble, c/o Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
 Attorney: Samuel A. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
 01.13-3t

ESTATE OF WILLIAM C. KNICKMAN, DECEASED
 Late of Fairview Twp., York County, PA.
 Executor: Stephen E. Atkins, c/o Robert P. Kline, Esquire, Kline Law Office, P.O. Box 461, New Cumberland, PA 17070-0461
 Attorney: Robert P. Kline, Esquire, Kline Law Office, P.O. Box 461, New Cumberland, PA 17070-0461
 01.13-3t

ESTATE OF BURTON W. KNISELEY, a/k/a B. WAYNE KNISELEY, BURT KNISELEY, BURTON WAYNE KNISELEY, DECEASED
 Late of Spring Garden Twp., York County, PA.
 Administrator-Executor: Lucy E. Kniseley, 850 Clubhouse Road, York, PA 17403
 Attorney: Lucy E. Kniseley, Esquire, 850 Clubhouse Road, York, PA 17403
 01.13-3t

ESTATE OF WAVA L. LAUER, DECEASED
 Late of Dover Twp., York County, PA.
 Co-Executors: Donald R. Lauer, Jr. and Wade L. Lauer, c/o Barley Snyder, 14 Center Square, Hanover, PA 17331
 Attorney: Jennifer M. Stetter, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331
 01.13-3t

ESTATE OF NANCY M. MAURER a/k/a NANCY M. MAUER, DECEASED
 Late of Dover Twp., York County, PA.
 Administrators: Nancy M. Bishop and Edward L. Maurer, Jr., c/o Kenneth Lee Eckard, Esquire, 180 Darlene Street, York, PA 17402-5053
 Attorney: Kenneth Lee Eckard, Esquire, 180 Darlene Street, York, PA 17402-5053
 01.13-3t

ESTATE OF JUDITH R. MILLER-ELICKER, DECEASED
 Late of North Codorus Twp., York County, PA.
 Co-Executors: Joy C. Marquette and Jason C. Miller, 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
 01.13-3t

ESTATE OF BETTY J. MYERS a/k/a BETSY MYERS, DECEASED
 Late of West Manchester Twp., York County, PA.
 Executrix: Laura A. Hess, 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
 01.13-3t

ESTATE OF RONALD E. RIFE, DECEASED
 Late of Dover Borough, York County, PA.
 Executor: Eric C. Rambo, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210
 01.13-3t

ESTATE OF RICHARD L. SHEARER, SR., a/k/a RICHARD LEROY SHEARER, SR., DECEASED
 Late of Newberry Twp., York County, PA.
 Executor: Scott Allen Shearer, c/o Aaron C. Jackson, Esquire, Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055
 Attorney: Aaron C. Jackson, Esquire, Jackson Law Firm, PLLC, 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055
 01.13-3t

ESTATE OF SANDRA SHIPMAN, DECEASED
 Late of Manchester Twp., York County, PA.
 Personal Representative: Jean Hall, 1319 Seminole Trail, Georgetown, KY 4032
 Attorney: Joseph C. Korsak, Esquire, 34 N. Queens St., York, PA 17401
 01.13-3t

ESTATE OF WALTER E. SIPE, DECEASED
 Late of Lower Windsor Twp., York County, PA.
 Executor: Patricia A. Grove, c/o 327 Locust Street, Columbia, PA 17512
 Attorney: John F. Markel, Esquire, Nikolaus & Hohenadel, 327 Locust Street, Columbia, PA 17512
 01.13-3t

ESTATE OF PATRICIA SMALLWOOD, a/k/a PATRICIA ANN SMALLWOOD, DECEASED
 Late of Springettsbury Twp., York County, PA.
 Executor: Bryan E. Smallwood, c/o 2675 Eastern Blvd., York, PA 17402
 Attorney: Douglas P. France, Esquire, FrancePaskey Law Firm, 2675 Eastern Blvd., York, PA 17402
 01.13-3t

ESTATE OF DORIS M. SOWERS,
DECEASED

Late of York Twp., York County, PA.
 Executor: Sandra Kay Rudisill, c/o Laucks
 & Laucks, PC, 105 West Broadway, Red
 Lion, PA 17356
 Attorney: David M. Laucks, Esquire,
 LAUCKS & LAUCKS, PC, 105 West
 Broadway, Red Lion, PA 17356 01.13-3t

ESTATE OF MARY BETH STEWART,
DECEASED

Late of York Twp., York County, PA.
 Executor: Leslie A. Stewart, c/o 135 North
 George Street, York, PA 17401
 Attorney: Craig S. Sharnetzka, Esquire, CGA
 Law Firm, PC, 135 North George Street,
 York, PA 17401 01.13-3t

ESTATE OF LEONARD MARK STIFFLER,
DECEASED

Late of Hopewell Twp., York County, PA.
 Co-Executors: Bonnie Stiffler, 30 Wilmar
 Avenue, Hanover, PA 17331 and Carlton
 Stiffler, 994 Baer Avenue, Hanover, PA
 17331
 Attorney: Clayton A. Lingg, Esquire,
 MOONEY LAW, 230 York Street,
 Hanover, PA 17331 01.13-3t

ESTATE OF ROXIE A. SULTZBAUGH,
DECEASED

Late of Washington Twp., York County, PA.
 Executrix: Beverly A. Hawkins, 215 Barrens
 Church Road, Dillsburg, PA 17019
 Attorney: Brian C. Linsenbach, Esquire,
 STONE, WILEY & LINSENBACH, PC,
 3 N. Baltimore Street, Dillsburg, PA 17019
 01.13-3t

ESTATE OF JEANNE CAROL TOME, a/k/a
JEANNE C. TOME, DECEASED

Late of North York Borough, York County,
 PA.
 Administrator: Andrew J. Smith, c/o Sommer
 & O'Donnell, LLC, 36 South Hanover
 Street, Carlisle, PA 17013
 Attorney: Brandon S. O'Donnell, Esquire,
 Sommer & O'Donnell, LLC, 36 South
 Hanover Street, Carlisle, PA 17013
 01.13-3t

ESTATE OF LOUIS J. VENIER, DECEASED

Late of Camp Hill, York County, PA.
 Administrator-Executor: Lisa A Hardy, 17 N.
 Acorn Dr., Boiling Springs, PA 17007
 01.13-3t

THIRD PUBLICATIONESTATE OF BARBARA L. BENNER,
DECEASED

Late of Windsor Twp., York County, PA.
 Administrator: Steven L. Morganti, 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 01.06-3t

ESTATE OF JOHANNA J. BERWAGER,
DECEASED

Late of Penn Twp., York County, PA.
 Co-Executors: Belinda J. Sabaka and Russell
 C. Berwager III, c/o Rachel L. Gates,
 Esquire, Gates & Gates, P.C., 250 York
 Street, Hanover, PA 17331
 Attorney: Rachel L. Gates, Esquire, Gates &
 Gates, P.C., 250 York Street, Hanover, PA
 17331 01.06-3t

ESTATE OF DANIEL I. COLLINS,
DECEASED

Late of Mount Wolf Borough, York County,
 PA.
 Administratrix: Brenda L. Collins, 215
 Lynne Dr., Mount Wolf, PA 17347
 Attorney: Robert Freedenberg, Esquire,
 Skarlatos Zonarich, 320 Market St., Ste.
 600 West, Harrisburg, PA 17101 01.06-3t

ESTATE OF JOHN WALTER CONNORS,
DECEASED

Late of Peach Bottom Twp., York County,
 PA.
 Executrix: Darlene Marie Connors, c/o
 Kristen L. Behrens, Esq., 457 Haddonfield
 Rd., Ste. 700, Cherry Hill, NJ 08002
 Attorney: Kristen L. Behrens, Esquire,
 Dilworth Paxson LLP, 457 Haddonfield
 Rd., Ste. 700, Cherry Hill, NJ 08002
 01.06-3t

ESTATE OF DORIS K. CURRAN, DECEASED

Late of Chanceford Twp., York County, PA.
 Executor: Daniel T. Curran, 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 01.06-3t

ESTATE OF CHARLES H. FETROW,
DECEASED

Late of York City, York County, PA.
 Executor: Curvin C. Fetrow, c/o 2025 E.
 Market Street, York, PA 17402
 Attorney: Richard H. Mylin, III, Esquire
 2025 E. Market Street, York, PA 17402
 01.06-3t

