

York Legal Record

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

Vol. 130

YORK, PA, THURSDAY, MARCH 30, 2017

No. 52

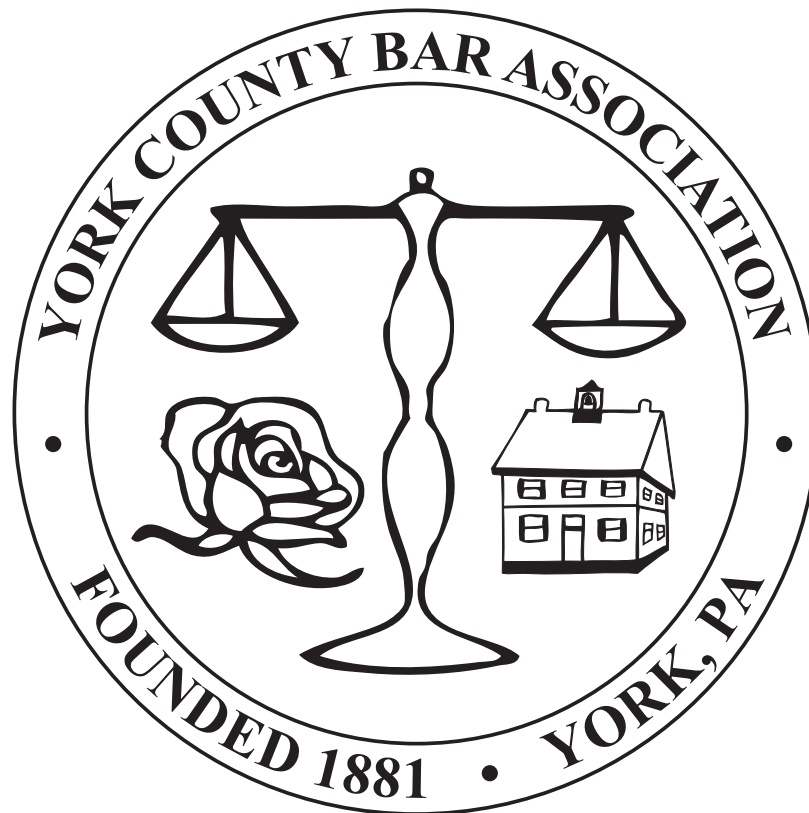
CASES REPORTED

MICHELLE KELLER ADMINISTRATRIX FOR THE ESTATE OF RICHARD B. KELLER V. SUPERIOR PLUS ENERGY SERVICES, INC., T/D/B/A/ SUPERIOR PLUS ENERGY SERVICES AND DAVID ROMERO

NO. 2015-SU-003210-69

CIVIL ACTION – LAW

Page 9



Dated Material Do Not Delay

John D. Briggs • Dean V. Dominick • Drew P. Gannon • R. Elliot Katherman • Edward R. Kennett
Evan J. Kline • Jennifer A. Kline • Craig R. Milsten • Nancy Mizerak • Timothy L. Salvatore • Brian P. Strong
James D. Greenberg (1961-2015)



KATHERMAN BRIGGS & GREENBERG

INJURY LAW

RECEIVE A GENEROUS
**REFERRAL
FEE**

Since we only handle injury cases, a referral to us can ensure you avoid the minefields now present in all areas of injury law, such as:

- ✓ Lienholder rights
- ✓ Novel defenses
- ✓ Insurance coverage issues

By referring a client, you can continue to focus on your core practice, rest assured that the injury claim is handled by experienced, limited practice lawyers. In just the past few years, we've paid millions of dollars in referral fees to our fellow attorneys.

Let us help you and your clients get the results you deserve.

- Limited Practice -

Personal Injury • Wrongful Death • Workers' Compensation • Social Security Disability

110 N. George St., Third Floor, York, PA 17401 • 37 W. Middle St., Gettysburg, PA 17325 • 1776 Harrisburg Pk., Lancaster, PA 17601
Phone: 717-848-3838 (York) • Phone: 717-337-2211 (Gettysburg) • Phone: 717-397-9700 (Harrisburg) • Fax: 717-854-9172

Results *You* Deserve[®].com

The York Legal Record is published every Thursday by The York County Bar Association. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the York Legal Record nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. Carolyn J. Pugh, Esquire, Editor.

The York Legal Record makes no representation as to the quality of services offered by advertiser in this publication.

Legal notices must be received by York Legal Record, 137 E. Market St., before four o'clock on Friday afternoon. Telephone 854-8755 ext. 202.

Subscription: \$45.00 per year to non-members.
Published Weekly, Periodicals Postage Paid, York, PA 17402
U.S.P.S. No. 696140

POSTMASTER: Send address changes to
York Legal Record, 137 E. Market St., York, PA 17401

Web: www.yorkbar.com • E-mail: yorklegalrecord@yorkbar.com

Notice to the Criminal Defense Bar:

Commencing with ARD Court in April 2017, all participants entering the ARD program will be supervised by the District Attorney's Office rather than by Vigilnet. Those currently under supervision by Vigilnet will continue to be supervised by Vigilnet. Costs to the participants will remain the same. Please advise your clients accordingly.

Tom Kearney
District Attorney

**Keystone Auctions LLC**

218 East Market St. York, PA 17403
www.AuctionsByKeystone.com
717-755-8954 or 717-850-2513

Specializing in
**Estate Liquidations, Fine
Arts, Toys, Antiques,
Jewelry, Coins, Trains &
Real-Estate. Onsite &
Cataloged Auctions.**

*Professional & Courteous Full
Service Auction Co. in Historic
Downtown York. 4 Live bidding
platforms & 1000s of Online &
In- Person customers. Record
Holder for York County Folk Art
Call Gary Klinger Today Lic #
AH001891*

Ruppert Detective Agency LLC

Specializing in criminal and civil
investigations.

Our investigators are all prior
law enforcement officers with
many years of experience.

Contact us for your
investigative needs at

717-845-6066 or visit us at
www.RDAYork.com

**MICHELLE KELLER Administratrix for the ESTATE OF
RICHARD B. KELLER v. SUPERIOR PLUS ENERGY
SERVICES, INC., t/d/b/a/ SUPERIOR PLUS ENERGY
SERVICES and DAVID ROMERO**

DISCUSSION

Wrongful Death and Survival Action – Preliminary Objections – Punitive Damages

1. The Court overruled Defendants' Preliminary Objections because it was premature based upon the allegations contained in the complaint, to dismiss the counts for punitive damages.
2. Plaintiff should be permitted to present evidence at trial to determine whether Defendants' conduct establishes reckless conduct that is sufficient to submit the claim for punitive damages to the jury.

**IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
CIVIL DIVISION**

No. 2015-SU-003210-69

Civil Action – Law

**MICHELLE KELLER,
Administratrix for the
ESTATE OF RICHARD B. KELLER,
Plaintiff,**

v.

**SUPERIOR PLUS ENERGY
SERVICES, INC., t/d/b/a/ SUPERIOR
PLUS ENERGY SERVICES
and
DAVID ROMERO
Defendants**

APPEARANCES:

For Plaintiff: David R. Lutz, Esquire

For Defendant: Matthew A. Glazer, Esquire

**MEMORANDUM OPINION OVERRULING
DEFENDANT'S PRELIMINARY OBJECTIONS**

Before the Court are Defendants, Superior Plus Energy Services, Inc. and David Romero's Preliminary Objections to Plaintiff, Michelle Keller's Complaint. For the following reasons, Defendants' Preliminary Objections to Counts III and VI are **OVERRULED**.

FACTS AND PROCEDURAL HISTORY

On September 28, 2015, Plaintiff commenced this wrongful death and survival action against Defendants Superior Plus Energy Services, Inc. (hereinafter "Defendant Superior") and David Romero (hereinafter "Defendant Romero," collectively, "Defendants") by filing a Praecipe for Writ of Summons, which was issued the same day. On April 15, 2016, Plaintiff filed a Complaint with this Court to recover damages allegedly caused when Defendant Romero, an employee of Defendant Superior, failed to yield the right of way to Decedent Richard B. Keller (hereinafter "Decedent") while Defendant Romero was driving a commercial fuel truck. According to the Complaint, the result of Defendant Romero's failure to yield the right of way to Decedent caused a collision between Defendant Romero's fuel truck and Decedent's motorcycle, resulting in Decedent's death. Plaintiff filed a substituted Verification on April 28, 2016. Defendants filed Preliminary Objections to Counts III and VI of Plaintiff's Complaint and a Memorandum of Law in Support thereof on May 4, 2016. Plaintiff responded to Defendants' Preliminary Objections and filed a Memorandum of Law in Opposition on May 23, 2016. This case was listed for one-judge disposition on September 28, 2016, and assigned to this Honorable Court on October 13, 2016.

Preliminary objections which, if sustained, would result in the dismissal of a cause of action, "should be sustained only in cases that are clear and free from doubt." *Bower v. Bower*, 611 A.2d 181, 182 (Pa. 1992). Further, preliminary objections should be granted "only where it appears with certainty that, upon the facts averred, the law will not allow the plaintiff to recover." *Snare v. Ebensburg Power Co.*, 637 A.2d 296 (Pa. Super. Ct. 1993) (citation omitted), *appeal denied* 538 Pa. 627, 646 A.2d 1181 (1994). In ruling on preliminary objections, "the court must consider the evidence in the light most favorable to the non-moving party." *Maleski by Taylor v. DP Realty Trust*, 653 A.2d 54, 61 (Pa. Commw. Ct. 1994).

Defendants' Preliminary Objections request that this Court dismiss all claims for punitive damages in Counts III and VI of the Complaint alleging that Plaintiff's claim for damages is legally insufficient pursuant to Pa. R. Civ. P. 1028(a)(4). Plaintiff's Complaint arises from an incident in which Plaintiff alleges that the driver of a commercial vehicle failed to "keep a proper lookout" for oncoming vehicles and "suddenly and without warning" entered an intersection when it was unsafe to do so. In its Complaint, Plaintiff claims that Defendant Romero's conduct was so outrageous as to warrant the grant of punitive damages, and that Defendant Superior is liable under the doctrine of respondeat superior.

"Punitive damages are awarded only in rare instances, to punish and deter outrageous, extreme, egregious behavior." *Hutchinson v. Penske Truck Leasing Co.*, 876 A.2d 978, 983 (Pa. Super. 2005), *aff'd*, 922 A.2d 890 (Pa. 2007) *citing* *Martin v. Johns-Manville Corp.*, 494 A.2d 1088, 1096-97 (Pa. 1985), *abrogated on other grounds*, and *Kirkbride v. Lisbon Contractors, Inc.*, 555 A.2d 800 (Pa. 1989). Punitive damages are appropriate when a defendant's actions "are of such an outrageous nature as to demonstrate intentional, willful, wanton, or reckless conduct resulting from either an evil motive or because of a reckless indifference to the rights of others." *Ruffing v. 84 Lumber Co.*, 600 A.2d 545, 551 (Pa. Super. 1991).

"An essential fact needed to support a claim for punitive damages is that the defendant's conduct must have been outrageous." *Smith v. Brown*, 423 A.2d 743, 745 (Pa. Super. 1980). Reckless indifference to the interests of others occurs where an actor intentionally engages in unreasonable conduct "in disregard of a risk known to him or so obvious that he must be taken to have been aware of it, and so great as to make it highly probable that harm would follow." *Evans v. Philadelphia Transportation Company*, 212 A.2d 440, 443 (Pa. 1965).

The type of conduct required to establish a right to punitive damages is not mere reckless indifference to the rights of others. *Hutchinson v. Luddy*, 582 Pa. 114, 123, 870 A.2d 766, 771, (2005) reiterates the Supreme Court's findings in *Martin v. Johns-Manville Corp.*, 508 Pa. 154, 170-173, 494 A.2d 1088, 1097-1098 (1985) which outlines the state of mind which would constitute reckless indifference. "Reckless indifference to the rights of others and conscious action in deliberate disregard of them (see § 500) may provide the necessary state of mind to justify punitive damages." Restatement (Second) of Torts § 908, comment b.

Comment b following Section 908 further states that "[r]eckless indifference to the rights of others and conscious action in deliberate disregard of them (see § 500) may provide the necessary state of mind to justify punitive damages." However, our courts have not construed this statement as authority for the proposition that "reckless indifference to the rights of others," which provides a basis for an award of punitive damages, is equivalent to both distinct types of wanton or willful misconduct included in the Section 500 definition of those terms. In fact, "[w]anton misconduct as defined in § 500 of the Restatement of Torts 2d and in *Evans v. Philadelphia Transportation Co.*, 418 Pa. 567, 212 A.2d 440 (1965), is not the same as the 'outrageous conduct ... done with a reckless indifference to the interests of others....'" *McSparran v. Pennsylvania Railroad Company*, 258 F.Supp. 130, 134 (E.D.Pa.1966) (applying Pennsylvania law) (citations omitted), *quoted in Focht v. Rabada*, 217 Pa. Superior Ct. 35, 39-40, 268 A.2d 157, 160 (1970).

Comment a to Section 500 describes two distinct types of reckless conduct which represent very different mental states: (1) where the "actor knows, or has reason to know, ... of facts which create a high degree of risk of physical harm to another, and deliberately proceeds to act, or to fail to act, in conscious disregard of, or indifference to, that risk;" and (2) where the "actor has such knowledge, or reason to know, of the facts, but does not realize or appreciate the high degree of risk involved, although a reasonable man in his

position would do so.” The first type of reckless conduct described in Section 500 demonstrates a higher degree of culpability than the second on the continuum of mental states which range from specific intent to ordinary negligence. An “indifference” *495 to a known risk under Section 500 is closer to an intentional act than the failure to appreciate the degree of risk from a known danger. This distinction is particularly important in determining what facts justify punitive damages in cases where, as here, liability is based on failure to warn against the risk of a disease with a long latency period arising out of exposure to a useful but unavoidably dangerous product.

Under Pennsylvania law, only the first type of reckless conduct described in comment a to Section 500, is sufficient to **705 create a jury question on the issue of punitive damages. Thus, “punitive damages are awarded only for outrageous conduct, that is, for acts done with a bad motive or with a reckless indifference to the interests of others.” *Chambers v. Montgomery*, 411 Pa. 339, 344, 192 A.2d 355, 358 (1963) (quoting comment b to Section 908[1] of the Restatement of Torts) (emphasis added). See *Feld v. Merriam*, 506 Pa. at [393–95,] 485 A.2d at 747. Comment b to Section 500, read in light of preceding comment a to that section, indicates that Section 908 damages are not justified where the defendant’s mental state rises to no more than gross negligence. *Accord Thomas v. American Cystoscope Makers, Inc.*, 414 F.Supp. 255, 267 (E.D. Pa.1976) (applying Pennsylvania law in a products liability action). See also *Campus Sweater & Sportswear v. M.B. Kahn Constr. Co.*, 515 F.Supp. 64, 104 (D.S.C.1979), *affirmed*, 644 F.2d 877 (4th Cir.1981) (“South Carolina, as do most other jurisdictions, requires misconduct above and beyond mere negligence or gross negligence”). (Footnotes omitted). *SHV Coal, Inc. v. Continental Grain Co.*, 526 Pa. 489, 494, 587 A.2d 702, 704, (1991)(quoting *Martin v. Johns-Manville Corp.*, 508 Pa. 154, 170-173, 494 A.2d 1088, 1097-1098 (1985)). See also, *Hutchison v. Luddy*, 582 Pa. 114, 123, 870 A.2d 766, 771, (2005).

Plaintiff claims that Defendant Romero acted with reckless indifference to the interests of others by violating several portions of the Motor Vehicle Code, failing to “keep a proper lookout” for vehicles, failing to exercise the high degree of care required of a motorist entering an intersection, and driving a fuel truck with a “wanton disregard for the safety of persons or property.” Compl. ¶ 49(a)-(e) and Compl. ¶ 73(a)-(e). Plaintiff alleges that because Defendant Romero was a driver of a commercial vehicle carrying hazardous material, he knew or should have known that his actions would put others at risk of harm, raising his conduct from merely negligent to the level of outrageous. Paragraphs 49(b) and 73(b) of the Complaint alleges that Defendant failed to violate the same statute by “entering and continuing within the Intersection when it was unsafe to do so because of the proximity of Mr. Keller’s Motorcycle.” Compl. ¶ 49(b) & 73(b). Paragraphs 49(c) and 73(c) of the Complaint alleges that Defendant failed “to keep a proper lookout for vehicles such as Mr. Keller’s Motorcycle traveling on Campground Road.” Compl. ¶ 49(c) & 73(c). Paragraphs 49(d) and 73(d) of the Complaint alleges that Defendant failed “to exercise the high degree of care required of a motorist entering an intersection.” Compl. ¶ 49(d) & 73(d). Paragraphs 49(e) of the Complaint alleges that Defendant drove “a fuel truck with a wanton disregard for the safety of persons or property in violation of 75 Pa. C.S. § 3736,” while Paragraph 73(e) of the Complaint alleges that Defendant drove “A tractor trailer with a wanton disregard for the safety of persons or property...” Compl. ¶ 49(e) & 73(e).

Plaintiff further alleges that at “all times material hereto, it was daylight and there were no adverse weather or road conditions.” Compl. ¶ 19. Paragraph 23 alleges that “Romero, suddenly and without warning, attempted to make a left turn onto northbound Campground Road, pulling directly into the path of Mr. Keller’s Motorcycle.” Compl. ¶ 23.

It is important to note that this is not a motion to request removing the punitive damages issue from the jury on the grounds that the evidence does not support it. Instead, it is a motion to strike two counts in Plaintiff’s complaint. “The issue is not whether the Plaintiff’s will prevail at the end but only whether they should be entitled to offer evidence to support their claim.” *Lindsay v. Kvortek*, 865 F.Supp. 264 (1994), citing *Neitzke v. Williams*, 490 U.S. 319, 109 S.Ct. 1827, 104 L.Ed.2d 338 (1989); *Scheuer v. Rhodes*, 416 U.S. 232, 236, 94 S.Ct. 1683, 1686, 40 L.Ed.2d 90 (1974). The Lindsay Court goes on to note that “[t]he complaint must be read in the light most favorable to the plaintiffs and all well-pleaded material allegations in the complaint must be taken as true.” *Estelle v. Gamble*, 429 U.S. 97, 97 S.Ct. 285, 50 L.Ed.2d 251 (1976). Here, at this early point in litigation, the court cannot say as a

matter of law that Defendant’s conduct, if proven as alleged in the complaint, was not reckless. See *McClellan v. Health Maint. Org. of Pa.*, 604 A.2d 1053, 1061 (Pa. Super. 1992) (explaining it would be premature to dismiss plaintiff’s claim for punitive damages in medical malpractice action based on allegations contained in complaint), appeal denied, 616 A.2d 985 (Pa. 1992). Defendant has the opportunity to determine before trial whether the evidence which the Plaintiff believes establishes reckless conduct is sufficient to submit the claim for punitive damages to the jury. See *Moran v. G. & W.H. Corson, Inc.*, 586 A.2d 416, 422, 422-425 (Pa. Super. 1991) (determining evidence of alleged outrageous conduct was insufficient to permit issue of punitive damages to jury). It is premature, however, based upon the allegations contained in the complaint, to dismiss the counts for punitive damages.

CONCLUSION

Plaintiff’s Complaint is legally sufficient. As a result, Defendant’s Preliminary Objections are **OVERRULED**.

By the Court,

ANDREA MARCECA STRONG, JUDGE

DATE: January 13, 2017

**IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
CIVIL DIVISION**

No. 2015-SU-003210-69

Civil Action – Law

**MICHELLE KELLER,
Administratrix for the
ESTATE OF RICHARD B. KELLER,
Plaintiff,**

v.

**SUPERIOR PLUS ENERGY
SERVICES, INC., t/d/b/a/ SUPERIOR
PLUS ENERGY SERVICES
and
DAVID ROMERO
Defendants**

**ORDER OVERRULING
DEFENDANT’S PRELIMINARY OBJECTIONS**

AND NOW, this ____ day of January 2017, for the reasons set forth in the Memorandum Opinion of this date, Defendants Superior Plus Energy Services, Inc. and David Romero’s Preliminary Objections to Plaintiff’s Complaint, are **OVERRULED**.

