

# York Legal Record

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

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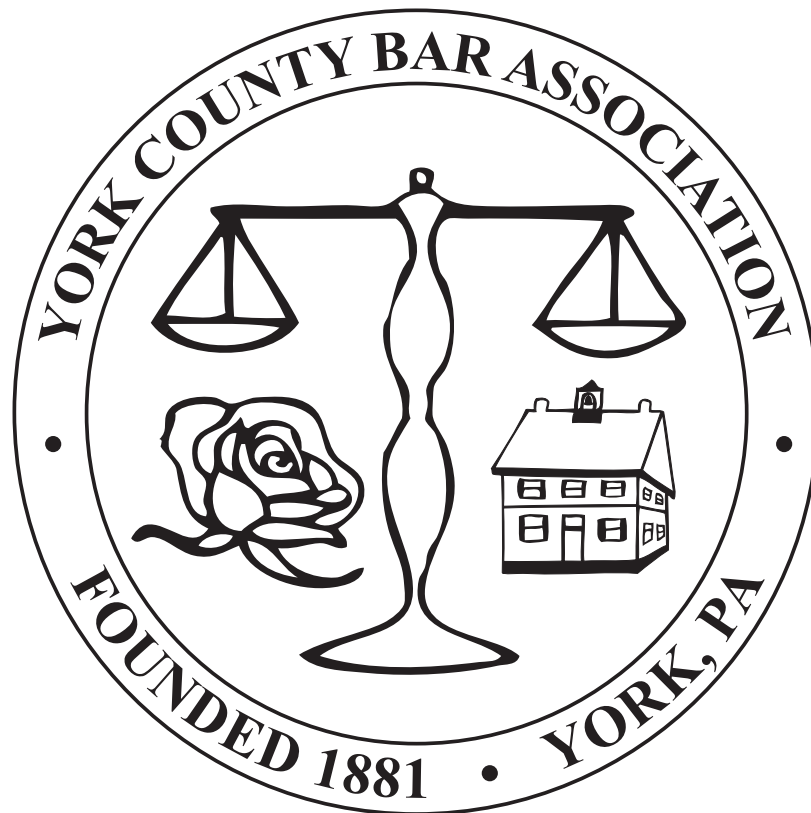
Vol. 134

YORK, PA, THURSDAY, JULY 23, 2020

No. 17

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**Dated Material Do Not Delay**

**Lawyers Concerned  
for Lawyers**

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

**August 13, 2020 next meeting**

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

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

**All information confidential**

**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;  
8:30 am – 3:00pm).***

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

**Questions or appointment,  
please call 717-854-8755 or  
email [info@yorkbar.com](mailto:info@yorkbar.com)**

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

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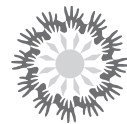


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## ESTATE NOTICES

**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 LAURA M. BAUM, DECEASED  
Late of Jefferson Borough, York County, PA.  
Executors: Carolyn B. Miller and Thomas M. Baum, 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  
07.23-3t
- ESTATE OF W. RAYMOND BLACK, III, DECEASED  
Late of Hanover Borough, York County, PA.  
Executor: Jeffrey R. Black, 20 Christopher Lee Drive, New Oxford, PA 17350  
Attorney: Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331  
07.23-3t
- ESTATE OF KEVIN CURTIS BOYD a/k/a KEVIN C. BOYD a/k/a KEVIN BOYD, DECEASED  
Late of York City, York County, PA.  
Administrator: Michael C. Boyd, c/o Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401  
Attorney: Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401  
07.23-3t
- ESTATE OF JEFFREY E. BUTLER, DECEASED  
Late of Paradise Twp., York County, PA.  
Executrix: Joy H. Butler, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331  
07.23-3t
- ESTATE OF SHELTON C. COOK, DECEASED  
Late of Shrewsbury Twp., York County, PA.  
Executrix: Susan J. Cook, c/o 2997 Cape Horn Road, A-6, Red Lion, PA 17356  
Attorney: Erik D. Spurlin, Esquire, Estate & Elder Law Firm of Erik Spurlin, 2997 Cape Horn Road, A-6, Red Lion, PA 17356  
07.23-3t
- ESTATE OF WENDELL S. FELIX, DECEASED  
Late of Penn Twp., York County, PA.  
Executrices: Melissa A. Krysiak and Sharon L. Fisher, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331  
07.23-3t
- ESTATE OF SHANE M. FISHER, DECEASED  
Late of Fairview Twp., York County, PA.  
Personal Representative: Cristina E. Julian, 115 Sunset Dr., New Cumberland, PA  
Attorney: Elizabeth H. Feather, Esquire, CALDWELL & KEARNS, PC, 3631 N. Front St., Harrisburg, PA 17110  
07.23-3t
- ESTATE OF MARION J. GLADFELTER a/k/a M. JEAN GLADFELTER, DECEASED  
Late of New Salem Borough, York County, PA.  
Co-Executors: Timothy R. Gladfelter and Teresa A. Yakubowski, c/o John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404  
Attorney: John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404  
07.23-3t
- ESTATE OF ELSIE I. GODFREY, DECEASED  
Late of Springfield Twp., York County, PA.  
Co-Executors: Joyce L. Rohrbaugh, Jeffrey L. Godfrey, and Jay A. Godfrey, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Ronald L. Hershner, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991  
07.23-3t
- ESTATE OF JEFFREY R. HEIM, DECEASED  
Late of Windsor Twp., York County, PA.  
Executor: Jeffrey R. Heim, II, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991  
07.23-3t
- ESTATE OF RONALD GENE HERMAN, DECEASED  
Late of Dover Twp., York County, PA.  
Executor: Barry E. Herman, 77 Crest Blvd., Easton, PA 18045  
Attorney: John P. Basial, Esquire, 1009 Rockledge Dr., Carlisle, PA, 17015  
07.23-3t
- ESTATE OF THEODORE R. HILEMAN, DECEASED  
Late of Manheim Twp., York County, PA.  
Administratrix C.T.A.: Patricia A. Kessler, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331  
07.23-3t
- ESTATE OF CARNEY L. JACOBS, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executrix: Hazel L. Jacobs, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408  
Attorney: Rachel Dodson Hamme, Esquire, The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408  
07.23-3t
- ESTATE OF ROBERT A. KINSLEY a/k/a ROBERT ALLEN KINSLEY, DECEASED  
Late of York Twp., York County, PA.  
Co-Executors: Anne W. Kinsley, Patrick A. Kinsley and Timothy J. Kinsley, 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  
07.23-3t
- ESTATE OF MAUDE E. MARSTELLER, DECEASED  
Late of Fawn Twp., York County, PA.  
Executrix: Barbara A. Wilson, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: D. Reed Anderson, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991  
07.23-3t
- ESTATE OF VERNA K. MARTIN a/k/a VERNA KELLER MARTIN, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Robert Lee Martin, Jr., c/o Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512  
Attorney: Karl Kreiser, Esquire, Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512  
07.23-3t
- ESTATE OF DONALD C. MCGINNIS, DECEASED  
Late of Manchester Twp., York County, PA.  
Executors: Cynthia A. Walters and Timothy I. McGinnis, 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  
07.23-3t
- ESTATE OF WILLIAM J. ROBERTS, DECEASED  
Late of Dover Twp., York County, PA.  
Executrix: Jeanne L. Aciri, c/o 2997 Cape Horn Road, A-6, Red Lion, PA 17356  
Attorney: Erik D. Spurlin, Esquire, Estate & Elder Law Firm of Erik Spurlin, 2997 Cape Horn Road, A-6, Red Lion, PA 17356  
07.23-3t
- ESTATE OF JOAN V. SHANE, DECEASED  
Late of York Twp., York County, PA.  
Executrix: Kelly R. Topper, c/o 2025 E. Market Street, York, PA 17402  
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402  
07.23-3t
- ESTATE OF DORCAS M. SLENKER, DECEASED  
Late of Windsor Twp., York County, PA.  
Executrix: Judy M. Vasellas, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991  
07.23-3t

**ESTATE OF STANLEY E. STRAUSBAUGH, SR., DECEASED**

Late of Hanover, York County, PA.  
 Administrator: Stanley E. Strausbaugh, Jr.,  
 125 Baltimore St., Apt. C, Hanover, PA  
 17331  
 Attorney: Joseph D. Silvaggio, Esquire, 5500  
 Corporate Dr., Ste. 150, Pittsburgh, PA  
 15237 07.23-3t

**ESTATE OF MIRIAM L. STRICKLER, DECEASED**

Late of Monaghan Twp., York County, PA.  
 Executor: Terry G. Eurich, c/o Law Office of  
 Wm. D. Schrack, III, 124 West Harrisburg  
 Street, Dillsburg, PA 17019-1268  
 Attorney: Wm. D. Schrack, III, Esquire,  
 124 West Harrisburg Street, Dillsburg, PA  
 17019-1268 07.23-3t