ESTATE OF RICHARD C. FRIGM

A/K/A RICHARD CARL FRIGM,
A/K/A RICHARD FRIGM, DECEASED

Late of York Twp., York County, PA.
 Co-Executors: Beverly Gibbs Daugherty,
 Judy Rae Rohrbaugh and William Michael
 Hoke, c/o Attorney Patrick J. Schaeffer,
 Esquire and Laura E. Bayer, Esquire,
 Trinity Law 1681 Kenneth Road, Building
 2, York, PA 17408
 Attorneys: Patrick J. Schaeffer, Esquire and
 Laura E. Bayer, Esquire, Trinity Law 1681
 Kenneth Road, Building 2, York, PA 17408
 01.06-3t

ESTATE OF GEORGE HOWARD GEMMILL,
II, DECEASED

Late of Spring Garden Twp., York County,
 PA.
 Executrix: Mary Beth Gemmill, c/o 196 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 01.06-3t

ESTATE OF ROBERT G. GOOD, DECEASED

Late of York Twp., York County, PA.
 Executor: Karen L. Mellinger, c/o Snoko
 Dubbs & Buhite Law, Inc., 204 St. Charles
 Way, Suite F, York, PA 17402
 Attorney: Snoko Dubbs & Buhite Law, Inc.,
 204 St. Charles Way, Suite F, York, PA
 17402 01.06-3t

ESTATE OF MERLIN WALTER GROSSMAN,
JR., a/k/a MERLIN W. GROSSMAN, JR.,
DECEASED

Late of York Haven Borough, York County,
 PA.
 Executrix: Cindy S. Mansberger, c/o 2025 E.
 Market Street, York, PA 17402
 Attorney: Richard H. Mylin, III, Esquire
 2025 E. Market Street, York, PA 17402
 01.06-3t

ESTATE OF MARLIN R. HELLER,
DECEASED

Late of Dover Twp., York County, PA.
 Executrix: Tara M. Heller, c/o 2025 E.
 Market Street, York, PA 17402
 Attorney: Richard H. Mylin, III, Esquire
 2025 E. Market Street, York, PA 17402
 01.06-3t

ESTATE OF MARY MARGARET HEWES,
DECEASED

Late of West Manheim Twp., York County,
 PA.
 Executor: Margaret Elizabeth Hewes, 2904
 Holland Drive, Manchester, MD 21102
 Attorney: David K. James, III, Esquire, 234
 Baltimore St., Gettysburg, PA 17325
 01.06-3t

ESTATE OF HELEN K. HOOD a/k/a HELEN
KILBURN HOOD, DECEASED

Late of North York Borough, York County,
 PA.
 Executor: Richard B. L. Hood, Jr., 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
 01.06-3t

ESTATE OF PAULINE L. JAMISON,
DECEASED

Late of Dover Twp., York County, PA.
 Executor: Jeffrey A. Jamison, c/o 2025 E.
 Market Street, York, PA 17402
 Attorney: Richard H. Mylin, III, Esquire
 2025 E. Market Street, York, PA 17402
 01.06-3t

ESTATE OF GLENN ALBERT KAUFFMAN,
a/k/a GLENN A. KAUFFMAN, DECEASED

Late of West Manchester Twp., York County,
 PA.
 Administrator-Executor: Brian L. Kauffman,
 c/o 3198 East Market Street, York, PA
 17402
 Attorney: Bellomo & Associates, LLC, 3198
 East Market Street, York, PA 17402
 01.06-3t

ESTATE OF SARA E. KLINEDINST,
DECEASED
Late of Lower Windsor Twp., York County,
PA.
Executor: Kelly M. Skiptunas, c/o Rand A.
Feder, Esquire, Morris & Vedder, LLP, 32
North Duke Street, P.O. Box 149, York, PA
17405-0149
Attorney: Rand A. Feder, Esquire, Morris &
Vedder, LLP, 32 North Duke Street, P.O.
Box 149, York, PA 17405-0149 01.06-3t

ESTATE OF RONALD E. KINARD,
DECEASED
Late of Jackson Twp., York County, PA.
Executor: Rene C. Kinard, 950 York Street,
Hanover, PA 17331
Attorney: Clayton A. Lingg, Esquire,
MOONEY LAW, 230 York Street,
Hanover, PA 17331 01.06-3t

ESTATE OF PATRICIA J. KNAUB,
DECEASED
Late of Windsor Twp., York County, PA.
Executrix: Eileen J. Emanuel, 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 01.06-3t

ESTATE OF DORIS A. MITCHELL,
DECEASED
Late of West Manheim Twp., York County,
PA.
Executrix: Anna Marie Drechsler, c/o Barley
Snyder, 14 Center Square, Hanover, PA
17331
Attorney: Jennifer M. Stetter, Esquire, Barley
Snyder LLP, 14 Center Square, Hanover,
PA 17331 01.06-3t

ESTATE OF PHYLLIS R. MUNDIS,
DECEASED
Late of York Twp., York County, PA.
Co-Executrix: Linda R. Smith and Janet L.
Collins, 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 01.06-3t

ESTATE OF DOROTHY M. NELL,
DECEASED
Late of North Codorus Twp., York County,
PA.
Executors: Kevin Nell and Glenda Martin,
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
01.06-3t

ESTATE OF VICTOR M. OSORIO-OROZCO,
DECEASED
Late of Penn Twp., York County, PA.
Executor: Christopher T. Osorio, c/o Rachel
L. Gates, Esquire, Gates & Gates, P.C.,
250 York Street, Hanover, PA 17331
Attorney: Rachel L. Gates, Esquire, Gates &
Gates, P.C., 250 York Street, Hanover, PA
17331 01.06-3t

ESTATE OF CLAIRE M. PAPPENBERG,
DECEASED
Late of Windsor Twp., York County, PA.
Executor: Albert A. Papenberg, III, 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 01.06-3t

ESTATE OF WANDA LYNN PINKNEY a/k/a
WANDA L. PINKNEY a/k/a WANDA L.
CRAPPER, DECEASED
Late of Springettsbury Twp., York County,
PA.
Administrator: Thomas L. Pinkney a/k/a
Thomas Leroy Pinkney, c/o Richard R.
Reilly, Esquire, 54 N. Duke Street, York,
PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke Street, York, PA 17401-1210
01.06-3t

ESTATE OF BERNICE F. RAKES, a/k/a
BERNICE FRANCES RAKES, DECEASED
Late of Carroll Twp., York County, PA.
Administrator-Executor: Richard Lewis
Hoak a/k/a Richard L. Hoak Jr., c/o 3198
East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
01.06-3t

ESTATE OF THOMAS D. SCHROEDER,
DECEASED
Late of East Manchester Twp., York County,
PA.
Administrator-Executor: Georgia S.
McArdle, 512 Westminster Rd.,
Edgewater MD 21037 01.06-3t

ESTATE OF CAROL A. SHEETS, DECEASED
Late of Carroll Twp., York County, PA.
Administrator-Executor: Tina Fausey, 16
Camp Ground Road, Dillsburg, PA 17019
Attorney: Wm. D. Schrack III, Esquire, 124
West Harrisburg Street, Dillsburg, PA
17019 01.06-3t

ESTATE OF CLAIR M. SMITH, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Eileen E. Hevner, c/o 2025 E.
Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire
2025 E. Market Street, York, PA 17402
01.06-3t

ESTATE OF WAYNE L. STAHLER,
DECEASED
Late of Conewago Twp., York County, PA.
Administrator: Dwayne T. Stahle, 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
01.06-3t

ESTATE OF DALE L. SWARTZ, DECEASED
Late of York Twp., York County, PA.
Executor: Steven D. Swartz, c/o 2025 E.
Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire
2025 E. Market Street, York, PA 17402
01.06-3t

ESTATE OF GEORGE LEE SWEITZER,
DECEASED
Late of Manchester Twp., York County, PA.
Executor: Eric Lee Sweitzer, c/o Rachel L.
Gates, Esquire, Gates & Gates, P.C., 250
York Street, Hanover, PA 17331
Attorney: Rachel L. Gates, Esquire, Gates &
Gates, P.C., 250 York Street, Hanover, PA
17331 01.06-3t