By the Court,

ANDREA MARCECA STRONG, JUDGE

03.30-1t

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 ESTHER C. ARNDT, DECEASED
Late of York County, PA.
Executor: Nathan A. Arndt, c/o MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401-2424
Attorney: John D. Miller, Jr., Esquire, MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401-2424 03.30-3t
- ESTATE OF SALLY M. BAHN, DECEASED
Late of North Codorus Twp., York County, PA.
Administrator-Executor: Andrew W. Bahn and Timothy E. Bahn, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: William H. Poole, Jr., Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 03.30-3t
- ESTATE OF DAVID P. BAKER, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Krista M. Baker, c/o 25 North Duke Street, Suite 202, York, Pa 17401
Attorney: Charles J. Long, Esquire, 25 North Duke Street, Suite 202, York, Pa 17401 03.30-3t
- ESTATE OF ANNA R. DOYLE, a/k/a ANNA ROSE DOYLE, DECEASED
Late of Carroll Twp., York County, PA.
Executrix: Kerry L. Snell, 1335 Asper Drive, Boiling Springs, PA 17007
Attorney: Mark D. Hipp, Esquire, Mette, Evans & Woodside, 3401 North Front Street, Harrisburg, PA 17110-0950 03.30-3t
- ESTATE OF RALPH EMERSON EBERLY, SR., DECEASED
Late of Dallastown Borough, York County, PA.
Administrator: Marc Roberts, 149 East Market Street, York, PA 17401
Attorney: Marc Roberts, Esquire, Law Office of Marc Roberts, 149 East Market Street, York, PA 17401 03.30-3t
- ESTATE OF BERNICE B. GROSS, DECEASED
Late of West Manchester Twp., York County, PA.
Co-Executrices: Kathy Lamparter and Donna Grove, c/o 129 East Market Street, York, PA 17401
Attorney: Suzanne H. Griest, Esquire, 129 East Market Street, York, PA 17401 03.30-3t
- ESTATE OF JEAN B. HAIN, DECEASED
Late of Dillsburg, York County, PA.
Administrator: Theresa A. Capricci, 769 Rustic Oaks Drive, Palm Harbor, FL 34684
Attorney: David J. Lenox, Esquire, 8 Tristan Drive, Suite 3, Dillsburg, PA 17019 03.30-3t
- ESTATE OF SARAH E. HANCOCK, DECEASED
Late of Franklin Twp., York County, PA.
Executor: Charles R. Hancock, III, c/o David W. DeLuce, Attorney, Johnson, Duffie, Stewart & Weidner, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043
Attorney: David W. DeLuce, Esquire, Johnson, Duffie, Stewart & Weidner, 301 Market Street, P.O. Box 109, Lemoyne, PA 17043 03.30-3t
- ESTATE OF MARY A. HUBER, DECEASED
Late of Springettsbury Twp., York County, PA.
Co-Executors: Terry L. Huber and David A. Huber, 205 N. Diamond St., York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 03.30-3t
- ESTATE OF M. EVELYN JACOBS, DECEASED
Late of East Manchester Twp., York County, PA.
Co-Executors: Paul J. Bear and Terry L. Bear, c/o 129 E. Market St., York, PA 17401
Attorney: John C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York, PA 17401 03.30-3t
- ESTATE OF JEAN L. KLINEDINST, DECEASED
Late of Hanover Borough, York County, PA.
Executors: Kenneth Abraham Klinedinst, Jr., 141 McAllister Street, Hanover, PA 17331 and Kirt Adam Klinedinst, 121 East Middle Street, Hanover, PA 17331
Attorney: Amy E.W. Ehrhart, Esquire, 118 Carlisle St., Suite 202, Hanover, PA 17331 03.30-3t
- ESTATE OF VASILIKI A. LIVADITIS a/k/a VASILIKI LIVADITIS, DECEASED
Late of York Twp., York County, PA.
Executrix: Dorothy Livaditis, 32 South Beaver Street, York, PA, 17401
Attorney: Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA, 17401 03.30-3t
- ESTATE OF MADELINE C. WALKER, DECEASED
Late of Codorus Twp., York County, PA.
Executrix: Linda A. Garrett, c/o Michael R. Caum, Esquire, P.O. Box 272, Shrewsbury, PA 17361
Attorney: Michael R. Caum, Esquire, P.O. Box 272, Shrewsbury, PA 17361 03.30-3t
- ESTATE OF JOHN R. WALSH, SR., DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Marie-Noelle Walsh, c/o 345 E. Market St., York, PA 17403
Attorney: L. C. Heim., Esquire, KATHERMAN, HEIM & PERRY, 345 E. Market St., York, PA 17403 03.30-3t
- Personal Representative: Tamera S. Swink, 106 Oxford Hill Ln., Downingtown, PA, 19335
Attorney: Jean D. Seibert, Esquire, CALDWELL & KEARNS, PC, 3631 N. Front St., Harrisburg, PA 17110 03.23-3t
- ESTATE OF ROBERT P. BUONORA, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Anne M. Robertson, c/o 135 North George Street, York, PA 17401
Attorney: John D. Flinchbaugh, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 03.23-3t
- ESTATE OF DARRELL C. BROSIUS, DECEASED
Late of Monaghan Twp., York County, PA.
Executor: Pearl Brosius, c/o Bradley J. Gunnison, Esq., McNees Wallace & Nurick LLC, 100 Pine Street, P.O. Box 1166, Harrisburg, PA 17108-1166
Attorney: Bradley J. Gunnison, Esquire, McNees Wallace & Nurick LLC, 100 Pine Street, P.O. Box 1166, Harrisburg, PA 17108-1166 03.23-3t
- ESTATE OF LLOYD W. GINGERICH, DECEASED
Late of East Manchester Twp., York County, PA.
Co-Executors: Michael Gingerich and Carol A. Wagner, 95 Horseshoe Ave., Manchester, PA 17345
Attorney: Michael C. Giordano, Attorney & Counselor at Law, 221 W. Main Street, Mechanicsburg, PA 17055 03.23-3t
- ESTATE OF SALINDA S. HEISLER, DECEASED
Late of Spring Garden Twp., York County, PA.
Executrix: Elizabeth Lutz, c/o 3015 Eastern Blvd., York, PA 17402
Attorney: Donald L. Reihart, Esquire, Law Offices of Donald L. Reihart, 3015 Eastern Boulevard, York, PA 17402-2904 03.23-3t
- ESTATE OF JOHN D. HENDRICKSON, DECEASED
Late of Hanover Borough, York County, PA.
Executrix: Lori A. Meehan 03.23-3t
- ESTATE OF ALFRED GEORGE HUBLER a/k/a ALFRED G. HUBLER, DECEASED
Late of Lower Windsor Twp., York County, PA.
Administrator-Executor: Lorie Lynn Edgell, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: William H. Poole, Jr., Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 03.23-3t
- ESTATE OF MARY C. JACKOVITZ, DECEASED
Late of York City, York County, PA.
Executrix: Mary Ann Heusser, 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 03.23-3t
- ESTATE OF DOROTHY N. JOHNSON, DECEASED
Late of Heidelberg Twp., York County, PA.
Administrator-Executor: Terry M. Johnson, 36 E. Hamburg St., Baltimore, MD 21230 03.23-3t

SECOND PUBLICATION

- ESTATE OF PAUL W. BAKER, DECEASED
Late of Newberry Twp., York County, PA.

ESTATE OF L. BERNADETTE LEESE,
DECEASED
Late of West Manheim Twp., York County, PA.
Executrices: Colleen L. Biasco and Donna
M. Marcionette, c/o Elinor Albright
Rebert, Esquire, 515 Carlisle Street,
Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
03.23-3t

ESTATE OF JAMES A. MUMMERT, a/k/a
JIM MUMMERT, DECEASED
Late of Fairview Twp., York County, PA.
Co-Executors: Michael R. O'Neal and
William A. Mummert, c/o John M. Ogden,
Esq., 257 East Market Street, York, PA
17403
Attorney: John M. Ogden, Esquire, 257 East
Market Street, York, PA 17403 03.23-3t

ESTATE OF LISA M. OAKJONES,
DECEASED
Late of York Twp., York County, PA.
Administrator: Donald E. Oakjones, c/o 129
E. Market St., York, PA 17401
Attorney: Suzanne H. Griest, Esquire,
GRIEST HIMES HERROLD REYNOSA
LLP, 129 E. Market Street, York, PA 17401
03.23-3t

ESTATE OF MARIA L. PLAZA, DECEASED
Late of Manchester Twp., York County, PA.
Administrator-Executor: Norberto M. Plaza,
1940 Windsor Road, Red Lion, PA 17356
Attorney: D. Michael Craley, Esquire, 246
West Broadway, Red Lion, PA 17356
03.23-3t

ESTATE OF JANE L. REESE, DECEASED
Late of New Cumberland, York County, PA.
Executor: Virginia L. Reed, c/o Barbara
Sumple-Sullivan, Esquire, 549 Bridge
Street, New Cumberland, PA 17070
Attorney: Barbara Sumple-Sullivan, Esquire,
549 Bridge Street, New Cumberland, PA
17070 03.23-3t

ESTATE OF HENRY A. REICHERT,
DECEASED
Late of Jackson Twp., York County, PA.
Co-Administrators: Rose A. Ward and
Carolyn E. Lebo, 1537 Clover Lane, York,
PA 17403
Attorney: Steven M. Carr, Esquire, Ream,
Carr, Markey & Woloshin LLP, 119 E.
Market Street, York, PA 17401 03.23-3t

ESTATE OF BEULAH SAMPLES,
DECEASED
Late of Fairview Twp., York County, PA.
Co-Executors: B. Michael Samples, Donald
W. Samples and Brenda K. Morris
Attorney for Co-Executor B. Michael
Samples: Gerald J. Shekletski, Esquire,
Stone LaFaver & Shekletski, 414 Bridge
Street, P.O. Box E, New Cumberland, PA
17070
Attorney for Co-Executor(trix) Donald W.
Samples and Brenda K. Morris: Gary L.
Rothschild, Esq., 2215 Forest Hills Drive,
Suite 35, Harrisburg, PA 17112 03.23-3t

ESTATE OF CHARLES M.
SHELLENBERGER, DECEASED
Late of Newberry Twp., York County, PA.
Executrix: Doris J. White, c/o 129 E. Market

St., York, PA 17401
Attorney: John C. Herrold, Esquire, Griest,
Himes, Herrold, Reynosa LLP, 129 East
Market Street, York, PA 17401 03.23-3t

ESTATE OF GARETH W. SMELTZER,
DECEASED
Late of Windsor Borough, York County, PA.
Executor: Michael A. Smeltzer, 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 03.23-3t

ESTATE OF KATHLEEN C. SNELL,
DECEASED
Late of Spring Garden Twp., York County, PA.
Executrix: Beth A. Snell, 1420 Hillcroft
Lane, York, PA 17403
Attorney: John W. Stitt, Esquire, 1434 W.
Market Street, York, PA 17404 03.23-3t

ESTATE OF MARGARET A. STIFFLER,
DECEASED
Late of York Twp., York County, PA.
Administrator-Executor: Shelley A. Butcher,
c/o Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
Attorney: William H. Poole, Jr., Esquire,
Bellomo & Associates, LLC, 3198 East
Market Street, York, PA 17402 03.23-3t

ESTATE OF HELEN M. THOMAS,
DECEASED
Late of Penn Twp., York County, PA.
Executors: Daniel J. Thomas and George L.
Thomas, Jr. c/o Elinor Albright Rebert,
Esquire, 515 Carlisle Street, Hanover, PA
17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
03.23-3t

ESTATE OF HAROLD S. WENTZ,
DECEASED
Late of York City, York County, PA.
Executrix: Michele E. Bruxelles, c/o 340
Pine Grove Commons, York, PA 17403
Attorney: Erik D. Spurlin, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403
03.23-3t

ESTATE OF STANLEY L. WINTER,
DECEASED
Late of West Manchester Twp., York County, PA.
Administrator-Executor: Michael R.
Eisenhart, 4162 Bahn Ave., York, PA
17408 03.23-3t

THIRD PUBLICATION

ESTATE OF CAROLYN LEE ADAMS,
DECEASED
Late of Springettsbury Twp., York County, PA.
Administrator-Executor: Thomas R. Lowry,
11681 Dellwood Drive, Waynesboro, PA
17268
Attorney: Patti S. Spencer, Esquire, 320 Race
Ave, Lancaster, PA 17603 03.16-3t

ESTATE OF LEORA J. BEITZEL, DECEASED
Late of Dillsburg Borough, York County, PA.
Executor: Jeffrey R. Beitzel, c/o Law
Office of Wm. D. Schrack, III, 124 West
Harrisburg Street, Dillsburg, PA 17019-

1268
Attorney: Wm. D. Schrack, III, Esquire,
124 West Harrisburg Street, Dillsburg, PA
17019-1268 03.16-3t

ESTATE OF CURTIS R. BROWN, JR.,
DECEASED
Late of York City, York County, PA.
Administrator: Bonita C. Rascoe, 997
Marbrook Lane, York, PA 17404
Attorney: Gilbert G. Malone, Esquire, 42
South Duke Street, York, PA 17401
03.16-3t

ESTATE OF CARL A. DAHLER, a/k/a
CARL A. DAHLER, SR., DECEASED
Late of West Manheim Twp., York County, PA.
Executrix: Alice G. Lovell, c/o Elinor
Albright Rebert, Esquire, 515 Carlisle
Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
03.16-3t

ESTATE OF RONALD RAY EGGER a/k/a
RONALD R. EGGER, DECEASED
Late of Jackson Twp., York County, PA.
Executor: Thomas Leo DeLouis, a/k/a
Thomas L. DeLouis, c/o David A. Mills,
Esquire, 17 E. Market Street, York, PA
17401
Attorney: David A. Mills, Esquire, Blakey,
Yost, Bupp & Rausch, LLP, 17 E. Market
Street, York, PA 17401 03.16-3t

ESTATE OF S. SMITH FULTON, DECEASED
Late of Peach Bottom Twp., York County, PA.
Executor: Gilbert G. Malone, 42 South Duke
Street, York, PA 17401
Attorney: Gilbert G. Malone, Esquire, 42
South Duke Street, York, PA 17401
03.16-3t

ESTATE OF RHODA ANN HARBAUGH a/k/a
RHODA A. HARBAUGH, DECEASED
Late of Dover Twp., York County, PA.
Executrix: Belinda Gebhart, 3176 Jessica
Rd., Dover, PA 17315
Attorney: D.J. Hart, Esquire, Guthrie,
Nonemaker, Yingst & Hart, LLP, 40 York
Street, Hanover, PA 17331 03.16-3t

ESTATE OF NANCY L. HUMER, a/k/a
NANCY L. ALBRECHT, DECEASED
Late of Dover Twp., York County, PA.
Executor: John W. Stitt, c/o 2025 E. Market
Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire,
2025 E. Market Street, York, PA 17402
03.16-3t

ESTATE OF DONALD W. KEESEY,
DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Donald Robert Keeseey, c/o Stock
and Leader, Susquehanna Commerce
Center East, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: D. Reed Anderson, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite E600,
York, PA 17401-2994 03.16-3t

ESTATE OF BETH A. KOSER, DECEASED
Late of Wrightsville Borough, York County, PA.
Executrix: Brenda L. Brenneeman, c/o 129 E.
Market St., York, PA 17401

Attorney: John C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York, PA 17401 03.16-3t

ESTATE OF GEORGE R. LIGHTY a/k/a GEORGE ROY LIGHTY, DECEASED
Late of Dover Borough, York County, PA.
Executor: Michael C. Lighty, c/o Samuel A. Gates, Esq., Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
Attorney: Samuel A. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331 03.16-3t

ESTATE OF GENEVIEVE G. LIVINGSTON a/k/a GENEVIEVE GRACE LIVINGSTON, DECEASED
Late of Dillsburg Borough, York County, PA.
Administrator-Executor: Ann E. Diener, 6 Clouser Road, Mechanicsburg, PA 17055
Attorney: Charles E. Shields, III, Esquire, 6 Clouser Road, Mechanicsburg, PA 17055 03.16-3t

ESTATE OF JANET L. LOHR, DECEASED
Late of Hanover Borough, York County, PA.
Executor: Christine K. Bair, 153 Meadowbrook Lane, Abbottstown, PA 17301
Attorney: Larry W. Wolf, P.C., 215 Broadway, Hanover, PA 17331 03.16-3t

ESTATE OF LELA A. MANGER, DECEASED
Late of Penn Twp., York County, PA.
Co-Executors: Stephen B. Manger, Stonesifer and Kelley, P.C., 209 Broadway, Hanover, PA 17331 and Patricia L. Manger, Stonesifer and Kelley, P.C., 209 Broadway, Hanover, PA 17331
Attorney: Stonesifer and Kelley, P.C., 209 Broadway, Hanover, Pennsylvania 17331 03.16-3t

ESTATE OF DAVID A. MCCLELLAN, DECEASED
Late of Dover Twp., York County, PA.
Administratrix c.t.a.: Andrea L. Nuthak, 15 Pickford Dr., Lancaster, PA 17603
Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 03.16-3t

ESTATE OF JOHN PAYO JR., DECEASED
Late of Dillsburg Borough, York County, PA.
Executor: John R. Payo, c/o Law Office of Wm. D. Schrack, III, 124 West Harrisburg Street, Dillsburg, PA 17019-1268
Attorney: Wm. D. Schrack, III, Esquire, 124 West Harrisburg Street, Dillsburg, PA 17019-1268 03.16-3t

ESTATE OF ETTA J. PITTENGER, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Nelson C. Groupe, 94 Kevin Dr., York, PA 17408
Attorney: John W. Stitt, Esquire, 1434 W. Market Street, York, PA 17404 03.16-3t

ESTATE OF NORMAN B. REICHERT, DECEASED
Late of York City, York County, PA.
Executor: Richard H. Mylin, III, c/o 2025 E. Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 03.16-3t

ESTATE OF RAYMOND L. SANDERS, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Gregg L. Sanders, c/o MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401-2424
Attorney: Christian R. Miller, Esquire, MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401-2424 03.16-3t

ESTATE OF GLORIA SHARP, DECEASED
Late of Codorus Twp., York County, PA.
Co-Executors: Michael Sharp, 3787 Shaffers Church Rd., Seven Valleys, PA 17360 and Brian Sharp, 1820 Prayer Mission Rd., Windsor, PA 17366
Attorney: Keith R. Nonemaker, Esquire, Guthrie, Nonemaker, Yingst & Hart, LLP, 40 York Street, Hanover, PA 17331 03.16-3t

ESTATE OF VIVIAN M. SWAM a/k/a VIVIAN MINNIE SWAM, DECEASED
Late of Penn Twp., York County, PA.
Executor: Vicki A. Wertz, James A. Wertz, and Fay S. Emlet c/o 118 Carlisle Street, Suite 202, Hanover, PA 17331
Attorney: Donald W. Dorr, Esquire, 118 Carlisle Street, Suite 202, Hanover, PA 17331 03.16-3t

ESTATE OF RICHARD A. WEAVER, DECEASED
Late of York County, PA.
Co-Executors: Allen R. Weaver, 509 Orchard Dr., Lemoyne, PA 17403 and Laura K.W. Silver, 414 Dart Dr., Hanover, PA 17331
Attorney: Kristen Snyder, Esquire, 1215 Manor Dr., Ste. 202, Mechanicsburg, PA 17055 03.16-3t

ORPHAN'S COURT DIVISION AUDITING NOTICE

To All legatees creditors and person interested: Notice is hereby given that the following accounts have been filed in the office of the Clerk of Orphans' Court Division for confirmation and distribution of the balance therein shown to the creditors, legatees next to kin, heirs and others legally entitled thereto on **April 12, 2017 at 1:30 p.m.** and will be called in the order named for audit and distribution by said Court, in **Courtroom No. 6003, on the 6th floor of the York County Judicial Center at 45 North George St. in the City of York, Pennsylvania.**

1. MILLER – The First and Final Account of Donna L. Harbold, Executrix of the Last Will and Testament of Geraldine E. Miller, Late of Jacobus Borough, York County, Pennsylvania, deceased, 6715-0358. (Rand A. Feder, Esq.)

2. GALL – The First and Final Account of Russ J. Gall, Executor of the Last Will and Testament of William R. Gall, Late of Heidelberg Township, York County, Pennsylvania, deceased, 6715-1939. (Scott L. Kelley, Esq.)

FILED IN THE OFFICE OF THE CLERK OF ORPHANS' COURT DIVISION OF THE COMMON PLEAS COURT, YORK COUNTY, PENNSYLVANIA ON OR BEFORE MARCH 15, 2017.

BRADLEY C. JACOBS
COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA,
ORPHANS' COURT DIVISION

03.23-2t

New
**Confidential
Lawyers' Helpline**

**Alcohol, Drugs,
Gambling, Stress,
Depression,
Anxiety**

1-888-999-1941

*Call for a free
consultation.*

CIVIL NOTICES

ARTICLES OF INCORPORATION

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

03.30-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on March 20, 2017 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Sasawat Phamornphol to: Tony Sager.

The Court has fixed the day of Wednesday, May 3, 2017 at 3:00 pm in Courtroom #7003 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.

03.30-1t Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given to all persons interested or who may be affected that **THOS. H. SMITH JEWELER, INC.**, a Pennsylvania Corporation, having its registered address at 115 Broadway, Hanover, Pennsylvania 17331 is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

Elinor Albright Rebert, Esquire
515 Carlisle Street
Hanover, Pennsylvania 17331

03.30-1t Solicitor

NOTICE is hereby given in compliance with Section 1975 of the Business Corporation Law of December 21, 1988, P.L. 1444, as amended, that AUTUMN HOUSE, INC., a Pennsylvania business corporation, having its registered office at 1820 Carriage Court, York, Pennsylvania 17403 will file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, pursuant to the provisions of the said Business Corporation Law, that its affairs have been wound up, and that its corporate existence will be terminated on the issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania.

MORRIS & VEDDER

03.30-1t Solicitor

NOTICE is hereby given that all persons interested or who may be affected that Sentinel Packaging Systems, Inc., a Pennsylvania corporation, having a registered address at 2735 Hartford Road, York, PA 17402, is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the Issuance of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

Ronald Perry, Esq.
Katherman, Heim & Perry
345 East Market Street
York, PA 17403

03.30-1t Solicitor

FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was or will be filed in the Department of State of the Commonwealth of Pennsylvania, setting forth that GLORIA D. McCLEARY, President of MA McCLEARY, LLC, 4244 Shangri La Road, Stewartstown, PA 17363, is the only person currently owning or interested in a business, the character of which is the maintenance services for Apple Tree Court Development, and that the name, style and designation under which said business is and will be conducted is APPLE TREE COURT ASSOCIATION and the location where said business is currently located is currently at 4244 Shangri La Road, Stewartstown, PA17363.

John D. Miller, Jr.,

03.30-1t Solicitor

NOTICE

**PUBLIC NOTICE TO
RYAN TANNER CHAMBERS AND
BRIANA KELLY FITZPATRICK**

**In Re: Adoption of
Bri'elle Isis Zariyana Hughes, 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, Bri'elle Isis Zariyana Hughes. A Termination of Parental Rights Hearing has been scheduled for May 30, 2017, at 9:00 a.m., in Court Room No. 6005, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Bri'elle Isis Zariyana Hughes (DOB: March 18, 2016), whose Father is Ryan Tanner Chambers 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.

