

# York Legal Record

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

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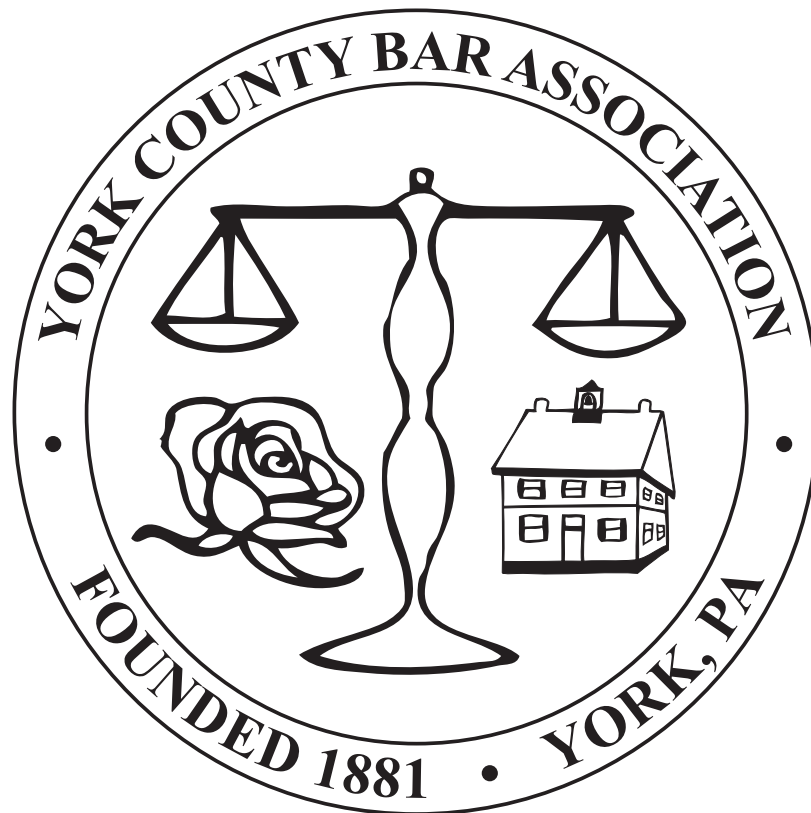
Vol. 135

YORK, PA, THURSDAY, JANUARY 6, 2022

No. 41

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**Dated Material Do Not Delay**

## Lawyers Concerned for Lawyers

York Support Group Meetings  
**3<sup>rd</sup> Wednesday** of each  
month

**January 19, 2022**  
next meeting

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

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

**All information confidential**

## York Bar Center Operations Update

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

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

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

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

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

## Opinions, Opinions, Opinions . . .

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

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

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

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The author of this journal does not dispense legal advice or endorse or recommend the use of any technique without the advice of licensed legal counsel.

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# Alternative Dispute Resolution (ADR)

Barley Snyder's team of practical yet aggressive mediators and arbitrators help clients achieve favorable, amicable and cost-saving solutions that can save business relationships. Former York County Court of Common Pleas Judge Stephen Linebaugh leads the firm's ADR team and is an arbitrator with the American Arbitration Association.



# Barley Snyder

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

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

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

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ESTATE NOTICES

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

FIRST PUBLICATION

- ESTATE OF BARBARA L. BENNER, DECEASED  
Late of Windsor Twp., York County, PA.  
Administrator: Steven L. Morganti, c/o Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356  
Attorney: Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356 01.06-3t
- ESTATE OF JOHANNA J. BERWAGER, DECEASED  
Late of Penn Twp., York County, PA.  
Co-Executors: Belinda J. Sabaka and Russell C. Berwager III, c/o Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331  
Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 01.06-3t
- ESTATE OF DANIEL I. COLLINS, DECEASED  
Late of Mount Wolf Borough, York County, PA.  
Administratrix: Brenda L. Collins, 215 Lynne Dr., Mount Wolf, PA 17347  
Attorney: Robert Freedenberg, Esquire, Skarlatos Zonarich, 320 Market St., Ste. 600 West, Harrisburg, PA 17101 01.06-3t
- ESTATE OF JOHN WALTER CONNORS, DECEASED  
Late of Peach Bottom Twp., York County, PA.  
Executrix: Darlene Marie Connors, c/o Kristen L. Behrens, Esq., 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002  
Attorney: Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002 01.06-3t
- ESTATE OF DORIS K. CURRAN, DECEASED  
Late of Chanceford Twp., York County, PA.  
Executor: Daniel T. Curran, c/o Andrea S. Anderson, Esq., 901 Delta Road, Red Lion, PA 17356  
Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356 01.06-3t
- ESTATE OF CHARLES H. FETROW, DECEASED  
Late of York City, York County, PA.  
Executor: Curvin C. Fetrow, c/o 2025 E. Market Street, York, PA 17402  
Attorney: Richard H. Mylin, III, Esquire 2025 E. Market Street, York, PA 17402 01.06-3t
- ESTATE OF RICHARD C. FRIGM A/K/A RICHARD CARL FRIGM, A/K/A RICHARD FRIGM, DECEASED  
Late of York Twp., York County, PA.  
Co-Executors: Beverly Gibbs Daugherty, Judy Rae Rohrbaugh and William Michael Hoke, c/o Attorney Patrick J. Schaeffer, Esquire and Laura E. Bayer, Esquire, Trinity Law 1681 Kenneth Road, Building 2, York, PA 17408  
Attorneys: Patrick J. Schaeffer, Esquire and Laura E. Bayer, Esquire, Trinity Law 1681 Kenneth Road, Building 2, York, PA 17408 01.06-3t
- ESTATE OF GEORGE HOWARD GEMMILL, II, DECEASED  
Late of Spring Garden Twp., York County, PA.  
Executrix: Mary Beth Gemmill, c/o 196 S George Street, Suite 520,, York, PA 17401  
Attorney: Erik D. Spurlin, Esquire, MPL Law Firm LLP, 96 S George Street, Suite 520,, York, PA 17401 01.06-3t
- ESTATE OF ROBERT G. GOOD, DECEASED  
Late of York Twp., York County, PA.  
Executor: Karen L. Mellinger, c/o Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402  
Attorney: Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 01.06-3t
- ESTATE OF MERLIN WALTER GROSSMAN, JR., a/k/a MERLIN W. GROSSMAN, JR., DECEASED  
Late of York Haven Borough, York County, PA.  
Executrix: Cindy S. Mansberger, c/o 2025 E. Market Street, York, PA 17402  
Attorney: Richard H. Mylin, III, Esquire 2025 E. Market Street, York, PA 17402 01.06-3t
- ESTATE OF MARLIN R. HELLER, DECEASED  
Late of Dover Twp., York County, PA.  
Executrix: Tara M. Heller, c/o 2025 E. Market Street, York, PA 17402  
Attorney: Richard H. Mylin, III, Esquire 2025 E. Market Street, York, PA 17402 01.06-3t
- ESTATE OF MARY MARGARET HEWES, DECEASED  
Late of West Manheim Twp., York County, PA.  
Executor: Margaret Elizabeth Hewes, 2904 Holland Drive, Manchester, MD 21102  
Attorney: David K. James, III, Esquire, 234 Baltimore St., Gettysburg, PA 17325 01.06-3t
- ESTATE OF HELEN K. HOOD a/k/a HELEN KILBURN HOOD, DECEASED  
Late of North York Borough, York County, PA.  
Executor: Richard B. L. Hood, Jr., c/o 340 Pine Grove Commons, York, PA 17403  
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 01.06-3t
- ESTATE OF PAULINE L. JAMISON, DECEASED  
Late of Dover Twp., York County, PA.  
Executor: Jeffrey A. Jamison, c/o 2025 E. Market Street, York, PA 17402  
Attorney: Richard H. Mylin, III, Esquire 2025 E. Market Street, York, PA 17402 01.06-3t
- ESTATE OF GLENN ALBERT KAUFFMAN, a/k/a GLENN A. KAUFFMAN, DECEASED  
Late of West Manchester Twp., York County, PA.  
Administrator-Executor: Brian L. Kauffman, c/o 3198 East Market Street, York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 01.06-3t
- ESTATE OF SARA E. KLINEDINST, DECEASED  
Late of Lower Windsor Twp., York County, PA.  
Executor: Kelly M. Skiptunas, c/o Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 North Duke Street, P.O. Box 149, York, PA 17405-0149  
Attorney: Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 North Duke Street, P.O. Box 149, York, PA 17405-0149 01.06-3t
- ESTATE OF RONALD E. KINARD, DECEASED  
Late of Jackson Twp., York County, PA.  
Executor: Rene C. Kinard, 950 York Street, Hanover, PA 17331  
Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 01.06-3t
- ESTATE OF PATRICIA J. KNAUB, DECEASED  
Late of Windsor Twp., York County, PA.  
Executrix: Eileen J. Emanuel, c/o Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356  
Attorney: Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356 01.06-3t
- ESTATE OF DORIS A. MITCHELL, DECEASED  
Late of West Manheim Twp., York County, PA.  
Executrix: Anna Marie Drechsler, c/o Barley Snyder, 14 Center Square, Hanover, PA 17331  
Attorney: Jennifer M. Stetter, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 01.06-3t
- ESTATE OF PHYLLIS R. MUNDIS, DECEASED  
Late of York Twp., York County, PA.  
Co-Executrix: Linda R. Smith and Janet L. Collins, c/o Andrea S. Anderson, Esq., 901 Delta Road, Red Lion, PA 17356  
Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356 01.06-3t