ESTATE OF RAY L. WAGNER, DECEASED
Late of West Manchester Twp., York County,
PA.
Executor: Robin R. Gladfelter, c/o 135 North
George Street, York, PA 17401
Attorney: Jeffrey L. Rehmeier II, Esquire,
CGA Law Firm, PC, 135 North George
Street, York, PA 17401 01.06-3t

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 2,
2022 at 9:00 a.m.** and will be called in the order
named for audit and distribution by said Court,
in **Courtroom No. 7003, on the 7th floor of the
York County Judicial Center at 45 North
George St. in the City of York, Pennsylvania.**

**1. EISENHART – The First and Final
Account of Gregory L. Rexroth, Executor of
the Last Will and Testament of Catherine S.
Eisenhart, Late of Windsor Township, York
County, Pennsylvania, deceased, 6721-0538.
(David M. Laucks, Esq.)**

**FILED IN THE OFFICE OF THE CLERK
OF ORPHANS' COURT DIVISION OF
THE COMMON PLEAS COURT, YORK
COUNTY, PENNSYLVANIA ON OR
BEFORE JANUARY 5, 2022.**

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

01.13-2t

CIVIL NOTICES

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Commonwealth of Pennsylvania, Department of State, at Harrisburg, Pennsylvania on October 29, 2021, for the purpose of obtaining a Certificate of Incorporation.

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

David H. Stone, Esquire
 Stone LaFaver & Shekletski
 414 Bridge Street
 New Cumberland, PA 17070

01.20-1t Solicitor

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

BARLEY SNYDER LLP
 Attorneys

01.20-1t Solicitor

NOTICE is hereby given that Articles of Incorporation for **Oral Myofunctional Therapy of York Inc.** were filed with the Department of State of the Commonwealth of Pennsylvania on November 18, 2021 under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania, Act of December 21, 1988, P.L. 1444.

EVELER & DeARMENT LLP

01.20-1t Solicitor

NOTICE is hereby given that Articles of Incorporation [are about to be filed] were filed with the Commonwealth of Pennsylvania. The name of the [proposed] corporation is Torres Neuro Corp. The corporation [is to be] has been incorporated under the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania Act of December 22, 1988.

01.20-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 5th of January, 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Timothy James Coomes to: Timothy James Baum

The Court has fixed the day of Tuesday, March 29, 2022 at 9:00 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.

01.20-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NO. 2021-SU-2790

CIVIL ACTION - LAW

IN THE MATTER OF PETITION FOR CHANGE OF NAME OF HEHC, A MINOR

NOTICE

Notice is hereby given that on the 27th day of December 2021, the Petition of Brandy L. Hardester was filed in the York County Court of Common Pleas at No. 2021-SU-2790, seeking to change the name of minor child from Hunter Elijah Hardester Cruz to Hunter Elijah Hardester. The Court has fixed March 29, 2022, at 9:00 A.M. in Courtroom #7002 of the York County Judicial Center, 45 North George Street, York, York County, Pennsylvania 17401, as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the Petition should not be granted.

01.20-1t Solicitor

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN THAT St. Mark's Evangelical Lutheran Church of Emigsville, York County, Pennsylvania, a Pennsylvania noncorporation, with an address at 3293 Broad Street, Emigsville, Manchester Township, York County, PA, is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and is engaged in winding up the affairs of the corporation under the provisions of the Pennsylvania Non-Profit Corporation Law of 1988, as amended.

BARLEY SNYDER
 Matthew L. Guthrie, Esquire

01.20-1t Solicitor

FICTITIOUS NAME

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Kristin Wise, 340 Darlene St., York, PA 17402 are the only person(s) owning or interested in a business, the character of which is: Kristin Wise, LPC, and that the name, style and designation under which said business is and will be conducted is: Frantic to Fierce and the location where said business is and will be located is: 340 Darlene St., York, PA 17402.

01.20-1t Solicitor

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Hospice Preferred Choice, Inc., 3854 American Way, Suite A, Baton Rouge, LA 70816 are the only person(s) owning or interested in a business, the character of which is: In-home hospice care, and that the name, style and designation under which said business is and will be conducted is: Amedisys Hospice of York and the location where said business is and will be located is: 984 Loucks Road, Suite 1, York, PA 17404.

01.20-1t Solicitor

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Shatterbox Coaching, LLC, are the only person(s) owning or interested in a business, the character of which is: personal and business coaching, and that the name, style and designation under which said business is and will be conducted is: Consciously Co-Creating and the location where said business is and will be located is: 2230 Ashleigh Drive, York, PA 17402.

Snoke Dubbs & Buhite Law, Inc.

01.20-1t Solicitor

SHERIFF'S SALE

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

CIVIL DIVISION

No.: 2018-SU-002548

WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR RENAISSANCE HEL TRUST 2002-2

Plaintiff

v. **DENNIS G. SMITH A/K/A DENNIS GENE SMITH, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF THE ESTATE OF PATRICIA M. SNELBAKER A/K/A PATRICIA M. SMITH; WAYNE E. SNELBAKER A/K/A WAYNE SNELBAKER, IN HIS CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF PATRICIA M. SNELBAKER A/K/A PATRICIA M. SMITH; DESTRY A. ARNOLD, IN HIS CAPACITY AS HEIR OF THE ESTATE OF PATRICIA M. SNELBAKER A/K/A PATRICIA M. SMITH; DIANE L. SNELBAKER A/K/A DIANE SNELBAKER, IN HER CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF PATRICIA M. SNELBAKER A/K/A PATRICIA M. SMITH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA M. SNELBAKER A/K/A PATRICIA M. SMITH. DECEASED**

Defendant(s)

NOTICE TO:

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Patricia M. Snelbaker A/K/A Patricia M. Smith. Deceased

NOTICE OF SHERIFF'S SALE OF

REAL PROPERTY

Being Premises: 68 South Landvale Street, York Haven, PA 17370 Being in BOROUGH OF YORK HAVEN, County of YORK, Commonwealth of Pennsylvania, 94000010011A000000

Improvements consist of residential property.

Sold as the property of DENNIS G. SMITH A/K/A DENNIS GENE SMITH, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF THE ESATE OF PATRICIA M. SNELBAKER A/K/A PATRICIA M. SMITH; WAYNE E. SNELBAKER A/K/A WAYNE SNELBAKER, IN HIS CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF PATRICIA M. SNELBAKER A/K/A PATRICIA M. SMITH

Your house (real estate) at 68 South Landvale Street, York Haven, PA 17370 is scheduled to be sold at the Sheriff's Sale on June 6, 2022 at 02:00 PM, at a public on-line auction found at <https://york.pa.realforeclose.com>, to enforce the Court Judgment of \$79,176.94 obtained by, WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR RENAISSANCE HEL TRUST 2002-2 (the mortgagee), against the above premises.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
(844) 856-6646

01.20-1t Solicitor

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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 AS SUCCESSOR BY MERGER TO PACIFIC UNION FINANCIAL, LLC vs. STEPHEN R. ABEL Docket Number: 2018-SU-001103. 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:

STEPHEN R. ABEL

All that certain piece or parcel or Tract of land situate in the City of York, York County, Pennsylvania, and being known as 780 Fahs Street A/K/A 780 Fahs Avenue, York, Pennsylvania 17404.