Jane Madison
Family Court Administrator
York County Court of Common Pleas
York County Judicial Center
45 North George Street
York, Pennsylvania 17401
Telephone No. (717) 771-9360

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.

03.30-3t Solicitor

SHERIFF'S SALE

IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
NO. 2016-SU-000885-06

Selene Finance LP, Plaintiff vs. Heath R. Bailor, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Kelly L. Keeney, Deceased, Robert J. Keeney, Known Heir of Kelly L. Keeney, Deceased, Angelina Mallory, Known Heir of Kelly L. Keeney, Deceased, Shelly Dickensheets, Known Heir of Kelly L. Keeney, Deceased and Bobbi Stiff f/k/a Bobbi Bailor, Known Heir of Kelly L. Keeney, Deceased, Defendants

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Kelly L. Keeney, Deceased, Defendant(s), whose last known address is 218 West Front Street, York, PA 17404.

Your house (real estate) at: 218 West Front Street, York, PA 17404, 13-448-3-31, is scheduled to be sold at Sheriff's Sale on 8/7/17, at 2:00 PM, at York County Judicial Center, 45 N. George St., York, PA 17401, to enforce the court judgment of \$92,315.80, obtained by Selene Finance LP (the mortgagee) against you. - NOTICE OF OWNER'S RIGHTS - YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE - To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to Selene Finance LP, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: 610-278-6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) - YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE - 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 610-278-6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 717.771.9601. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives

a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.** York County Lawyer Referral Service, 137 E. Market St., York, PA 17401, 717.854.8755. PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Christopher A. DeNardo, Kristen D. Little,
Kevin S. Frankel, Samantha Gable,
Daniel T. Lutz, Leslie J. Rase,
Alison H. Tulio & Katherine M. Wolf,
Attys. for Plaintiff
Shapiro & DeNardo, LLC
3600 Horizon Dr., Ste. 150
King of Prussia, PA 19406
610-278-6800

03.30-1t

Solicitor

Assistant County Solicitor

County of Lancaster,
Pennsylvania

Will work closely with the County Solicitor, Board of Commissioners, department heads, and other County officials; the Assistant Solicitor will be responsible to provide and/or supervise a full range of legal services relating to County operations under the direction of the County Solicitor. Qualified candidates will have a JD Degree from an accredited law school, admission to the Pennsylvania Bar (or able to promptly obtain such admission through waiver of bar examination), and two or more years of relevant legal experience. For a detailed job description and application, refer to www.co.lancaster.pa.us

Harmon & Davies, P.C., a Lancaster, PA based firm with a national management-side employment law practice and a regional construction law practice is seeking an associate with three to five years' experience. Excellent writing skills and litigation experience required. Competitive salary and benefits. Please send resume and writing sample to tdavies@h-dlaw.com.

SHERIFF SALES

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. CORINTHIA ASKEW Docket Number: 2016-SU-2107-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CORINTHIA ASKEW

The land hereinafter referred to is situated in the City of York, County of York, State of PA, and is described as follows:

ALL that certain lot of ground, with the improvements thereon erected, situate on the east side of Lexington Street, in the CITY OF YORK, York County, Pennsylvania, bounded and described more fully as follows:

On the north by property now or formerly of James H. Wilson and wife, being Lot No. 13 on a Plan of Lots laid out by D. Eugene Frey; on the east by a 20 feet wide alley; on the south by property now or formerly of the Tehol Corporation, being Lot No. 15 on said Plan; and on the west by said Lexington Street.

Containing in front or width on said Lexington Street, 20 feet, and having a depth of 100 feet, and being known and numbered as Lot No. 14 on a Plan of Lots laid out by D. Eugene Frey, dated May 17, 1922, and being known and numbered as 343 Lexington Street.

Being 343 Lexington Street A/K/A 343 South Lexington Street, York, PA 17403

Being Parcel Number 12-416-14-0035.00-00000

Being the same premises which Leroy Rhoades, Marilyn Rhoades, formerly Marilyn Brabham, husband and wife, Brenda J. Hinkle, Barry L. Hinkle, wife and husband and Gregory H. Gettle and Gloria J. Gettle, husband and wife by Deed dated 10/24/2002 and recorded 10/28/2002 in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Land Record Book 1524 Page 5338 granted and conveyed unto Corinthia Askew, single woman, in fee.

PROPERTY ADDRESS: 343 LEXINGTON STREET, A/K/A 343 SOUTH LEXINGTON STREET, YORK, PA 17403

UPI# 12-416-14-0035.00-00000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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, N.A. AS TRUSTEE ON BEHALF OF HOME IMPROVEMENT AND HOME EQUITY LOAN TRUST 1997-E BY GREEN TREE SERVICING LLC. vs. JERRY W. AXE, LINDA S. AXE and UNITED STATES OF AMERICA Docket Number: 2013-SU-3676-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JERRY W. AXE
LINDA S. AXE
UNITED STATES OF AMERICA

ALL THAT CERTAIN tract of land situated in Winterstown Borough, York County, Pennsylvania, known as Lot No. 8 of the C. Arthur Hildebrand Subdivision, which Subdivision was approved by the Winterstown Borough Council on June 19, 1975, and which Plan was duly recorded in the Office of the Recorder of Deeds on August 29, 1975, and entered for record in Plan Book Y, page 202, Tract No. 8, herein transferred is bounded and limited as follows, to wit:

BEGINNING at an iron pin located on the North side of Apple Street, 50 feet wide between side lines and a corner of Lot No. 7; thence by line of the said Lot No. 7 North 6° East a distance of 182 feet to an iron pin, a corner of Lot No. 7 located on line of residual lands owned by the Grantors herein; thence by line of the said residual lands South 84° East a distance of 98.45 feet to an iron pin; thence by same North 32° 50' East a distance of 38.1 feet to an iron pin, a corner of Lot No. 9; thence by line of the said Lot No. 9 South 57° 10' East a distance of 182 feet to an iron pin, a corner of Lot No. 9, located on the Western side of Mount Olivet Road (Legislative Rt. No. 66004) 50 feet wide between side lines; thence by the said side of the said Road, South 32° 50' West a distance of 150 feet to an iron pin located at the intersection of the West side of Mount Olivet Road with the North side of Apple Street, 50 feet wide between side lines; thence by the said side of Apple Street, North 84° West, a distance of 210.35 feet to an iron pin and the place of BEGINNING.

CONTAINING 45,220 square feet of land.

PARCEL No. 90-000-EK-0068.M0-00000

PROPERTY ADDRESS: 12054 Mount Olivet Road, Felton, PA 17322

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Jerry W. Axe, Linda S. Axe and United States of America

ATTORNEY FOR PLAINTIFF: Law Office of Gregory Javardian, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 12054 MOUNT OLIVET ROAD, FELTON, PA 17322

UPI# 90-000-EK-0068.M0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. vs. AMY D. BAILEY and MICHAEL E. BAILEY Docket Number: 2016-SU-2769. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

AMY D. BAILEY
MICHAEL E. BAILEY

All that certain lot of ground, with any improvements thereon erected situate, lying and being in Shrewsbury Borough, York County, Pennsylvania, being more particularly described as follows, to wit:

Beginning at a point on the Western side of the cul-de-sac forming the Southern terminus of Circle Drive at a corner of Lot No. 112; thence along the Southeastern line of said cul-de-sac along a curve bearing to the left, the said curve having a radius of (50) feet to a point; thence along Lot No. 110, South (17) degrees (58) minutes West, (151.51) feet to a point; thence along lands now or formerly of Saubel Realty Company, Inc., South (68) degrees (26) minutes (10) seconds West, (45) feet to a point; thence along land now or formerly of Shrewsbury Manufacturing Company, North (11) degrees (59) minutes (30) seconds West, (182.08) feet to a point; thence along Lot 112, South (78) degrees (00) minutes (30) seconds East, (95) feet to the point and place of beginning. Containing an area of 15,390 square feet. It being Lot No. 111 on a plan of lots re-

corded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book AA, page 841.

Being the same premises which Sterling G. Gochnauer and Deanna J. Gochnauer, husband and wife by deed dated 11/13/2014, recorded 11/14/2014, in the office of the Recorder of Deeds in and for York County, in Book 2299, Page 5120, conveyed unto Amy D. Bailey and Michael E. Bailey, wife and husband as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns their heirs and assigns, Grantees herein.

Parcel No. 84-000-06-0111.00-00000

PROPERTY ADDRESS: 6 CIRCLE DRIVE, SHREWSBURY, PA 17361

UPI# 84-000-06-0111.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 YORK HABITAT FOR HUMANITY, INC. vs. DONALD M. BARRETT and TRACY B. BROWN Docket Number: 2014-SU-2840-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DONALD M. BARRETT
TRACY B. BROWN

SHERIFF'S SALE-Notice is hereby given that on April 17, 2017 at 2:00 P.M., prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, on Judgment of YORK HABITAT FOR HUMANITY, INC. vs. DONALD M. BARRETT and TRACEY B. BROWN, Docket No. NO. 2014-SU-002840-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DONALD M. BARRETT and TRACY B. BROWN

Owner of property situate in the Dover Borough,

York County, Pennsylvania, being 82 CHARLES LANE, DOVER, PENNSYLVANIA 17315

Parcel ID: 59-000-01-0223.B0-00000

Improvements thereon: Residential dwelling

Judgment Amount: \$58,109.95 (as of 12/21/16)

PROPERTY ADDRESS: 82 CHARLES LANE, DOVER, PENNSYLVANIA 17315

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

PROPERTY ADDRESS: 82 CHARLES LANE, DOVER, PA 17315

UPI# 59-000-01-0223.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. DAVID A. BECKWITH and DOROTHY M. BECKWITH Docket Number: 2016-SU-2554-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID A. BECKWITH
DOROTHY M. BECKWITH

ALL THAT CERTAIN lot in Dover Township, York County, Pennsylvania, being lot No. 1, Plan of Subdivision of Lee N. Koehler, Trustee, York County Plan Book DD, page 892, and HAVING THEREON erected a dwelling house known as: 5840 MOUNTAIN ROAD DOVER, PA 17315.

PARCEL ID: 24-000-LF-0122.F0-00000
York County Deed Book 2057, page 8201.

TO BE SOLD AS THE PROPERTY OF DAVID A. BECKWITH AND DOROTHY M. BECK-

WITH ON JUDGMENT NO. 2016-SU-002554-06.

PROPERTY ADDRESS: 5840 MOUNTAIN ROAD, DOVER, PA 17315

UPI# 24-000-LF-0122.F0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK vs. DAWN D. BENDER and CHRISTOPHER M. BENDER Docket Number: 2015-SU-284-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAWN D. BENDER
CHRISTOPHER M. BENDER

owner(s) of property situate in the SPRINGGETTSBURY TOWNSHIP, YORK County, Pennsylvania, being 1739 Memory Ln Ext, York, PA 17402-5623

Parcel No. 46-000-KI-0013.A0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$306,983.56

PROPERTY ADDRESS: 1739 MEMORY LANE EXTENSION, YORK, PA 17402

UPI# 46-000-KI-0013.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

1611 Detwiler Court, York, PA 17403.
 PARCEL NO. 48-000-23-0175.P0-00000

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 BOKF, N.A. vs. ROBERT H. BESSEMER, II and ERIN R. BESSEMER Docket Number: 2016-SU-1796-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT H. BESSEMER, II
 ERIN R. BESSEMER

ALL that certain tract of land known as Lot No. 207, Verdan Hills, Spring Garden Township, York County, Pennsylvania, bounded and described as follows:

BEGINNING at a point at the Southeast corner of a forty (40) feet wide street known as Detwiler Court and a fifty (50) feet wide street known as Verdan Drive North; thence along the South side of said Verdan Drive North, along the arc of a curve to the left having a radius of two thousand one hundred thirty-five and zero hundredths (2,135.00) feet, a distance of one hundred and zero hundredths (100.00) feet, to chord of which is North seventy-seven (77) degrees fifteen (15) minutes thirty-six (36) seconds East, ninety-nine and ninety-nine hundredths (99.99) feet to a point; thence along Lots No. 205 and No. 226, South eight (08) degrees fifty-eight (58) minutes thirty (30) seconds East, one hundred thirty-four and twelve hundredths (134.12) feet to a point; thence along Lot No. 208, North eighty-eight (88) degrees thirty-three (33) minutes forty (40) seconds West, one hundred sixty and twenty-one hundredths (160.21) feet to a point on the East side of the above mentioned Detwiler Court; thence along the East side of said Detwiler Court along the arc of a curve to the right having a radius of one hundred ninety and forty hundredths (190.40) feet, a distance of sixty-five and zero hundredths (65.00) feet, the chord of which is North seventeen (17) degrees eight (08) minutes thirty (30) seconds East, sixty-four and sixty-nine hundredths (64.69) feet to a point; thence by the same, North twenty-six (26) degrees fifty-five (55) minutes twenty (20) seconds East, fifty and zero hundredths (50.00) feet to the point and place of beginning.

THE above tract of land is known as Lot No. 207, as shown on a revised plan of Verdan Hills, Spring Garden Township, recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book Y, page 624 and the conveyance of said tract is hereby subjected to the restrictions, conditions, covenants, reservations and easements imposed upon the building lots shown on the general plan of Verdan Hills, recorded in the office of the Recorder of Deeds in and for York County.

HAVING erected thereon a dwelling known as

BEING the same premises which Luke P. Ferro and Amy C. Ferro, husband and wife, and Leland J. Moore, adult individual as equitable owner, by Deed dated 11/26/2014 and recorded 12/02/2014 in the Recorder's Office of York County, Pennsylvania, Instrument #2014053222, granted and conveyed unto Robert H. Bessemer, II and Erin R. Bessemer, husband and wife.

PROPERTY ADDRESS: 1611 DETWILER COURT, YORK, PA 17403

UPI# 48-000-23-0175.P0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 BRANCH BANKING AND TRUST COMPANY vs. DONALD J. BEVENOUR and SANDRA F. BEVENOUR Docket Number: 2016-SU-2548-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DONALD J. BEVENOUR
 SANDRA F. BEVENOUR

All that certain piece or parcel or Tract of land situate in Penn Township, York County, Pennsylvania, and being known as 594 Hammond Avenue, Hanover, Pennsylvania 17331.

PARCEL NUMBER: 44-000-06-0045.D0-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$104,412.13

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Donald J. Bevenour and Sandra F. Bevenour

PROPERTY ADDRESS: 594 HAMMOND AVENUE, HANOVER, PA 17331

UPI# 44-000-06-0045.D0-00000

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 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,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. BRADLEY LEE BILLET and MARTHA S. BILLET Docket Number: 2016-SU-1932-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRADLEY LEE BILLET
 MARTHA S. BILLET

ALL THAT CERTAIN lot of ground with the improvements thereon erected, situate, lying and being in the Township of Manchester, York County, Pennsylvania, on the northern side of Lehrs Drive, being Lot No. 38 as drawn on "Subdivision of Roundtown Heights" by Clark H. Bentzel, Registered Surveyor, and HAVING THEREON erected a dwelling house known as: 3185 LEHRS DRIVE YORK, PA 17404

PARCEL NO. 36-000-LH-0088.G0-00000

Reference York County Record Book 2143, Page 3232

TO BE SOLD AS THE PROPERTY OF BRADLEY LEE BILLET AND MARTHA S. BILLET ON JUDGMENT NO. 2016-SU-001932-06

PROPERTY ADDRESS: 3185 LEHRS DRIVE, YORK, PA 17404

UPI# 36-000-LH-0088.G0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. ROBERT DEVONE BOANES A/K/A ROBERT D. BOANES Docket Number: 2015-SU-3734-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT DEVONE BOANES
A/K/A ROBERT D. BOANES

owner(s) of property situate in the YORK CITY, YORK County, Pennsylvania, being 301 Rathton Road, York, PA 17403-3933

Parcel No. 15-603-03-0007.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$132,598.23

PROPERTY ADDRESS: 301 RATHTON ROAD, YORK, PA 17403

UPI# 15-603-03-0007.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 JAMES B. NUTTER & COMPANY vs. MARTHA L. BOECKEL, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF PHILLIP D. BOECKEL, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM PHILLIP D. BOECKEL, DECEASED Docket Number: 2015-SU-2365-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARTHA L. BOECKEL, INDIVIDUALLY
AND IN HER CAPACITY AS HEIR OF
PHILLIP D. BOECKEL, DECEASED

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM
PHILLIP D. BOECKEL, DECEASED

ALL the following Tract of land situate along Township Road T-942 in Newberry Township, York County, Pennsylvania, bounded and described as follows, to wit:

PARCEL No. 39-000-OH-0057.B0-00000

PROPERTY ADDRESS: 145 SI RODE LANE, YORK HAVEN, PA 17370

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: MARTHA L. BOECKEL, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF PHILLIP D. BOECKEL, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM PHILLIP D. BOECKEL, DECEASED

ATTORNEY FOR PLAINTIFF: Powers, Kim & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 145 SI RODE LANE, YORK HAVEN, PA 17370

UPI# 39-000-OH-0057.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. CHARLES G. BOWERS, JR., A/K/A CHARLES BOWERS, JR. and RHONDA BOWERS Docket Number: 2016-SU-2542-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES G. BOWERS, JR.
A/K/A CHARLES BOWERS, JR.
RHONDA BOWERS

owner(s) of property situate in the PEACH

BOTTOM TOWNSHIP, YORK County, Pennsylvania, being 639 Misty Hill Drive, Delta, PA 17314-7927

Parcel No. 43-000-09-0136.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$284,254.26

PROPERTY ADDRESS: 639 MISTY HILL DRIVE, DELTA, PA 17314

UPI# 43-000-09-0136.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2007-WFHE1, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-WFHE1 vs. JOSEPH D. BROWN Docket Number: 2016-SU-1164-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSEPH D. BROWN

owner(s) of property situate in the HANOVER BOROUGH, YORK County, Pennsylvania, being 231 Locust Street, Hanover, PA 17331-2617

Parcel No. 67-000-04-0117.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$85,684.88

PROPERTY ADDRESS: 231 LOCUST STREET, HANOVER, PA 17331

UPI# 67-000-04-0117.00-00000

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

schedule unless exceptions are filed thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 NORTH ROCK TRUST vs. SCOTT K. BRUMBAUGH Docket Number: 2015-SU-1101-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT K. BRUMBAUGH

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

BEGINNING at a point in the Southwestern line of Conley Lane (erroneously referred to as Conely Lane in previous deed) (Extended) (50 feet wide) which point is on the line dividing Lots Nos. C-516 and C-517 as the same are shown on the hereinafter mentioned Plan of Lots; thence South 35° 30' West along said dividing line 85 feet to a point; thence North 54° 30' West, 20 feet to a point in the line dividing Lots Nos. C-517 and C-518 as shown on said Plan; thence North 35° 30' East along the last said dividing line 85 feet to a point in the Southwestern line of Conley Lane (erroneously referred to as Conely Lane in previous deed) (extended); thence South 54° 30' East along said line of Conley Lane (extended) 20 feet to a point, the place of BEGINNING.

BEING Lot No. C-517 as the same is shown on the Plan of Lots known as Final Subdivision Plan for Valley Green Village West, Phase VI, recorded in York County Plan Book FF, Page 523.

UNDER AND SUBJECT to all easements, reservations, restrictions and rights-of-way of record.

PARCEL No. 39-000-08-0517.00-00000

PROPERTY ADDRESS: 49 Conley Lane a/k/a 49 West Conley Lane, Eters, PA 17319

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Scott K. Brumbaugh

ATTORNEY FOR PLAINTIFF: Law Office of Gregory Javardian, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 49 CONLEY LANE, A/K/A 49 WEST CONLEY LANE, ETERS,

PA 17319

UPI# 39-000-08-0517.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 PACIFIC UNION FINANCIAL vs. JENNIFER M. BUCHTA and JOSHUA R. BUCHTA Docket Number: 2016-SU-2246-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JENNIFER M. BUCHTA
JOSHUA R. BUCHTA

All that certain tract or parcel of land, with improvements thereon erected, situate in the Township of Dover, County of York, Commonwealth of Pennsylvania, identified as Lot No. 150 on the Final Subdivision plan of Barwood" Phase 4, recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book QQ, page 207 and Plan Book QQ-319 (erroneously shown in prior deeds as Revised Preliminary Subdivision Plan for Barwood, formerly Doovertown Estates in Plan Book HH, page 236, and Plan Book GG, page 717), more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northern right-of-way line of Milky Way Road, a fifty (50) feet wide street at Lot No. 149; thence by said northern right-of way line of Milky Way Road by a curve to the left having a radius of two hundred twenty-five and zero one hundredths (225.00) feet a chord bearing South sixty-eight (68) degrees, fifty-nine (59) minutes, forty-two (42) seconds West, a chord distance of thirty-four and ninety-six one-hundredths (34.96) feet, along the arc a distance of thirty-five and zero one-hundredths (35.00) feet to a point at Lot No. 151; thence by said Lot No. 151, North twenty-five (25) degrees, twenty seven (27) minutes, forty (40) seconds West, a distance of one hundred forty-seven and nineteen one-hundredths (147.19) feet to a point at Lot No. 112 (Barwood Phase 2); thence by said Lot No. 112 and Lot No. 113 (Harwood Phase 2), North seventy five (75) degrees, forty-nine (49) minutes, seven (07) seconds East, a distance of fifty-seven and seventy-one one-hundredths (57.71) feet to a point at said Lot No. 149; thence by said Lot

No. 149, South sixteen (16) degrees, thirty two (32) minutes, fifty-five (55) seconds East, a distance of one hundred forty and thirty-one one-hundredths (140.31) feet to a point and place of BEGINNING.