**ESTATE OF LEWIS SWARTZ, a/k/a LEWIS H. SWARTZ, DECEASED**

Late of Conewago Twp., York County, PA.  
 Executrix: Debra A. Fomal, c/o Richard R.  
 Reilly, Esq., 54 N. Duke Street, York, PA  
 17401-1210  
 Attorney: Richard R. Reilly, Esquire, 54 N.  
 Duke Street, York, PA 17401-1210  
 07.23-3t

**ESTATE OF EDNA M. TORBERT, DECEASED**

Late of Fawn Twp., York County, PA.  
 Executor: James W. Torbert, c/o Stock and  
 Leader, 221 West Philadelphia Street,  
 Suite 600, York, PA 17401  
 Attorney: Jody Anderson Leighty, Esquire,  
 STOCK AND LEADER, Susquehanna  
 Commerce Center East, 221 West  
 Philadelphia Street, Suite 600, York, PA  
 17401-2991 07.23-3t

**ESTATE OF IAN F. TURNER, DECEASED**

Late of Monaghan Twp., York County, PA.  
 Administrator-Executor: Cherilyn Boller,  
 4006 Roaring Rapids Drive, Houston,  
 Texas, 77059  
 Attorney: Stan L. Tinter, Esquire, 3425  
 Simpson Ferry Rd., Camp Hill, PA 17011  
 07.23-3t

**SECOND PUBLICATION**

**ESTATE OF ETHEL L. BEARD, DECEASED**

Late of Penn Twp., York County, PA.  
 Co-Executors: Gloria Reaver, 4385 Hanover  
 Road, Hanover, PA 17331 and Dale Beard,  
 4101 Ore Bank Road, Hellam, PA 17406  
 Attorney: John A. Wolfe, Esquire, WOLFE,  
 RICE & QUINN, LLC, 47 West High  
 Street, Gettysburg, PA 17325 07.16-3t

**ESTATE OF CHARLOTTE E. BRENNEMAN, a/k/a CHARLOTTE BRENNEMAN, DECEASED**

Late of Spring Garden Twp., York County, PA.  
 Executrix: Jennifer P. Mundy, c/o GARBER  
 & GARBER LAW, 208 Hellam  
 Street, Wrightsville, PA 17368  
 Attorney: John M. Garber, Esquire,  
 GARBER & GARBER LAW, 208 Hellam  
 Street, Wrightsville, PA 17368 07.16-3t

**ESTATE OF FREDERIC NEIL CANFIELD, DECEASED**

Late of York Twp., York County, PA.  
 Administrator-Executor: Megan E. Hoyes,  
 c/o Bellomo & Associates, 3198 East

Market Street, York, PA 17402  
 Attorney: Bellomo & Associates, 3198 East  
 Market Street, York, PA 17402 07.16-3t

**ESTATE OF MARIE ENTERLINE, DECEASED**

Late of Springettsbury Twp., York County, PA.  
 Executrix: Sherry L. Campanella, c/o Stock  
 and Leader, 221 West Philadelphia Street,  
 Suite 600, York, PA 17401  
 Attorney: Thomas M. Shorb, Esquire,  
 STOCK AND LEADER, Susquehanna  
 Commerce Center East, 221 West  
 Philadelphia Street, Suite 600 York, PA  
 17401-2991 07.16-3t

**ESTATE OF GEORGE P. EYSTER, DECEASED**

Late of West York Borough, York County, PA.  
 Executor: Carla Shermeyer, c/o S. HARPER  
 LLC, Scott A. Harper, Esquire, 5000 Ritter  
 Rd., STE 202, Mechanicsburg, PA 17055  
 Attorney: Scott A. Harper, Esquire,  
 HARPER LLC, 5000 Ritter Rd., STE 202,  
 Mechanicsburg, PA 17055 07.16-3t

**ESTATE OF CAROL LYNN HEARD, DECEASED**

Late of Windsor Twp., York County, PA.  
 Administrator-Executor: Paul G. Skalny,  
 c/o Laura Lynn Thomas, Esq., 10211  
 Wincopin Circle, Suite 600, Columbia,  
 MD 21044  
 Attorney: Laura Lynn Thomas, Esquire,  
 10211 Wincopin Circle, Suite 600,  
 Columbia, MD 21044 07.16-3t

**ESTATE OF ROBERT JOSEPH HEARD a/k/a ROBERT J. HEARD, DECEASED**

Late of Windsor Twp., York County, PA.  
 Administrator-Executor: Paul G. Skalny,  
 c/o Laura Lynn Thomas, Esq., 10211  
 Wincopin Circle, Suite 600, Columbia,  
 MD 21044  
 Attorney: Laura Lynn Thomas, Esquire,  
 10211 Wincopin Circle, Suite 600,  
 Columbia, MD 21044 07.16-3t

**ESTATE OF ELAINE A. HELDER a/k/a ELAINE AGNES HELDER, DECEASED**

Late of Lower Windsor Twp., York County, PA.  
 Executors: Carol E. Staub and Terry L.  
 Helder, 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 07.16-3t

**ESTATE OF JEAN S. HOFFMAN, DECEASED**

Late of Springettsbury Twp., York County, PA.  
 Executor: Jon M. Hoffman, 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 07.16-3t

**ESTATE OF DAWN S. LANDES, a/k/a DAWN SHIRLEY LANDES, DECEASED**

Late of Windsor Twp., York County, PA.  
 Executor: Brenda L. Hunt, c/o Kearney  
 Galloway Graybill, LLC, 940 South  
 Queen Street, York, PA 17403  
 Attorney: Jack L. Graybill II, Esquire,  
 Kearney Galloway Graybill, LLC, 940  
 South Queen Street, York, PA 17403  
 07.16-3t

**ESTATE OF JOAN M. LANG, a/k/a JOAN MARLENE LANG, DECEASED**

Late of Glen Rock Borough, York County, PA.  
 Executrix: Carol A. Sweeney, a/k/a Carol  
 Ann Sweeney, c/o Gettle Vaughn Law  
 LLC, 13 East Market Street, York, PA  
 17401  
 Attorney: Gregory E. Gettle, Esquire, Gettle  
 Vaughn Law LLC, 13 East Market Street,  
 York, PA 17401 07.16-3t

**ESTATE OF SCOTT LARUM, DECEASED**

Late of New Freedom, York County, PA.  
 Administrator-Executor: Ryan Larum, 110  
 Lakeview Terrace, Princeton, NJ 08540  
 07.16-3t

**ESTATE OF PHILIP S. LEIPHART, JR., DECEASED**

Late of Lower Windsor Twp., York County, PA.  
 Administrator-Executrix: Mary E. Case,  
 c/o Mountz & Kreiser Law Offices, 553  
 Locust Street, Columbia, PA 17512  
 Attorney: Moutz & Kreiser Law Offices,  
 553 Locust Street, Columbia, PA 17512  
 07.16-3t

**ESTATE OF WILMA A. MARKEL, DECEASED**

Late of Stewartstown Borough, York County, PA.  
 Executrix: Sharon V. Shultz, c/o Stock and  
 Leader, 221 West Philadelphia Street,  
 Suite 600, York, PA 17401  
 Attorney: Jody Anderson Leighty, Esquire,  
 STOCK AND LEADER, Susquehanna  
 Commerce Center East, 221 West  
 Philadelphia Street, Suite 600, York, PA  
 17401-2991 07.16-3t

**ESTATE OF GERALD E. MYERS, DECEASED**

Late of Manchester Borough, York County, PA.  
 Co-Executors: Judy G. Strock and Joan M.  
 Harden, 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 07.16-3t

**ESTATE OF FRANKLIN J. NADE, DECEASED**

Late of Conewago Twp., York County, PA.  
 Administrator-Executor: Cory J. Nade, c/o  
 Bellomo & Associates, 3198 East Market  
 Street, York, PA 17402  
 Attorney: Bellomo & Associates, 3198 East  
 Market Street, York, PA 17402 07.16-3t

**ESTATE OF BERNADINE L. PAULES, DECEASED**

Late of Hopewell Twp., York County, PA.  
 Executrix: Lori Killmer, c/o Stock and  
 Leader, 221 West Philadelphia Street,  
 Suite 600, York, PA 17401  
 Attorney: Jody Anderson Leighty, Esquire,  
 STOCK AND LEADER, Susquehanna  
 Commerce Center East, 221 West  
 Philadelphia Street, Suite 600, York, PA  
 17401-2991 07.16-3t