ESTATE OF DOROTHY M. NELL,  
DECEASED  
Late of North Codorus Twp., York County,  
PA.  
Executors: Kevin Nell and Glenda Martin,  
c/o 340 Pine Grove Commons, York, PA  
17403  
Attorney: Robert Clofine, Esquire, Elder  
Law Firm of Robert Clofine, 340 Pine  
Grove Commons, York, PA 17403 01.06-3t

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

ESTATE OF CLAIRE M. PAPPENBERG,  
DECEASED  
Late of Windsor Twp., York County, PA.  
Executor: Albert A. Pappenberg, III, c/o  
Andrea S. Anderson, Esq., 901 Delta  
Road, Red Lion, PA 17356  
Attorney: Andrea S. Anderson, Esquire, 901  
Delta Road, Red Lion, PA 17356 01.06-3t

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

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

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

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

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

ESTATE OF WAYNE L. STAHLER,  
DECEASED  
Late of Conewago Twp., York County, PA.  
Administrator: Dwayne T. Stahl, c/o Gillian  
A. Woodward, Esquire, 1701 West Market  
Street, York, PA 17404  
Attorney: Gillian A. Woodward, Esquire,  
1701 West Market Street, York, PA 17404  
01.06-3t

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

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

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

## SECOND PUBLICATION

ESTATE OF COLIN J. BRADLEY,  
DECEASED  
Late of York Twp., York County, PA.  
Executor: Winifred E. Bradley, c/o Morris  
& Vedder, 32 N. Duke St., P.O. Box 149,  
York, PA 17405  
Attorney: Christopher M. Vedder, Esquire,  
Morris & Vedder, 32 N. Duke St., P.O. Box  
149, York, PA 17405 12.30-3t

ESTATE OF CAROLE CANONICO,  
DECEASED  
Late of Goldsboro Borough, York County,  
PA.  
Administrator-Executor: Louis Canonico, c/o  
3198 East Market Street, York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198  
East Market Street, York, PA 17402  
12.30-3t

ESTATE OF GLENN E. CROWL, DECEASED  
Late of Lower Chanceford Twp., York  
County, PA.  
Executor: Heather R. Myers, c/o Laucks &  
Laucks, PC, 105 West Broadway, Red  
Lion, PA 17356  
Attorney: David M. Laucks, Esquire,  
LAUCKS & LAUCKS, PC, 105 West  
Broadway, Red Lion, PA 17356 12.30-3t

ESTATE OF CHAUNCEY B. GROVE a/k/a  
CHAUNCEY B. GROVE JR., DECEASED  
Late of West Manchester Twp., York County,  
PA.  
Executors: Paulette (Cookie) Grove a/k/a  
Paulette Grove and Rebecca (Becky)  
Grove a/k/a/ Rebecca Grove, c/o Laucks  
& Laucks, PC, 105 West Broadway, Red  
Lion, PA 17356  
Attorney: David M. Laucks, Esquire,  
LAUCKS & LAUCKS, PC, 105 West  
Broadway, Red Lion, PA 17356 12.30-3t

ESTATE OF SARA E. KLINEDINST,  
DECEASED  
Late of Lower Windsor Twp., York County,  
PA.  
Executor: Kelly M. Skiptunas, c/o Rand A.  
Feder, Esquire, Morris & Vedder, LLP, 32  
North Duke Street, P.O. Box 149, York, PA  
17405-0149  
Attorney: Rand A. Feder, Esquire, Morris &  
Vedder, LLP, 32 North Duke Street, P.O.  
Box 149, York, PA 17405-0149 12.30-3t

ESTATE OF KAREN E. LATTUCA, a/k/a  
KAREN ELAINE LATTUCA, DECEASED  
Late of West Manchester Twp., York County,  
PA.  
Executor: James V. Lattuca, 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 12.30-3t

ESTATE OF BETTY L. NESS, DECEASED  
Late of Dover Twp., York County, PA.  
Administrator-Executor: Jeffrey M. Ness,  
5340 Salmon Run Road, Dover, PA 17315  
Attorney: David Turocy, Esquire, 119 East  
Market Street, York, PA 17401 12.30-3t

ESTATE OF JACK PRITCHARD, DECEASED  
Late of Springettsbury Twp., York County,  
PA.  
Administrator-Executor: Michael A.  
Pritchard a/k/a Michael Arthur Pritchard,  
c/o 3198 East Market Street, York, PA  
17402  
Attorney: Bellomo & Associates, LLC, 3198  
East Market Street, York, PA 17402  
12.30-3t