Containing an area 6,594.97 square feet or 0.151 acres.

Parcel No. 24-000-19-0650.00-00000

BEING 2988 Milky Way a/k/a 2988 Milky Way Road, Dover, PA 17315

PROPERTY ADDRESS: 2988 MILKY WAY, AKA 2988 MILKY WAY ROAD, DOVER, PA 17315

UPI# 24-000-19-0650.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2006-8 vs. LANCE N. BURKE and TENISHA BURKE Docket Number: 2015-SU-3529-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LANCE N. BURKE
TENISHA BURKE

ALL THAT CERTAIN described tract of land, with improvements thereon erected, situate in Springettsbury Township, York County, Pennsylvania, known as Lot No. 85 Washington Square Phase 2 as shown on plan recorded in the Office of the Recorder of Deeds, York County, Pennsylvania, in Plan Book HH, Page 179, bounded and described as follows:

BEGINNING at a point on the Eastern right of way line of Silver Spur Drive, said point being the Northwest corner of Lot No. 84; extending thence along the Eastern right of way line of Silver Spur Drive the following two (2) courses and distances, namely: (1) North 28° 29' 35" West, for a distance of 61.29 feet to a point; (2) by a curve to the left having a radius of 222.22 feet for a distance of 14.48 feet, the chord of which is North 30° 21' 34" West, for a distance of 14.48

feet to a point at other lands now or formerly of the Hogan Group; extending thence along said last mentioned lands the following two (2) courses and distances, namely: (1) North 57° 46' 21" East, for a distance of 100.68 feet to a point; (2) North 71° 7' 15" East, for a distance of 99.72 feet to a point at lands now or formerly of Donald and Carol S. Billington; extending thence along said last mentioned lands, South 18° 52' 40" East, for a distance of 20 feet to a point at lands now or formerly of Cross Creek Ent., Inc.; extending thence along said last mentioned lands, South 43° 16' 44" East, for a distance of 47.52 feet to a point at Lot No. 84; extending thence along Lot No. 84, South 61° 30' 25" West, for a distance of 207.11 feet to a point on the Eastern right of way line of Silver Spur Drive and the place of BEGINNING.

PARCEL No. 46-000-27-0185.00-00000

PROPERTY ADDRESS: 3855 Silver Spur Drive, York, PA 17402

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Lance N. Burke and Tenisha Burke

ATTORNEY FOR PLAINTIFF: Law Office of Gregory Javardian, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 3855 SILVER SPUR DRIVE, YORK, PA 17402

UPI# 46-000-27-0185.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. BRIAN CAMPBELL and KRISTIN M. YEAGER-ADAMS Docket Number: 2013-SU-2284-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN CAMPBELL
KRISTIN M. YEAGER-ADAMS
owners of property situate in TOWNSHIP

JACKSON, York County, Pennsylvania, being 420 LAKEVIEW DRIVE, SPRING GROVE, PA 17362

Parcel No. 33-000-10-0067.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$414,613.65

PROPERTY ADDRESS: 420 LAKEVIEW DRIVE, SPRING GROVE, PA 17362

UPI# 33-000-10-0067.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. MICHAEL N. CHANCE Docket Number: 2016-SU-2538-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL N. CHANCE

PARCEL NO.: 67-000-04-0501.00-00000

ALL the following described lot of ground situate, lying and being in the Borough of Hanover, County of York, State of Pennsylvania bounded and limited as follows, to wit:

Bounded on the southwest by York Street; on the Northwest by property now or formerly of Milo Bankert; on the Northeast by an alley; and on the Southeast by property of William Y. Naill, Sr., fronting and containing in width on said York Street twenty (20) feet four (4) inches and extending in depth two hundred twenty-eight (228) feet to the above mentioned alley.

TAX PARCEL ID# 67-000-04-0501.00-00000

Fee Simple Title Vested in Michael N. Chance, Unmarried by deed from, Mary V. Spangler, Widow, dated 12/15/2004, recorded 12/28/2004, in the York County Recorder of deeds in Deed Book 1696, Page 3020, as Instrument No. 2004108530.

PROPERTY ADDRESS: 124 YORK STREET, HANOVER, PA 17331

UPI# 67-000-04-0501.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAA HOME EQUITY TRUST 2006-18 vs. RAYMOND A. COLE A/K/A RAYMOND COLE and CASCELIA E. COLE A/K/A CASCELIA COLE Docket Number: 2012-SU-3400-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RAYMOND A. COLE
A/K/A RAYMOND COLE
CASCELIA E. COLE
A/K/A CASCELIA COLE

owner(s) of property situate in SPRINGFIELD TOWNSHIP, YORK County, Pennsylvania, being 1041 Silver Maple Circle a/k/a, 1041 Silver Maple Circle Lot 208, Seven Valleys, PA 17360-8972

Parcel No. 47-000-09-0280.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$693,870.32

PROPERTY ADDRESS: 1041 SILVER MAPLE CIRCLE, A/K/A 1041 SILVER MAPLE CIRCLE LOT 208, SEVEN VALLEYS, PA 17360

UPI# 47-000-09-0280.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

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

AS THE REAL ESTATE OF:

ILDIKO CONN
 STEPHEN CONN

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATE SERIES 2005-12 vs. SHARI E. COLE and RICHARD H. COLE, JR. A/K/A RICHARD H. COLE Docket Number: 2016-SU-2286-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

ALL THAT CERTAIN described lot of ground, with improvements thereon erected, situate in Springettsbury Township, York County, Pennsylvania, being known as 980 Haines Road, bounded and described as follows, to-wit;

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FF2 vs. JEREMY F. COOLEY and GENEVIEVE T. COOLEY Docket Number: 2014-SU-3991-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SHARI E. COLE
 RICHARD H. COLE, JR.
 A/K/A RICHARD H. COLE

AS THE REAL ESTATE OF:

JEREMY F. COOLEY
 GENEVIEVE T. COOLEY

All that certain piece or parcel or Tract of land situate Springfield Township, York County, Pennsylvania, and being known as 7577 Pinewild Road, Seven Valleys, Pennsylvania 17360.

PARCEL NUMBER: 47-000-09-0077.00-00000

THE IMPROVEMENTS THEREON ARE:
 Residential Dwelling

REAL DEBT: \$546,929.44

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Shari E. Cole and Richard H. Cole, Jr. a/k/a Richard H. Cole

PROPERTY ADDRESS: 7577 PINEWILD ROAD, SEVEN VALLEYS, PA 17360

UPI# 47-000-09-0077.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

BEGINNING at a point on the Western side of Legislative Route No. 66043, also known as Haines Road at the dividing line of Lot No. 7 and Lot No. 8; thence continuing along Lot no. 8 North seventy-five (75) degrees fifteen (15) minutes zero (00) seconds West, two hundred three and seventy-nine one-hundredths (203.79) feet to a point at lands now or formerly of Shirley Meltabarger; thence continuing along the lands now or formerly of Shirley Meltabarger and the lands now or formerly of Santa Mickey and along the lands now of formerly of Samuel N. Bailey, North fourteen (14) degrees forty-six (46) minutes zero (00) seconds East seventy-five and zero one-hundredths (75.00) feet to a point at the dividing line of Lot No. 6 and Lot No. 7; thence continuing along Lot No. 6 South seventy-five (75) degrees fifteen (15) minutes zero (00) seconds East two hundred nine and forty-three one-hundredths (209.43) feet to a point on the Western side of Haines Road thence continuing along the Western side of Haines Road by a curve to the right having a radius of one thousand six hundred eighty-five and forty-two one-hundredths (1685.42) feet an arc distance of seventy-five and two thousand one hundred ninety-seven ten-thousandths (75.2197) feet to a point and place of BEGINNING.

SAID arc being subtended by a chord the bearing of which is South nineteen (19) degrees three (03) minutes fifty-eight (58) seconds West a distance of seventy-five and two thousand one hundred thirty-five ten-thousandths (75.2135.)

UNDER AND SUBJECT, NEVERTHELESS, to conditions, restrictions, exceptions and reservations as exist by virtue of prior recorded instruments, deeds and conveyances.

BEING THE SAME PREMISES AS Chris Delacqua, by Deed dated September 4, 2007, and recorded on September 11, 2007, by the York County Recorder of Deeds in Deed Book 1920, at Page 5809, Instrument No. 2007068571, granted and conveyed unto Stephen Conn and Ildiko Corm, as Tenants by the Entireties.

BEING KNOWN AND NUMBERED AS 980 Haines Road, York, PA 17402.

TAX PARCEL NO. 46-000-31-0107.00-00000

PROPERTY ADDRESS: 980 HAINES ROAD, YORK, PA 17402

UPI# 46-000-31-0107.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County

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

Beginning at a point set on the east side of Charles Circle, a corner of Lot No. 40 on said plan; thence extending from said beginning point and measured along said Lot No. 40 and passing through a party wall between Lot Nos. 40 and 41, north eighty-four (84) degrees thirty-seven (37) minutes ten (10) seconds east, one hundred thirty and no one-hundredths (130.00) feet to a point in line of a twenty-five (25) foot access r/w; thence extending along said access r/w, south five (05) degrees twenty-two (22) minutes fifty (50) seconds east, twenty and no one-hundredths (20.00) feet to a point, a corner of Lot No. 42 on said plan; thence extending along said Lot No. 42 and passing through a party wall between Lot Nos. 41 and 42, south eighty-four (84) degrees thirty-seven (37) minutes ten (10) seconds west, one hundred thirty and no one-hundredths (130.00) feet to a point set on the east side of Charles Circle, aforesaid; thence extending along said Charles Circle, north five (05) degrees twenty-two (22) minutes fifty (50) seconds west, twenty and no one-hundredths (20.00) feet to a point, the first mentioned point and place of beginning. Being Lot No. 41 (as shown on said plan).

Title to said Premises vested in Jeremy F. Cooley

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 STATEBRIDGE MORTGAGE COMPANY, LLC vs. ILDIKO CONN and STEPHEN CONN Docket Number: 2016-SU-3060. And to me directed, I will expose at public sale in the York

and Genevieve T. Cooley, husband and wife by Deed from Ivan A. Gonzalez and Yiovani Gonzalez, husband and wife dated January 18, 2007 and recorded on January 24, 2007 in the York County Recorder of Deeds in Book 1870, Page 5240.

Being known as: 190 Charles Circle, York, PA 17406

Tax Parcel Number: 66-000-03-0041.00-00000

PROPERTY ADDRESS: 190 CHARLES CIRCLE, YORK, PA 17406

UPI# 66-000-03-0041.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 A vs. LINDA B. DART, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF FRANCIS GILBERT CLAGETT, DECEASED HEIR OF MARK W. CLAGETT, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK W. CLAGETT, DECEASED Docket Number: 2010-SU-6138-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LINDA B. DART,
IN HER CAPACITY AS EXECUTRIX AND
DEVISEE OF THE ESTATE OF
FRANCIS GILBERT CLAGETT, DECEASED
HEIR OF MARK W. CLAGETT, DECEASED
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
MARK W. CLAGETT, DECEASED

owner(s) of property situate in the WEST MANHEIM TOWNSHIP, YORK County, Pennsylvania, being 30 Longview Drive, Hanover, PA 17331-9471

Parcel No. 52-000-13-0022.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$204,434.89

PROPERTY ADDRESS: 30 LONGVIEW DRIVE, HANOVER, PA 17331

UPI# 52-000-13-0022.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 HOME POINT FINANCIAL CORPORATION vs. YASIN I. DAWOOD and AMREEN Y. DAWOOD Docket Number: 2016-SU-2476-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

YASIN I. DAWOOD
AMREEN Y. DAWOOD

owner(s) of property situate in the NEWBERY TOWNSHIP, YORK County, Pennsylvania, being 410 North Reeser Drive, York Haven, PA 17370-9609

Parcel No. 39-000-13-0068.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$193,789.69

PROPERTY ADDRESS: 410 NORTH REESER DRIVE, YORK HAVEN, PA 17370

UPI# 39-000-13-0068.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC4 vs. DEAN J. DEARDORFF Docket Number: 2016-SU-2166-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DEAN J. DEARDORFF

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF YORK, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 2911 WOODSHEAD TERRACE, YORK, PA 17403

UPI NUMBER 54-000-34-0164.00-00000

PROPERTY ADDRESS: 2911 WOODSHEAD TERRACE, YORK, PA 17403

UPI# 54-000-34-0164.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. WILLIAM R. DERVAES AKA WILLIAM DERVAES and SUZANNE E. DERVAES Docket Number: 2016-SU-1154-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM R. DERVAES
AKA WILLIAM DERVAES
SUZANNE E. DERVAES

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF MANCHESTER, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 500 PEPPERMILL LANE, YORK, PA 17404

UPIN NUMBER 36-000-26-0168.00-00000

PROPERTY ADDRESS: 500 PEPPERMILL LANE, YORK, PA 17404

UPI# 36-000-26-0168.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") vs. KATHLEEN K. DIXON Docket Number: 2016-SU-849-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KATHLEEN K. DIXON

ALL THAT CERTAIN lot of ground, with improvements thereon erected, situate in Spring Garden Township, York County, Pennsylvania, and known as forty-five (45) feet of Lot No. 114 and forty (40) feet of Lot No. 115, on a Plan of Lots of "Hollywood Heights Addition," recorded in the office of the Recorder of Deeds in and for York County, Pennsylvania, in Deed Book 33-A, page 638, more particularly bounded and limited as follows, to wit:

BEGINNING at a point, said point being on the South street line Glendale Road, a fifty (50) feet wide street, one hundred ninety-two (192.00) feet from the West Street line of Leslynn Road, a fifty (50) feet wide street, said distance of one hundred ninety-two (192.00) feet being measured in a Westwardly direction along the South line of Glendale Road; thence along the aforementioned South street line of Glendale Road, South seventy-nine (79) degrees one (01) minute West sixty and eighty-four one-hundredths (60.84) feet to a point, the beginning of a curve having a radius of one thousand two hundred seventy-four and seventy-three one hundredths (1,274.73) feet; thence along said curve in a Westwardly direction an arc length of twenty-four and sixteen one -hundredths (24.16) feet

to a point; thence along lands now or formerly of Thomas B. Ness and Annie M. Ness, his wife, South nine (09) degrees fifty-three (53) minutes fifty (50) seconds East one hundred fifty-four fifty-seven one-hundredths (154.57) feet to a point; thence along lands now or formerly of Roy C. McDonald South eighty-six (86) degrees sixteen (16) minutes East fifteen and thirteen one-hundredths (15.13) feet to a point; thence along the same North seventy-three (73) degrees thirty-seven (37) minutes East seventy-three and sixty-two one-hundredths (73.62) feet to a point; thence along lands now or formerly of Thomas B. Ness and Annie M. Ness, his wife, North ten (10) degrees fifty-nine (59) minutes West one hundred fifty-one and twenty-three one-hundredths (151.23) feet to a point and the place of BEGINNING.

BEING KNOWN AS: 1270 Glendale Road, York, PA 17403

TITLE TO SAID PREMISES IS VESTED IN Kathleen K. Dixon

PARCEL NO.: 48-000-16-0139.00-00000

PROPERTY ADDRESS: 1270 GLENDALE ROAD, YORK, PA 17403

UPI# 48-000-16-0139.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CARRINGTON MORTGAGE SERVICES, LLC vs. BRYAN T. DOLL and JESSICA M. DOLL Docket Number: 2016-SU-475-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRYAN T. DOLL
 JESSICA M. DOLL

All that certain lot of ground with the improvements thereon erected, situate, lying and being in the Borough of Hanover, York County, Pennsylvania, bounded and limited as follows, to wit:

Property Address: 409 Locust Street Hanover, PA 17331

Parcel No. 67-000-04-0088.00-00000

Improvements: Residential Dwelling
 Subject to Mortgage: No
 Subject to Rent: No
 C.P. NO. 2016-SU-000475-06
 Judgment: \$118,620.77
 To be sold as the Property Of: Bryan T. Doll and Jessica M. Doll

PROPERTY ADDRESS: 409 LOCUST STREET, HANOVER, PA 17331

UPI# 67-000-04-0088.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION vs. MICHAEL L. DRUCK and JULIE A. DRUCK Docket Number: 2016-SU-2930. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL L. DRUCK
 JULIE A. DRUCK

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate in West York Borough, County of York, Commonwealth of Pennsylvania, bounded and described according to a survey made by Survey Associated, dated July 19, 1971, as follows:

Property Address: 508 North Highland Avenue York, PA 17404

Parcel No. 88-000-19-0007.00-00000
 Improvements: Residential Dwelling
 Subject to Mortgage: No
 Subject to Rent: No
 C.P. NO. 2016-SU-002930
 Judgment: \$144,953.20
 Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Michael L. Druck and Julie A. Druck

PROPERTY ADDRESS: 508 NORTH HIGHLAND AVENUE, YORK, PA 17404

UPI# 88-000-19-0007.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. MARY B. DUNCAN A/K/A MARY DUNCAN Docket Number: 2016-SU-2345-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARY B. DUNCAN
A/K/A MARY DUNCAN

owner(s) of property situate in the WEST MANCHESTER TOWNSHIP, YORK County, Pennsylvania, being 1845 Charleston Lane, York, PA 17408-1588

Parcel No. 51-000-26-0213.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$326,393.64

PROPERTY ADDRESS: 1845 CHARLESTON LANE, YORK, PA 17408

UPI# 51-000-26-0213.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 BRANCH BANKING AND TRUST COMPA-

NY vs. TIMOTHY D. ENSOR Docket Number: 2015-SU-3635-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY D. ENSOR

owner(s) of property situate in HANOVER BOROUGH, YORK County, Pennsylvania, being 210 Broadway, Hanover, PA 17331-2501

Parcel No. 67-000-18-0157.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$270,312.88

PROPERTY ADDRESS: 210 BROADWAY, HANOVER, PA 17331

UPI# 67-000-18-0157.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RAMP 2007SP2 vs. DANIEL A. EPPS Docket Number: 2008-SU-2249-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DANIEL A. EPPS

owner(s) of property situate in the WINDSOR TOWNSHIP, YORK County, Pennsylvania, being 1038 Woodridge Road, Red Lion, PA 17356-9605

Parcel No. 53-000-15-0204.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$343,007.31

PROPERTY ADDRESS: 1038 WOODRIDGE ROAD, RED LION, PA 17356

UPI# 53-000-15-0204.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 CITIFINANCIAL SERVICING LLC vs. EDNA J. EVANS and FRANK H. EVANS Docket Number: 2016-SU-2644-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

EDNA J. EVANS
FRANK H. EVANS

owner(s) of property situate in the NEWBERRY TOWNSHIP, YORK County, Pennsylvania, being 995 Whisler Road, Etters, PA 17319

Parcel No. 39-000-PH-0031.A0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$91,364.14

PROPERTY ADDRESS: 995 WHISLER ROAD, ETTERS, PA 17319

UPI# 39-000-PH-0031.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. CONSTANCE FENTIMAN A/K/A CONSTANCE L. FENTIMAN Docket Number: 2016-SU-2588-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CONSTANCE FENTIMAN
A/K/A CONSTANCE L. FENTIMAN

owner(s) of property situate in the HANOVER BOROUGH, YORK County, Pennsylvania, being 632 Northland Drive, Hanover, PA 173314466

Parcel No. 67-000-DD-0056.U0-C0123
(Acreage or street address)

Improvements thereon: CONDOMINIUM UNIT

Judgment Amount: \$254,332.40

PROPERTY ADDRESS: 632 NORTHLAND DRIVE, HANOVER, PA 17331

UPI# 67-000-DD-0056.U0-C0123

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,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FIRST NATIONAL BANK, SUCCESSOR IN INTEREST TO COMMERCE BANK/HARRISBURG T/D/B/A METRO BANK vs. RONALD A. FIMIANI and JENNIFER H. FIMIANI Docket Number: 2016-SU-2978. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RONALD A. FIMIANI
JENNIFER H. FIMIANI

ALL that certain tract of land, with the improvements thereon erected, known as No. 1508 East Market Street, in the Township of Spring Garden, County of York, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the south side of East Market Street located 50 feet Eastwardly from the southeast intersection of Ogontz Street and Market Street; thence extending Southwardly on a line perpendicular to Market Street along property now or formerly of Arthur S. Seitz and Violet Seitz, his wife, 200 feet, more or less, to a point; thence extending along property now formerly of Laurence O. Buckner and Lucille A. Buckner, his wife, Eastwardly on a line parallel with East Market Street, 26 feet to a point; thence extending Southwardly along the same in a perpendicular line, 50 feet to a 25 feet wide alley; thence extending eastwardly along the northern line of said 25 feet wide alley, 24 feet to a point; thence extending Northwardly along property now or formerly of Leo Samelson and June F. Samelson, his wife, on a line perpendicular to Market Street, 250 feet to a point; thence extending Westwardly along the Southern side of East Market Street, 50 feet to a point at the place of BEGINNING.

BEING TAX PARCEL NO. 48-000-07-0026.00-00000

PREMISES BEING: 1508 East Market Street York, PA 17403

UNDER AND SUBJECT to and together with easements, exceptions, reservations, restrictions, rights of way, covenants, conditions, and plans as contained in prior instruments of record.

SEIZED AND TAKEN in execution as the property of Ronald A. Fimiani and Jennifer H. Fimiani, under Judgment No. 2016-SU-002978.

PROPERTY ADDRESS: 1508 EAST MARKET STREET, YORK, PA 17403

UPI# 48-000-07-0026.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 21ST MORTGAGE CORPORATION, ASSIGNEE OF WELLS FARGO BANK, N.A. vs. LAWRENCE C. FINNEGAN, JR. Docket Number: 2014-SU-4416-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LAWRENCE C. FINNEGAN, JR.