**ESTATE OF KENNETH A. POTTER, SR., DECEASED**

Late of Dover Twp., York County, PA.  
 Executor: Kenneth A. Potter, Jr., c/o 135  
 North George Street, York, PA 17401  
 Attorney: Brent C. Diefenderfer, Esquire,  
 CGA Law Firm, PC, 135 North George  
 Street, York, PA 17401 07.16-3t

ESTATE OF NORETA P. REISINGER, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executrix: Diane L. Saxon, c/o 135 North George Street, York, PA 17401  
Attorney: Timothy Bupp, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 07.16-3t

ESTATE OF WALTER E. RIMMER a/k/a WALTER EDWARD RIMMER, DECEASED  
Late of Carroll Twp., York County, PA.  
Executrix: Robin R. Stevens, 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 07.16-3t

ESTATE OF GEORGE E. SANDERS, DECEASED  
Late of York Twp., York County, PA.  
Executor: Celinda Sanders, c/o Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402  
Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 07.16-3t

ESTATE OF DOROTHEA M. SHAW, DECEASED  
Late of Hopewell Twp., York County, PA.  
Executrix: Patricia E. Shaw, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 07.16-3t

ESTATE OF VERNON R. SHIELDS, DECEASED  
Late of West Manchester Twp., York County, PA.  
Administrator-Executor: Sue E. Kohr, Stephen R. Shields, and George M. Shields, c/o Amanda Snoke Dubbs, Esq., 294 Dew Drop Road, York, PA 17402  
Attorney: Amanda Snoke Dubbs, Esquire, 294 Dew Drop Road, York, PA 17402 07.16-3t

ESTATE OF JOSEPHINE M. SHUEMAKER, DECEASED  
Late of Dover Twp., York County, PA.  
Co-Executrices: Kelly J. Gross and Lacy M. Mohamed, c/o 48 South Duke Street, York, PA 17401  
Attorney: Bruce C. Bankenstein, Esquire, 48 South Duke Street, York, PA 17401 07.16-3t

ESTATE OF VINCENT L. SHYBLOWSKI, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Estate Administrator, Executor : Fulton Financial Advisors, N.A., n/k/a Fulton Bank, NA by: Kathy A. Huggard, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600 York, PA 17401-2991 07.16-3t

ESTATE OF BRUCE L. SMITH, DECEASED  
Late of Dallastown Borough, York County, PA.  
Executor: Christopher E. Rohrbaugh, 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 07.16-3t

ESTATE OF GERALD L. SMITH, DECEASED  
Late of Hanover Borough, York County, PA.  
Executrix: Sandra J. Marks, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401  
Attorney: Gregory E. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401 07.16-3t

ESTATE OF MONTE N. SMITH, DECEASED  
Late of Manchester Twp., York County, PA.  
Executrix: Deborah A. Rufo, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401  
Attorney: Gregory E. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401 07.16-3t

ESTATE OF KAREN S. SPICER, DECEASED  
Late of Shrewsbury Borough, York County, PA.  
Executor: Robert L. Spicer, III a/k/a Robert L. Spicer, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, Susquehanna Commerce Center East, 221 West Philadelphia Street, Suite 600 York, PA 17401-2991 07.16-3t

ESTATE OF LUCILLE C. VOGELSONG, DECEASED  
Late of Monaghan Twp., York County, PA.  
Co-Executors: Susan A.V. Lapinski and Deana L. Messinger, 114 Sawmill Road, Dillsburg, PA 17019  
Attorney: Vicky Ann Trimmer, Esquire, 635 N. 12th Street, Suite 101, Lemoyne, PA 17043 07.16-3t

ESTATE OF SHIRLEY WEIDNER a/k/a SHIRLEY LOUISE WEIDNER , DECEASED  
Late of New Freedom Twp., York County, PA.  
Co-Executors: Robert Harry Weidner, and Kimberly Weidner Carpenter, c/o Heather D. Royer, Esquire, Smigel, Anderson & Sacks, LLP, 4431 North Front Street, 3<sup>rd</sup> Floor, Harrisburg, PA 17110  
Attorney: Heather D. Royer, Esquire, Smigel, Anderson & Sacks, LLP, 4431 North Front Street, 3<sup>rd</sup> Floor, Harrisburg, PA 17110 07.16-3t

### THIRD PUBLICATION

ESTATE OF CARLOS ALMODOVAR, DECEASED  
Late of York City, York County, PA.  
Administratrix: Rachel L. Almodovar, c/o Richard R. Reilly, Esq., 54 North Duke Street, York, PA 17401-1210  
Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401-1210 07.09-3t

ESTATE OF DONNA BRANDT, DECEASED  
Late of Dillsburg Borough, York County, PA.  
Executor: Holly Renee Robson Kelley, c/o Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011  
Attorney: Susan H. Confair, Esquire, Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011 07.09-3t

ESTATE OF SHERRY S. CAVALIERE, DECEASED  
Late of New Freedom Borough, York County, PA.  
Administrator: Candace K. Epaliere, c/o Amanda Snoke Dubbs, Esq., 294 Dew Drop Road, York, PA 17402  
Attorney: Amanda Snoke Dubbs, Esquire, 294 Dew Drop Road, York, PA 17402 07.09-3t

ESTATE OF RICHARD L. CRUMLING, SR., DECEASED  
Late of Wrightsville Borough, York County, PA.  
Co-Executors: Richard L. Crumling, Jr. and Eric D. Crumling, 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 07.09-3t

ESTATE OF PAULINE M. CUNNINGHAM, DECEASED  
Late of Wrightsville Borough, York County, PA.  
Executrix: Dinah L. Washington, c/o Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512  
Attorney: Mountz & Kreiser Law Offices, 553 Locust Street, Columbia, PA 17512 07.09-3t

ESTATE OF RICHARD ALLEN DRUCK, a/k/a RICHARD A. DRUCK, DECEASED  
Late of Newberry Twp., York County, PA.  
Administrator-Executor: Wanda A. Senft, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402  
Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402 07.09-3t

ESTATE OF GERALDINE A. EASTER, DECEASED  
Late of Shrewsbury Borough, York County, PA.  
Administrator-Executor: Bonnie J. Thibault, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402  
Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402 07.09-3t

ESTATE OF HAROLD LAVERNE GEIMAN, DECEASED  
Late of York Twp., York County, PA.  
Administrator-Executor: Dennis Ray Geiman, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402  
Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402 07.09-3t

ESTATE OF HAROLD A. HUFF, DECEASED  
Late of Paradise Twp., York County, PA.  
Administrator-Executor: Lynne D. Wallat & Laurel D. Huff, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402  
Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402 07.09-3t

ESTATE OF WALTER JEFFRY JAMOUNEAU  
a/k/a W. JEFFRY JAMOUNEAU, DECEASED  
Late of Carroll Twp., York County, PA.  
Executor: G. Andrew Jamouneau, c/o  
Edmund G. Myers, Attorney, Johnson,  
Duffie, Stewart & Weidner, 301 Market  
Street, P.O. Box 109, Lemoyne, PA 17043  
Attorney: Edmund G. Myers, Esquire,  
Johnson, Duffie, Stewart & Weidner, 301  
Market Street, P.O. Box 109, Lemoyne, PA  
17043 07.09-3t

ESTATE OF KIMBERLY ANN JONES,  
DECEASED  
Late of West Manchester Twp., York County, PA.  
Administrator-Executor: Sarah Hostler, 925  
Aspen Lane, Red Lion, PA 17356  
Attorney: Kristen Snyder, Esquire, 1215  
Manor Drive, Suite 202, Mechanicsburg,  
PA 17055 07.09-3t

ESTATE OF LARRY P. KELLER, DECEASED  
Late of West Manchester Twp., York County, PA.  
Administrator-Executor: Michael K. Baney  
and Mary Lou Baney, c/o Bellomo &  
Associates, 3198 East Market Street,  
York, PA 17402  
Attorney: Bellomo & Associates, 3198 East  
Market Street, York, PA 17402 07.09-3t

ESTATE OF BRADLEY M. LENDER,  
DECEASED  
Late of Fairview Twp., York County, PA.  
Administratrix: Maranda C. Lender, c/o  
Adam R. Deluca, Esquire, Stone Lafaver  
& Shekletski, 414 Bridge Street, New  
Cumberland, PA 17070  
Attorney: Adam R. Deluca, Esquire, Stone  
Lafaver & Shekletski, 414 Bridge Street,  
New Cumberland, PA 17070 07.09-3t

ESTATE OF SHIRLEY K. MOHR,  
DECEASED  
Late of Red Lion Borough., York County, PA.  
Administrator-Executor: Terri L. Williams,  
c/o Bellomo & Associates, 3198 East  
Market Street, York, PA 17402  
Attorney: Bellomo & Associates, 3198 East  
Market Street, York, PA 17402 07.09-3t