TAX MAP AND PARCEL NUMBER:140543 06000600000000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$104,492.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Stephen R. Abel

PROPERTY ADDRESS: 780 FAHS STREET, A/K/A 780 FAHS AVENUE, YORK, PA 17404

UPI# 145430600060000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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. HAROLD R. BEATTY, JR. A/K/A HAROLD R. BEATTY Docket Number: 2017-SU-000221. 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:

HAROLD R. BEATTY, JR.
A/K/A HAROLD R. BEATTY

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

817 SOUTH DUKE STREET, YORK, PA 17403
Parcel No. 10-271-04-0002
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$63,941.78

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 817 SOUTH DUKE STREET, YORK, PA 17403

UPI# 102710400020000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION vs. STEPHANIE M. BLANCO A/K/A STEPHANIE MARIE BLANCO and BREIDY BLANCO Docket Number: 2019-SU-002133. 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:

STEPHANIE M. BLANCO
A/K/A STEPHANIE MARIE BLANCO
and BREIDY BLANCO

By virtue of a Writ of Execution No. 2019-SU-002133

U.S. BANK NATIONAL ASSOCIATION v. STEPHANIE M. BLANCO A/K/A STEPHANIE MARIE BLANCO; BREIDY BLANCO owner(s) of property situate in the TOWNSHIP OF DOVER, YORK County, Pennsylvania, being 3021 MILKY WAY, DOVER, PA 17315
Tax ID No.240001907300000000
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$125,500.08

PROPERTY ADDRESS: 3021 MILKY WAY, DOVER, PA 17315

UPI# 240001907300000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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. CHRISTOPHER A. BLESS A/K/A CHRISTOPHER BLESS and KIMBERLYN M. BLESS Docket Number: 2018-SU-002043. 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 A. BLESS A/K/A
CHRISTOPHER BLESS
KIMBERLYN M. BLESS

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Plaintiff

v.

CHRISTOPHER A. BLESS A/K/A CHRISTOPHER BLESS; KIMBERLYN M. BLESS
Defendant(s)
COURT OF COMMON PLEAS
YORK COUNTY

NO: 2018-SU-002043

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 186 N WALNUT ST SPRING GROVE, PA 17362-1028

BEING PARCEL NUMBER: 850000100250000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 186 NORTH WALNUT STREET, SPRING GROVE, PA 17362

UPI# 850000100250000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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: CASCADE FUNDING MORTGAGE HB1 vs. ROSALIE M. BLOUSE Docket Number: 2019-SU-001995. 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:

ROSALIE M. BLOUSE

ALL that described tract of land with improvements thereon erected, situate in Penn Township, York County, Pennsylvania, bounded and limited as follows, to wit:

Property Address: 7 Lafayette Street, Hanover, PA 17331

Parcel No. 440000302510000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2019-SU-001995
Judgment: \$144,650.19
Attorney: LOGS Legal Group, LLP
To be sold as the Property Of: Rosalie M. Blouse

PROPERTY ADDRESS: 7 LAFAYETTE STREET, HANOVER, PA 17331

UPI# 440000302510000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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. TERRENCE BROOKS and VERNELL GOLDEN Docket Number: 2019-SU-003097. 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:

TERRENCE BROOKS
VERNELL GOLDEN

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

251 Country Ridge Drive, Red Lion, PA 17356

PROPERTY ID NUMBER:
540006103160000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$220,804.51

Attorneys for Plaintiff
KML Law Group

PROPERTY ADDRESS: 251 COUNTRY RIDGE DRIVE, RED LION, PA 17356

UPI# 540006103160000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-CABANA SERIES IV TRUST vs JOSEPH BRUSH, SR., AKA JOSEPH F. BRUSH, SR. Docket Number: 2019-SU-001998. 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 BRUSH, SR.,
AKA JOSEPH F. BRUSH, SR.

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

BEING KNOWN AND NUMBERED AS 1767

HILTON AVENUE, DOVER, PA 17315

UPIN NUMBER 24000070060C000000

PROPERTY ADDRESS: 1767 HILTON AVENUE, DOVER, PA 17315

UPI# 24000070060C000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CHALET SERIES IV TRUST vs. MARY ANN BRYANT, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF JEFFREY S. BRYANT Docket Number: 2017-SU-001241. 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:

MARY ANN BRYANT,
IN HER CAPACITY AS EXECUTRIX
AND DEVISEE OF THE ESTATE OF
JEFFREY S. BRYANT

U.S. Bank Trust National Association, as Trustee of the Chalet Series IV Trust v Mary Ann Bryant in her capacity as Executrix and Devisee of the Estate of Jeffrey S. Bryant

Docket Number: 2017-SU-001241

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

Commonly known as: 107 East King Street, Dallastown, PA 17313

Parcel Number: 54-000-28-0176.00-00000

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

Judgment Amount: \$86,056.88

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

PROPERTY ADDRESS: 107 EAST KING

STREET, DALLASTOWN, PA 17313

UPI# 540002801760000000

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,
 01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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. KIMBERLY A. BUCKLER AKA KIMBERLY ANN BUCKLER and JOSEPH J. BUCKLER AKA JOSEPH JOHN BUCKLER Docket Number: 2020-SU-002248. 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:

KIMBERLY A. BUCKLER
 AKA KIMBERLY ANN BUCKLER
 JOSEPH J. BUCKLER
 AKA JOSEPH JOHN BUCKLER

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

2451 Old Forge Road Brogue PA 17309
 PARCEL #: 21000EM00370000000
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$134,715.41

Attorneys for Plaintiff
 KML Law Group P.C.

PROPERTY ADDRESS: 2451 OLD FORGE ROAD, BROGUE, PA 17309

UPI# 21000EM00370000000

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,
 01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY vs. DUSTIN N. CARMINE and AMANDA CARMINE Docket Number: 2017-SU-003399. 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:

DUSTIN N. CARMINE
 AMANDA CARMINE

All that certain piece or parcel or Tract of land situate in Penn Township, York County, Pennsylvania, and being known as 130 Baugher Drive, Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER: 44.000.05.0038.0

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$174,281.37

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Dustin N. Carmine and Amanda Carmine

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

PROPERTY ADDRESS: 130 BAUGHER DRIVE, HANOVER, PA 17331

UPI# 44000500380000000

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,
 01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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. TIFFANY L. CHAVARILLO-LEASH and SHAWN LEASH AKA SHAWN M. LEASH

Docket Number: 2019-SU-002151. 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:

TIFFANY L. CHAVARILLO-LEASH
 SHAWN LEASH AKA
 SHAWN M. LEASH

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

3445 EDENBRIDGE ROAD, YORK, PA 17402
 PROPERTY ID NUMBER: 46-000-22-0222.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$195,080.13

Attorneys for Plaintiff
 KML Law Group, P.C.

PROPERTY ADDRESS: 3445 EDENBRIDGE ROAD, YORK, PA 17402

UPI# 460002202220000000

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,
 01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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. MARVA S. CHILLIS BRATHWAITE and SONIA C. GROSVENOR Docket Number: 2020-SU-000811. 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:

MARVA S. CHILLIS BRATHWAITE
 SONIA C. GROSVENOR

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

1013 BAIR ROAD, HANOVER, PA 17331

Parcel No. 44-000-CD-0100-D0

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$335,859.63

Attorneys for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 1013 BAIR ROAD, HANOVER, PA 17331

UPI# 44000CD0100D000000

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, 01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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. JACOB J. DEMASKE, III INDIVIDUALLY AND IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF LOUISE BAILEY Docket Number: 2020-SU-000295. 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:

JACOB J. DEMASKE, III INDIVIDUALLY AND IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF LOUISE BAILEY

ALL the undivided 1/2 interest in the following tract of ground, with improvements thereon erected, situate, lying and being in YORK CITY, York County, Pennsylvania, more particularly bounded, limited and described as follows, to wit:

Sometimes known as: 166 East Jackson Street, York, PA 17401

PARCEL ID 102710400340000000

PROPERTY ADDRESS: 166 EAST JACKSON STREET, YORK, PA 17401

UPI# 102710400340000000

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, 01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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. RUSSELL J. DONOVAN and ELLEN M. DONOVAN Docket Number: 2019-SU-002753. 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:

RUSSELL J. DONOVAN ELLEN M. DONOVAN

ALL that certain piece, parcel or tract of land, situate, lying and being in Penn Township, York County, Pennsylvania, more particularly bounded, limited and described as follows, to wit:

Property Address: 13 Benjamin Drive, Hanover, PA 17331

Parcel No. 44000170232A000000 Improvements: Residential Dwelling Subject to Mortgage: No Subject to Rent: No C.P. NO. 2019-SU-002753 Judgment: \$178,494.18 Attorney: Christopher A. DeNardo, Esquire To be sold as the Property Of: Russell J. Donovan and Ellen M. Donovan

PROPERTY ADDRESS: 13 BENJAMIN DRIVE, HANOVER, PA 17331

UPI# 44000170232A000000

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, 01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CVI LCF MORTGAGE LOAN TRUST I vs. ROSA M GARCIA and JOSE A. RIVERA Docket Number: 2021-SU-000219. 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:

ROSA M GARCIA JOSE A. RIVERA

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

313 NORTH PENN STREET, YORK, PA 17404 PROPERTY ID NUMBER: 050860200280000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$46,138.30

Attorneys for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 313 NORTH PENN STREET, YORK, PA 17404

UPI# 050860200280000000

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, 01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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: GRAND AVENUE MORTGAGE LOAN TRUST 2017-RPL1 vs. SHERRY A. GARNER DAVID B. GARNER and THE UNITED STATES OF AMERICA Docket Number: 2019-SU-001866. 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 A. GARNER DAVID B. GARNER THE UNITED STATES OF AMERICA

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

1305 DELTA ROAD, RED LION, PA 17356 Parcel No. 53000GL0134K000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$122,192.66

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 1305 DELTA ROAD,
RED LION, PA 17356

UPI# 53000GL0134K000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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. CHRISTOPHER GATLING and DAWN GATLING Docket Number: 2019-SU-000268. 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 GATLING
DAWN GATLING

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

7958 ERINVALE LANE, S
EVEN VALLEYS, PA 17360
Parcel No. 470000904310000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$248,757.30

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 7958 ERINVALE
LANE, SEVEN VALLEYS, PA 17360

UPI# 470000904310000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK vs. JOHN GONZALEZ Docket Number: 2019-SU-003667. 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 GONZALEZ

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

339 SPRINGDALE AVENUE,
YORK, PA 17403
Parcel No. 15-599-03-0018
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$33,988.36

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 339 SPRINGDALE
AVENUE, YORK, PA 17403

UPI# 155990300180000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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. BENJAMIN GRAUL, AS HEIR TO THE ESTATE OF ADAM C. GRAUL, DECEASED, WILLIAM GRAUL, AS HEIR TO THE ESTATE OF ADAM C. GRAUL, DECEASED, RHONDA MEYERS, AS HEIR TO THE ESTATE OF ADAM C. GRAUL, DECEASED, DENISE VAUGHN, AS HEIR TO THE ESTATE OF ADAM C. GRAUL, DECEASED, ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVEISEES OF THE ESTATE OF ADAM C.

GRAUL, DECEASED Docket Number: 2021-SU-000254. 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:

BENJAMIN GRAUL, AS HEIR TO THE ESTATE OF ADAM C. GRAUL, DECEASED
WILLIAM GRAUL, AS HEIR TO THE ESTATE OF ADAM C. GRAUL, DECEASED
RHONDA MEYERS, AS HEIR TO THE ESTATE OF ADAM C. GRAUL, DECEASED
DENISE VAUGHN, AS HEIR TO THE ESTATE OF ADAM C. GRAUL, DECEASED
ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVEISEES OF THE ESTATE OF ADAM C. GRAUL, DECEASED

ALL THAT FOLLOWING DESCRIBED TRACT OF LAND SITUATE IN THE BOROUGH OF YORK HAVEN, YORK COUNTY, PENNSYLVANIA, WITH THE BUILDING THEREON ERECTED, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

PARCEL ID. 67-94-000-02-0116-00-00000

ALSO KNOWN AS 64 South Front Street, York Haven, PA 17370

BEING the same premises which MJS PROPERTIES YORK, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY by Deed dated June 30, 2015 and recorded in the Office of Recorder of Deeds of York County on July 6, 2015 at Book 2327, Page 4695 granted and conveyed unto ADAM C. GRAUL.

PROPERTY ADDRESS: 64 SOUTH FRONT
STREET, YORK HAVEN, PA 17370

UPI# 940000201160000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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. TAMMY A. GROVE Docket Number: 2021-SU-000531. 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:

TAMMY A. GROVE

SHORT LEGAL DESCRIPTION
ALL THAT TRACT OF LAND SITUATE,
LYING AND BEING IN THE a borough OF
WINDSOR, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 17
WEST HIGH STREET, WINDSOR, PA 17366

UPIN NUMBER 89-000-02-0179.00-00000

PROPERTY ADDRESS: 17 WEST HIGH
STREET, WINDSOR, PA 17366

UPI# 890000201790000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on February 07, 2022 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: GRAND AVENUE MORTGAGE
LOAN TRUST 2017-RPL1 vs. EDWARD M
GURKA Docket Number: 2021-SU-001001.
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 M GURKA

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

834 LIMEKILN ROAD,
NEW CUMBERLAND, PA 17070
Parcel No. 27-000-RE-0031.F0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$154,531.30

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 834 LIMEKILN
ROAD, NEW CUMBERLAND, PA 17070

UPI# 27000RE0031F000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on February 07, 2022 At 2:00
O'Clock, PM, prevailing time, by virtue of a
Writ of Execution issued out of the Court of
Common Pleas of York County, Pennsylvania
on Judgment of: M&T BANK vs. WESLEY C.
HALBERT Docket Number: 2016-SU-002580-
06. And to me directed, I will expose at public
sale at <https://york.pa.realforeclose.com/> the
following real estate to wit:

AS THE REAL ESTATE OF:

WESLEY C. HALBERT

By virtue of a Writ of Execution No. 2016-SU-
002580-06
M&T BANK
v.
HALBERT, WESLEY C.

owner(s) of property situate in Township of
Springettsbury, YORK County, Pennsylvania,

being 2197 FINEVIEW ROAD A/K/A 2197
FINEVIEW DRIVE, SPRINGETTSBURY
A/K/A YORK, PA 17406

PROPERTY ID NUMBER: 46-000-09-0019.00-
00000

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$130,157.57

Attorneys for Plaintiff
KML Law Group

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

UPI# 460000900190000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on February 07, 2022 At 2:00
O'Clock, PM, prevailing time, by virtue of a
Writ of Execution issued out of the Court of
Common Pleas of York County, Pennsylvania on

Judgment of: WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS INDIVIDUAL
CAPACITY, BUT SOLELY AS TRUSTEE OF
CSMC 2019-RPL11 TRUST vs. CARMELITA
M. HARTMAN Docket Number: 2021-SU-
000220. 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:

CARMELITA M. HARTMAN

ALL THAT CERTAIN PARCEL OF LAND SIT-
UATED IN THE TOWNSHIP OF NEWBERRY,
COUNTY OF YORK, COMMONWEALTH
OF PENNSYLVANIA, BEING KNOWN AND
DESIGNATED AS VALLEY GREEN VIL-
LAGE WEST, FILED IN PLAT BOOK 1268,
PAGE 2881, RECORDED 07726/1996.

PARCEL NO. 39-000-08-0329.00-00000

PROPERTY: 42 White Dogwood Drive, Etters,
PA 17319

BEING THE SAME PREMISES THAT HENRY
T. DOHERTY III AND DENISE M. DOHERTY,
HUSBAND AND WIFE BY DEED DATED
12/29/2004 AND RECORD ON 01/03/2005
IN THE OFFICE OF THE RECORDER OF
DEED IN THE COUNTY OF YORK AND
COMMONWEALTH OF PENNSYLVANIA IN
DEED BOOK 1697 AND PAGE 3794 GRANT-
ED AND CONVEYED TO CARMELITA M.
HARTMAN.

PROPERTY ADDRESS: 42 WHITE DOG-
WOOD DRIVE, ETTERS, PA 17319

UPI# 390000803290000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on February 07, 2022 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.
KIMBERLY HEIM and LON HEIM Docket
Number: 2016-SU-002449-06. 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:

KIMBERLY HEIM
LON HEIM

ALL THAT CERTAIN piece, parcel or tract of land, with the improvements thereon erected, situate, lying and being in Manchester Township, County of York and Commonwealth of Pennsylvania, more particularly bounded, limited and described as follows, to-wit:

BEING THE SAME PREMISES AS Woodhaven Building & Development, Inc., by Deed dated October 28, 1992, and recorded on November 4, 1992, by the York County Recorder of Deeds in Deed Book 503, at Page 941, granted and conveyed unto Lon A. Heim and Kimberly A. Heim, as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 1005 Sequoia Street, York, PA 17404.

TAX PARCEL NO. 36-000-23-0030.00-00000.