All that certain tract of land, situate in Manchester Township, York County, Pennsylvania, known as Lot No. 54 as shown on a plan of North Point Development recorded in the Office of the Recorder Deeds in and for York County, Pennsylvania, in Plan Book MM, page 376, more particularly bounded and described as follows, to wit:

Beginning at a point on the southern right-of-way line of North Point Drive (a fifty (50) feet wide street), said point being the western corner of Lot No. 55 of North Point Development; thence along said Lot No. 55, South thirty-one (31) degrees, thirty-nine (39) minutes, fifteen (15) seconds East, a distance of One hundred fifty and Zero one-hundredths (150.00) feet to a point on line of Lot No. 81 of North Point Development; thence along said Lot No. 81, South fifty-eight (58) degrees, twenty (20) minutes, Forty-five (45) seconds West, a distance of Forty and Zero one-hundredths (40.00) feet to a point; thence along proposed Lot Nos. 48, 49, 50, 51, 52 and 53, North thirty-one (31) degrees, thirty-nine (39) minutes, fifteen (15) seconds West, a distance of One hundred fifty and Zero one-hundredths (150.00) feet to a point on the Southern right-of-way line of said North Point Drive; thence along said North Point Drive, North fifty-eight (58) degrees, Twenty (20) minutes, Forty-five (45) seconds East, a distance of Forty and zero one-hundredths (40.00) feet to a point and the place of Beginning.

UPIN Number 36-000-20-0054.00-00000

BEING the same property conveyed to Lawrence C. Finnegan, Jr., married man, who acquired title by virtue of a deed from Andre B. Collins and Judith A. Collins, husband and wife, dated February 10, 2006, recorded February 14, 2006, at Deed Book 1791, Page 2682, York County, Pennsylvania records.

PROPERTY ADDRESS: 2245 NORTH POINT DRIVE, YORK, PA 17406

UPI# 36-000-20-0054.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 LSF9 MASTER PARTICIPATION TRUST vs. MARGARET I. FORTNEY Docket Number: 2016-SU-1369-06. And to me directed, I will

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

AS THE REAL ESTATE OF:

MARGARET I. FORTNEY

All that certain piece or parcel or Tract of land situate Township of Dover, York County, Pennsylvania, and being known as 2994 Oakland Road, Dover, Pennsylvania 17315.

TAX MAP AND PARCEL NUMBER: 24-000-19-0201.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$124,148.79

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Margaret I. Fortney

PROPERTY ADDRESS: 2994 OAKLAND ROAD, DOVER, PA 17315

UPI# 24-000-19-0201.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, N.A. S/B/M TO CHASE HOME FINANCE, LLC vs. KAMIKA FRAZIER A/K/A KAMIKA FRAZER Docket Number: 2013-SU-4660-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KAMIKA FRAZIER
A/K/A KAMIKA FRAZER

owner(s) of property situate in the CONEWAGO TOWNSHIP, YORK County, Pennsylvania, being 100 Sienna Drive, York, PA 17406-6072

Parcel No. 23-000-06-0086.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$236,298.85

PROPERTY ADDRESS: 100 SIENNA DRIVE, YORK, PA 17406

UPI# 23-000-06-0086.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of SANTANDER BANK, N.A. vs. CRYSTAL A. FUHRMAN A/K/A CRYSTAL A. ROE and HOWARD E. FUHRMAN, SR. A/K/A HOWARD E. FUHRMAN Docket Number: 2016-SU-1838-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CRYSTAL A. FUHRMAN
A/K/A CRYSTAL A. ROE
HOWARD E. FUHRMAN, SR.
A/K/A HOWARD E. FUHRMAN

owner(s) of property situate in the TOWNSHIP OF CHANCEFORD, YORK County, Pennsylvania, being 10740 Lucky Road. Felton, PA 17322.

Parcel No. 21-000-HN-0033.C0-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$109,335.49

PROPERTY ADDRESS: 10740 LUCKY ROAD, FELTON, PA 17322.

UPI# 21-000-HN-0033.C0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, N.A. S/B/M CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION vs. GEORGE F. FUHRMAN and LISA M. FUHRMAN Docket Number: 2016-SU-2645-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GEORGE F. FUHRMAN
LISA M. FUHRMAN

owner(s) of property situate in the YORK TOWNSHIP, YORK County, Pennsylvania, being 124 West Chestnut Street, Red Lion, PA 17356-2601

Parcel No. 54-000-GK-0055.E0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$76,702.26

PROPERTY ADDRESS: 124 WEST CHESTNUT STREET, RED LION, PA 17356

UPI# 54-000-GK-0055.E0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP vs. CHAD ERIC FUNK A/K/A CHAD E. FUNK Docket Number: 2014-SU-146-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHAD ERIC FUNK
A/K/A CHAD E. FUNK

owner(s) of property situate in the JACKSON TOWNSHIP, YORK County, Pennsylvania, being 4960 Grant Drive, York, PA 17408-6017

Parcel No. 33-000-03-0115.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$158,916.74

PROPERTY ADDRESS: 4960 GRANT DRIVE, YORK, PA 17408

UPI# 33-000-03-0115.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NEW WINDSOR STATE BANK vs. PASCUAL LUA GARCIA Docket Number: 2016-SU-1029-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PASCUAL LUA GARCIA

ALL THAT CERTAIN tract of land, together with improvements thereon, lying, being and situate in Penn Township, York County, Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at a point on the East side of Westminster Road at corner of the intersection of Lot No. 25 and Lot No. 24, Section G, said point of beginning being North ten (10) degrees thirty (30) minutes East one hundred twenty-five (125) feet from the North side of Emerson Street, and as measured along the East side of Westminster Road; thence by the East side of Westminster Road, North ten (10) degrees thirty (30) minutes East one hundred twenty-five (125) feet to a point at Lot No. 19, Section G; thence by Lot No. 19, Section G, South seventy-nine (79) degrees thirty (30) minutes East two hundred (200) feet to a point at Lot No. 10, Section I, thence by Lot No. 10 and Lot No. 11, Section I, South

(10) degrees thirty (30) minutes West, one hundred twenty-five (125) feet to a point at Lot No. 25, Section G, North seventy-nine (79) degrees thirty (30) minutes West two hundred (200) feet to a point and the place of BEGINNING. It being known as Lot No. 20, Lot No. 21, Lot No. 22, Lot No. 23 and Lot No. 24, Section G, on a plan of lots known as Park Hills, which plan is recorded in the Recorder of Deeds Office of York County, Pennsylvania, in Deed Book 35-T, page 640.

The improvements thereon being known as 440 Westminster Ave, Hanover, PA 17331

TAX ID:# 44-000-05-0012.E0-00000

BEING the same premises which Scott A. Schuchart, Executor of the Estate of Cyril A. Schuchart, by Deed dated August 2, 2012, and recorded August 17, 2012, in the Office of the Recorder of Deeds in and for the County of York, Pennsylvania, in Book 2188, Page 1438, as Instrument No. 2012041702, granted and conveyed unto Pascual Lua Garcia, in fee.

PROPERTY ADDRESS: 440 WESTMINSTER AVENUE, HANOVER, PA 17331

UPI# 44-000-05-0012.E0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO METRO BANK f/k/a COMMERCE BANK/HARRISBURG N.A. vs. DEREK J. GLOSTER Docket Number: 2016-SU-2145-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DEREK J. GLOSTER

ALL that certain piece, parcel or tract of ground situate in Dover Township, York County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Jarmolenko, Registered Surveyor, dated September 16, 1996, and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book 00, Page 435, and being more particularly described as follows:

BEGINNING at a point in the northeastern line of Pinchtown Road, which point is three hundred sixty-nine and nineteen one-hundredths (369.19) feet from a concrete monument at the intersection of the northeastern line of Pinchtown Road with the southeastern line of Pine Hill Road (T-819); thence by Lot No. 8 on said Plan, North thirty-five (35) degrees forty-eight (48) minutes twenty (20) seconds East, two hundred twenty-five (225) feet to a point; thence by Lot No. 6, North thirty-five (35) degrees thirty-seven (37) minutes forty-one (41) seconds East, one hundred sixty-one and ninety-nine one-hundredths (161.99) feet to an iron pin at land now or formerly of Larry Byers; thence along said lands, South fifty-three (53) degrees thirteen (13) minutes eighteen (18) seconds East, one hundred ninety-eight and ninety-six one-hundredths (198.96) feet to an iron pin at land now or formerly of Jay Hughes; thence by lands of same, South thirty-eight (38) degrees thirty-three (33) minutes twenty-two (22) seconds West, one hundred fifty-eight and seventy-nine one-hundredths (158.79) feet to an iron pin; thence continuing by lands of same, South thirty-eight (38) degrees thirty-three (33) minutes twenty (20) seconds West, two hundred twenty-five and twenty-six one-hundredths (225.26) feet to a point in the Northeastern line of Pinchtown Road; thence by the northeastern line of Pinchtown Road, North fifty-four (54) degrees eleven (11) minutes forty (40) seconds West, one hundred eight (180) feet to a point at corner of Lot No. 8, being the first mentioned point and place of BEGINNING.

BEING shown on the above mentioned Plan as Lot No. 9 and Lot No. 6A.

BEING the same premises which Derek J. Gloster, single, and Larry D. Byers and Charlotte A. Byers, husband and wife, by their Deed dated May 14, 2003 and recorded on May 20, 2003 in the Office of the Recorder of Deeds for York County, Pennsylvania in Book 1569, Page 4615, granted and conveyed unto Derek J. Gloster, single.

PIN Number 24-000-16-0009-00-00000

Property Address: 6071 Pinchtown Road, Dover, Pennsylvania 17315

PROPERTY ADDRESS: 6071 PINCHTOWN ROAD, DOVER, PA 17315

UPI# 24-000-16-0009.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-4TT vs. GREGORY L. GOULD A/K/A GREGORY L. GOULD, SR. and HOLLY A. GOULD A/K/A HOLLY A. MILLER-GOULD Docket Number: 2016-SU-2169-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GREGORY L. GOULD
A/K/A GREGORY L. GOULD, SR.
HOLLY A. GOULD
A/K/A HOLLY A. MILLER-GOULD

ALL THAT CERTAIN lot of ground, with the improvements thereon erected, situate along the western side of North Highland Avenue in the Borough of West York, York County, Pennsylvania, being known and numbered as 110 North Highland Avenue, and being more particularly bounded and described as follows:

BEGINNING at a point on the Western side of North Highland Avenue at land now or formerly of Samuel D. Buck; thence Westwardly along the same and through the middle of the dividing wall between the property hereby conveyed and the property now or formerly of Samuel D. Buck; thence along property now or formerly of the Elda Knaub Estate a distance of one hundred thirty-five (135) feet to a point; thence Northwardly along property now or formerly of Elda Knaub Estate sixty-five (65) feet to a point on the Southern side of Stanton Street; thence Eastwardly along the Southern side of Stanton Street five (5) feet to a point at property now or formerly of Clark T. Hildebrand and wife; thence Southwardly along the same forty (40) feet to a point; thence Eastwardly along the same on hundred thirty (130) feet to the Western side of North Highland Avenue; thence Southwardly along the Western side of North Highland Avenue twenty-five (25) feet to the point and place of BEGINNING.

BEING the same premises which Jack L. Hershberger and Brenda L. Hershberger, husband and wife, by deed dated May 20, 2008 and recorded June 3, 2008 in the Recorder of Deeds Office in and for York County, PA in Deed Instrument Number 2008035204, granted and conveyed unto Gregory L. Gould Sr., and Holly A. Gould, husband and wife.

BEING PARCEL ID NO.: 88-000-13-0014.00-000000

PROPERTY ADDRESS: 110 NORTH HIGHLAND AVENUE, YORK, PA 17404

UPI# 88-000-13-0014.00-00000

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

schedule unless exceptions are filed thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2006-WFHE4, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WFHE4 vs. SCOTT B. GREEN Docket Number: 2016-SU-2021-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT B. GREEN

owner(s) of property situate in the WEST YORK BOROUGH, YORK County, Pennsylvania, being 1019 West Market Street, York, PA 17404-3411

Parcel No. 88-000-02-0007.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$52,024.61

PROPERTY ADDRESS: 1019 WEST MARKET STREET, YORK, PA 17404

UPI# 88-000-02-0007.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 LSF9 MASTER PARTICIPATION TRUST vs. RUSSELL L. GRIEB and PATRICIA A. GRIEB Docket Number: 2016-SU-2882. And to me directed, I will expose at public sale in the York

County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RUSSELL L. GRIEB
PATRICIA A. GRIEB

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF CODORUS, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA. HAVING ERRECTED THEREON A DWELLING KNOWN AND NUMBERED AS 4040 HILLTOP LANE, GLEN ROCK, PA 17327. DEED BOOK 1336, PAGE 6796, PIN NUMBER 22-000-DH-0089.C0-00000.

PROPERTY ADDRESS: 4040 HILLTOP LANE, GLEN ROCK, PA 17327

UPI#

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,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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-2580-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WESLEY C. HALBERT

The land referred to in this Commitment is described as follows:

ALL THAT CERTAIN TRACT OF LAND, with the improvements thereon erected, situate in Township of Springettsbury, County of York, Commonwealth of Pennsylvania, known as Lot 35 of a certain plan of lots entitled Pleasureville Heights prepared by Gordon L. Brown, Registered Surveyor, dated July 6, 1960, bounded and described as follows:

BEGINNING at a stake at the southeast corner of the intersection made by the Pennsylvania Department of Highway Legislative Route 66019 known as Druck Valley Road, a 33-foot wide road, with Fineview Drive, a 50-foot wide public road;

Thence along the southern side of said Druck Valley Road-North 62 degrees 51 minutes East, 134.27 feet to a stake at line of land now or formerly of Alfred J. Birk;

Thence along land of same South 06 degrees 09 minutes West, 115.84 feet to a stake at line of land now or formerly of Bernard Adams;

Thence along land of same South 81 degrees 00 minutes West, 97.30 feet to a stake of the eastern line of Fineview Drive;

Thence along the eastern side of Fineview Drive North 09 degrees 00 minutes West, 70 feet to the stake and the place of beginning.

Town/City/Village: SPRINGGETTSBURY TOWNSHIP

County: YORK

Section-Block-Lot: 46-000-09-0019.00-00000

Being 2197 Fineview Road a/k/a 2197 Fineview Drive, Springettsbury a/k/a York, PA 17406

BEING the same premises which Chad Feeser, single man, by deed dated 4/2/2015 and recorded 4/15/2015 in the Office of the Recorder of Deed for York County, Pennsylvania, at Record Book 2316 Page 6683 granted and conveyed unto Wesley C Halbert, single man, in fee.

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

UPI# 46-000-09-0019.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK OF INDIANA vs. DANA L. HAMBERGER Docket Number: 2015-SU-2570-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DANA L. HAMBERGER

ALL the following described premises, with the improvements thereon erected, situate in Springfield Township, York County, Pennsylvania, being more fully bounded, limited and described as follows, to wit:

BEGINNING at a point in the centerline of a public highway known as Yellow Church Road (L.R. 66083), at a corner of land now or formerly of Levi L. Hamberger and Patricia A. Hamberger; thence along the same on a curve to the left having a radius of 3,466.83 feet, an arc distance of 239.50 feet to a point at other land now or formerly of Levi L. Hamberger and Patricia A. Hamberger; thence along the same, South 32 degrees 03 minutes 58 seconds West, 211.77 feet at other land now or formerly of Levi L. Hamberger and Patricia A. Hamberger, Known as Lot No. 1; thence along the same, North 53 degrees 35 seconds West, 253.89 feet to a point at other lands now or formerly of Levi L. Hamberger and Patricia A. Hamberger; thence along the same North 36 degrees 01 minute 25 seconds East, 203.00 feet to a point and place of BEGINNING.

SAID TRACT is further designated as Lot No. 2 on a Plan of Lots prepared by Gordon L. Brown Associates, Inc., dated June 29, 1987 (Drawing No. L-2475). CONTAINING 1.1658 acres.

Being known as: 6788 Yellow Church Road Seven Valleys, PA 17360

PARCEL NUMBER: 47-000-FH-0103.D0-00000

PROPERTY ADDRESS: 6788 YELLOW CHURCH ROAD, SEVEN VALLEYS, PA 17360

UPI# 47-000-FH-0103.D0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY MORTGAGE LOAN ASSETBACKED TRUST SERIES INABS 2006-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2006-B vs. BRIAN K. HAMMONS Docket Number: 2016-SU-2678. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN K. HAMMONS

ALL THAT CERTAIN LOT OF LAND SITUATE IN PEACH BOTTOM TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 183 Clubhouse Rd, Delta, PA 17314

PARCEL NUMBER: 43-000-01-0308.00-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 183 CLUBHOUSE ROAD, DELTA, PA 17314

UPI# 43-000-01-0308.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-CTX1 ASSET-BACKED CERTIFICATES, SERIES 2005-CTX1 vs. RANDY H. HANK Docket Number: 2015-SU-4065-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RANDY H. HANK

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

Property Address: 645 Cornhill Road Eppers, PA 17319

Parcel No. 27-000-QG-0076.B0-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2015-SU-004065-06

Judgment: \$198,950.08

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Randy H. Hank

PROPERTY ADDRESS: 645 CORNHILL ROAD, EPPERS, PA 17319

UPI# 27-000-QG-0076.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BAYVIEW LOAN SERVICING, LLC vs. STEPHANIE Y. HARRIS Docket Number: 2015-SU-3253-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEPHANIE Y. HARRIS

All that certain piece or parcel or Tract of land situate in the City of York, York County, Pennsylvania, and being known as 322 S Penn Street, York, Pennsylvania 17404.

PARCEL NUMBER: 09-237-05-0046.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$34,725.71

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Stephanie Y. Harris

PROPERTY ADDRESS: 322 SOUTH PENN STREET, YORK, PA 17404

UPI# 09-237-05-0046.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Exe-

cution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PHH MORTGAGE CORPORATION vs. JEANNINE A. HERBERT Docket Number: 2016-SU-2665. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JEANNINE A. HERBERT

owner(s) of property situate in the NEW FREEDOM BOROUGH, YORK County, Pennsylvania, being 221 East Main Street, New Freedom, PA 17349

Parcel No. 78-000-05-0034.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$149,864.73

PROPERTY ADDRESS: 221 EAST MAIN STREET, NEW FREEDOM, PA 17349

UPI# 78-000-05-0034.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. JASON C. HERZBERGER, ADMINISTRATOR OF THE ESTATE OF JOAN P. HERZBERGER Docket Number: 2016-SU-1595-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JASON C. HERZBERGER,
ADMINISTRATOR OF THE ESTATE OF
JOAN P. HERZBERGER

ALL the following described tract of land with the improvements thereon erected, situate, lying and being in the Township of Springfield, County of York, and Commonwealth of Pennsylvania, bounded and limited as follows, to wit:

Property Address: 6926 Reynolds Mill Road
Seven Valleys, PA 17360

Parcel No. 47-000-GH-0136.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2016-SU-001595-06

Judgment: \$96,513.40

PROPERTY ADDRESS: 6926 REYNOLDS MILL ROAD, SEVEN VALLEYS, PA 17360

UPI# 47-000-GH-0136.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FIRST NATIONAL BANK OF PENNSYLVANIA, SUCCESSOR BY MERGER TO METRO BANK vs. ERIC J. HEWITT SHAWN P. LITTLE, AS ADMINISTRATORS OF THE ESTATE OF SHANITA K. LITTLE Docket Number: 2016-SU-2093-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ERIC J. HEWITT
SHAWN P. LITTLE, AS ADMINISTRATORS
OF THE ESTATE OF SHANITA K. LITTLE

ALL THAT CERTAIN TRACT OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN NEW SALEM BOROUGH, YORK COUNTY, PENNSYLVANIA, BEING LOT NO. 1 ON A PLAN OF LOTS WHICH IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR YORK COUNTY, PENNSYLVANIA DESCRIBED AS FOLLOWERS, TO WIT:

BEGINNING AT A POINT WHICH IS 157.13 FEET FROM THE INTERSECTION OF GEORGE STREET (S.R. 3042 AND MAIN STREET (S.R. 0616) ; THENCE ALONG SOUTH MAIN STREET, SOUTH 5 DEGREE A 31 MINUTES 20 SECONDS WEST. 19.84 FEET; THENCE CONTINUING ALONG SOUTH MAIN STREET, SOUTH 4 DEGREES 05 MINUTES 20 SECONDS WEST, 53.37 FEET TO A POINT AT LANDS NOW

OR FORMERLY OF ROBERT L. YOUNG; THENCE CONTINUING ALONG SAID LANDS, SOUTH 71 DEGREES 38 MINUTES 20 SECONDS WEST, 213.64 FEET TO AN IRON PIPE; THENCE SOUTH 18 DEGREES 36 MINUTES 20 SECONDS EAST, 41.37 FEET TO AN IRON PIPE; THENCE ALONG LANDS NOW OR FORMERLY OF FRANCIS W. KEATING, SOUTH 50 DEGREES 38 MINUTES 40 SECONDS WEST, 55.00 FEET TO AN IRON PIN; THENCE ALONG LANDS NOW OR FORMERLY OF CHARLES W. NOSS, NORTH 36 DEGREES 00 MINUTES 00 SECONDS WEST, 137.95 FEET TO AN IRON PIN IN WEST GEORGE STREET (S.R. 3042); THENCE CONTINUING ALONG SAID WEST GEORGE STREET, NORTH 53 DEGREES 28 MINUTES 20 SECONDS EAST, 172.74 FEET TO A POINT AT LOT NO 2; THENCE CONTINUING ALONG SAID LOT NO.2, SOUTH 32 DEGREES 08 MINUTES 40 SECONDS EAST, 75.11 FEET TO AN IRON PIPE; THENCE CONTINUING ALONG SAID LOT NO.2, NORTH 57 DEGREES 57 MINUTES 00 SECONDS EAST, 69.80 FEET TO AN IRON PIPE; THENCE CONTINUING ALONG SAID LOT NO.2, NORTH 11 DEGREES 23 MINUTES 30 SECONDS WEST, 29.62 FEET TO A POINT; THENCE CONTINUING ALONG SAID LOT NO.2, SOUTH 88 DEGREES 19 MINUTES 40 SECONDS EAST, 86.84 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 30,057 SQUARE FEET.