ESTATE OF FRANK WILLIAM  
PROCHAZKA, DECEASED  
Late of Shrewsbury Twp., York County, PA.  
Executrix: Carol Anne Prochazka, c/o 340  
Pine Grove Commons, York, PA 17403  
Attorney: Joy L. Kolodzi, Esquire, Elder  
Law Firm of Robert Clofine, 340 Pine  
Grove Commons, York, PA 17403  
12.30-3t

ESTATE OF EDWARD J. REESE, DECEASED  
Late of Hanover Borough, York County, PA.  
Administrators-Executors: Jeffrey L. Reese,  
2051 Conewago Rd., Dover, PA 17315  
and Robert M. Reese, 591 Blooming  
Grove Rd., Hanover, PA 17331  
Attorney: Ruth Crabbs Gunnell, Esquire, 202  
Broadway, Hanover, PA 17331 12.30-3t

ESTATE OF JANET J. STONER, DECEASED  
Late of Fairview Twp., York County, PA.  
Administrators-Executors: Jay R. Stoner and  
Glen A. Stoner, c/o Murrel R. Walters III,  
Esq., 54 East Main Street, Mechanicsburg,  
PA 17055  
Attorney: Murrel R. Walters III, Esquire,  
54 East Main Street, Mechanicsburg, PA  
17055 12.30-3t

ESTATE OF CHARLES A. TAGLIERI a/k/a  
CHARLES ALBERT TAGLIERI, DECEASED  
Late of Lower Windsor Twp., York County,  
PA.  
Executor: Maxine D. Taglieri, c/o Laucks  
& Laucks, PC, 105 West Broadway, Red  
Lion, PA 17356  
Attorney: Suzanne Laucks Bova, Esquire,  
LAUCKS & LAUCKS, PC, 105 West  
Broadway, Red Lion, PA 17356 12.30-3t

ESTATE OF KATHRYN A. TRAYER a/k/a K.  
TRAYER, DECEASED  
Late of Windsor Twp., York County, PA.  
Administrator-Executor: Michelle Bilyeu,  
c/o 3198 East Market Street, York, PA  
17402  
Attorney: Bellomo & Associates, LLC, 3198  
East Market Street, York, PA 17402  
12.30-3t

ESTATE OF MICHAEL EDWARD  
WHERLEY, a/k/a MICHAEL E. WHERLEY,  
DECEASED  
Late of West Manchester Twp., York County,  
PA.  
Administrator-Executor: Sharon Ann  
Wherley, c/o 3198 East Market Street,  
York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198  
East Market Street, York, PA 17402  
12.30-3t

Denoncourt Family Trust dated July 1, 2015,  
amended by First Amendment dated  
December 15, 2017

Notice is hereby given that Charles E.  
Denoncourt and Robert E. Denoncourt are the  
Successor Trustees of the above named Trust.  
All persons indebted to Robert F. Denoncourt are  
requested to make payment and all those having  
claims against Robert F. Denoncourt are directed  
to present the same to: Charles E. Denoncourt  
and Robert E. Denoncourt, Successor Trustees  
c/o Jeffrey R. Bellomo, Esquire, Bellomo &  
Associates, LLC, 3198 East Market Street, York,  
PA 17402. 12.30-3t

Robert F. Denoncourt Revocable  
(now Irrevocable) Trust dated 11/22/2006

Notice is hereby given that Charles E. Denoncourt  
is the Successor Trustee of the above-named  
Trust. All persons indebted to Robert Denoncourt  
are requested to make payment and all those  
having claims against Robert Denoncourt are  
directed to present the same to: Charles E.  
Denoncourt, Successor Trustee c/o Jeffrey R.  
Bellomo, Esquire, Bellomo & Associates, LLC,  
3198 East Market Street, York, PA 17402.  
12.30-3t

Vera M. Douglass Revocable (now Irrevocable)  
Trust dated November 20, 1998, as amended by  
the Fourth Amendment dated June 3, 2021  
Notice is hereby given that Joseph D. Douglass  
and Katherine E. Douglass are the Co-Trustees  
of the above named Trust. All persons indebted  
to Vera M. Douglass are requested to make  
payment and all those having claims against Vera  
M. Douglass are directed to present the same to:  
Joseph D. Douglass or Katherine E. Douglass,  
Co-Trustees c/o Jeffrey R. Bellomo, Esquire,  
Bellomo & Associates, LLC, 3198 East Market  
Street, York, PA 17402. 12.30-3t

**TRUST NOTICE**

H. Roger Miller, Jr., Joan L. Flickinger, Barbara  
J. Miller, Successor Trustees to H. Roger Miller,  
Late of Spring Garden Township, York County,  
Pennsylvania, Deceased, of the H. Roger Miller  
and Doris H. Miller Revocable Trust Agreement  
dated November 11, 2006

The undersigned Successor Trustees of the H.  
Roger Miller and Doris H. Miller Revocable Trust  
Agreement under agreement dated November 11,  
2006, hereby gives notice that as the result of the  
death of the surviving settlor, H. Roger Miller,  
they have assumed title to the assets held in such  
trust, and all persons indebted to the H. Roger  
Miller and Doris H. Miller Revocable Trust are  
requested to make payment without delay, and  
those having claims against the same shall make  
such claims known to the undersigned without  
delay.

H. Roger Miller, Jr., Successor Trustee  
Joan L. Flickinger, Successor Trustee  
Barbara J. Strohmman, Successor Trustee  
c/o MPL Law Firm, LLP  
96 So. George Street, Suite 520  
York, PA 17401

MPL Law Firm, LLP  
John D. Miller, Jr. Attorney 12.30-3t

**THIRD PUBLICATION**

ESTATE OF CHARLENE M. EVELER,  
DECEASED  
Late of Hellam Twp., York County, PA.  
Administrator-Executor: Robert P. Eveler,  
Jr., c/o 50 East Market Street, Hellam, PA  
17406  
Attorney: Alexis K. Swope, Esquire, 50 East  
Market Street, Hellam, PA 17406 12.23-3t

ESTATE OF DAVID A. GARNER,  
DECEASED  
Late of Jackson Twp., York County, PA.  
Administrator-Executor: Denise K. Sachar,  
411 Wynwood Road, York, PA 17402  
Attorney: John L. Senft, Esquire, 150 Farm  
Lane, Suite 100, York, PA 17402 12.23-3t

ESTATE OF ROBERT CLARENCE GRIFFIN,  
a/k/a ROBERT C. GRIFFIN, DECEASED  
Late of Manchester Twp., York County, PA.  
Executrix: Tasha R. Gingher, 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 12.23-3t

ESTATE OF MICHAEL C. HAMER,  
DECEASED  
Late of Newberry Twp., York County, PA.  
Executor: Willard Hamer, c/o Richard C.  
Seneca, Esquire, Seneca Law, P.O. Box  
333, Lewisberry, PA 17339-0333  
Attorney: Richard C. Seneca, Esquire,  
Seneca Law, P.O. Box 333, Lewisberry, PA  
17339-0333 12.23-3t