ESTATE OF LARRY K. ORT, DECEASED  
Late of Dover Twp., York County, PA.  
Administrator-Executor: JoAnn E. Brickner,  
c/o Bellomo & Associates, 3198 East  
Market Street, York, PA 17402  
Attorney: Bellomo & Associates, 3198 East  
Market Street, York, PA 17402 07.09-3t

ESTATE OF ROBERT LOWELL PARDEW,  
DECEASED  
Late of Peach Bottom Twp., York County, PA.  
Administrator-Executor: Wanda Kay  
Lehman, 19701 Gunpowder Road,  
Millers, MD 21102 07.09-3t

ESTATE OF LEROY E. REAM, DECEASED  
Late of Dover Twp., York County, PA.  
Executor: Lorne R. Spangler, 3910 Craig  
Ave., Dover, PA 17315  
Attorney: Thomas R. Nell, Esquire, 130 W.  
King Street, P.O. Box 1019, East Berlin,  
PA 17316 07.09-3t

ESTATE OF DOROTHY A. RIPPEON,  
DECEASED  
Late of Hanover Borough, York County, PA.  
Executor: Lisa A. Bowers, c/o Strausbaugh  
Law, PLLC, 1201 West Elm Avenue, Suite  
#2, Hanover, PA 17331  
Attorney: Scott J. Strausbaugh, Esquire,  
Strausbaugh Law, PLLC, 1201 West Elm  
Avenue, Suite #2, Hanover, PA 17331  
07.09-3t

ESTATE OF HELGA H. UPTON, DECEASED  
Late of Hopewell Twp., York County, PA.  
Executor: Wayne H. Upton, c/o P.O. Box  
312, Stewartstown, PA 17363  
Attorney: Laura S. Manifold, Esquire, P.O.  
Box 312, Stewartstown, PA 17363 07.09-3t

ESTATE OF REBECCA WALKER, a/k/a  
REBECCA SUSAN WALKER, REBECCA S.  
WALKER, DECEASED  
Late of Warrington Twp., York County, PA.  
Executor: Dawn M. Diehl, c/o Amanda  
Snoke Dubbs, Esq., 294 Dew Drop Road,  
York, PA 17402  
Attorney: Amanda Snoke Dubbs, Esquire,  
294 Dew Drop Road, York, PA 17402  
07.09-3t

### ORPHAN'S 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 **August 5,  
2020 at 9:00 a.m.** and will be called in the order  
named for audit and distribution by said Court,  
in **Courtroom No. 7002, on the 7<sup>th</sup> floor of the  
York County Judicial Center at 45 North  
George St. in the City of York, Pennsylvania.**

**1. ANDERSON – The First and Final  
Account of Angela L. Anderson,  
Administratrix of the Estate of Daniel L.  
Anderson, Late of Manchester Borough,  
York County, Pennsylvania, deceased, 6718-  
1336. (Brandon S. O'Donnell, Esq.)**

**2. STARN – The First and Final Account  
of Wayne A. Starn and Sharon J. Scott, Co-  
Executors of the Last Will and Testament  
of John A. Starn, Late of Lower Chanceford  
Township, York County, Pennsylvania,  
deceased, 6719-0224. (David M. Laucks,  
Esq.)**

**3. CHANDLEE – The First and Final  
Account of Charles E. Chandlee and Robert  
C. Chandlee, Co-Executors of the Last Will  
and Testament of George E. Chandlee, Late  
of Chanceford Township, York County,  
Pennsylvania, deceased, 6719-1867. (David  
M. Laucks, Esq.)**

**4. MYERS – The First and Final Account  
of Sharon L. Grandstaff and Mary A.  
Myers, Co-Executrices of the Last Will and  
Testament of Ronald R. Myers a/k/a Ronald**

**Ray Myers, Late of Dover Township, York  
County, Pennsylvania, deceased, 6719-0845.  
(David M. Laucks, Esq.)**

**5. HUNTER – The First and Final Account  
of Linda M. Chase and Karen L. Berkey, Co-  
Executrices of the Last Will and Testament of  
William F. Hunter a/k/a William F. Hunter,  
Sr., Late of Lower Windsor Township, York  
County, Pennsylvania, deceased, 6718-0177.  
(David M. Laucks, Esq.)**

**6. DAUGHERTY – The First and Final  
Account of Amy Jo Boyer, Executrix of the  
Last Will and Testament of Donna L.  
Daugherty, Late of Spring Garden Township,  
York County, Pennsylvania, deceased, 6719-  
1561. (David M. Laucks, Esq.)**

**7. SCOTT – The First and Final Account  
of Janet M. Scott, Executrix of the Last Will  
and Testament of Douglas F.C. Scott, Late  
of North Codorus Township, York County,  
Pennsylvania, deceased, 6716-1886. (Gillian  
A. Woodward, Esq.)**

**8. LIEBGOTT – The First and Final  
Account of Keith J. Liebgott, Administrator  
of the Estate of Benjamin J. Liebgott, Late  
of Dallastown Borough, York County,  
Pennsylvania, deceased, 6719-1023. (William  
F. Hoffmeyer, Esq.)**

**9. BAILEY – The First and Final Account  
of Randy E. Bailey, Sr., Executor of the Last  
Will and Testament of Dorothy E. Bailey a/k/a  
Dorothy Elizabeth Bailey, Late of Springfield  
Township, York County, Pennsylvania,  
deceased, 6719-0465. (David M. Laucks,  
Esq.)**

**10. EBAUGH – The First and Final  
Account of Bryan E. Ebaugh, Executor  
of the Last Will and Testament of Cora L.  
Ebaugh a/k/a Cora Lorraine Ebaugh, Late  
of Lower Windsor Township, York County,  
Pennsylvania, deceased, 6719-1542. (David  
M. Laucks, Esq.)**

**11. WEYER – The Tenth and Partial  
Account of Wells Fargo Bank, N.A., Successor  
Trustee for the Discretionary Special Trust  
Established under the Will of Jesse M. Weyer,  
6772-0718. (Kendra McGuire, Esq.)**

**12. MACKLEY – The First and Final  
Account ofCarolynn E. Fauth, Executrix of  
the Last Will and Testament of Juanita C.  
Mackley a/k/a Juanita Carol Mackley, Late of  
York Township, York County, Pennsylvania,  
deceased, 6719-1569. (Gillian Woodward,  
Esq.)**

**13. TOMPKINS – The First and Final  
Account of Theodore R. Rizzio, Jr., Executor  
of the Last Will and Testament of Gloria  
J. Tompkins a/k/a Gloria Tompkins, Late  
of Dallastown Borough, York County,  
Pennsylvania, deceased, 6719-1939. (D.  
Michael Craley, Esq.)**

**14. SHIREY – The Second and Final Account  
of Norberto M. Plaza, Administrator of the  
Estate of Merle R. Shirey, Jr. a/k/a Merle  
Roy Shirey, Jr., Late of York Township, York  
County, Pennsylvania, deceased, 6716-1260.  
(D. Michael Craley, Esq.)**



15. STEWART – The First and Final Account of Richard J. Seneca, Esq., Executor of the Last Will and Testament of Dorothy J. Stewart a/k/a Dorothy Jane Stewart, Late of Newberry Township, York County, Pennsylvania, deceased, 6718-1206. (Richard J. Seneca, Esq.)

16. NEIBERT – The First and Final Account of L.C. Heim, Executor of the Last Will and Testament of Harold C. Neibert, Late of Springettsbury Township, York County, Pennsylvania, deceased, 6718-0112. (Ronald Perry, Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE JULY 8, 2020.

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

7.16-2t

**CIVIL NOTICES**

**ACTION IN MORTGAGE FORECLOSURE**

CIVIL ACTION

COURT OF COMMON PLEAS  
 YORK COUNTY, PA  
 CIVIL ACTION-LAW  
 NO. 2019-SU-002009

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING  
 Plaintiff

v.

DIANE DUBBS, IN HER CAPACITY AS HEIR OF ALLEN R. DUBBS; DEBORAH DUBBS, IN HER CAPACITY AS HEIR OF ALLEN R. DUBBS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALLEN R. DUBBS,  
 Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALLEN R. DUBBS Defendant(s), 170 HICKORY RIDGE CIRCLE YORK, PA 17404

**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of YORK County, PA docketed to No. 2019-SU-002009, seeking to foreclose the mortgage secured on your property located, 170 HICKORY RIDGE CIRCLE YORK, PA 17404.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION

ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service of  
 The York County Bar Association  
 (Attorney Connections)  
 York County Bar Center  
 137 East Market Street  
 York, PA 17401  
 717-854-8755  
 RAS CITRON, LLC  
 ATTORNEYS FOR PLAINTIFF  
 Jenine Davey, Esq. ID No. 87077  
 133 Gaither Drive, Suite F  
 Mt. Laurel, NJ 08054  
 855-225-6906

07.23-1t

Solicitor

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on June 26, 2020 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: OLIVER JACOB PAYLEY-BIEVENOUR to: OLIVER JACOB BIEVENOUR. The Court has fixed the day of September 29, 2020 at 2:00 pm in Courtroom No. 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.