BEING the same premises which Margaret I. Smith, Executrix of the Estate of Mary K Schwartz a/k/a Mary Kohr Schwartz, Deceased, by her Deed dated June 14, 1993 and recorded on June 16, 1993 in the Office of the Recorder of Deeds for York County, Pennsylvania in Book 652, Page 1057, granted and conveyed unto William G. Little and Shanita K. Little, His Wife.

PIN Number 79-000-02-0086

Property Address: 30 South Main Street, New Salem, PA 17371

PROPERTY ADDRESS: 30 SOUTH MAIN STREET, NEW SALEM, PA 17371

UPI#

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,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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, NA vs. MELISSA M.

HOCKENBERRY Docket Number: 2016-SU-2872. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MELISSA M. HOCKENBERRY

owner(s) of property situate in the FAIRVIEW TOWNSHIP, YORK County, Pennsylvania, being 204 Ross Avenue, New Cumberland, PA 17070-2614

Parcel No. 27-000-01-0092.00-00000
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$61,445.47

PROPERTY ADDRESS: 204 ROSS AVENUE, NEW CUMBERLAND, PA 17070

UPI# 27-000-01-0092.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. JAMES CARLTON HOFF A/K/A JAMES HOFF Docket Number: 2016-SU-2590-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES CARLTON HOFF
 A/K/A JAMES HOFF

owner(s) of property situate in the CITY OF YORK, YORK County, Pennsylvania, being 754 South Queen Street, York, PA 17403-3204

Parcel No. 10-267-04-0030.00-00000
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$73,928.73

PROPERTY ADDRESS: 754 SOUTH QUEEN STREET, YORK, PA 17403

UPI# 10-267-04-0030.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-21 vs. ERIC HOUSER and SHERRY HOUSER Docket Number: 2016-SU-2450-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ERIC HOUSER
 SHERRY HOUSER

All that certain piece or parcel or Tract of land situate New Freedom Borough, York County, Pennsylvania, and being known as 2 Glenray Court, New Freedom, Pennsylvania 17349.

PARCEL NUMBER: 78-000-10-0007.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$575,048.52

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Eric Houser and Sherry Houser

PROPERTY ADDRESS: 2 GLENRAY COURT, NEW FREEDOM, PA 17349

UPI# 78-000-10-0007.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE MONEY SOURCE, INC. vs. MARLENE A. HUBLEY Docket Number: 2016-SU-3061. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARLENE A. HUBLEY

ALL THE FOLLOWING described lot of ground situate in Springettsbury Township, York County, Pennsylvania, numbered 401 Hunting Park Lane, and being known as Lot No. 1005 on a certain plan of lots known as Section "G", in Haines Acres, said plan recorded in the Recorder's Office, York County, Pennsylvania in Map Book T, Page 153, more particularly described as follows, to wit:

BEGINNING at a point at the southeast corner of the intersection of Kingston Road and Hunting Park Lane; and running thence along the south side of Kingston Road by a curve to the left having a radius of five hundred sixty-four and seventy one-hundredths (564.70) feet for a distance of one hundred twenty-six and thirty-five one-hundredths (126.35) feet, the chord of which is south fifty-four (54) degrees forty (40) minutes ten (10) seconds east one hundred twenty-six and eight one-hundredths (126.08) feet to a point at Lot No. 1004; and running thence along Lot No. 1004 south eleven (11) degrees thirty-three (33) minutes zero (00) seconds west eighty-three and seventy-six one-hundredths (83.76) feet to a point; and running thence along same south zero (00) degrees twelve (12) minutes fifty (50) seconds west twenty-two and zero one-hundredths (22.00) feet to a point at Lot No. 1006; and running thence along Lot No. 1006 north eighty-five (85) degrees forty (40) minutes ten (10) seconds west one hundred thirty-one and forty-nine one-hundredths (131.49) feet to a point on the east side of Hunting Park Lane; and running thence along the east side of Hunting Park Lane by a curve to the right having a radius of five hundred eighty-nine and thirty-seven one-hundredths (589.37) feet for a distance of one hundred two and seventy-one one-hundredths (102.71) feet the chord of which is north seven (07) degrees fifty-nine (59) minutes twenty (20) seconds east one hundred two and fifty-six one-hundredths (102.56) feet to a point; and running thence along same by a curve to the right having a radius of one hundred seventy and ninety-three one-hundredths (170.93) feet for a distance of seventy-two and ninety-nine one-hundredths (72.99) feet, the chord of which is north twenty-five (25) degrees twelve (12) minutes thirty-five (35) seconds east seventy-two and forty-three one-hundredths (72.43) feet to a point at the southeast corner of the intersection of Kingston Road and Hunting Park Lane and the place of BEGINNING.

UNDER AND SUBJECT TO restrictions and conditions which now appear of record.

BEING known as 401 Hunting Park Lane, York, PA 17402

BEING parcel no. 46-000-28-0105.00-00000

Fee Simple Title Vested in Marlene Hubley by deed from, Jan W. Metzler, single person dated 2/25/2015, recorded 2/27/2015, in the York County Recorder of deeds in Deed Book 2310, Page 8826, as Instrument No. 2015008207.

PROPERTY ADDRESS: 401 HUNTING PARK LANE, YORK, PA 17402

UPI# 46-000-28-0105.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 STATE EMPLOYEES CREDIT UNION OF MARYLAND, INCORPORATED vs. DELANO R. HUDSON II SOLEY IN HIS CAPACITY AS HEIR OF LAURA M. HUDSON, DECEASED, ZACHARY A. HUDSON SOLEY IN HIS CAPACITY AS HEIR OF LAURA M. HUDSON, DECEASED, DEVIN M. RAMSBURG SOLEY IN HIS CAPACITY AS HEIR OF LAURA M. HUDSON, DECEASED, RACHEL L. HUGGINS SOLEY IN HER CAPACITY AS HEIR OF LAURA M. HUDSON, DECEASED, QUINTIN A. HUDSON SOLEY IN HIS CAPACITY AS HEIR OF LAURA M. HUDSON, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LAURA M. HUDSON DECEASED Docket Number: 2014-SU-4107-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DELANO R. HUDSON II
SOLEY IN HIS CAPACITY AS HEIR OF
LAURA M. HUDSON, DECEASED
ZACHARY A. HUDSON
SOLEY IN HIS CAPACITY AS HEIR OF
LAURA M. HUDSON, DECEASED
DEVIN M. RAMSBURG
SOLEY IN HIS CAPACITY AS HEIR OF
LAURA M. HUDSON, DECEASED

RACHEL L. HUGGINS
SOLEY IN HER CAPACITY AS HEIR OF
LAURA M. HUDSON, DECEASED
QUINTIN A. HUDSON
SOLEY IN HIS CAPACITY AS HEIR OF
LAURA M. HUDSON, DECEASED
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER
LAURA M. HUDSON DECEASED

ALL THAT CERTAIN the following described tract of land, with any improvements thereon erected, situate in Loganville Borough, York County, Pennsylvania, being known as Lot No. 1, and as shown on a Final Subdivision Plan of Charles N. Ness, prepared by Shaw Surveying, Registered Professional Surveyors, being Project No. 98281, dated March 23, 1998, and recorded on July 17, 1998 in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book PP, Page 580, and bounded and described as follows:

PARCEL No. 75-000-02-0068.00-00000

PROPERTY ADDRESS: 102 PARK STREET, SEVEN VALLEYS, PA 17360 A/K/A 102 PARK STREET, LOGANVILLE, PA 17342

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: LAURA M. HUDSON

ATTORNEY FOR PLAINTIFF: Powers, Kirm & Associates, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 102 PARK STREET, SEVEN VALLEYS, PA 17360, AKA 102 PARK STREET, LOGANVILLE, PA 17342

UPI# 75-000-02-0068.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 LSF9 MASTER PARTICIPATION TRUST vs. EILEEN J. HUFF Docket Number: 2013-SU-4358-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

EILEEN J. HUFF

owner(s) of property situate in the CODORUS TOWNSHIP, YORK County, Pennsylvania, being 5934 Steltz Road, Glen Rock, PA 17327-7874

Parcel No. 22-000-AH-0010.00-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$302,445.33

PROPERTY ADDRESS: 5934 STELTZ ROAD, GLEN ROCK, PA 17327

UPI# 22-000-AH-0010.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE MONEY SOURCE, INC. vs. CHRISTOPHER C. HUNT and SARAH A. KOHLER Docket Number: 2016-SU-2315-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER C. HUNT SARAH A. KOHLER

PARCEL NO.: 51-000-46-0070.00-00000

ALL THAT CERTAIN tract of land situate in West Manchester Township, York County, Pennsylvania, as shown on the Final Subdivision Plan of Little Creek, Lot #70, Phase I, Dwg. No. L-428-1, as recorded December 29, 2000, in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book RR, Page 104, Sheets 1, 2 and 3 (the "Plan") and more fully set forth as follows, to wit:

BEGINNING at a point at the northwest corner of Lot No. 69 on the southern side of a 50' wide public street known as Wheatfield Drive; thence along Lot No. 69, South forty-three (43) degrees, thirty-seven (37) minutes, forty-five (45) seconds East, on hundred twenty-five and zero one hundredths (125.00) feet to a point at

Lot No. 131; thence along said Lot No. 131, South forty-six (46) degrees, twenty-two (22) minutes, fifteen (15) seconds West, eighty and zero one-hundredth (80.00) feet to a point at Lot No. 71; thence along Lot No. 71, North forty-three (43) degrees thirty-seven (37) minutes, forty-five (45) seconds West, one hundred twenty-five and zero one-hundredths (125.00) feet to a point on the southern side of above mentioned Wheatfield Drive; thence along the south side of said Wheatfield Drive, North forty six (46) degrees, twenty-two (22) minutes, fifteen (15) seconds East, eighty and zero one-hundredths (80.00) feet to a point at the northwest corner of Lot No. 69, the place of Beginning.

UNDER AND SUBJECT to conditions and restrictions which may appear of record.

Fee Simple Title Vested in Sarah A. Kohler, a single woman and Christopher C. Hunt, a single man by deed from, CR Property Group, LLC, dated 7/31/2014, recorded 7/31/2014, in the York County Recorder of deeds in Deed Book 2286, Page 8699, as Instrument No. 2014030151.

PROPERTY ADDRESS: 1448 WHEATFIELD DRIVE, YORK, PA 17404

UPI# 51-000-46-0070.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 OCWEN LOAN SERVICING, LLC vs. JOSELIN IMBERT and EDIBERTO ORTIZ-LATORRE Docket Number: 2016-SU-2657. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSELIN IMBERT EDIBERTO ORTIZ-LATORRE

owner(s) of property situate in the WEST MANCHESTER TOWNSHIP, YORK County, Pennsylvania, being 1310 Bannister Street, York, PA 17404-4909

Parcel No. 51-000-01-0007.00-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$152,272.52

PROPERTY ADDRESS: 1310 BANNISTER STREET, YORK, PA 17404

UPI# 51-000-01-0007.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I TRUST 2006-HE6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE6 vs. MARK JAMERSON and MELANIE MORROW Docket Number: 2014-SU-4233-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARK JAMERSON MELANIE MORROW

All that certain tract of land, lying, being and situate in the Township of Conewago, County of York, Commonwealth of Pennsylvania, identified as Lot No. 201, being fully bounded and described as follows, to wit:

Beginning at a point on the south side of a fifty (50) foot wide street known as Fisher Drive, said point being the northwest corner of Lot No. 202; thence along said Lot No. 202 south forty (40) degrees, zero (00) minutes, zero (00) seconds east, one hundred twenty and zero one-hundredths (120.00) feet to a point; thence south fifty (50) degrees, zero (00) minutes, zero (00) seconds west, twenty and zero one-hundredths (20.00) feet to a point; thence along Lot No. 200 north forty (40) degrees, zero (00) seconds west, one hundred twenty and zero one-hundredths (120.00) feet to a point on the south side of above mentioned Fisher Drive; thence along the south side of Fisher Drive, north fifty (50) degrees, zero (00) minutes, zero (00) seconds east, twenty and zero one-hundredths (20.00) feet to a point the place of beginning. Containing 2,400 square feet.

Under and subject to the restrictions, covenants, conditions, easements and other matters appearing of record.

Title to said Premises vested in Mark A. Jamerson, a single man, and Melanie M. Marrow, a single woman by Deed from S&A Custom Built Homes, Inc. dated May 31, 2005 and recorded on June 13, 2006 in the York County Recorder of Deeds in Book 1817, Page 8772.

Being known as: 540 Fisher Drive, York, PA 17404

Tax Parcel Number: 23-000-05-0201.00-00000

PROPERTY ADDRESS: 540 FISHER DRIVE, YORK, PA 17404

UPI# 23-000-05-0201.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 BRANCH BANKING AND TRUST COMPANY vs. GEORGE T. JENKINS and KATHLEEN K. WALSH A/K/A KATHLEEN WALSH Docket Number: 2016-SU-2874. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GEORGE T. JENKINS
KATHLEEN K. WALSH
A/K/A KATHLEEN WALSH

owner(s) of property situate in the NEW FREEDOM BOROUGH, YORK County, Pennsylvania, being 6 Country Manor Lane, New Freedom, PA 17349-9699

Parcel No. 78-000-06-0214.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$365,935.71

PROPERTY ADDRESS: 6 COUNTRY MANOR LANE, NEW FREEDOM, PA 17349

UPI# 78-000-06-0214.00-00000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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, NA vs. TRACY JOYNER Docket Number: 2016-SU-2615-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TRACY JOYNER

owner(s) of property situate in the DOVER TOWNSHIP, YORK County, Pennsylvania, being 3230 Grey Fox Circle, Dover, PA 17315-3728

Parcel No. 24-000-27-0024.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$223,937.26

PROPERTY ADDRESS: 3230 GREY FOX CIRCLE, DOVER, PA 17315

UPI# 24-000-27-0024.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. ROBERT O. KELLER, JR. Docket Number: 2016-SU-2152-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT O. KELLER, JR.

PARCEL NO.: 12-375-07-0020.00-00000

All that certain lot or piece of ground, with the improvements thereon erected, situate on the North side of East Philadelphia Street in the Twelfth Ward of the City of York, County of York and State of Pennsylvania, known and numbered as 745, bounded, limited and described as follows, to wit:

Commencing at a point on the North side of said East Philadelphia Street ninety-six (96) feet two (2) inches West of the Northwest corner of said East Philadelphia Street and North Sherman Street, and extending thence Westwardly along said East Philadelphia Street, sixteen (16) feet to a fifteen (15) feet wide private alley; thence at a right angle Northwardly along the East side of said private alley, one hundred and five (105) feet to a twenty (20) feet private alley; thence at an angle Southeastwardly along the South side of said last mentioned alley, Sixteen (16) feet, more or less to a point; thence at an angle Southwardly along property now or formerly of William A. Kindig, one hundred and three (103) feet four (4) inches to said East Philadelphia Street, and the place of BEGINNING.

Fee Simple Title Vested in Robert O. Keller, Jr., a single man by deed from, Mary E. B. Lehman, Widow, dated 8/31/1978 recorded 8/31/1978, in the York County Recorder of deeds in Deed Book 78E, Page 212.

PROPERTY ADDRESS: 745 EAST PHILADELPHIA STREET, YORK, PA 17403

UPI# 12-375-07-0020.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 FAIRVIEW TOWNSHIP vs. BRIAN M. KEYS and MICHELLE M. KEYS Docket Number: 2015-SU-667-21. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN M. KEYS

MICHELLE M. KEYS

owners of property situate FAIRVIEW TOWNSHIP, YORK County, Pennsylvania being:

462 Chestnut Way, New Cumberland, Pennsylvania 17070
Parcel No.: 27-000-32-0013.00-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$5,631.53

PROPERTY ADDRESS: 462 CHESTNUT WAY, NEW CUMBERLAND, PA 17070

UPI#

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,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FULTON BANK, N.A., SUCCESSOR BY MERGER TO THE DRIVERS & MECHANICS BANK vs. RONALD E. KINARD, EXECUTOR OF THE ESTATE OF ANTHONY R. KINARD, DECEASED, RECORD OWNER AND MORTGAGOR Docket Number: 2016-SU-2446-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RONALD E. KINARD,
EXECUTOR OF THE ESTATE OF
ANTHONY R. KINARD, DECEASED,
RECORD OWNER AND MORTGAGOR

ALL the following described lot of ground, with the improvements thereon erected, situate on the south side of and known as No. 330 East Locust Street, in the Sixth Ward of the City of York, York County, Pennsylvania, as more fully described by Land Survey Consultants, Inc., as follows, to wit:

BEGINNING at a point on the southerly right-of-way line of Locust Street (a 40 feet wide public street) at No. 332 Locust Street, said point being located South 68 degrees 59 minutes 18 seconds West, a distance of 186.70 feet from the southwesterly corner of the intersection of said Locust Street and South Broad Street (a 60 feet wide public street); extending thence along No. 332 Locust Street, South 21 degrees 00 minutes

42 seconds East, a distance of 70.00 feet to a point on the northerly right-of-way line of Sage Avenue (a 20 feet wide public street); extending thence along the northerly right-of-way line of said Sage Avenue, South 68 degrees 59 minutes 18 seconds West, a distance of 16.65 feet to a point at No. 328 Locust Street; extending thence along said last mentioned lands North 21 degrees 00 minutes 42 seconds West, a distance of 70.00 feet to a point on the southerly right-of-way line of said Locust Street; extending thence along the southerly right-of-way line of said Locust Street North 68 degrees 59 minutes 18 seconds East, a distance of 16.65 feet to a point at No. 332 Locust Street and the point of BEGINNING.

CONTAINING 1,166 square feet.

BEING THE SAME PREMISES which the Redevelopment Authority of the City of York, a public body corporate and politic, organized and existing under the law of the Commonwealth of Pennsylvania, having its principal place of business in the City of York, York County, Pennsylvania; and Gary L. Geiselman, Andrew Clayton, Michael Bodish, Nick Wickstrom, Aristides v. Paiva and Gregory Trimmer, t/d/b/a Olde York Homes and being all the existing partners of Olde York Homes and Nick Wickstrom, t/d/b/a W-D Builders and being the sole surviving partner of W-D Builders of the County of York, Commonwealth of Pennsylvania, by their Deed dated April 20, 1992 and recorded April 30, 1992 in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Deed Book 373 at Page 334, granted and conveyed unto Anthony R. Kinard. Anthony R. Kinard is now deceased having departed life on this earth on August 6, 2015. An Estate has been opened in the Orphans' Court of York County, Pennsylvania to File No. 67-5-1495 and Ronald E. Kinard has been appointed Executor.

KNOWN AND NUMBERED as 330 East Locust Street, York, Pennsylvania

TAX PARCEL 06-108-02-0090.00-00000

PROPERTY ADDRESS: 330 EAST LOCUST STREET, YORK, PA 17403

UPI# 06-108-02-0090.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") vs. DAVID A. KING and KYLIE M. KING Docket Number: 2016-SU-850-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID A. KING
KYLIE M. KING

All that certain tract of land, with the improvements thereon erected, lying and being in Manchester Township, a portion of a subdivision known as Section A, Country Club West, plans whereof have been recorded in the office of the Recorder of Deeds in and for York County, Pennsylvania, the most recent of which was recorded in Plan Book T, Page 166, the subject property being Lot No. 7 on said most recent revision, more particularly described as follows, to wit:

Beginning at a point in the intersection of the Eastern line of Green Briar Road with the Southern line of Midpine Drive; thence extending along the Southern line of said Midpine Drive North 57 degrees 11 minutes 30 seconds East 150 feet to a point in the Western line of Lot No. 8; thence extending along the Western line of said Lot No. 8 South 27 degrees 7 minutes 10 seconds East 139.45 feet to a point in the Northern line of Lot No. 6; thence extending along the Northern line of said Lot No. 6 South 62 degrees 52 minutes 50 seconds West 147.52 feet to a point on the Eastern side of said first mentioned Green Briar Road; thence extending along the Eastern side of said first mentioned Green Briar Road North 27 degrees 7 minutes 10 seconds West 107 feet to a point; thence extending along same North 32 degrees 48 minutes 30 seconds West 17.49 feet to a point in said first mentioned intersection and the place of beginning.

BEING KNOWN AS: 1296 Greenbriar Road, York, PA 17404

TITLE TO SAID PREMISES IS VESTED IN David A. King and Kylie M. King

PARCEL NUMBER: 36-000-13-0007.00-00000

TITLE TO SAID PREMISES IS VESTED IN David A. King and Kylie M. King, his wife by deed from Robert J. Keffer and Sophia K. Keffer, his wife, dated 11/30/2000 and recorded 2/6/2001 as Instrument Number 2001005361.