ESTATE OF HARRIET E. HARMAN,  
DECEASED  
Late of York Twp., York County, PA.  
Executrix: Catherine H. Ennis, c/o William  
B. Anstine, Jr., Esquire, Anstine & Sparler,  
117 East Market St., York, PA 17401  
Attorney: William B. Anstine, Jr., Esquire,  
Anstine & Sparler, 117 East Market St.,  
York, PA 17401 12.23-3t

ESTATE OF WILMA J. HILBERT,  
DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Christofer W. Rengier, c/o Rachel  
L. Gates, Esquire, Gates & Gates, P.C.,  
250 York Street, Hanover, PA 17331  
Attorney: Rachel L. Gates, Esquire, Gates &  
Gates, P.C., 250 York Street, Hanover, PA  
17331 12.23-3t

ESTATE OF HILDA L. HOCKENSMITH, a/k/a  
HILDA LOU HOCKENSMITH, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Susan M. Hockensmith, c/o Scott  
A. Ruth, Esq., 123 Broadway, Hanover,  
PA 17331  
Attorney: Scott A. Ruth, Esquire, 123  
Broadway, Hanover, PA 17331 12.23-3t

ESTATE OF DARLENE RAE HOFFMAN,  
a/k/a DARLENE R. HOFFMAN, DECEASED  
Late of West Manchester Twp., York County,  
PA.  
Executor: Dustin Scott Hoffman, 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 12.23-3t

ESTATE OF GEORGE I. HOLTZINGER,  
DECEASED  
Late of Lower Windsor Twp., York County,  
PA.  
Executor: Georgianne Boswell, c/o Laucks  
& Laucks, PC, 105 West Broadway, Red  
Lion, PA 17356  
Attorney: David M. Laucks, Esquire,  
LAUCKS & LAUCKS, PC, 105 West  
Broadway, Red Lion, PA 17356 12.23-3t

ESTATE OF E. ARLENE KAPP a/k/a EVELYN  
ARLENE KAPP, DECEASED  
Late of Jackson Twp., York County, PA.  
Executor: Debra S. Kapp, 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 12.23-3t

ESTATE OF KATHERINE A. KOONTZ,  
DECEASED

Late of Penn Twp., York County, PA.  
Administrator-Executor: Henry G. Koontz,  
16030 Pheasant Ridge Court, Woodbine,  
MD 21797  
Attorney: Dennis M. Twigg, Esquire,  
Hoffman, Comfort, Offutt, Scott &  
Halstad, LLP., 24 North Court Street,  
Westminster, MD 21157 12.23-3t

ESTATE OF DONALD E. LAUER,  
DECEASED

Late of Dover Twp., York County, PA.  
Executor: Shannon M. Lauer, c/o Kearney  
Graybill, LLC, 940 South Queen Street,  
York, PA 17403  
Attorney: Jack L. Graybill II, Esquire,  
Kearney Graybill, LLC, 940 South Queen  
Street, York, PA 17403 12.23-3t

ESTATE OF JOHN S. E. MORT, DECEASED

Late of Penn Twp., York County, PA.  
Executrix: Deborah M. Waltz, c/o Elinor  
Albright Rebert, Esquire, 515 Carlisle  
Street, Hanover, PA 17331  
Attorney: Elinor Albright Rebert, Esquire,  
515 Carlisle Street, Hanover, PA 17331  
12.23-3t

ESTATE OF DEAN R. NESS, DECEASED

Late of Winterstown Borough, York County,  
PA.  
Executors: Betty L. Keiser and Wayne E.  
Keiser, c/o Laucks & Laucks, PC, 105  
West Broadway, Red Lion, PA 17356  
Attorney: David M. Laucks, Esquire,  
LAUCKS & LAUCKS, PC, 105 West  
Broadway, Red Lion, PA 17356 12.23-3t

ESTATE OF CHERYL EMERICK NORRIS,  
DECEASED

Late of West Manchester Twp., York County,  
PA.  
Executrix: Christie Dawn Holmes, c/o 135  
North George Street, York, PA 17401  
Attorney: Frank H. Countess, Esquire, CGA  
Law Firm, PC, 135 North George Street,  
York, PA 17401 12.23-3t

ESTATE OF DARLENE A. OLWEILER,  
DECEASED

Late of Wrightsville Borough, York County,  
PA.  
Co-Executrices: Julie Brommer and Sherryl  
A. Heffner, 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 12.23-3t

ESTATE OF JEANNE L. SCHMID,  
DECEASED

Late of Wrightsville Borough, York County,  
PA.  
Co-Executrices: Barbara J. Reichard and  
Beverly A. Reidel, 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 12.23-3t

ESTATE OF ROBERT W. WINEBRENNER  
a/k/a ROBERT WIRT WINEBRENNER,  
DECEASED

Late of Hanover Borough, York County, PA.  
Co-Executors: Jeffrey R. Winebrenner, 911  
Mount Airy Road, Lewisberry, PA 17339  
and Gregory L. Winebrenner, 387 Boring  
Bridge Road, Lewisberry, PA 17339  
Attorney: Amy E.W. Ehrhart, Esquire, 118  
Carlisle St., Suite 202, Hanover, PA 17331  
12.23-3t

TRUST NOTICE

The undersigned Trustee under the Revocable  
Trust Agreement of Dennis E. Heathcote, Jr.  
dated July 21, 2008 and Amended and Restated  
on April 23, 2019, hereby gives notice that as a  
result of the death of Dennis E. Heathcote, Jr., late  
of York Township, York County, Pennsylvania,  
she has assumed title to the assets held in such  
trust, and all persons indebted to Dennis E.  
Heathcote, Jr. are requested to make payment  
without delay, and those having claims against  
the same shall make them known to the Trustee  
c/o Robert Clofine, Esquire, 340 Pine Grove  
Commons, York, PA 17403.  
Trustee: Susan A. Curtis  
Attorney: Robert Clofine  
Elder Law Firm of Robert Clofine  
12.23-3t



**CIVIL NOTICES**

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 15th day of November a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Samuel Thomas Speros to: Vera Rose Speros

The Court has fixed the day of January 25th at 9:00 a.m. in Courtroom #7002 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

01.06-1t Solicitor

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN THAT Mountain View OB-GYN, Ltd. a Pennsylvania professional corporation, formerly operating at 20 North Street, Hanover, Pennsylvania, is engaged in winding up the affairs of the corporation under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended, and will be filing Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania so as to end its existence.

BARLEY SNYDER  
Matthew L. Guthrie, Esquire

01.06-1t Solicitor

**FICTITIOUS NAME**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 13, 2021 for **NerdAlertTreasures** at 110 Morris Road, Fawn Grove, PA 17321. The name and address of each individual interested in the business is Isabelle G. Masquelier at 110 Morris Road, Fawn Grove, PA 17321. This was filed in accordance with 54 Pa.C.S. 311.417

01.06-1t Solicitor

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 07, 2021 for **King & Queen Kreationz** at 347 E. Princess St., York, PA 17403. The names and address of each individual interested in the business are William Plaskett and Yesenia Farrelly both located at 347 E. Princess St., York, PA 17403. This was filed in accordance with 54 Pa.C.S. 311.417

01.06-1t Solicitor

**NOTICE**

**PUBLIC NOTICE TO BRIANA KELLY FITZPATRICK AND UNKNOWN FATHER**

**In Re: Adoption of Joshua Brian Fitzpatrick, 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, Joshua Brian Fitzpatrick. A Termination of Parental Rights Hearing has been scheduled for February 2, 2022, at 1:30 p.m., in Court Room No. 6006, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Joshua Brian Fitzpatrick (DOB: August 21, 2020), whose Father is unknown and whose Mother is Briana Kelly Fitzpatrick. 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.yorkbar.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.