PROPERTY ADDRESS: 1005 SEQUOIA STREET, YORK, PA 17404

UPI# 360002300300000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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 Docket Number: 2019-SU-003283. 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

All that certain piece or parcel or Tract of land situate in NEWBERRY TOWNSHIP, York County, Pennsylvania, and being known as 220 Lark Drive, York Haven, Pennsylvania 17370.

TAX MAP AND PARCEL NUMBER:39000 3700900000000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$235,789.72

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Dana Jones Hines

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

PROPERTY ADDRESS: 220 LARK DRIVE, YORK HAVEN, PA 17370

UPI# 390003700900000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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. MICHAEL L. HOFFMASTER, IN HIS CAPACITY AS EXECUTOR AND HEIR OF THE ESTATE OF PAUL A. HOFFMASTER Docket Number: 2021-SU-001312. 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 L. HOFFMASTER, IN HIS CAPACITY AS EXECUTOR AND HEIR OF THE ESTATE OF PAUL A. HOFFMASTER

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 2162 FINEVIEW RD A/K/A 2162 FINEVIEW DR YORK, PA 17406

BEING PARCEL NUMBER: 46-000-09-0029.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 2162 FINEVIEW ROAD, A/K/A 2162 FINEVIEW DRIVE, YORK, PA 17406

UPI# 460000900290000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANK OF AMERICA, N.A. vs. DR. NANCY INDRISO, KNOWN SURVIVING HEIR OF CARMEN A. INDRISO, CYNTHIA INDRISO, KNOWN SURVIVING HEIR OF CARMEN A. INDRISO, DEBRA GIMELLO, KNOWN SURVIVING HEIR OF CARMEN A. INDRISO, UNKNOWN SURVIVING HEIRS OF CARMEN A. INDRISO and DR. ANDREW INDRISO, KNOWN SURVIVING HEIR OF CARMEN A. INDRISO Docket Number: 2018-SU-002831. 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:

DR. NANCY INDRISO, KNOWN SURVIVING HEIR OF CARMEN A. INDRISO
CYNTHIA INDRISO, KNOWN SURVIVING HEIR OF CARMEN A. INDRISO
DEBRA GIMELLO, KNOWN SURVIVING HEIR OF CARMEN A. INDRISO
UNKNOWN SURVIVING HEIRS OF CARMEN A. INDRISO
DR. ANDREW INDRISO, KNOWN SURVIVING HEIR OF CARMEN A. INDRISO

All that certain piece or parcel or Tract of land situate in the City of Hanover, York County, Pennsylvania, and being known as 16 Timber Lane, Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER:44-000-15-0134.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$220,215.56

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Dr. Nancy Indriso, Known Surviving Heir of Carmen A. Indriso, Dr. Andrew Indriso, Known Surviving Heir of Carmen A. Indriso, Cynthia Indriso, Known Surviving Heir of Carmen A. Indriso, Debra Gimello, Known Surviving Heir of Carmen A. Indriso, and Unknown Surviving Heirs of Carmen A. Indriso

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

PROPERTY ADDRESS: 16 TIMBER LANE, HANOVER, PA 17331

UPI# 440001501340000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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. LOUIS M. JONES and MARY M. JONES Docket Number: 2019-SU-000963. 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:

LOUIS M. JONES
MARY M. JONES

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

7 STILL POND DRIVE,
NEW FREEDOM, PA 17349
Parcel No. 450000300130000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$267,476.15

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 7 STILL POND DRIVE, NEW FREEDOM, PA 17349

UPI# 450000300130000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL

CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2018-R5 MORTGAGE-BACKED NOTES, SERIES 2018-R5 vs. SUSAN E. KETTERMAN A/K/A SUSAN KETTERMAN Docket Number: 2020-SU-000492. 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 E. KETTERMAN
A/K/A SUSAN KETTERMAN

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Limited Liability Company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
Phone: (855) 225-6906
Fax: (866) 381-9549
ATTORNEYS FOR PLAINTIFF

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2018-R5 MORTGAGE-BACKED NOTES, SERIES 2018-R5
Plaintiff

v.
SUSAN E. KETTERMAN A/K/A SUSAN KETTERMAN
Defendant(s)
COURT OF COMMON PLEAS
YORK COUNTY

NO: 2020-SU-000492

SHORT LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE 12 TH WARD OF THE CITY OF YORK, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA:

BEING KNOWN AS: 853 EAST PRINCESS STREET YORK, PA 17403

BEING PARCEL NUMBER:
1239714000600000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 853 EAST PRINCESS STREET, YORK, PA 17403

UPI# 123971400060000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on February 07, 2022 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. ADRIENNE M. LAGEMAN Docket Number: 2020-SU-000668. 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:

ADRIENNE M. LAGEMAN

ALL THAT CERTAIN lot or piece of ground, situate, lying and being in the Township of Spring Garden, in the County of York, and State of Pennsylvania, known as No. 828 Midland Avenue, bounded limited and described as follows, to wit:

Property Address: 828 Midland Avenue, York, PA 17403

Parcel No. 480001302200000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2020-SU-000668

Judgment: \$110,895.10

Attorney: LOGS Legal Group, LLP

To be sold as the Property Of: Adrienne M. Lageman

PROPERTY ADDRESS: 828 MIDLAND AVENUE, YORK, PA 17403

UPI# 480001302200000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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: VALLEY NATIONAL BANK vs. ANNA MAE LAUER A/K/A ANNA M. LAUER Docket Number: 2020-SU-000271. 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:

ANNA MAE LAUER
A/K/A ANNA M. LAUER

Owner of Property situate in the Township of North Codorus, County of York and Commonwealth of Pennsylvania.

PARCEL No. 40-000-03-0066.00-00000

PROPERTY ADDRESS: RD 1 1110 SLAGEL ROAD A/K/A 1110 SLAGEL ROAD N/K/A 1971 SLAGEL ROAD, SPRING GROVE, PENNSYLVANIA 17362

IMPROVEMENTS: RESIDENTIAL DWELLING

Judgment Amount: \$11,459.56

SOLD AS PROPERTY OF: Anna Mae Lauer a/k/a Anna M. Lauer

ATTORNEY FOR PLAINTIFF: Powers Kim, LLC

PROPERTY ADDRESS: RD 1 1110 SLAGEL ROAD A/K/A 1110 SLAGEL ROAD, N/K/A 1971 SLAGEL ROAD, SPRING GROVE, PA 17362

UPI# 400000300660000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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 TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. KEITH S. LEE and DAWN M. LEE Docket Number: 2018-SU-002957. 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:

KEITH S. LEE
DAWN M. LEE

By virtue of a Writ of Execution No. 2018-SU-002957

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I v. KEITH S. LEE;

DAWN M. LEE owner(s) of property situate in the TOWNSHIP OF YORK, YORK County, Pennsylvania, being 262 COUNTRY RIDGE DR, RED LION, PA 17356

Tax ID No.540006102220000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$153,559.00

PROPERTY ADDRESS: 262 COUNTRY RIDGE DRIVE, RED LION, PA 17356

UPI# 540006102220000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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. MARY A. LISLE and JOHN W. LISLE, JR Docket Number: 2013-SU-003126-06. 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:

MARY A. LISLE
JOHN W. LISLE, JR

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

3892 Blue Hill Road, Hanover, PA 17331
Parcel No. : 37-000-CF.0094.Y0.00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$156,962.99

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 3892 BLUE HILL ROAD, HANOVER, PA 17331