PROPERTY ADDRESS: 1296 GREENBRIAR ROAD, YORK, PA 17404

UPI# 36-000-13-0007.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of MIDFIRST BANK vs. MELISSA M. KINNEMAN A/K/A MELISSA KINNEMAN and CHRISTOPHER S. KINNEMAN A/K/A CHRISTOPHER KINNEMAN Docket Number: 2016-SU-2301-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MELISSA M. KINNEMAN
A/K/A MELISSA KINNEMAN
CHRISTOPHER S. KINNEMAN
A/K/A CHRISTOPHER KINNEMAN

ALL the following two tracts of land in Penn Township, York County, Pennsylvania, TRACT NO 1: being known as Lot No. 3 and one-half of Lot No. 4 on a plan of a series of lots of Reuben Myers Estate; AND TRACT NO. 2: being known on a plan of a series of lots of the Reuben Myers Estate as Lot No. 2. HAVING THEREON erected a dwelling house known as: 808 WEST MIDDLE STREET HANOVER, PA 17331.

PARCEL NO. 44-000-07-0191.00-00000
York County Deed Book 1636, page 4019.

TO BE SOLD AS THE PROPERTY OF MELISSA M. KINNEMAN AKA MELISSA KINNEMAN AND CHRISTOPHER S. KINNEMAN AKA CHRISTOPHER KINNEMAN ON JUDGMENT NO. 2016-SU-002301-06.

PROPERTY ADDRESS: 808 WEST MIDDLE STREET, HANOVER, PA 17331

UPI# 44-000-07-0191.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. JAMES T.

KIRK A/K/A J T. K THOMAS DONNELLY
Docket Number: 2016-SU-1098-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES T. KIRK
A/K/A J T. K
THOMAS DONNELLY

owner(s) of property situate in the DOVER TOWNSHIP, YORK County, Pennsylvania, being 3241 Walker Avenue, Dover, PA 17315-3885

Parcel No. 24-000-07-0006.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$177,208.79

PROPERTY ADDRESS: 3241 WALKER AVENUE, DOVER, PA 17315

UPI# 24-000-07-0006.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PHH MORTGAGE CORPORATION vs. SUSAN K. KOSTALAS Docket Number: 2015-SU-1135-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SUSAN K. KOSTALAS

owner(s) of property situate in the YORK CITY, YORK County, Pennsylvania, being 370 East Philadelphia Street, York, PA 17403-1575

Parcel No. 02-024-02-0052.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$24,514.35

PROPERTY ADDRESS: 370 EAST PHILA-

DELPHIA STREET, YORK, PA 17403

UPI# 02-024-02-0052.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 SUNTRUST MORTGAGE, INC. vs. JANET E. KOVAL Docket Number: 2016-SU-2971. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JANET E. KOVAL

owner(s) of property situate in the DOVER TOWNSHIP, YORK County, Pennsylvania, being 4430A Davidsburg Road, Dover, PA 17315-4210

Parcel No. 24-000-15-0001.C0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$200,609.48

PROPERTY ADDRESS: 4430A DAVIDSBURG ROAD, DOVER, PA 17315

UPI# 24-000-15-0001.C0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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, NA vs. BRIAN C. KRAFT Docket Number: 2016-SU-2968. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN C. KRAFT

owner(s) of property situate in the JACKSON TOWNSHIP, YORK County, Pennsylvania, being 1059 Jackson Square Road, Spring Grove, PA 17362-8840

Parcel No. 33-000-GE-0064.B0-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$119,105.91

PROPERTY ADDRESS: 1059 JACKSON SQUARE ROAD, SPRING GROVE, PA 17362

UPI# 33-000-GE-0064.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. JOAN M. KREIG A/K/A JOAN M. WEAVER, RENEE D. SMITH and ROBERT W. SMITH Docket Number: 2016-SU-2698. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

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

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

BEGINNING at a point in the right-of-way line of State Route No. 66013; thence leaving the same and continuing along other lands of the

Grantors herein, South 78 degrees 18 minutes West 400.6 feet to a stake; thence continuing along other lands of the same, North 11 degrees 42 minutes West, 500 feet to a stake; thence continuing along lands of the same, North 78 degrees 18 minutes East 400 feet to a nail in the center line of the aforementioned State Route No. 66013; thence continuing in and through the right-of-way of said State Route No. 66013, South 11 degrees 42 minutes East 500 feet to a point and place of BEGINNING.

DISTRICT NO.: 28; TAX MAP NO.: DM;

PARCEL NO.: 28-000-DM-0045.B0-00000

PROPERTY MAILING ADDRESS: 3650 New Park Road, New Park, PA, 17352

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

UPI# 28-000-DM-0045.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. MARK A. KRUMRINE, JR. A/K/A MARK ALLEN KRUMRINE, JR., ASHLEY M. KRUMRINE A/K/A ASHLEY MARIE KRUMRINE and SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2016-SU-832-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARK A. KRUMRINE, JR.
A/K/A MARK ALLEN KRUMRINE, JR.
ASHLEY M. KRUMRINE
A/K/A ASHLEY MARIE KRUMRINE
SECRETARY OF HOUSING AND URBAN DEVELOPMENT

ALL that certain piece of land in the Borough of Spring Grove (formerly Jackson Township), County of York, Pennsylvania, being approximately 200 x 50 and HAVING THEREON erected a dwelling house known as: 330 NORTH MAIN STREET SPRING GROVE, PA 17362.

PARCEL NO. 85-000-01-0163.00-00000

York County Deed Book 2313, page 4651.

TO BE SOLD AS THE PROPERTY OF MARK A. KRUMRINE, JR. A/K/A MARK ALLEN KRUMRINE, JR., ASHLEY M. KRUMRINE A/K/A ASHLEY MARIE KRUMRINE; AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON JUDGMENT NO. 2016-SU-000832-06

PROPERTY ADDRESS: 330 NORTH MAIN STREET, SPRING GROVE, PA 17362

UPI# 85-000-01-0163.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 LSF9 MASTER PARTICIPATION TRUST vs. ALMEDA I. LANDIS Docket Number: 2015-SU-1695-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ALMEDA I. LANDIS

owner(s) of property situate in the YORK TOWNSHIP, YORK County, Pennsylvania, being 576 Green Valley Road, York, PA 17403-9518

Parcel No. 54-000-40-0103.00-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$162,939.91

PROPERTY ADDRESS: 576 GREEN VALLEY ROAD, YORK, PA 17403

UPI# 54-000-40-0103.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

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

PARCEL NO. 12-389-11-0047.00-00000.

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. VALERIE D. LANDRUM Docket Number: 2016-SU-2671. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MONICA LEHMAN,
IN HER CAPACITY AS TRUSTEE OF
THE JOHNSON FAMILY TRUST
DATED MARCH 4, 2004

TRACT NO. 2: ALL that parcel of ground in the Twelfth Ward City of York, York County, Pennsylvania, being approximately 29, x 104, and BEING A VACANT PARCEL OF LAND KNOWN AND NUMBERED AS 981 EAST EDISON STREET, YORK, PA 17403.

Property Address: 68 Dew Drop Road, York, York Township, York County, Pennsylvania, 17403

TAX PARCEL NO. 12-389-11-0047.A0-00000 York County Deed Book 1329, page 2958.

Tax Parcel No.: 54-000-HI-0237.00-00000

TO BE SOLD AS THE PROPERTY OF KIRK M. LINN ON JUDGMENT NO. 2016-SU-002176-06.

Judgment: \$12,003.52

PROPERTY ADDRESS: 979 EDISON STREET, YORK, PA 17403

AS THE REAL ESTATE OF:

VALERIE D. LANDRUM

Reputed Owner: Monica Lehman, in her capacity as the Trustee of The Johnson Family Trust dated March 4, 2004

UPI# 12-389-11-0047.00-00000

BEING KNOWN AND DESIGNATED as Lot No. 102, in a subdivision known as "Plan of Salem Run- Phase 4", situate in Dover Township, a per plat thereof recorded In Record Book 1897-604, among the Land Records of York County, Pennsylvania.

Deed Book or Instrument No.: Deed Book 1667, Page 8575

PROPERTY ADDRESS: 981 EDISON STREET, YORK, PA 17403

The improvements thereon being known as No. 4161 Trabert Court.

Municipality: York Township

UPI# 12-389-11-0047.A0-00000

Being Parcel Number 24-000-26-0102.00-00000

Area: +/- 0.40 Acres

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.

Being the same premises which US Home Corporation, a Delaware Corporation d/b/a Lennar by Deed dated 11/25/2009 and recorded 12/14/2009 among the Land Records of York County, Pennsylvania in Book 2055 Page 6580 was granted and conveyed unto Valerie D Landrum.

Improvements: dwelling

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

PROPERTY ADDRESS: 4161 TRABERT COURT, DOVER, PA 17315

PROPERTY ADDRESS: 68 DEW DROP ROAD, YORK, PA 17403

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

UPI# 24-000-26-0102.00-00000

UPI# 54-000-HI-0237.00-00000

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

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") vs. SEIBERT D. LOWE, JR. and NICOLE E. CHISHOLM Docket Number: 2016-SU-2822. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SEIBERT D. LOWE, JR.
NICOLE E. CHISHOLM

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PEOPLESBANK, A CODORUS VALLEY COMPANY vs. MONICA LEHMAN, IN HER CAPACITY AS TRUSTEE OF THE JOHNSON FAMILY TRUST DATED MARCH 4, 2004 Docket Number: 2016-SU-2392-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York,

AS THE REAL ESTATE OF:

KIRK M. LINN

All that certain house and lot of ground situated on the South side of Main Street, Borough of Dallastown, York County, Pennsylvania, known as No. 40 Main Street, bounded and described as follows, to wit:

TRACT NO. 1: ALL that tract of land in the Twelfth Ward City of York, County of York, Pennsylvania, being approximately 20 x 100, and HAVING THEREON erected a dwelling house known as: 979 EDISON STREET YORK, PA 17403

Beginning at a stone on the South edge of Main Street, in said Borough; thence along a line of lot now or formerly John F. Heisler, South 16 1/2 degrees West, 193.5 feet to a stone in Cherry Alley; thence along said alley South 69 3/4 degrees East, 19.5 feet to a stone in said alley; thence by lot now or formerly of Henry Q. Sechrist, North 16 1/2 degrees East, 193.5 feet to a stone in

Main Street; thence along said Street, North 73 degrees West, 21.5 feet to the place of beginning.

Containing 14 1/2 perches of land be the same more or less.

The above described premises now being known and numbered as 76 East Main Street, Daltastown, Pennsylvania.

BEING KNOWN AS: 76 East Main Street, Daltastown, PA 17313

TITLE TO SAID PREMISES IS VESTED IN Seibert D. Lowe, Jr. and Nicole E. Chisholm

PARCEL #56-000-04-0336.00-00000

PROPERTY ADDRESS: 76 EAST MAIN STREET, DALLASTOWN, PA 17313

UPI# 56-000-04-0336.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. TAMIKA L. LOWMAN and ALLEN L. LOWMAN Docket Number: 2016-SU-2512-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TAMIKA L. LOWMAN
ALLEN L. LOWMAN

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF HANOVER, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 130 JACKSON STREET, HANOVER, PA 17331

UPIN NUMBER 67-000-10-0106.00-00000

PROPERTY ADDRESS: 130 JACKSON STREET, HANOVER, PA 17331

UPI# 67-000-10-0106.00-00000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FULTON BANK, N.A. F/K/A FULTON BANK vs. SARAH M. MARKEY ADMINISTRATRIX OF THE ESTATE OF RAYMOND L. MARKEY, DECEASED, RECORD OWNER AND MORTGAGOR Docket Number: 2016-SU-2713. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SARAH M. MARKEY
ADMINISTRATRIX OF THE ESTATE OF
RAYMOND L. MARKEY, DECEASED,
RECORD OWNER AND MORTGAGOR

ALL THAT CERTAIN lot or ground with the improvements thereon erected, situate on the Southeastern side of Florida Avenue, in the Fourteenth Ward of the City of York, York County, Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point on the Southeastern side of Florida Avenue, said point being North thirty-five (35) degrees thirteen (13) minutes East, forty-five (45) feet from the Southeastern corner of Florida and Belvidere Avenues; thence along the Southeastern side of Florida Avenue, North thirty-five (35) degrees thirteen (13) minutes East, forty-four (44) feet to a point at lands now or formerly of the Western National Bank and Gibson Smith; thence along the same, South fifty-four (54) degrees forty-seven (47) minutes East, one hundred sixty (160) feet to a point on the Northwestern side of a twenty (20) feet wide public alley; thence along said alley, South thirty-five (35) degrees thirteen (13) minutes West, forty-four (44) feet to a point at lands now or formerly of The Western National Bank of York, Pennsylvania, and Gibson Smith, Trustee; thence along the same, North fifty-four (54) degrees forty-seven (47) minutes West, one hundred sixty (160) feet to a point, the place of BEGINNING.

UNDER AND SUBJECT, NEVERTHELESS, to the condition and restriction that no building or buildings shall be erected upon the lot hereby conveyed within thirty-five (35) feet from the Southeastern curb line of Florida Avenue as now laid out.

BEING THE SAME premises which Eveyln B. Stambaugh, single woman, by Deed dated June 21, 2004 and recorded June 23, 2004 in the Office of the Recorder of Deeds in and for

York County, Pennsylvania, in Deed Book 1660 at Page 5417, granted and conveyed unto Raymond L. Markey. Raymond L. Markey is now deceased having departed life on this earth on December 10, 2015. An Estate has been opened in the Orphans' Court of York County, Pennsylvania to File No. 6716-0260 and Susan M. Markey has been appointed Administratrix.

KNOWN AS 684 Florida Avenue, York, Pennsylvania.

TAX PARCEL No. 14-486-12-0014.00-00000

PROPERTY ADDRESS: 684 FLORIDA AVENUE, YORK, PA 17404

UPI# 14-486-12-0014.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 PROF-2013-S3 LEGAL TITLE TRUST, BY U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE vs. CAROLYN J. MARKLE Docket Number: 2015-SU-2190-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CAROLYN J. MARKLE

All the following described tract of land situate in West Manheim Township, York County, Pennsylvania, more specifically bounded and limited as follows, to wit:

Beginning at a point on the western side of a fifty (50) feet wide street known as Hemler Drive at Lot No. 17; thence along said Lot No. 17 north forty-five (45) degrees six (6) minutes thirty-six (36) seconds west one hundred seventy-three and eight hundredths (173.08) feet to a point at Lot No. 15; thence along said Lot No. 15 north four (4) degrees forty-nine (49) minutes ten (10) seconds east thirty (30) feet to a point at Lot No. 19; thence along said Lot No. 19 south eighty (80) degrees forty-two (42) minutes four (4) seconds east one hundred sixty-six and seventy-two hundredths (166.72) feet to a point on the western side of the aforesaid Hemler Drive; thence along the western side of said Hemler Drive south seven (7) degrees two (2) minutes twenty-one (21) seconds west forty-nine and

eighty-four hundredths (49.84) feet to a point on the western side of said Hemler Drive; thence continuing along the western side of said Hemler Drive by a curve to the right with a chord bearing of south twenty-six (26) degrees fifty-one (51) minutes fifty-six (56) seconds west, a chord length of eighty-four and seventy-nine hundredths (84.79) feet, for an arc distance of eighty-six and fifty-one hundredths (86.51) feet to the point and place of beginning. Containing 14,008 square feet. Being known as Lot No. 18 on the Subdivision Plan of Robert T. Hemler, dated December 22, 1971, as recorded on April 3, 1972, in Plan Book V, Page 119.

Title to said Premises vested in Carolyn J. Markle by Deed from Joseph B. Markle and Carolyn E. Markle, husband and wife, and Carolyn J. Markle, single woman dated August 29, 1994 and recorded on September 6, 1994 in the York County Recorder of Deeds in Book 968, Page 275.

Being known as: 94 Hemler Drive, Hanover, PA 17331

Tax Parcel Number: 52-000-07-0018.00-00000

PROPERTY ADDRESS: 94 HEMLER DRIVE, HANOVER, PA 17331

UPI# 52-000-07-0018.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES SERIES 2005-7 vs. DAVID J. MARTIN and MARY ELLEN A. MARTIN Docket Number: 2016-SU-2501-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID J. MARTIN
MARY ELLEN A. MARTIN

owner(s) of property situate in the YORK CITY, 15TH, YORK County, Pennsylvania, being 180 Peyton Road, York, PA 17403-3735

Parcel No. 15-594-02-0006.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$180,261.77

PROPERTY ADDRESS: 180 PEYTON ROAD, YORK, PA 17403

UPI# 15-594-02-0006.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") vs. REBECCA R. MASLOWSKI Docket Number: 2016-SU-3053. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

REBECCA R. MASLOWSKI

All that certain lot of ground, with the improvements thereon erected, situate, lying and being in Dover Township, York County, Pennsylvania, and known as Lot No. 14 on a plan of Lots and being more particularly described as follows, to wit:

Beginning at an iron pipe on the Southerly side of Oakland Road; thence along lands now or formerly of Alverta Naylor, South sixteen (16) degrees fifty (50) minutes West, one hundred sixty and zero hundredths (160.00) feet to an iron pin at lands of Weiglestown Fire Co. and of Donald Myers; thence along lands of Donald Myers, North sixty-seven (67) degrees twenty-two (22) minutes West, sixty-eight and thirty hundredths (68.30) feet to an iron pin; thence along lands now or formerly of Herman Weidtmann, North fifty-seven (57) degrees nineteen (19) minutes West, thirty-two and zero hundredths (32.00) feet to an iron pin; thence along lands now or formerly of James Lentz, North thirty-four (34) degrees forty-seven (47) minutes East, one hundred sixty and zero hundredths (160.00) feet to an iron pipe on the Southerly side of the aforementioned Oakland Road; thence along said Oakland Road, South sixty-four (64) degrees zero (00) minutes East, fifty and zero hundredths (50.00) feet to an iron pipe and the place of beginning.

Said description being taken from a survey dated June 18, 1839, being prepared by Gordon L. Brown, Registered Surveyor, York, Pennsylvania.

BEING KNOWN AS: 3361 Oakland Road, Dover, PA 17315

TITLE TO SAID PREMISES IS VESTED IN Rebecca R. Maslowski

PARCEL #24-000-03-0061.00-00000

PROPERTY ADDRESS: 3361 OAKLAND ROAD, DOVER, PA 17315

UPI# 24-000-03-0061.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") vs. LAUREN A. MASON and CHRISTOPHER K. MASON Docket Number: 2016-SU-1168-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LAUREN A. MASON
CHRISTOPHER K. MASON

PARCEL I:

ALL THAT CERTAIN tract of land, with the improvements thereon erected, situate on the North side of Mountain Road, Dover Township, York County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point marked by an iron pipe on the East side of said road; extending thence in and through said road, North forty-two (42) degrees fifty-four (54) minutes West, fifteen and sixty one-hundredths (15.60) feet to a point marked by a spike; thence continuing in, through and along said road and along property now or formerly of Kenneth E. Shildt and Leah H. Shildt, his wife the following three (3) courses and distances: [1] thence North twenty-five (25) degrees seventeen (17) minutes East, sixty-six and eighty one-hundredths (66.80) feet to a point marked by a spike; [2] thence North forty-four (44) degrees three (03) minutes West, nine-

ty-eight and forty-six one-hundredths (98.46) feet crossing a stream, to a point marked by a spike; and [3] thence North sixty-three (63) degrees forty-six (46) minutes West, one hundred (100) feet to a point; thence by a newly made dividing line along property now or formerly of Gary Kenneth Shildt, the following three (3) courses and distances: [1] thence North fifty-five (55) degrees twenty-eight (28) minutes East, three hundred eighty (380) feet to a point; [2] thence South eighty-five (85) degrees forty-two (42) minutes East, four hundred seventy-five (475) feet to a point; and [3] thence South five (05) degrees sixteen (16) minutes West, five hundred thirty-four and forty one-hundredths (534.40) feet to a point at property now or formerly of Ernest Boettscher; thence along said last mentioned property the following two courses and distances: [1] thence North sixty-seven (67) degrees fifty-four (54) minutes West, five hundred fifty-eight (558) feet to a point marked by an iron pipe; and [2] thence South sixty-one (61) degrees zero (00) minutes West, ninety-one and ninety one-hundredths (91.90) feet to a point and place of beginning.

CONTAINING 6.381 acres.

BEING Lot 1 of the Final Subdivision Plan for Gary K. Shildt and Shizuno Shildt dated June 3, 1971 and recorded in York County Plan Book T, page 780 and also shown as Lot 1 on the Revised Final Subdivision Plan recorded in York County Plan Book KK, page 569.

PARCEL II:

ALL THAT CERTAIN tract of land, with the improvements thereon erected situate lying and being in Dover Township, York County, Pennsylvania more particularly described as follows, to wit:

BEGINNING at a point at a corner of Lot No. 2 on the hereinafter mentioned Subdivision Plan and line of lands now or formerly of Clair Shearer; thence continuing along lands now or formerly of Clair Shearer, Saint Mark's Lutheran Church and Spurgeon Hake, South seven (07) degrees six (06) minutes zero (00) seconds West, five hundred seventy and zero one-hundred (570.00) feet to a pipe at a corner of lands now or formerly of Ernest Boettscher; thence continuing along lands of same, North sixty-seven (67) degrees fifty-four (54) minutes zero (00) seconds West, three hundred and zero one-hundredths (300.00) feet to a point at a corner of Lot No. 1 on the hereinafter mentioned Subdivision Plan; thence continuing along lands of same, North five (05) degrees sixteen (16) minutes zero (00) seconds East, five hundred thirty-four and forty one-hundredths (534.40) feet to a point in line of lands of Lot No. 2 on the hereinafter mentioned Subdivision Plan; thence continuing along lands of Lot No. 2, South seventy-five (75) degrees nine (09) minutes zero (00) seconds East, three hundred nine and seventy one-hundredths (309.70) feet to a point, the place of beginning.

BEING Lot 1 A of the Revised Final Subdivision, Plan for Gary K. Shildt and Shizuno Shildt, dated March 3, 1990 and recorded in York County Plan Book KK, page 569, which was incorrectly referred to as Plan Book KK, page 538 in the prior deed.