07.23-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 23 June 2020 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: ZACHARY SCOTT SNYDER to: ZACHARY SCOTT ZANGER. The Court has fixed the day of 3 September, 2020 at 10:00 am in Courtroom No. 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.

07.23-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

No.: 2020-SU-001206

IN RE:

STEPHANIE JANE KEIM and ASHLEY ALEXIS BUFFTON

NOTICE

NOTICE is hereby given that a Petition for Name Change of Stephanie Jane Keim and Ashley Alexis Buffton was filed in the Court of Common Pleas of York County, Pennsylvania, praying for a Decree for Name Change to STEPHANIE JANE KEFFTON and ASHLEY ALEXIS KEFFTON.

The Court has fixed Thursday, September 3, 2020 at 10:00 a.m. in Courtroom No. 7002 of the York County Judicial Center, 45 North George Street, York, PA, before the Honorable Clyde W. Vedder, as the time and place for the hearing on said Petition via Order of Court dated June 24, 2020. All interested persons may appear and show cause, if any they may have, why the prayer of the Petition for Name Change shall not be granted.

Leslie S. Arzt, Esquire Attorney for Petitioner

07.23-1t

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 Nganyang Ngatta are the only person(s) owning or interested in a business, the character of which is: Resale, IT Consulting, Logistics and Transportaion and that the name, style and designation under which said business is and will be conducted is: L& M Ventures and the location where said business is and will be located is: 230 Joshua Dr., York, PA 17404.

07.23-1t

Solicitor

An application for registration of the fictitious name Becca's Boutique, 462 W. Walnut St., Hanover, PA 17331 has been filed in the Department of State at Harrisburg, PA, File Date 05/01/2020 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Rebecca E Auer, 462 W. Walnut St., Hanover, PA 17331.

07.23-1t

Solicitor

NOTICE

PUBLIC NOTICE TO TIFFANY LEANN SMEAL AND ELLIS GORDON SMEAL, III

In Re: Adoption of Aubree Faith Smeal, A Minor

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, Aubree Faith Smeal. A Termination of Parental Rights Hearing has been scheduled for August 10, 2020, at 1:30 p.m., in Court Room No. 5002, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Aubree Faith Smeal (DOB: October 7, 2013), whose Father is Ellis Gordon Smeal, III and whose Mother is Tiffany Leann Smeal. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

ATTORNEY CONNECTION/ YCBA MODEST MEANS 137 East Market Street York, Pennsylvania 17401 717-854-8755 http://www.yorkkbar.com/?page=YCBAFindEsq

If you cannot afford an attorney, an attorney may be appointed by the court at no cost to you if you qualify. Contact the following office for instructions and forms to complete and file.

Clerk of the Orphans' Court York County Judicial Center 45 North George Street York, Pennsylvania 17401 717-771-9288 http://yorkcountypa.gov/component/jdownloads/send/100-adopt-forms/824-packet-for-court-appted-counsel-and-financial-affidavit.html

Martin Miller, Esquire Solicitor for York County Offices of Children, Youth & Families

A prospective adoptive parent of a child may enter into an agreement with a birth relative of the child to permit continuing contact or communication between the child and the birth relative or between the adoptive parent and the birth relative. An agency or anyone representing the parties in an adoption shall provide notification to a prospective adoptive parent, a birth parent and a child who can be reasonably expected to understand that a

prospective adoptive parent and a birth relative of a child have the option to enter into a voluntary agreement for the continuing contact or communication. See 23 Pa.C.S.A Section 2731, et seq.

07.09-3t

Solicitor

THE COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

NO. A2020-0015

IN RE: INVOLUNTARY TERMINATION OF PARENTAL RIGHTS TO BABY BOY SLICK, A MINOR

NOTICE

TO: SKY PATRICK BERLAN

A Petition has been filed asking the Court to put an end to all rights you have to your child, Baby Boy Slick. That hearing will be held in Courtroom No. 4 of the Northampton County Government Center, 669 Washington Street, Easton, Pennsylvania on August 18, 2020 at 10:00 a.m.

IF YOU DO NOT APPEAR AT THIS HEARING, THE COURT MAY DECIDE THAT YOU ARE NOT INTERESTED IN RETAINING YOUR RIGHTS TO YOUR CHILD AND YOUR FAILURE TO APPEAR MAY AFFECT THE COURT'S DECISION ON WHETHER TO END YOUR RIGHTS TO YOUR CHILD. YOU ARE WARNED THAT EVEN IF YOU FAIL TO APPEAR AT THE SCHEDULED HEARING, THE HEARING WILL GO ON WITHOUT YOU AND YOUR RIGHTS TO YOUR CHILD MAY BE ENDED BY THE COURT WITHOUT YOUR BEING PRESENT.

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

LAWYER REFERRAL SERVICE 155 SOUTH NINTH STREET EASTON, PENNSYLVANIA 18042 (610) 2586333

07.23-3t

Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY PENNSYLVANIA

CIVIL DIVISION

NO.: 2020-SU-000619

DOLLAR BANK, FEDERAL SAVINGS BANK,

Plaintiff,

vs.

BRYAN K. UPDEGRAFF, Known Heir

of the Estate of LARRY E. UPDEGRAFF,  
a/k/a LARRY E. UPDERGRAFF and the  
Unknown Heirs, Executors and/or Administra-  
tors of the Estate of LARRY E. UPDEGRAFF,  
a/k/a LARRY E. UPDERGRAFF,

Defendants.

**NOTICE**

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

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

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

Lawyer Referral Service  
137 E. Market Street  
York, PA 17401  
(717) 854-8755

07.23-1t

Solicitor

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**SHERIFF SALES**

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. MICHAEL F. AUGHINBAUGH Docket Number: 2020-SU-000378. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL F. AUGHINBAUGH

By virtue of a Writ of Execution No. 2020-SU-000378

JPMorgan Chase Bank, National Association v. Michael F. Aughinbaugh

owner(s) of property situate in the YORK CITY, 12TH, YORK County, Pennsylvania, being

249 Grant Street, York, PA 17401-3005 Parcel No. 134530300390000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$21,518.38

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 249 GRANT STREET, YORK, PA 17401

UPI# 13-453-03-0039.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 07.09-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. LATIMA

BACKUS, IN HER CAPACITY ADMINISTRATRIX AND HEIR OF THE ESTATE OF LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS, LANCE BACKUS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS, DECEASED Docket Number: 2019-SU-003725. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LATIMA BACKUS, IN HER CAPACITY ADMINISTRATRIX AND HEIR OF THE ESTATE OF LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS LANCE BACKUS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS, DECEASED

By virtue of a Writ of Execution No. 2019-SU-003725

Wells Fargo Bank, N.A. v. Latima Backus, in Her Capacity as Administratrix and Heir of The Estate of Larferm G. Backus a/k/a Larferm Gail Backus a/k/a Larferm Backus, Lance Backus, in His Capacity as Heir of The Estate of Larferm G. Backus a/k/a Larferm Gail Backus a/k/a Larferm Backus, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Larferm G. Backus a/k/a Larferm Gail Backus a/k/a Larferm Backus, Deceased

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

999 Redbud Court, York, PA 17404-8615 Parcel No. 360003603130000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$210,947.68

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 999 REDBUD COURT, YORK, PA 17404

UPI# 36-000-36-0313.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 07.09-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. HEATHER BAILEY and CAIN ROBINSON Docket Number: 2020-SU-000210. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HEATHER BAILEY CAIN ROBINSON

ALL THAT tract with improvements in Manchester Township, York County, Pennsylvania, being identified as Lots Nos. 166 and 167, York Gardens Plan of Lots York Deed Book 18-C, Page 701.

HAVING THEREON erected a dwelling house known and numbered as: 102 JASPER AVENUE & BEAVER STREET, YORK, PA 17404

PARCEL NO. 36-000-08-0096 York Record Book 2098, Page 5511

TO BE SOLD AS THE PROPERTY OF HEATHER BAILEY AND CAIN ROBINSON ON JUDGMENT NO. 2020-SU-000210

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

PROPERTY ADDRESS: 102 JASPER AVENUE & BEAVER STREET, YORK, PA 17404

UPI# 36-000-08-0096.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 07.09-3t York County, Pennsylvania

PATRICIA BARON,  
 AKA PATRICIA N. BARON

BEING known as 220 Second Avenue, Hanover,  
 PA 17331

SHORT LEGAL DESCRIPTION

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PLANET HOME LENDING, LLC vs. JACQUELINE M. BARNETT Docket Number: 2019-SU-003305. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

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

BEING the same premises which Anthony Baker, single, by Deed dated March 30, 2009 and recorded in the Office of Recorder of Deeds of York County on March 31, 2009 at Book 2012, Page 8410 granted and conveyed unto Andrew W. Clancy and Kelly C. Clancy, Husband and Wife, as tenants of an estate by the entirety.