12.16-3t Solicitor

**PUBLIC NOTICE TO RENA VICTORIA HALLAMON**

**In Re: Adoption of Osiris Saint Marley Hallamon-Paige, 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, Osiris Saint Marley Hallamon-Paige. A Termination of Parental Rights Hearing has been scheduled for February 1, 2022, at 9:00 a.m., in Court Room No. 6006, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Osiris Saint Marley Hallamon-Paige (DOB: December 18, 2012), whose Father is Melsaunto Lee Davis and whose Mother is Rena Victoria Hallamon. 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.yorkbar.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.

12.16-3t Solicitor

**PUBLIC NOTICE TO**

**Meredith Celeste Keltner a/k/a Meredith Celeste Wilson AND UNKNOWN FATHER**

**In Re: Adoption of SOJOURMERCY AKUR ERA WILSON, 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, **SOJOURMERCY AKUR ERA WILSON**. A Termination of Parental Rights Hearing have been scheduled for Wednesday, February 2, 2022, at 9:00 a.m. in Court Room No. 7001, Seventh Floor, of the York County Judicial Center, 45 North George Street, York, Pennsylvania 17401, to terminate your parental rights in regards to **SOJOURMERCY AKUR ERA WILSON** (DOB: 05/29/2021), whose mother is Meredith Celeste Keltner a/k/a Meredith Celeste Wilson and whose father is unknown. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you. 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 one of the offices set forth below to find out where you can get legal help.

York County Bar Association located at 137 East Market Street, York, Pa 17401. Phone (717) 854-8755

York County Clerk of Orphans' Court, located at the York County Judicial Center, 45 North George Street, 2nd Floor, York, Pa 17401. Telephone (717) 771-92881

Stephanie J. Kogut, Esquire  
Solicitor for York County Office 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.

12.23-3t Solicitor

**SHERIFF'S SALE**

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

NO. 2021-SU-001816

ANNA KANDIAS,  
Plaintiff

v.

MARIA THERIAULT and YEORGIA DALAS, A/K/A GEORGIA DALLAS, AS HEIRS AT LAW OF CHRISTOS NTALAS, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHRISTOS NTALAS, DECEASED  
Defendants

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY PURSUANT TO PENNSYLVANIA RULE OF CIVIL PROCEDURE 3129.2**

TO: [Maria Theriault]  
67 Coralyn Avenue  
White Plains, New York 10605  
Defendant Pro Se

Yeorgia Dalas a/k/a Georgia Dallas  
224 Lakeside Drive  
South Salem, New York, 10590  
Defendant Pro Se

Unknown Heirs, Successors, Assigns, and all Persons Firms or Associations Claiming Right, Title or Interest From or under Christos Ntalas, Deceased

**TAKE NOTICE:**

That the Sheriff's Sale of Real Property (Real Estate) will be held at <https://york.pa.realforeclose.com> on April 4, 2022 at 2:00 p.m., prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A")

THE LOCATION of your property to be

sold is:

**541 E. Maple Street, Mt. Wolf, PA 17347**

THE JUDGMENT under or pursuant to which your property is being sold is docketed to:

**No. 2021-SU-001816**

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Christos Ntalas

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example, to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the schedule of distribution may be obtained from the Sheriff of the Court of Common Pleas of York County, Pennsylvania, York County Judicial Center located 45 North George Street, York, Pennsylvania 17401, (717) 771-9601.

**THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.**

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

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 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, PENNSYLVANIA 17401 TELEPHONE: (717) 854-8755

**THE LEGAL RIGHTS YOU MAY HAVE ARE:**

- 1. You may file a petition with the Court of Common Pleas of York County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also

file a petition with the same Court if you are aware of a legal defect in the obligation or procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of York County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of York County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, York County Judicial Center, 45 North George Street, York, Pennsylvania 17401, before presentation of the petition to the Court.

**This firm is attempting to collect a debt and any information we may obtain will be used for that purpose.**

Hunter B. Schenck, Esquire  
CGA Law Firm  
135 North George Street  
York, PA 17401  
Tel: (717) 848-4900  
Email: [hschenck@cgalaw.com](mailto:hschenck@cgalaw.com)  
Attorneys for Plaintiff

01.06-1t

Solicitor

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**SHERIFF SALES**

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER AS SUCCESSOR BY MERGER TO PACIFIC UNION FINANCIAL, LLC vs. STEPHEN R. ABEL Docket Number: 2018-SU-001103. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

STEPHEN R. ABEL

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

TAX MAP AND PARCEL NUMBER:14054306000600000000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$104,492.33

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

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

UPI# 145430600060000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. HAROLD R. BEATTY, JR. A/K/A HAROLD R. BEATTY Docket Number: 2017-SU-000221. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following

real estate to wit:

AS THE REAL ESTATE OF:

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

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

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

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$63,941.78

Attorneys for Plaintiff  
KML Law Group, P.C.

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

UPI# 102710400020000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION vs. STEPHANIE M. BLANCO A/K/A STEPHANIE MARIE BLANCO and BREIDY BLANCO Docket Number: 2019-SU-002133. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

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

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

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

PROPERTY ADDRESS: 3021 MILKY WAY, DOVER, PA 17315

UPI# 240001907300000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. CHRISTOPHER A. BLESS A/K/A CHRISTOPHER BLESS and KIMBERLYN M. BLESS Docket Number: 2018-SU-002043. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER A. BLESS A/K/A  
CHRISTOPHER BLESS  
KIMBERLYN M. BLESS

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING  
Plaintiff

v.

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

NO: 2018-SU-002043

SHORT LEGAL DESCRIPTION

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

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

BEING PARCEL NUMBER: 850000100250000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

UPI# 850000100250000000



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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CASCADE FUNDING MORTGAGE HB1 vs. ROSALIE M. BLOUSE Docket Number: 2019-SU-001995. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ROSALIE M. BLOUSE

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

Property Address: 7 Lafayette Street, Hanover, PA 17331

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

PROPERTY ADDRESS: 7 LAFAYETTE STREET, HANOVER, PA 17331

UPI# 440000302510000000

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

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

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

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

Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. TERRENCE BROOKS and VERNELL GOLDEN Docket Number: 2019-SU-003097. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TERRENCE BROOKS  
 VERNELL GOLDEN

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

251 Country Ridge Drive, Red Lion, PA 17356

PROPERTY ID NUMBER:  
 540006103160000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$220,804.51

Attorneys for Plaintiff  
 KML Law Group

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

UPI# 540006103160000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-CABANA SERIES IV TRUST vs JOSEPH BRUSH, SR., AKA JOSEPH F. BRUSH, SR. Docket Number: 2019-SU-001998. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOSEPH BRUSH, SR.,  
 AKA JOSEPH F. BRUSH, SR.