UPI# 37000CF0094Y000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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. JAMES B. LOSCHIAVO, AS ADMINISTRATOR AND HEIR OF THE ESTATE OF LINDA LOSCHIAVO A/K/A LINDA L. LOSCHIAVO A/K/A LINDA LEE LOSCHIAVO ROBERT G. LOSCHIAVO IN HIS CAPACITY AS HEIR OF LINDA LOSCHIAVO A/K/A LINDA L. LOSCHIAVO A/K/A LINDA LEE LOSCHIAVO ROSEMARY K. KEMP, IN HER CAPACITY AS HEIR OF LINDA LOSCHIAVO A/K/A LINDA L. LOSCHIAVO A/K/A LINDA LEE LOSCHIAVO MICHAEL MALONE, IN HIS CAPACITY AS HEIR OF LINDA LOSCHIAVO A/K/A LINDA LEE LOSCHIAVO UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA LOSCHIAVO A/K/A LINDA L. LOSCHIAVO A/K/A LINDA LEE LOSCHIAVO Docket Number: 2020-SU-002521. 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 B. LOSCHIAVO, AS ADMINISTRATOR AND HEIR OF THE ESTATE OF LINDA LOSCHIAVO A/K/A LINDA L. LOSCHIAVO A/K/A LINDA LEE LOSCHIAVO, ROBERT G. LOSCHIAVO IN HIS CAPACITY AS HEIR OF LINDA LOSCHIAVO A/K/A LINDA L. LOSCHIAVO A/K/A LINDA LEE LOSCHIAVO ROSEMARY K. KEMP, IN HER CAPACITY AS HEIR OF LINDA LOSCHIAVO A/K/A LINDA L. LOSCHIAVO A/K/A LINDA LEE LOSCHIAVO MICHAEL MALONE, IN HIS CAPACITY AS HEIR OF LINDA LOSCHIAVO A/K/A LINDA L. LOSCHIAVO A/K/A LINDA LEE LOSCHIAVO UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA LOSCHIAVO A/K/A LINDA L. LOSCHIAVO A/K/A LINDA LEE LOSCHIAVO

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida Limited Liability Company
133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054
Phone: (855) 225-6906
Fax: (866) 381-9549
ATTORNEYS FOR PLAINTIFF
NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING
Plaintiff

v.

JAMES B. LOSCHIAVO, AS
ADMINISTRATOR AND HEIR OF THE
ESTATE OF LINDA LOSCHIAVO
A/K/A LINDA L. LOSCHIAVO
A/K/A LINDA LEE LOSCHIAVO;
MICHAEL MALONE, IN HIS CAPACITY AS
HEIR OF LINDA LOSCHIAVO
A/K/A LINDA L. LOSCHIAVO
A/K/A LINDA LEE LOSCHIAVO;
ROSEMARY K. KEMP, IN HER CAPACITY
AS HEIR OF LINDA LOSCHIAVO
A/K/A LINDA L. LOSCHIAVO
A/K/A LINDA LEE LOSCHIAVO;
ROBERT G. LOSCHIAVO IN HIS
CAPACITY AS HEIR OF
LINDA LOSCHIAVO
A/K/A LINDA L. LOSCHIAVO
A/K/A LINDA LEE LOSCHIAVO;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER
LINDA LOSCHIAVO
A/K/A LINDA L. LOSCHIAVO
A/K/A LINDA LEE LOSCHIAVO
Defendant(s)

COURT OF COMMON PLEAS
YORK COUNTY

NO: 2020-SU-002521

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 81 MAIN ST.,
YORKANA, PA 17402

BEING PARCEL NUMBER: 93-000-01-
0004.00-00000

IMPROVEMENTS: RESIDENTIAL PROPER-
TY

PROPERTY ADDRESS: 81 MAIN STREET,
YORKANA, PA 17402

UPI# 930000100040000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on February 07, 2022 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.
NICOLE MARTIN Docket Number: 2021-SU-
000908. And to me directed, I will expose at
public sale at <https://york.pa.realforeclose.com/>
the following real estate to wit:

AS THE REAL ESTATE OF:

NICOLE MARTIN

ALL THOSE CERTAIN LOTS OR PIECES OF
GROUND SITUATE IN NEWBERRY TOWN-
SHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 86 ROSE OF SHARON
DR., ETTERS, PA 17319

BEING PARCEL NUMBER: 39000080457

IMPROVEMENTS: RESIDENTIAL PROPER-
TY

PROPERTY ADDRESS: 86 ROSE OF SHA-
RON DRIVE, ETTERS, PA 17319

UPI# 390000804570000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on February 07, 2022 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.
KEVIN D. PERKINS Docket Number: 2020-
SU-000720. 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:

KEVIN D. PERKINS

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

473 Short Road Thomasville PA 17364

PARCEL #: 33000IF00490000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount \$145,537.50

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 473 SHORT ROAD,
THOMASVILLE, PA 17364

UPI# 33000IF00490000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on February 07, 2022 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: LSF11 MASTER PARTICIPATION TRUST
vs. MICHELE PRICE A/K/A MICHELE
M. PRICE and MICHAEL PRICE A/K/A
MICHAEL L. PRICE Docket Number: 2020-
SU-000527. 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:

MICHELE PRICE
A/K/A MICHELE M. PRICE
MICHAEL PRICE
A/K/A MICHAEL L. PRICE

By virtue of a Writ of Execution No. 2020-SU-
000527

LSF11 Master Participation Trust

v.
Michele Price a/k/a Michele M. Price
Michael Price a/k/a Michael L. Price

owner of property situate in Borough of Glen
Rock, York County, Pennsylvania, being

37 Glen Avenue, Glen Rock, PA 17327-1328
Parcel No. 64-000-02-0121.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$131,585.46

Attorneys for Plaintiff
Romano, Garubo & Argentieri, LLC

PROPERTY ADDRESS: 37 GLEN AVENUE,
GLEN ROCK, PA 17327

UPI# 640000201210000000

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,
 01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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. HEATHER L. RENOLL Docket Number: . 2019-SU-003459 And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

HEATHER L. RENOLL

ALL that certain lot or piece of ground with the improvements thereon erected, located in the Fourteenth Ward of the City of York, County of York and Commonwealth of Pennsylvania, being known as Lot No. 109 on the plan of lots of Park Village, which plan is recorded in Deed Book 28-K, page 702, bounded and described as follows, to wit:

Property Address: 390 Pennsylvania Avenue, York, PA 17404
 Parcel No. 145541000120000000
 Improvements: Residential Dwelling
 Subject to Mortgage: No
 Subject to Rent: No
 C.P. NO. 2019-SU-003459
 Judgment: \$72,824.75
 Attorney: LOGS Legal Group, LLP
 To be sold as the Property Of: Heather L. Renoll

PROPERTY ADDRESS: 390 PENNSYLVANIA AVENUE, YORK, PA 17404

UPI# 145541000120000000

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,
 01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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: PENN TOWNSHIP vs. JOHN C. ROLAR Docket Number: 2021-SU-000940. 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 C. ROLAR

By virtue of a Writ of Execution No.: 2021-SU-000940

Penn Township v. John C. Rolar, owner of property situate PENN TOWNSHIP, YORK County, Pennsylvania being:
 4 Scott Street, Hanover, Pennsylvania 17331

Parcel No.: 44-000-05-0006.00-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$37,394.94

Attorneys for Plaintiff
 Stock and Leader

PROPERTY ADDRESS: 4 SCOTT STREET, HANOVER, PA 17331

UPI# 440000500060000000

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,
 01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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 TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A vs. EUGENE E. SANGER UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY-INTERNAL REVENUE SERVICE Docket Number: 2018-SU-002550. 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:

EUGENE E. SANGER
 UNITED STATES OF AMERICA,
 DEPARTMENT OF TREASURY-INTERNAL
 REVENUE SERVICE

ALL that certain tract of land situate in Newberry Township, York County, Pennsylvania more particularly bounded and limited as follows, to wit:

Property Address: 1285 York Haven Road York Haven, PA 17370

Parcel No. 39-000-PH-0092.00
 Improvements: Residential Dwelling
 Subject to Mortgage: No
 Subject to Rent: No
 C.P. NO. 2018-SU-002550
 Judgment: \$245,709.60
 Attorney: Christopher A. DeNardo, Esquire
 To be sold as the Property Of: Eugene E. Sanger

PROPERTY ADDRESS: 1285 YORK HAVEN ROAD, YORK HAVEN, PA 17370

UPI# 39000PH009200000000
 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,
 01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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: CSMC 2018-RPL3 TRUST vs. ALBERT M. SCHAEBERLE Docket Number: 2021-SU-001436. 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:

ALBERT M. SCHAEBERLE

Property of Albert M. Schaeberle

Execution No. 2021-SU-001436

Judgment Amount: \$104,445.76

All the right title, interest and claim of Albert M. Schaeberle, of in and to:

Property locates at 253 W. High Street, within the Borough of Red Lion, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 66V, at page 306.