BEING KNOWN AND NUMBERED AS 22 NORTH SUMNER STREET, YORK, PA 17404

PROPERTY ADDRESS: 220 SECOND AVENUE, HANOVER, PA 17331

UPIN NUMBER 880001500590000000

UPI# 67-000-07-0326.A0-00000

PROPERTY ADDRESS: 22 NORTH SUMNER STREET, YORK, PA 17404

UPI# 88-000-15-0059.00-00000

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

AS THE REAL ESTATE OF:

JACQUELINE M. BARNETT

All that certain Unit No. 101 in the Village of Fox Run, a Condominium situate on Dew Drop Court in York Township, York County, Pennsylvania, as more specifically described in the Declaration of Condominium, Code of Regulations, and Declaration Plan relating to the Village of Fox Run, recorded on July 3, 1974, in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Record Book 67-Z, Page 246, Record Book 67-Z, Page 237, and Plan Book X, Page 562. Sometimes known as: 101 Fox Run Drive #23, York PA 17403

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

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 07.09-3t York County, Pennsylvania

07.09-3t York County, Pennsylvania

PARCEL ID 54-000-HI-0259-L0-C0023

PROPERTY ADDRESS: 101 FOX RUN DRIVE, UNIT 23, YORK, PA 17403

UPI# 54-000-HI-0259.L0-C0023

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

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PHH MORTGAGE CORPORATION vs. ANDREW W. CLANCY and KELLY C. CLANCY Docket Number: 2020-SU-000212. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. TRACY CRAIG Docket Number: 2019-SU-003813. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TRACY CRAIG

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

ANDREW W. CLANCY  
 KELLY C. CLANCY

Being the Owner(s) of property situate in Spring Garden Township, York County and State of Pennsylvania, being 1501 FIFTH AVENUE, YORK, PA 17403

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 07.09-3t York County, Pennsylvania

PARCEL #: 480001001410000000

Improvements thereon: Residential Dwelling  
 Judgment Amount: \$143,235.59

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION vs. PATRICIA BARON, AKA PATRICIA N. BARON Docket Number: 2019-SU-003662. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

All that tract of land situate, lying and being in the borough of Hanover, York County, Pennsylvania, more particularly bounded and described as follows: Beginning at a 3/4 inch steel pin in a concrete walk setback 7.00 feet from the curbline that runs parallel with second avenue; thence along and with said concrete walk north thirty-seven (37) degrees four (04) minutes thirty-three (33) seconds west, seventeen and forty hundredths (17.40) feet to a 3/4 inch steel pin at Lot no. 1 as shown on the hereinafter referenced final plan.

Attorneys for Plaintiff:  
 KML LAW GROUP P.C.

PROPERTY ADDRESS: 1501 FIFTH AVENUE, YORK, PA 17403

UPI# 48-000-10-0141.00-00000

CONTAINING 2,957 square feet, and being known as lot no. 2 on a final plan prepared for Terry L. Wetzel, by Worley surveying, dated November 14, 1997, and recorded in the office of the recorder of deeds of York County, Pennsylvania, in Plan Book PP at Page 333.

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

AS THE REAL ESTATE OF:

Parcel No.: 67-000-07-0326.A0-00000

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PEOPLESBANK, A CODORUS VALLEY COMPANY vs. FOUNDATION FOR ELDERCARE, ROCCO J CRESCENZO, DELAWARE COUNTY SHERIFFS OFFICE Docket Number: 2020-NO-001440. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

FOUNDATION FOR ELDERCARE  
ROCCO J CRESCENZO  
DELAWARE COUNTY SHERIFFS OFFICE

Foundation for Eldercare's interest in the following properties:

Owners of all that tract of land lying, being and situate in East Manchester Township, York County, Pennsylvania, being:

93 Coriander Ln. Manchester Township  
Parcel No. 26-000-19-0031.00-00000  
225 Spring Meadows Road, Manchester Township  
Parcel No. 26-000-19-0042.00-00000  
55 Coriander Ln., Manchester Township  
Parcel No. 26-000-19-0035.00-00000

Owner(s) of ALL THOSE CERTAIN Units, being Unit Nos, 80, 81, 82, 90 and 94 of Laurel Vistas, a Planned Community (the "Community"), located in Windsor Township, York County, Pennsylvania, being:  
40 Azalea Dr., Windsor Township  
No. 53-000-42-0094.00-00000  
160 Azalea Dr., Windsor Township  
No. 53-000-42-0090.00-00000  
290 Azalea Dr., Windsor Township  
No. 53-000-42-0082.00-00000  
300 Azalea Dr., Windsor Township  
No. 53-000-42-0081.00-00000  
320 Azalea Dr., Windsor Township  
No. 53-000-42-0080.00-00000

Judgment Amount: \$330,674.84

Attorney for Plaintiff  
Joshua D. Bradley, Esquire  
Rosenberg Martin Greenberg LLP

PROPERTY ADDRESS: 93 CORIANDER LANE, MANCHESTER, PA 17345

UPI# 26-000-19-0031.00-00000

PROPERTY ADDRESS: 225 SPRING MEADOWS ROAD, MANCHESTER, PA 17345

UPI# 26-000-19-0042.00-00000

PROPERTY ADDRESS: 55 CORIANDER

LANE, MANCHESTER, PA 17345

UPI# 26-000-19-0035.00-00000

PROPERTY ADDRESS: 40 AZALEA DRIVE, WINDSOR, PA 17366

UPI# 53-000-42-0094.00-00000

PROPERTY ADDRESS: 160 AZALEA DRIVE, WINDSOR, PA 17366

UPI# 53-000-42-0090.00-00000

PROPERTY ADDRESS: 290 AZALEA DRIVE, WINDSOR, PA 17366

UPI# 53-000-42-0082.00-00000

PROPERTY ADDRESS: 300 AZALEA DRIVE, WINDSOR, PA 17366

UPI# 53-000-42-0081.00-00000

PROPERTY ADDRESS: 320 AZALEA DRIVE, WINDSOR, PA 17366

UPI# 53-000-42-0080.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. TIMOTHY FREYMAN AKA TIMOTHY S. FREYMAN Docket Number: 2018-SU-000214. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY FREYMAN  
AKA TIMOTHY S. FREYMAN

SHORT LEGAL DESCRIPTION

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE a borough OF NEW SALEM, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 105 WEST GEORGE STREET, YORK NEW SALEM, PA 17371

UPIN NUMBER 79000020005C000000

PROPERTY ADDRESS: 105 WEST GEORGE STREET, YORK NEW SALEM, PA 17371

UPI# 79-000-02-0005.C0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PENNYMAC LOAN SERVICES, LLC vs. KRISTY GIORDANO and NATHAN J. GIORDANO Docket Number: 2019-SU-003824. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KRISTY GIORDANO  
NATHAN J. GIORDANO

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

65 Liborio Lane York PA 17402  
PARCEL #: 530003501470000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$271,116.76

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 65 LIBORIO LANE, YORK, PA 17402

UPI# 53-000-35-0147.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIV-

EN THAT on August 10, 2020 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of M&T BANK vs. WESLEY C. HALBERT Docket Number: 2016-SU-002580-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WESLEY C. HALBERT

Being the Owner(s) of property situate in the Township of Springettsbury, York County and State of Pennsylvania, being

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

PARCEL #: 46-000-09-0019.00-00000

Improvements thereon: Residential Dwelling  
Judgment Amount: \$130,157.57

Attorneys for Plaintiff:  
KML LAW GROUP P.C.

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

UPI# 46-000-09-0019.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff’s Office,  
07.09-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of LAKEVIEW LOAN SERVICING, LLC vs. TIMOTHY J. HUTCHESON Docket Number: 2020-SU-000214. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY J. HUTCHESON

ALL THAT CERTAIN tract of land situate in Newberry Township, County of York and Commonwealth of Pennsylvania. Being more fully described in Deed Book 2145, Page 7363, dated 8/30/2011 and recorded in the Office of Record-

er of Deeds of York County on 10/19/2011.