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

BEING KNOWN AND NUMBERED AS 1767

HILTON AVENUE, DOVER, PA 17315

UPIN NUMBER 24000070060C000000

PROPERTY ADDRESS: 1767 HILTON AVENUE, DOVER, PA 17315

UPI# 24000070060C000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CHALET SERIES IV TRUST vs. MARY ANN BRYANT, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF JEFFREY S. BRYANT Docket Number: 2017-SU-001241. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

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

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

Docket Number: 2017-SU-001241

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

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

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

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

Judgment Amount: \$86,056.88

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

PROPERTY ADDRESS: 107 EAST KING



STREET, DALLASTOWN, PA 17313

UPI# 540002801760000000

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

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY vs. DUSTIN N. CARMINE and AMANDA CARMINE Docket Number: 2017-SU-003399. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DUSTIN N. CARMINE  
AMANDA CARMINE

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

TAX MAP AND PARCEL NUMBER: 44.000.05.0038.0

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$174,281.37

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

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

PROPERTY ADDRESS: 130 BAUGHER DRIVE, HANOVER, PA 17331

UPI# 440000500380000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. TIFFANY L. CHAVARILLO-LEASH and SHAWN LEASH AKA SHAWN M. LEASH

Docket Number: 2019-SU-002151. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

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

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

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

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$195,080.13

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 3445 EDENBRIDGE ROAD, YORK, PA 17402

UPI# 460002202220000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. MARVA S. CHILLIS BRATHWAITE and SONIA C. GROSVENOR Docket Number: 2020-SU-000811. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MARVA S. CHILLIS BRATHWAITE  
SONIA C. GROSVENOR

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

1013 BAIR ROAD, HANOVER, PA 17331

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

(Acreage or street address)

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. KIMBERLY A. BUCKLER AKA KIMBERLY ANN BUCKLER and JOSEPH J. BUCKLER AKA JOSEPH JOHN BUCKLER Docket Number: 2020-SU-002248. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

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

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

2451 Old Forge Road Brogue PA 17309

PARCEL #: 21000EM00370000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$134,715.41

Attorneys for Plaintiff  
KML Law Group P.C.

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

UPI# 21000EM003700000000

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

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$335,859.63

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 1013 BAIR ROAD, HANOVER, PA 17331

UPI# 44000CD0100D000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. JACOB J. DEMASKE, III INDIVIDUALLY AND IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF LOUISE BAILEY Docket Number: 2020-SU-000295. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

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

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

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

PARCEL ID 102710400340000000

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

UPI# 102710400340000000

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

Seized, levied upon and taken into execution As

the Real Estate aforesaid by

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. RUSSELL J. DONOVAN and ELLEN M. DONOVAN Docket Number: 2019-SU-002753. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

RUSSELL J. DONOVAN  
ELLEN M. DONOVAN

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

Property Address: 13 Benjamin Drive, Hanover, PA 17331

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

PROPERTY ADDRESS: 13 BENJAMIN DRIVE, HANOVER, PA 17331

UPI# 44000170232A000000

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

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

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

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

I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ROSA M GARCIA  
JOSE A. RIVERA

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

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

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$46,138.30

Attorneys for Plaintiff  
KML Law Group, P.C.

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

UPI# 050860200280000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: GRAND AVENUE MORTGAGE LOAN TRUST 2017-RPL1 vs. SHERRY A. GARNER DAVID B. GARNER and THE UNITED STATES OF AMERICA Docket Number: 2019-SU-001866. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SHERRY A. GARNER  
DAVID B. GARNER  
THE UNITED STATES OF AMERICA

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

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

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$122,192.66

Attorneys for Plaintiff  
KML Law Group, P.C.

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

UPI# 53000GL0134K000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. CHRISTOPHER GATLING and DAWN GATLING Docket Number: 2019-SU-000268. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER GATLING  
DAWN GATLING

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

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

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$248,757.30

Attorneys for Plaintiff  
KML Law Group, P.C.

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

UPI# 470000904310000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK vs. JOHN GONZALEZ Docket Number: 2019-SU-003667. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN GONZALEZ

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

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

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$33,988.36

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 339 SPRINGDALE  
AVENUE, YORK, PA 17403

UPI# 155990300180000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. BENJAMIN GRAUL, AS HEIR TO THE ESTATE OF ADAM C. GRAUL, DECEASED, WILLIAM GRAUL, AS HEIR TO THE ESTATE OF ADAM C. GRAUL, DECEASED, RHONDA MEYERS, AS HEIR TO THE ESTATE OF ADAM C. GRAUL, DECEASED, DENISE VAUGHN, AS HEIR TO THE ESTATE OF ADAM C. GRAUL, DECEASED, ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF ADAM C.

GRAUL, DECEASED Docket Number: 2021-SU-000254. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

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

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

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

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

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

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

UPI# 940000201160000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. TAMMY A. GROVE Docket Number: 2021-SU-000531. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TAMMY A. GROVE



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

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

UPIN NUMBER 89-000-02-0179.00-00000

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

UPI# 890000201790000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY  
GIVEN THAT on February 07, 2022 At 2:00  
O'Clock, PM, prevailing time, by virtue of a  
Writ of Execution issued out of the Court of  
Common Pleas of York County, Pennsylvania on  
Judgment of: GRAND AVENUE MORTGAGE  
LOAN TRUST 2017-RPL1 vs. EDWARD M  
GURKA Docket Number: 2021-SU-001001.  
And to me directed, I will expose at public sale at  
<https://york.pa.realforeclose.com/> the following  
real estate to wit:

AS THE REAL ESTATE OF:

EDWARD M GURKA

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

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

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$154,531.30

Attorneys for Plaintiff  
KML Law Group, P.C.