Parcel Identification No. 82-000-06-0248.0000000

PROPERTY ADDRESS: 253 WEST HIGH STREET, RED LION, PA 17356

UPI# 820000602480000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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: ABERDEEN PROVING GROUND FEDERAL CREDIT UNION vs. SIGNATURE FEDERAL CREDIT UNION Docket Number: 2021-SU-000644. 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:

SIGNATURE FEDERAL CREDIT UNION

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

Property Address: 232 Sandpatch Lane, Stewartstown, PA 17363
Parcel No. 32-000-BK-0818.00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2021-SU-000644
Judgment: \$152,703.22
Attorney: LOGS Legal Group, LLP
To be sold as the Property Of: Signature Federal Credit Union

PROPERTY ADDRESS: 232 SANDPATCH LANE, STEWARTSTOWN, PA 17363

UPI# 32000BK08180000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00

O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY vs. EMORY SMITH JR., KNOWN SURVIVING HEIR OF EMORY C. SMITH SR. MELISSA RUPPERT, KNOWN SURVIVING HEIR OF EMORY C. SMITH SR. LOLA GONZALEZ KNOWN SURVIVING HEIR OF EMORY C. SMITH SR UNKNOWN SURVIVING HEIRS OF EMORY C. SMITH SR. Docket Number: 2018-SU-003216. 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:

EMORY SMITH JR., KNOWN SURVIVING HEIR OF EMORY C. SMITH SR.
MELISSA RUPPERT, KNOWN SURVIVING HEIR OF EMORY C. SMITH, SR.
LOLA GONZALEZ KNOWN SURVIVING HEIR OF EMORY C. SMITH SR
UNKNOWN SURVIVING HEIRS OF EMORY C. SMITH SR.

All that certain piece or parcel or Tract of land situate in the Township of Conewago, York County, Pennsylvania, and being known as 115 Pine Tree Road, York, Pennsylvania 17404.

TAX MAP AND PARCEL NUMBER:23-000-04-0038.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$106,167.44

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Emory Smith Jr., Known Surviving Heir of Emory C. Smith Sr., SCI Mahanoy, Melissa Ruppert, Known Surviving Heir of Emory C. Smith Sr., Lola Gonzalez Known Surviving Heir of Emory C. Smith Sr, and Unknown Surviving Heirs of Emory C. Smith Sr.

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

PROPERTY ADDRESS: 115 PINE TREE ROAD, YORK, PA 17404

UPI# 230000400380000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on February 07, 2022 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. JESSICA TAMBOURINE Docket Number: 2021-SU-001131. 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 TAMBOURINE

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

4853 PLANK ROAD, STEWARTSTOWN, PA 17363
Parcel No. 32000CK0042E000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$226,064.72

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 4853 PLANK ROAD, STEWARTSTOWN, PA 17363

UPI# 32000CK0042E000000

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,
01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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. RENE L. TESTER and KEVIN W. TESTER Docket Number: 2019-SU-003111. 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:

RENE L. TESTER
KEVIN W. TESTER

owner(s) of property situate in Manheim Township, YORK County, Pennsylvania, being

7974 BLUE HILL ROAD, GLENVILLE, PA 17329

PROPERTY ID NUMBER: 37000AF0030K000000
 Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$204,297.59

Attorneys for Plaintiff
 KML Law Group

PROPERTY ADDRESS: 7974 BLUE HILL ROAD, GLENNVILLE, PA 17329

UPI# 37000AF0030K000000

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,
 01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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, LLC FKA QUICKEN LOANS INC. vs. THE UNKNOWN HEIRS OF DAVID F. SYDISKIS DECEASED Docket Number: 2021-SU-000642. 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:

THE UNKNOWN HEIRS OF
 DAVID F. SYDISKIS DECEASED

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

370 OWAD ROAD, AIRVILLE, PA 17302
 Parcel No. 28-000-CO-0016-00-00000
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$266,013.69

Attorneys for Plaintiff
 KML Law Group, P.C.

PROPERTY ADDRESS: 370 OWAD ROAD, AIRVILLE, PA 17302

UPI# 28000CO00160000000

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,
 01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUNE A. SHAUCK, DECEASED Docket Number: 2019-SU-002943. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,
 TITLE OR INTEREST FROM OR UNDER
 JUNE A. SHAUCK, DECEASED

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

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

Parcel No. 510000300830000000
 Improvements: Residential Dwelling
 Subject to Mortgage: No
 Subject to Rent: No
 C.P. NO. 2019-SU-002943
 Judgment: \$130,044.96
 Attorney: LOGS Legal Group, LLP
 To be sold as the Property Of: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming
 Right, Title or Interest from or under June A. Shauck, Deceased

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

UPI# 510000300830000000

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,
 01.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 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. JOSHUA ZARTMAN and LINDSAY ZARTMAN Docket Number: 2021-SU-000983. 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 ZARTMAN
 LINDSAY ZARTMAN

Robertson, Anschutz, Schneid,
 Crane & Partners, PLLC
 A Florida Limited Liability Company
 133 Gaither Drive, Suite F
 Mt. Laurel, NJ 08054
 Phone: (855) 225-6906
 Fax: (866) 381-9549
 ATTORNEYS FOR PLAINTIFF
 NEWREZ LLC D/B/A SHELLPOINT
 MORTGAGE SERVICING
 Plaintiff

v.

JOSHUA ZARTMAN; LINDSAY ZARTMAN
 Defendant(s)

COURT OF COMMON PLEAS
 YORK COUNTY

NO: 2021-SU-000983

SHORT LEGAL DESCRIPTION
 ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF HANOVER, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 719 GRANT DR
 HANOVER, PA 17331

BEING PARCEL NUMBER: 67-000-23-0119.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 719 GRANT DRIVE, HANOVER, PA 17331

UPI# 670002301190000000

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,
01.06-3t York County, Pennsylvania

**YORK COUNTY BAR ASSOCIATION
2022 BOARD OF DIRECTORS**

Association Officers

President..... **David W. Sunday Jr.**
President Elect..... **Lynnore K. Seaton**
Past President..... **Christopher A. Ferro**
Secretary..... **Susan R. Emmons**
Treasurer..... **Glenn J. Smith**
Assistant Treasurer.... **Jennifer A. Galloway**

Association Directors

Term Expires 12/31/2022

1. Susan R. Emmons*
2. Jennifer A. Galloway*
3. Heather Z. Reynosa*
4. Christopher A. Ferro*
5. Neil A. Slenker
6. Andrea N. Fitzsimmons YLS Chair

Term Expires 12/31/2023

1. Ruth Gunnell
2. David R. Confer*
3. Lynnore K. Seaton*
4. Rosina C. Stambaugh*
5. David W. Sunday, Jr.*

Term Expires 12/31/2024

1. Liliana Garcia Fisher
2. Craig R. Milsten
3. Glenn J. Smith*
4. Anthony J. Tambourino*

Board Members are eligible for 2 – (3) year terms. * = Second term

**YORK COUNTY BAR FOUNDATION
2022 OFFICERS AND BOARD OF DIRECTORS**

Officers: 2022

PRESIDENT: Dominic DelliCarpini
VICE PRESIDENT: Christy Fawcett
TREASURER: Michael J. Crocenzi
SECRETARY: Andrew Herrold
PAST PRESIDENT: John C. Uhler

BOARD OF DIRECTORS

TERM TO EXPIRE 12/31/2022

1. Dominic DelliCarpini*
2. Jim Bergdoll
3. Larry Young**
4. Michael E. Kochenour**
5. Erin Miller
6. Tim Barker

TERM TO EXPIRE 12/31/2023

1. John C. Uhler**
2. Carolyn Steinhauser*
3. Andrea Eveler Stanley**
4. Christy Fawcett

TERM TO EXPIRE 12/31/2024

1. Mike Crocenzi*
2. Andrew Herrold*
3. Thomas M. Shorb
4. Erica R. Townes
5. Angela Odjidja Boateng

Directors are eligible for three (3-year) terms. * = Second Term. ** = Third Term

Notice to YCBA Members

Beginning in 2022, all credit card payments will be assessed a 4% service charge. Of course, you may always send a check.

The only exception to this fee is for YCBF donations via credit card.

LOOKING FOR ESTATE NOTICES

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