Address: 507 North Reeser Drive, York Haven, PA 17370

Parcel ID No. 390001300790000000

PROPERTY ADDRESS: 507 NORTH REESER DRIVE, YORK HAVEN, PA 17370

UPI# 39-000-13-0079.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff’s Office,  
07.09-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of MORTGAGE RESEARCH CENTER, LLC vs. LUX JOSEPH Docket Number: 2019-SU-003709. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LUX JOSEPH

ALL that parcel of ground shown on a Final Subdivision Plan of Southern Heights as Lot No. 2, drawn by Site Design Concepts, Inc. dated August 1, 2003, Job No. 378.3, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book SS, Page 442 (the “Plan”), situate in York Township, York County, Pennsylvania as more fully described, to wit:

Property Address: 400 Pulaski Place  
Dallastown, PA 17313

Parcel No. 540004501020000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2019-SU-003709  
Judgment: \$233,137.47  
Attorney: Morris A. Scott, Esquire  
To be sold as the Property Of: Lux Joseph

PROPERTY ADDRESS: 400 PULASKI PLACE, DALLASTOWN, PA 17313

UPI# 54-000-45-0102.00-00000

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

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff’s Office,  
07.09-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of QUICKEN LOANS INC. vs. STEPHEN J. KOWALSKI SOLELY IN HIS CAPACITY AS HEIR OF STEPHEN E. KOWALSKI DECEASED, ADRIANNA N. KOWALSKI SOLELY IN HER CAPACITY AS HEIR OF STEPHEN E. KOWALSKI DECEASED Docket Number: 2020-SU-000015. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEPHEN J. KOWALSKI SOLELY  
IN HIS CAPACITY AS HEIR OF  
STEPHEN E. KOWALSKI DECEASED  
ADRIANNA N. KOWALSKI SOLELY IN  
HER CAPACITY AS HEIR OF  
STEPHEN E. KOWALSKI DECEASED

Being the Owner(s) of property situate in Township of Hellam, York County and State of Pennsylvania, being 4950 BROWN LANE, HELLAM, PA 17406

PARCEL #: 31000LK0039L000000

Improvements thereon: Residential Dwelling

Judgment Amount: \$8,140.86

Attorneys for Plaintiff:  
KML LAW GROUP P.C.

PROPERTY ADDRESS: 4950 BROWN LANE, HELLAM, PA 17406

UPI# 31-000-LK-0039.L0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff’s Office,  
07.09-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY

GIVEN THAT on August 10, 2020 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE ELLINGTON LOAN ACQUISITION TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1 vs. CHARLES M. LOEHMER and MARY KELLY LOEHMER Docket Number: 2016-SU-001811-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES M. LOEHMER  
MARY KELLY LOEHMER

ALL THAT CERTAIN tract of land situated in Shrewsbury Borough, York County, Pennsylvania, bounded and described according to a Plan made by Northfield Engineering and Design, Inc., CE and Land Surveyors and Planners, Stewartstown, PA, dated 05/25/2003 and recorded 7/23/2003 in Plan Book SS Page 220.

Property Address: 24 Tree Hollow Drive Shrewsbury, PA 17361

Parcel No. 84-000-10-0009.00-00000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2016-SU-001811-06  
Judgment: \$547,872.04  
Attorney: Morris A. Scott, Esquire  
To be sold as the Property Of: Charles M. Loehmer and Mary Kelly Loehmer

PROPERTY ADDRESS: 24 TREE HOLLOW DRIVE, SHREWSBURY, PA 17361

UPI# 84-000-10-0009.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff’s Office,  
07.09-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. MELISSA MCCOLLUM, AKA MELISSA L. MCCOLLUM-SELL, AS EXECUTOR OF THE ESTATE OF LISA A. MCCOLLUM-MARTELL, AKA LISA A. MCCOLLUM Docket Number: 2019-SU-003199. And to me directed, I will ex-

pose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MELISSA MCCOLLUM,  
AKA MELISSA L. MCCOLLUM-SELL,  
AS EXECUTOR OF THE ESTATE OF  
LISA A. MCCOLLUM-MARTELL,  
AKA LISA A. MCCOLLUM

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 25 CHEROKEE TRAIL, YORK HAVEN, PA 17370

UPIN NUMBER 390002600010000000

PROPERTY ADDRESS: 25 CHEROKEE TRAIL, YORK HAVEN, PA 17370

UPI# 39-000-26-0001.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff’s Office,  
07.09-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. MATTHEW MILLER A/K/A MATTHEW R. MILLER and LAURIE A. HILDEBRANDT N/K/A LAURIE A. MILLER A/K/A LAURIE MILLER Docket Number: 2020-SU-000021. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MATTHEW MILLER  
A/K/A MATTHEW R. MILLER  
LAURIE A. HILDEBRANDT  
N/K/A LAURIE A. MILLER  
A/K/A LAURIE MILLER

By virtue of a Writ of Execution No. 2020-SU-000021

Wells Fargo Bank, N.A.  
v.  
Matthew Miller a/k/a Matthew R. Miller

Laurie A. Hildebrandt n/k/a Laurie A. Miller a/k/a Laurie Miller

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

3845 Tunnel Hill Road,  
Seven Valleys, PA 17360-8593  
Parcel No. 400000103120000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$69,966.08

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 3845 TUNNEL HILL ROAD, SEVEN VALLEYS, PA 17360

UPI# 40-000-01-0312.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff’s Office,  
07.09-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION (“FANNIE MAE”) vs. TRACY A. MITCHELL and TY M. MITCHELL Docket Number: 2018-SU-002976. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TRACY A. MITCHELL  
TY M. MITCHELL

All that certain piece or parcel or Tract of land situate in Penn Township, York County, Pennsylvania, and being known as 655 Baer Avenue, Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER: 440000200390000000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$138,668.02

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Tracy A. Mitchell and Ty



M. Mitchell

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

PROPERTY ADDRESS: 655 BAER AVENUE,  
HANOVER, PA 17331

UPI# 44-000-02-0039.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of MIDFIRST BANK vs. ALYSHA N. MORGAN and JESSE R. MORGAN Docket Number: 2019-SU-003474. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ALYSHA N. MORGAN  
JESSE R. MORGAN

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 1929 SHERMAN STREET, AKA NORTH 1929 SHERMAN STREET, YORK, PA 17406

UPIN NUMBER 460000701420000000

PROPERTY ADDRESS: 1929 SHERMAN STREET, AKA NORTH 1929 SHERMAN STREET, YORK, PA 17406

UPI# 46-000-07-0142.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR FIRST HORIZON ALTERNATIVE MORTGAGE SECURITIES TRUST 2007-FA2 vs. MARK M. NAIL Docket Number: 2020-SU-000175. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARK M. NAIL

ALL THE following three (3) tracts of land situate, lying and being in Lower Windsor Township, York County, Pennsylvania

TRACT NO. 1

ALL THAT CERTAIN piece, parcel or tract of land with the improvements thereon erected, lying and being situate in Lower Windsor Township, York County, Pennsylvania, being identified as Lot 10 as shown on a plan of lots prepared by Gordon L. Brown Associates, Inc., bearing drawing number L-2843-1 and being recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book JJ on Page 824, being more fully described as the following, to wit:

Property Address: 127 Able Road assessed as 127 Abels Road, Wrightsville, PA 17368

Parcel No. 35000JM0085A000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2020-SU-000175  
Judgment: \$349,838.64  
Attorney: Morris A. Scott, Esquire  
To be sold as the Property Of: Mark M. Nail

PROPERTY ADDRESS: 127 ABEL ROAD, ASSESSED AS 127 ABELS ROAD, WRIGHTSVILLE, PA 17368

UPI# 35-000-JM-0085.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, N.A. vs. JUSTIN B. PFEIFFER, AKA JUSTIN PFEIFFER Docket Number: 2020-SU-000024. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JUSTIN B. PFEIFFER,  
AKA JUSTIN PFEIFFER

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 511 SOUTH MAIN STREET, SHREWSBURY, PA 17361

UPIN NUMBER 840000300320000000

PROPERTY ADDRESS: 511 SOUTH MAIN STREET, SHREWSBURY, PA 17361

UPI# 84-000-03-0032.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of SPECIALIZED LOAN SERVICING LLC vs. BEVERLY A. POST, ADMINISTRATRIX OF THE ESTATE OF BRIAN A. POST Docket Number: 2019-SU-003770. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BEVERLY A. POST,  
ADMINISTRATRIX OF THE ESTATE OF  
BRIAN A. POST

ALL THAT CERTAIN piece, parcel or tract of land, situate on the West side of Gora Road South, located in Manchester Township, York County, Pennsylvania, being known as Lot D6,

as shown on a plan for The Dominion, prepared by John Rahenkaup Consultants, Incorporated, Drawing No. 9-226-04, Sheet 2 of 25, recorded n Plan Book MM, Page 375, said tract being more fully bounded and described as follows:

Property Address: 1070 Gora Road South York, PA 17404

Parcel No. 36-000-29-0106-00-00000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2019-SU-003770  
Judgment: \$186,579.31  
Attorney: Morris A. Scott, Esquire  
To be sold as the Property Of: Beverly A. Post, Administratrix of the Estate of Brian A. Post

PROPERTY ADDRESS: 1070 GORA ROAD SOUTH, YORK, PA 17404

UPI# 36-000-29-0106.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
07.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PENNYMAC LOAN SERVICES, LLC vs. SCOTT W. PRESSWOOD and PAULA M. PRESSWOOD Docket Number: 2019-SU-000765. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT W. PRESSWOOD  
PAULA M. PRESSWOOD

Advertising Description

DOCKET #2019-SU-000765

ALL THAT CERTAIN TRACT OF LAND WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN DOVER TOWNSHIP, YORK COUNTY, PENNSYLVANIA.