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

UPI# 27000RE0031F000000

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

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

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

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

AS THE REAL ESTATE OF:

WESLEY C. HALBERT

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

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

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

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

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$130,157.57

Attorneys for Plaintiff  
KML Law Group

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

UPI# 460000900190000000

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

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

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

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

Judgment of: WILMINGTON SAVINGS FUND  
SOCIETY, FSB, NOT IN ITS INDIVIDUAL  
CAPACITY, BUT SOLELY AS TRUSTEE OF  
CSMC 2019-RPL11 TRUST vs. CARMELITA  
M. HARTMAN Docket Number: 2021-SU-  
000220. And to me directed, I will expose at  
public sale at <https://york.pa.realforeclose.com/>  
the following real estate to wit:

AS THE REAL ESTATE OF:

CARMELITA M. HARTMAN

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

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

PROPERTY: 42 White Dogwood Drive, Etters,  
PA 17319

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

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

UPI# 390000803290000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY  
GIVEN THAT on February 07, 2022 At 2:00  
O'Clock, PM, prevailing time, by virtue of a  
Writ of Execution issued out of the Court of  
Common Pleas of York County, Pennsylvania  
on Judgment of: NEWREZ LLC D/B/A  
SHELLPOINT MORTGAGE SERVICING vs.  
KIMBERLY HEIM and LON HEIM Docket  
Number: 2016-SU-002449-06. And to me  
directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real  
estate to wit:

AS THE REAL ESTATE OF:

KIMBERLY HEIM  
LON HEIM

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

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

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

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

PROPERTY ADDRESS: 1005 SEQUOIA STREET, YORK, PA 17404

UPI# 360002300300000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. DANA JONES HINES Docket Number: 2019-SU-003283. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DANA JONES HINES

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

TAX MAP AND PARCEL NUMBER:39000 3700900000000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$235,789.72

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

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

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

UPI# 390003700900000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. MICHAEL L. HOFFMASTER, IN HIS CAPACITY AS EXECUTOR AND HEIR OF THE ESTATE OF PAUL A. HOFFMASTER Docket Number: 2021-SU-001312. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL L. HOFFMASTER, IN HIS CAPACITY AS EXECUTOR AND HEIR OF THE ESTATE OF PAUL A. HOFFMASTER

SHORT LEGAL DESCRIPTION

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

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

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

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

UPI# 460000900290000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANK OF AMERICA, N.A. vs. DR. NANCY INDRISO, KNOWN SURVIVING HEIR OF CARMEN A. INDRISO, CYNTHIA INDRISO, KNOWN SURVIVING HEIR OF CARMEN A. INDRISO, DEBRA GIMELLO, KNOWN SURVIVING HEIR OF CARMEN A. INDRISO, UNKNOWN SURVIVING HEIRS OF CARMEN A. INDRISO and DR. ANDREW INDRISO, KNOWN SURVIVING HEIR OF CARMEN A. INDRISO Docket Number: 2018-SU-002831. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

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

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

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

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$220,215.56

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

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

PROPERTY ADDRESS: 16 TIMBER LANE, HANOVER, PA 17331

UPI# 440001501340000000

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



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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. LOUIS M. JONES and MARY M. JONES Docket Number: 2019-SU-000963. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LOUIS M. JONES  
MARY M. JONES

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

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

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$267,476.15

Attorneys for Plaintiff  
KML Law Group, P.C.

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

UPI# 450000300130000000

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

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

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

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

CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2018-R5 MORTGAGE-BACKED NOTES, SERIES 2018-R5 vs. SUSAN E. KETTERMAN A/K/A SUSAN KETTERMAN Docket Number: 2020-SU-000492. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SUSAN E. KETTERMAN  
A/K/A SUSAN KETTERMAN

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

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

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

NO: 2020-SU-000492

SHORT LEGAL DESCRIPTION

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

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

BEING PARCEL NUMBER:  
1239714000600000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

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

UPI# 123971400060000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. ADRIENNE M. LAGEMAN Docket Number: 2020-SU-000668. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ADRIENNE M. LAGEMAN

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

Property Address: 828 Midland Avenue, York, PA 17403

Parcel No. 480001302200000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2020-SU-000668

Judgment: \$110,895.10

Attorney: LOGS Legal Group, LLP

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

PROPERTY ADDRESS: 828 MIDLAND AVENUE, YORK, PA 17403

UPI# 480001302200000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: VALLEY NATIONAL BANK vs. ANNA MAE LAUER A/K/A ANNA M. LAUER Docket Number: 2020-SU-000271. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

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

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

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

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

IMPROVEMENTS: RESIDENTIAL DWELLING

Judgment Amount: \$11,459.56

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

ATTORNEY FOR PLAINTIFF: Powers Kim, LLC

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

UPI# 400000300660000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. KEITH S. LEE and DAWN M. LEE Docket Number: 2018-SU-002957. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KEITH S. LEE  
DAWN M. LEE

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

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

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

Tax ID No.540006102220000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$153,559.00

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

UPI# 540006102220000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. MARY A. LISLE and JOHN W. LISLE, JR Docket Number: 2013-SU-003126-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MARY A. LISLE  
JOHN W. LISLE, JR

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

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

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$156,962.99

Attorneys for Plaintiff  
KML Law Group, P.C.

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

UPI# 37000CF0094Y000000

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

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. JAMES B. LOSCHIAVO, AS ADMINISTRATOR AND HEIR OF THE ESTATE OF LINDA LOSCHIAVO A/K/A LINDA L. LOSCHIAVO A/K/A LINDA LEE LOSCHIAVO ROBERT G. LOSCHIAVO IN HIS CAPACITY AS HEIR OF LINDA LOSCHIAVO A/K/A LINDA L. LOSCHIAVO A/K/A LINDA LEE LOSCHIAVO ROSEMARY K. KEMP, IN HER CAPACITY AS HEIR OF LINDA LOSCHIAVO A/K/A LINDA L. LOSCHIAVO A/K/A LINDA LEE LOSCHIAVO MICHAEL MALONE, IN HIS CAPACITY AS HEIR OF LINDA LOSCHIAVO A/K/A LINDA LEE LOSCHIAVO UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA LOSCHIAVO A/K/A LINDA L. LOSCHIAVO A/K/A LINDA LEE LOSCHIAVO Docket Number: 2020-SU-002521. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

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

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

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

v.

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

COURT OF COMMON PLEAS  
 YORK COUNTY

NO: 2020-SU-002521

SHORT LEGAL DESCRIPTION

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

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

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

IMPROVEMENTS: RESIDENTIAL PROPER-  
 TY

PROPERTY ADDRESS: 81 MAIN STREET,  
 YORKANA, PA 17402

UPI# 930000100040000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY  
 GIVEN THAT on February 07, 2022 At 2:00  
 O'Clock, PM, prevailing time, by virtue of a  
 Writ of Execution issued out of the Court of  
 Common Pleas of York County, Pennsylvania  
 on Judgment of: NEWREZ LLC D/B/A  
 SHELLPOINT MORTGAGE SERVICING vs.  
 NICOLE MARTIN Docket Number: 2021-SU-  
 000908. And to me directed, I will expose at  
 public sale at <https://york.pa.realforeclose.com/>  
 the following real estate to wit:

AS THE REAL ESTATE OF:

NICOLE MARTIN

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

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

BEING PARCEL NUMBER: 39000080457

IMPROVEMENTS: RESIDENTIAL PROPER-  
 TY

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

UPI# 390000804570000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY  
 GIVEN THAT on February 07, 2022 At 2:00  
 O'Clock, PM, prevailing time, by virtue of a Writ  
 of Execution issued out of the Court of Common  
 Pleas of York County, Pennsylvania on Judgment  
 of: LAKEVIEW LOAN SERVICING, LLC vs.  
 CHAD R. MOHR Docket Number: 2021-SU-  
 001221. And to me directed, I will expose at  
 public sale at <https://york.pa.realforeclose.com/>  
 the following real estate to wit:

AS THE REAL ESTATE OF:

CHAD R. MOHR

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

7442 REYNOLDS MILL ROAD,  
 SEVEN VALLEYS, PA 17360

PROPERTY ID NUMBER: 47-000-04-0205.00-  
 00000

Improvements thereon: RESIDENTIAL  
 DWELLING

Judgment Amount: \$142,837.22

Attorneys for Plaintiff  
 KML Law Group

PROPERTY ADDRESS: 7442 REYNOLDS  
 MILL ROAD, SEVEN VALLEYS, PA 17360

UPI# 470000402050000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY  
 GIVEN THAT on February 07, 2022 At 2:00  
 O'Clock, PM, prevailing time, by virtue of a Writ  
 of Execution issued out of the Court of Common  
 Pleas of York County, Pennsylvania on Judgment  
 of: LAKEVIEW LOAN SERVICING, LLC vs.  
 KEVIN D. PERKINS Docket Number: 2020-  
 SU-000720. And to me directed, I will expose at  
 public sale at <https://york.pa.realforeclose.com/>  
 the following real estate to wit:

AS THE REAL ESTATE OF:

KEVIN D. PERKINS

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

473 Short Road Thomasville PA 17364  
 PARCEL #: 33000IF00490000000  
 (Acreage or street address)

Improvements thereon: RESIDENTIAL  
 DWELLING

Judgment Amount \$145,537.50

Attorneys for Plaintiff  
 KML Law Group P.C.

PROPERTY ADDRESS: 473 SHORT ROAD,  
 THOMASVILLE, PA 17364

UPI# 33000IF004900000000

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



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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LSF11 MASTER PARTICIPATION TRUST vs. MICHELE PRICE A/K/A MICHELE M. PRICE and MICHAEL PRICE A/K/A MICHAEL L. PRICE Docket Number: 2020-SU-000527. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

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

By virtue of a Writ of Execution No. 2020-SU-000527  
LSF11 Master Participation Trust  
v.  
Michele Price a/k/a Michele M. Price  
Michael Price a/k/a Michael L. Price

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

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

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$131,585.46

Attorneys for Plaintiff  
Romano, Garubo & Argentieri, LLC

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

UPI# 640000201210000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a

Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER vs. HEATHER L. RENOLL Docket Number: . 2019-SU-003459 And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

HEATHER L. RENOLL

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

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

PROPERTY ADDRESS: 390 PENNSYLVANIA AVENUE, YORK, PA 17404

UPI# 145541000120000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENN TOWNSHIP vs. JOHN C. ROLAR Docket Number: 2021-SU-000940. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN C. ROLAR

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

Penn Township v. John C. Rolar, owner of property situate PENN TOWNSHIP, YORK County, Pennsylvania being:

4 Scott Street, Hanover, Pennsylvania 17331

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

Improvements thereon: RESIDENTIAL

Judgment Amount: \$37,394.94

Attorneys for Plaintiff  
Stock and Leader

PROPERTY ADDRESS: 4 SCOTT STREET, HANOVER, PA 17331

UPI# 440000500060000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF UPLAND MORTGAGE LOAN TRUST A vs. EUGENE E. SANGER UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY-INTERNAL REVENUE SERVICE Docket Number: 2018-SU-002550. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

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

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

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

Parcel No. 39-000-PH-0092.00  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2018-SU-002550  
Judgment: \$245,709.60

Attorney: Christopher A. DeNardo, Esquire  
To be sold as the Property Of: Eugene E. Sanger

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

UPI# 39000PH00920000000

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

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

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

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CSMC 2018-RPL3 TRUST vs. ALBERT M. SCHAEBERLE Docket Number: 2021-SU-001436. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ALBERT M. SCHAEBERLE

Property of Albert M. Schaeberle

Execution No. 2021-SU-001436

Judgment Amount: \$104,445.76

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

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

Parcel Identification No. 82-000-06-0248.0000000

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

UPI# 82000060248000000

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

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

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

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a

Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ABERDEEN PROVING GROUND FEDERAL CREDIT UNION vs. SIGNATURE FEDERAL CREDIT UNION Docket Number: 2021-SU-000644. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SIGNATURE FEDERAL CREDIT UNION

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

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

PROPERTY ADDRESS: 232 SANDPATCH LANE, STEWARTSTOWN, PA 17363

UPI# 32000BK08180000000

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

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

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

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY vs. EMORY SMITH JR., KNOWN SURVIVING HEIR OF EMORY C. SMITH SR. MELISSA RUPPERT, KNOWN SURVIVING HEIR OF EMORY C. SMITH, SR. LOLA GONZALEZ KNOWN SURVIVING HEIR OF EMORY C. SMITH SR UNKNOWN SURVIVING HEIRS OF EMORY C. SMITH SR. Docket Number: 2018-SU-003216. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

EMORY SMITH JR., KNOWN SURVIVING

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

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

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

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$106,167.44

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

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

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

UPI# 230000400380000000

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

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

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

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. JESSICA TAMBOURINE Docket Number: 2021-SU-001131. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JESSICA TAMBOURINE

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

4853 PLANK ROAD, STEWARTSTOWN, PA



17363  
Parcel No. 32000CK0042E000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$226,064.72

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 4853 PLANK ROAD, STEWARTSTOWN, PA 17363

UPI# 32000CK0042E000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. RENE L. TESTER and KEVIN W. TESTER Docket Number: 2019-SU-003111. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

RENE L. TESTER  
KEVIN W. TESTER

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

7974 BLUE HILL ROAD, GLENVILLE, PA 17329

PROPERTY ID NUMBER: 37000AF0030K000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$204,297.59

Attorneys for Plaintiff  
KML Law Group

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

UPI# 37000AF0030K000000

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

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: QUICKEN LOANS, LLC FKA QUICKEN LOANS INC. vs. THE UNKNOWN HEIRS OF DAVID F. SYDISKIS DECEASED Docket Number: 2021-SU-000642. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

THE UNKNOWN HEIRS OF  
DAVID F. SYDISKIS DECEASED

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

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

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$266,013.69

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 370 OWAD ROAD, AIRVILLE, PA 17302

UPI# 28000CO00160000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS

MANAGEMENT SERIES I TRUST vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUNE A. SHAUCK, DECEASED Docket Number: 2019-SU-002943. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

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

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

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

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

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

UPI# 510000300830000000

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

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

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 07, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. JOSHUA ZARTMAN and LINDSAY ZARTMAN Docket Number: 2021-SU-000983. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOSHUA ZARTMAN  
LINDSAY ZARTMAN

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

v.

JOSHUA ZARTMAN; LINDSAY ZARTMAN  
Defendant(s)

COURT OF COMMON PLEAS  
YORK COUNTY

NO: 2021-SU-000983

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

BEING KNOWN AS: 719 GRANT DR  
HANOVER, PA 17331

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

IMPROVEMENTS: RESIDENTIAL PROPER-  
TY

PROPERTY ADDRESS: 719 GRANT DRIVE,  
HANOVER, PA 17331

UPI# 670002301190000000

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

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

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

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# LOOKING FOR ESTATE NOTICES

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