PARCEL No. 24-000-34-0023.00-00000

PROPERTY ADDRESS: 3960 SHEPPARD DRIVE, DOVER, PA 17315

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: SCOTT W. PRESSWOOD and PAULA M. PRESSWOOD

ATTORNEY FOR PLAINTIFF: POWERS KIRN, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 3960 SHEPPARD DRIVE, DOVER, PA 17315

UPI# 24-000-34-0023.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
07.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. SCOTT D. RITTLER Docket Number: 2019-SU-002468. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT D. RITTLER

Owner(s) of property situate in the NEW FREEDOM BOROUGH, YORK County, Pennsylvania, being

106 West Penn Street New Freedom PA 17349  
PARCEL #: 780000100900000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount \$139,784.45

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 106 WEST PENN STREET, NEW FREEDOM, PA 17349

UPI# 78-000-01-0090.00-00000

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

Seized, levied upon and taken into execution

As the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
07.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FULTON BANK N.A. vs. MEGAN C. SCHELL and DENNIS H. SCHELL, JR. AKA DENNIS H. SCHELL Docket Number: 2014-SU-004284. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MEGAN C. SCHELL  
DENNIS H. SCHELL, JR.  
AKA DENNIS H. SCHELL

All that certain piece or parcel or Tract of land situate in the Borough of Manchester, York County, Pennsylvania, and being known as 500 Crossings Way, Manchester, Pennsylvania 17345.

TAX MAP AND PARCEL NUMBER:76-000-01-0051-M0-00000

THE IMPROVEMENTS THEREON ARE:  
Residential Dwelling

REAL DEBT: \$52,764.91

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Megan C. Schell and Dennis H. Schell, Jr. aka Dennis H. Schell

PROPERTY ADDRESS: 500 CROSSINGS WAY, MANCHESTER, PA 17345

UPI# 76-000-01-0051.M0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
07.09-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST

vs. CHRISTOPHER SMITH and SUMMER HOFFMAN Docket Number: 2019-SU-002381. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER SMITH  
SUMMER HOFFMAN

Property of Christopher Smith, Unmarried Man and Summer Hoffman, Unmarried Woman

Execution No. 2019-SU-002381

Judgment Amount: \$132,616.15

All the right title, interest and claim of Christopher Smith, Unmarried Man and Summer Hoffman, Unmarried Woman, of in and to:

Property located at 533 Country Club Road, within the Township of Spring Garden, York County, PA. Having erected thereon a Single family residential dwelling. Being more fully described in York County Deed Book Volume 1808, at page 4533, Instrument #2006034009.

Parcel Identification No. 480002701830000000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 533 COUNTRY CLUB ROAD, YORK, PA 17403

UPI# 48-000-27-0183.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK vs. EDWARD M. SMITH and CHRISTOPHER G. SMITH Docket Number: 2019-SU-000212. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

EDWARD M. SMITH

CHRISTOPHER G. SMITH

By virtue of a Writ of Execution No. 2019-SU-000212

Truist Bank, successor by merger to Suntrust Bank  
v.  
Edward M. Smith  
Christopher G. Smith

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

Lot 5 Leggitt Lane,  
a/k/a Lot 5 Liggitt Lane,  
Stewartstown, PA 17363  
Parcel No. 32000AL0027K000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$86,088.71

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: LOT 5 LEGGITT LANE, A/K/A LOT 5 LIGGITT LANE, STEWARTSTOWN, PA 17363

UPI# 32-000-AL-0027.K0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of GOSHEN MORTGAGE LLC AS SEPARATE TRUSTEE FOR GDBT I TRUST 2011-1 vs. DANIEL E. SNYDER and LORI A. SNYDER A/K/A LORI SNYDER Docket Number: 2017-SU-003060. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DANIEL E. SNYDER  
LORI A. SNYDER A/K/A LORI SNYDER

ALL THAT CERTAIN piece, parcel or tract of ground, situate, lying and being in the Borough of Manchester, County of York and Commonwealth of Pennsylvania, known and numbered as Lot No. 26 as shown on a Plan entitled "Final

Subdivision Plan of Manhaven Manor - Phase I", prepared by Land Survey Consultants, Inc., Plan No. 727-2, dated June 29, 1993, last revised August 5, 1993, and recorded by the York County Recorder of Deeds in Plan Book NN, Page 468, being more particularly bounded and described as follows, to-wit BEING KNOWN AND NUMBERED AS 545 Crossings Way, Manchester, PA 17345.

TAX PARCEL NO. 76000010049N000000.

PROPERTY ADDRESS: 545 CROSSING WAY, MANCHESTER, PA 17345

UPI# 76-000-01-0049.N0-00000

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of LSRMF MH MASTER PARTICIPATION TRUST II vs. ROBERT STRAUSBAUGH A/K/A ROBERT M. STRAUSBAUGH, HEATHER D. STRAUSBAUGH, IN HER CAPACITY AS HEIR OF LISA A. STRAUSBAUGH A/K/A LISA STRAUSBAUGH, DECEASED, LINDSAY A. STRAUSBAUGH, IN THEIR CAPACITY AS HEIRS OF LISA STRAUSBAUGH, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LISA A. STRAUSBAUGH AKA LISA STRAUSBAUGH, DECEASED Docket Number: 2019-SU-002332. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT STRAUSBAUGH  
A/K/A ROBERT M. STRAUSBAUGH  
HEATHER D. STRAUSBAUGH,  
IN HER CAPACITY AS HEIR OF  
LISA A. STRAUSBAUGH  
A/K/A LISA STRAUSBAUGH, DECEASED  
LINDSAY A. STRAUSBAUGH, IN THEIR  
CAPACITY AS HEIRS OF  
LISA STRAUSBAUGH, DECEASED  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS, CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER  
LISA A. STRAUSBAUGH  
AKA LISA STRAUSBAUGH, DECEASED

All that certain piece or parcel or Tract of land situate Penn Township, York County, Pennsylvania, and being known as 4B Beck Mill Road A/K/A 4 Beck Mill Road A/k/A 415 South High Street, Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER: 440000 060193A000000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$49,063.62

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Robert Strausbaugh a/k/a Robert M. Strausbaugh, Heather D. Strausbaugh, in Her capacity as Heir of Lisa A. Strausbaugh a/k/a Lisa Strausbaugh, Deceased, Lindsay Ann Strausbaugh, in Her capacity as Heir of Lisa A. Strausbaugh a/k/a Lisa Strausbaugh, Deceased, and Unknown Heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Lisa A. Strausbaugh a/k/a Lisa Strausbaugh, Deceased

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

PROPERTY ADDRESS: 4B BECK MILL ROAD A/K/A 4 BECK MILL ROAD, A/K/A 415 SOUTH HIGH STREET, HANOVER, PA 17331

UPI# 44-000-06-0193.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF 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 in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS,

ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER 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: Morris A. Scott, Esquire  
To be sold as the Property Of: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under June A. Shauck, Deceased.

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

UPI# 51-000-03-0083.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
07.09-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on August 10, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. TIFFANY M. WEAVER Docket Number: 2018-SU-003400. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TIFFANY M. WEAVER

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situate in Hallam Borough, York County, Pennsylvania, more particularly described in accordance with a "Final Subdivision Plan of Buttonwood Farms Phase 2" made by James R. Holley & Associates, Inc., York, PA, said plan being recorded in York County Recorder of Deeds Office in and for the County of York, in Plan Book QQ, Page 201, more particularly bounded, limited and de-

scribed as follows, to wit:

Property Address: 155 Charles Circle Hellam, PA 17406

Parcel No. 660000301060000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2018-SU-003400  
Judgment: \$150,239.31  
Attorney: Morris A. Scott, Esquire  
To be sold as the Property Of: Tiffany M. Weaver

PROPERTY ADDRESS: 155 CHARLES CIRCLE, HELLAM, PA 17406

UPI# 66-000-03-0106.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
07.09-3t York County, Pennsylvania

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