Map #24-000-LF-0135.G0-00000

IMPROVEMENTS: Residential dwelling

PROPERTY ADDRESS: 6291 MOUNTAIN ROAD, DOVER, PA 17315

UPI# 24-000-LF-0135.G0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 BRANCH BANKING AND TRUST COMPANY vs. MELISSA MCCOLLIGAN Docket Number: 2016-SU-2658. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MELISSA MCCOLLIGAN

All that certain piece or parcel or Tract of land situate in the Township of Springfield, York County, Pennsylvania, and being known as 760 School Road, York, Pennsylvania 17407.

PARCEL NUMBER: 47-000-01-0032.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$224,168.45

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Melissa McColligan

PROPERTY ADDRESS: 760 SCHOOL ROAD, YORK, PA 17407

UPI# 47-000-01-0032.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 CIT BANK, N.A. vs. NICOLE M. MCGRAW, KNOWN SURVIVING HEIR OF PHYLLIS CODY, UNKNOWN SURVIVNG HEIRS OF PHYLLIS CODY Docket Number: 2016-SU-2333-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

NICOLE M. MCGRAW,
KNOWN SURVIVING HEIR OF
PHYLLIS CODY
UNKNOWN SURVIVNG HEIRS OF
PHYLLIS CODY

All that certain piece or parcel or Tract of land situate in Hopewell Township, York County, Pennsylvania, and being known as 504 N. Marshview Road, Stewartstown, Pennsylvania 17363.

PARCEL NUMBER: 32-000-BK-0072.A0-C0504

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$181,415.97

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Nicole M. McGraw, Known Surviving Heir of Phyllis Cody and Unknown Surviving Heirs of Phyllis Cody

PROPERTY ADDRESS: 504 NORTH MARSHVIEW ROAD, STEWARTSTOWN, PA 17363

UPI# 32-000-BK-0072.A0-C0504

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,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 HOUSING OPPORTUNITY PARTNERS REO LLC vs. VICKIE D. MEROVICH, THE UNIT-

ED STATES OF AMERICA and DANIEL D. MEROVICH Docket Number: 2009-SU-1252-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

VICKIE D. MEROVICH
THE UNITED STATES OF AMERICA
DANIEL D. MEROVICH

ALL THOSE TWO CERTAIN tracts of land situate in Warrington Township, York County, Pennsylvania, more particularly bounded and limited as follows, to wit:

TRACT NO. 1: BEGINNING at a point on the South side of the legal right-of-way Township Road #901; thence South 80 degrees 32 minutes east 21.54 feet to an iron pin at Lot No. 2; thence by Lot No. 2 the following courses and distances: South 25 degrees 49 minutes 11 seconds west 154.95 feet to an iron pin; thence South 19 degrees 53 minutes 36 seconds East 53.82 feet to a point; thence South 1 degree 2 minutes 30 seconds east 20.35 feet to an iron pin; thence South 31 degrees 1 minute 54 seconds East 400.52 feet to an iron pin; thence South 58 degrees 58 minutes 37 seconds West 15 feet to a point at other lands of Daniel D. Merovich; thence by the last mentioned lands, North 31 degrees 1 minute 23 seconds West 417.01 feet to an iron pin; thence by the same and lands of Paul Smith, North 27 degrees 49 minutes 24 seconds West 61.84 feet to an iron pin; thence by other lands of Paul Smith, North 26 degrees 57 minutes 00 seconds East 171.49 feet to a point at the South side of Township Road #901 and the place of BEGINNING.

CONTAINING 0.266 Acres of land according to a survey by Robert E. Stiffler, R. S. dated July 28, 1978 and recorded in the York County Recorder of Deeds Plan Book AA Page 497 on August 17, 1978.

TRACT NO. 2: BEGINNING at an iron pin at the line of lands of Paul A. Smith said pin being located North 68 degrees 15 minutes East a distance of 687 feet from an iron pin which marks the juncture of lands of Don E. Eyler, Paul A. Smith and Frank J. Merovich, Sr.; thence continuing along lands of Paul A. Smith the following two courses and distances: North 68 degrees 15 minutes East a distance of 423.65 feet to an iron pin; thence South 27 degrees 43 minutes East a distance of 417.11 feet to an iron pin at other lands retained by Frank Merovich; thence along last mentioned lands South 65 degrees 40 minutes West a distance of 401.23 feet to an iron pin at lands about to be recorded to Wendell C. and Ann M. Fisk; thence along last mentioned lands North 30 degrees 26 minutes West a distance of 437.93 feet to an iron pin at lands of Paul A. Smith, said iron pin being the place of BEGINNING.

CONTAINING 4.02 Acres and being designated as Lot No. 1 on a survey for Frank J. Merovich, Sr. by Robert E. Shiffler, R. S., and dated June 26, 1973.

BEING same premises which Frank J. Merovich, Sr. and Anna C. his wife, by Deed dated July 6,

1973 and recorded at York County, Pa. in Deed Book 66-T page 1195, granted and conveyed unto Daniel D. Merovich, single man. AND BEING the same premises which Frank J. Merovich and Annie C., his wife, by Deed dated September 14, 1978 and recorded at York County, Pa. in Deed Book 78-F page 934, granted and conveyed unto Daniel D. Merovich, single man.

PARCEL #49-000-ND-0053.G0-00000

PROPERTY ADDRESS: ROAD #2 ROBINSON ROAD, A/K/A 200 ROBSON ROAD, DILLSBURG, PA 17019

UPI# 49-000-ND-0053.G0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CARRINGTON MORTGAGE SERVICES, LLC vs. JACOB R. MEYERS and ASHLEY E. SHRAWDER Docket Number: 2016-SU-2426-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JACOB R. MEYERS
ASHLEY E. SHRAWDER

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

Property Address: 87 Persian Lilac Drive
Etters, PA 17319

Parcel No. 39-000-25-1421.00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2016-SU-002426-06
Judgment: \$116,367.91
Attorney: Leslie J. Rase, Esquire
To be sold as the Property Of: Jacob R. Meyers and Ashley E. Shrawder

PROPERTY ADDRESS: 87 PERSIAN LILAC DRIVE, ETTERS, PA 17319

UPI# 39-000-25-1421.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 SUN WEST MORTGAGE COMPANY, INC. vs. ALEXANDER A. MILLER and ASHLEE N. KETNER Docket Number: 2016-SU-1968-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ALEXANDER A. MILLER
ASHLEE N. KETNER

All that certain piece or parcel or Tract of land situate in the Borough of Wrightsville, York County, Pennsylvania, and being known as 227 Locust Street, Wrightsville, Pennsylvania 17368.

PARCEL NUMBER: 91-000-03-0063.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$183,077.04

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Alexander A. Miller

PROPERTY ADDRESS: 227 LOCUST STREET, WRIGHTSVILLE, PA 17368

UPI# 91-000-03-0063.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 RMAC TRUST, SERIES 2016-CTT vs. GERALD H. MILLER Docket Number: 2015-SU-4156-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GERALD H. MILLER

owner of property situate in MANHEIM TOWNSHIP, York County, Pennsylvania, being 2770 PINE TREE ROAD, SPRING GROVE, PA 17362

Parcel No. 37-000-CF-0025.B0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING AND LOT

Judgment Amount: \$237,315.19

PROPERTY ADDRESS: 2770 PINE TREE ROAD, SPRING GROVE, PA 17362

UPI# 37-000-CF-0025.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. JUSTIN B. MUMMA and AMANDA N. SAYLOR Docket Number: 2016-SU-2550-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JUSTIN B. MUMMA
AMANDA N. SAYLOR

ALL THAT CERTAIN lot in the Township of Manchester, York County, Pennsylvania, known and numbered as Lot No. 24, Section "A" of Evunbreth Heights, by Winfield Glick, RS, December 15, 1956, and HAVING THEREON erected a dwelling house known as: 1495

CHAPEL DRIVE YORK, PA 17404.

PARCEL ID#: 36-000-16-0023.00-00000
York County Deed Book 2290, page 619.

TO BE SOLD AS THE PROPERTY OF JUSTIN B. MUMMA AND AMANDA N. SAYLOR ON JUDGMENT NO. 2016-SU-002550-06.

PROPERTY ADDRESS: 1495 CHAPEL DRIVE, YORK, PA 17404

UPI# 36-000-16-0023.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") vs. SCOTT P. NOEL and TISHA L. NOEL Docket Number: 2016-SU-1202-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT P. NOEL
TISHA L. NOEL

All that certain lot of ground situated on Broadway, in the Borough of Hanover, York County, Pennsylvania, bounded and limited as follows, to wit:

Beginning for a corner on the Western side of Broadway at lands now or formerly of Harry R. Garrett; thence along said last mentioned lands in a Northwesterly direction two hundred twenty-five (225) feet to a twenty (20) feet wide alley; thence along and with said twenty (20) feet wide alley in a Northeasterly direction thirty-five (35) feet to lands now or formerly of Robert L. Miller; thence along said last mentioned lands in a Southeasterly direction two hundred twenty-five (225) feet to the Western side of Broadway; thence along and with the Western side of said Broadway in a Southwesterly direction thirty-five (35) feet to the point and place of beginning. (Known as No. 638 Broadway)

BEING KNOWN AS: 638 Broadway Street, Hanover, PA 17331

TITLE TO SAID PREMISES IS VESTED IN Scott P. Noel and Tisha L. Noel

PARCEL NO.: 67-000-15-0215.00-00000

PROPERTY ADDRESS: 638 BROADWAY STREET, HANOVER, PA 17331

UPI# 67-000-15-0215.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. AMY L. NORRIS and MATTHEW S. NORRIS Docket Number: 2015-SU-4022-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

AMY L. NORRIS
MATTHEW S. NORRIS

ALL that that particular unimproved lot of ground situate in West Manheim Township, York County, Pennsylvania, bounded and described as follows:

BEGINNING at a pin in Pleasant Hill Road (T-302) which pin is located some two hundred and six feet more or less from the intersection of said Pleasant Hill Road and Baltimore Pike (PA Rte. 94) and continuing with said road from the beginning point North 36 degrees 45 minutes 00 seconds East for 292.73 feet to a point; thence turning with same road South 56 degrees 15 minutes 00 seconds East for 105.60 feet to a point in the road; thence turning South 35 degrees 00 minutes 00 seconds West (passing a pin set at 16.5 feet from said point) and continuing by lands now or formerly owned by Clyde R. Stremmel and lands now or formerly owned by Eric V. Wick for 309.47 feet to a pin; thence turning North 47 degrees 45 minutes 00 seconds West and continuing by lands now or formerly owned by John M. Kellett, Christine H. Kellett, and Elizabeth Fetter Kellet, the Grantors herein, for 115.44 feet to the place of the beginning.

This description taken from a survey made by John R. Williams, PLS dated December 27, 2004.

IT BEING the same premises which Bon Ton Builder, Inc., by deed bearing even date and about to be recorded in The Office of The Recorder of Deeds in and for York County, Pennsylvania, granted and conveyed unto Matthew

S. Norris and Amy L. Norris, MORTGAGORS
HEREIN.

PARCEL No. 52-000-AE-0032.A0-00000

BEING Known As: 2928 Pleasant Hill Road,
Hanover, PA 17331

PROPERTY ADDRESS: 2928 PLEASANT
HILL ROAD, HANOVER, PA 17331

UPI# 52-000-AE-0032.A0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 CENTRAL MORTGAGE COMPANY vs. PATRICIA L. NOWAK Docket Number: 2016-SU-2618-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PATRICIA L. NOWAK

ALL that certain tract of land situate, lying and being in East Hopewell Township, York County, Pennsylvania, identified as Lot No. 2 on a Plan of Lots of "Pleasant View," which Plan is recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book CC, page 243, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Pennsylvania Legislative Route No. 66011, at a corner of Lot No. 1 on said Plan; thence South 83 degrees 56 minutes East, 145.00 feet to an iron pin; thence by a curve to the right having a radius of 175.00 feet, the chord of which distends South 68 degrees 41 minutes 30 seconds East, 92.01 feet, an arc distance of 93.11 feet to an iron pin; thence along Lot No. 1, North 36 degrees 33 minutes East, 226.17 feet to an iron pin; thence along lands now or formerly of Pleasant Valley Golf Club, South 82 degrees 59 minutes East, 172.12 feet to an iron pipe; thence by the same, South 12 degrees 16 minutes West, 209.90 feet to an iron pin; thence along Lot No. 3, South 75 degrees 15 minutes West, 227.59 feet to an iron pin; thence by the same, along a curve to the left having a radius of 150.00 feet, the chord of which distends North 49 degrees 20 minutes 30 seconds West, 170.32 feet, an arc distance of 181.12 feet; thence by the same, North 83 de-

grees 56 minutes West, 145.00 feet to a point in the center line of Legislative Route No. 66011; thence along the center line of said highway, North 06 degrees 04 minutes East, 25.00 feet to the point and place of BEGINNING. Containing 1.459 acres.

TOGETHER with all and singular ways, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in anywise appertaining, and the reversions, and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of Grantors in law, equity, or otherwise howsoever, of, in and to the same and every part thereof.

BEING KNOWN AS 8232 Pleasant Valley Road, Stewartstown, PA 17363

BEING PARCEL NO. 25-000-CL-0012.D0-00000

Fee Simple Title Vested in Patricia L. Nowak, by deed from, Martin P. Joines and Elaine K. Joines, husband and wife, dated 5/4/2010, recorded 5/6/2010, in the York County Recorder of deeds in Deed Book 2073, Page 8329.

PROPERTY ADDRESS: 8232 PLEASANT VALLEY ROAD, STEWARTSTOWN, PA 17363

UPI# 25-000-CL-0012.D0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. JOY A. PAGE and DAVID W. PAGE Docket Number: 2015-SU-3873-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOY A. PAGE
DAVID W. PAGE

ALL THAT CERTAIN piece or parcel of land situate in the Township of Fairview, County of York, Commonwealth of Pennsylvania, being

Lot No. 102 as shown on the Final Subdivision Plan of Woodbridge Farms, Phase II, recorded in Plan Book QQ, Page 16, and having thereon erected a residential dwelling house known as: 323 BRAEBURN DRIVE, ETTERS, PA 17319

PARCEL NO. 27-000-34-0102.00-00000

Reference York County Record Book 2231, Page 6574

TO BE SOLD AS THE PROPERTY OF JOY A. PAGE AND DAVID W. PAGE ON JUDGMENT NO. 2015-SU-003873-06

PROPERTY ADDRESS: 323 BRAEBURN DRIVE, ETTERS, PA 17319

UPI# 27-000-34-0102.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") vs. RICHARD PANNUTY Docket Number: 2016-SU-3012. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RICHARD PANNUTY

Being known and designated as Lot No. 7 in a subdivision known as "Colonial Crossings, Phase II", in North Codorus Township, York County, Pennsylvania, as per plat thereof recorded in Plan Book SS-742 among the York County Recorder of Deeds Office.

Property Address: 1945 Patriot Street, York, PA 17404

IMPROVEMENTS: Residential dwelling

PARCEL #40-000-15-0007.00-00000

PROPERTY ADDRESS: 1945 PATRIOT STREET, YORK, PA 17408

UPI# 40-000-15-0007.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 DITECH FINANCIAL LLC vs. MITCHELL D. PISKUR and DEBORAH M. PISKUR Docket Number: 2016-SU-1920-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MITCHELL D. PISKUR
 DEBORAH M. PISKUR

ALL that following described tract of land situate in West Manchester Township, York County, Pennsylvania, more particularly described as follows; to wit:

BEGINNING at a point on the western side of Brookmar Drive at the northeastern corner of Lot No. 88 as shown on the Plan of Lots hereinafter set forth; thence extending along the western side of Brookmar Drive in a northwardly direction by a curve to the right having a radius of six hundred twenty-four and eight-three one-hundredths (624.83) feet for an arc distance of seventy-six and ninety-two one-hundredths (76.92) feet (the chord of which is North thirty-three (33) degrees, thirty-seven (37) minutes, forty-eight (48) seconds East, a distance of seventy-six and eighty-seven one-hundredths (76.87) feet) to a point in the southern line of Lot No. 86; thence extending along the southern line of said Lot No. 86 North fifty-two (52) degrees, fifty (50) minutes, thirty-six (36) seconds West, one hundred forty-seven and fifty-seven one-hundredths (147.57) feet to a point in the eastern line of Lot No. 72; thence extending along the eastern line of said Lot No. 72 South forty-four (44) degrees, fifty-four (54) minutes, nine (9) seconds West, ninety-eight and ten one-hundredths (98.10) feet to a point in the northern line of said first mentioned Lot No. 88; thence extending along the northern line of said first mentioned Lot No. 88 South fifty-nine (59) degrees, thirty-three (33) minutes, forty-nine (49) seconds East, a distance of one hundred sixty-six and seventy-nine one-hundredths (166.79) feet to a point on the western side of said first mentioned Brookmar Drive and the place of BEGINNING. Being known as Lot No. 87 as shown on a Plan of Lots prepared by Gordon L. Brown & Associates, Inc., Registered Engineers, for Paul L. Smith, Inc., dated March 12, 1992 and designated as "Marbrooke Final Subdivision Plan Phase IIA" and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in

Plan Book LL, Page 733.

UNDER AND SUBJECT, NEVERTHELESS, to the restrictions duly recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Deed Book 108-D, Page 1083.

BEING KNOWN AS: 2528 Brookmar Drive, York, PA 17404

TITLE TO SAID PREMISES IS VESTED IN Mitchell D. Piskur and Deborah M. Piskur

PARCEL #51-000-36-0087.00-00000

PROPERTY ADDRESS: 2528 BROOKMAR DRIVE, YORK, PA 17404

UPI# 51-000-36-0087.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. KIMBERLY POE Docket Number: 2015-SU-2251-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KIMBERLY POE

owner(s) of property situate in the PENN TOWNSHIP, YORK County, Pennsylvania, being 337 Jasmine Drive, Hanover, PA 17331-3465

Parcel No. 44-000-23-0103.00-00000
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$197,493.92

PROPERTY ADDRESS: 337 JASMINE DRIVE, HANOVER, PA 17331

UPI# 44-000-23-0103.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed thereto 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,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PHH MORTGAGE CORPORATION, D/B/A ERA MORTGAGE vs. CATHERINE L. REIGLE and CHARLES L. FENICLE Docket Number: 2016-SU-2704. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CATHERINE L. REIGLE
 CHARLES L. FENICLE

owner(s) of property situate in the LEWISBERRY BOROUGH, YORK County, Pennsylvania, being 108 East Front Street, Lewisberry, PA 17339

Parcel No. 74-000-01-0025.00-00000
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$135,800.35

PROPERTY ADDRESS: 108 EAST FRONT STREET, LEWISBERRY, PA 17339

UPI# 74-000-01-0025.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-SD1 vs. STACIE D. REUSING and PAUL E. REUSING Docket Number: 2016-SU-

2909. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STACIE D. REUSING
PAUL E. REUSING

The land referred to in this Commitment is described as follows:

ALL THAT CERTAIN tract of land situate in Penn Township, York County, Pennsylvania, being more particularly bounded and described as follows:

BEGINNING for a point at a steel pin on the Northern edge of Friar Run and Lot No. 3 of the hereinafter referenced subdivision plan; thence along said Northern edge of Friar Run by a curve to the left whose radius is One Hundred Eighty-five (185.00) feet and whose long chord bearing is North Sixty (60) degrees Twenty-eight (28) minutes Fifty-seven (57) seconds West, Twenty-two and Ninety hundredths (22.90) feet for an arc distance of Twenty-two and Ninety-two hundredths (22.92) feet to a point at Lot No. 1 of said plan; thence along the same, the following two courses and distances; 1) North zero (00) degrees Twenty-one (21) minutes Thirty-nine (39) seconds East, One Hundred Thirty-one and Seven hundredths (131.07) feet to a point; thence 2) North Eighty-seven (87) degrees Forty-nine (49) minutes Fourteen (14) seconds West, Fifteen and Ninety-nine hundredths (15.99) feet to a point at lands now of the Borough of Hanover; thence along same, North Two (02) degrees Fifteen (15) minutes Forty-six (46) seconds East, One Hundred Four and Fifty-five hundredths (104.55) feet to a point at Lot No. 9 of said plan; thence along same, South Eighty-seven (87) degrees Forty-nine (49) minutes Fourteen (14) seconds East, One Hundred Thirty-seven and Sixty-seven hundredths (137.67) feet to a point at Lot No. 8 of said plan; thence along same, and along Lot No. 7 of said plan, South Eleven (11) degrees Nineteen (19) minutes Three (03) seconds West, One Hundred Five and Ninety hundredths (105.90) feet to a point at Lot No. 3 of said plan; thence along same, the following two courses and distances: 1) North Eighty-seven (87) degrees Forty-nine (49) minutes Fourteen (14) seconds West, Eighty-five (85.00) feet to a point; thence 2) South Zero (00) degrees Twenty-one (21) minutes Thirty-nine (39) seconds West, One Hundred Forty-one and Fifty-nine hundredths (141.59) feet to a point on the Northern edge of Friar Run, the point and place of BEGINNING.

CONTAINING 16,243 square feet and identified as Lot No. 2 on a plan of lots of Worley Surveying, entitled Section Two, Nottingham Village, recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book JJ, page 9-31.

BEING 1017 Friar Run Hanover, PA 17331

BEING Parcel Number 44-000-CD-0023.K0-00000

BEING the same premises which Craig D. Kessler and Debra L. Kessler, husband and wife, by Deed dated 12/12/2003 and recorded 12/19/2003

in York County in Deed Book 1624 Page 0297, granted and conveyed unto Stacie D. Reusing and Paul E. Reusing, husband and wife, in fee.

PROPERTY ADDRESS: 1017 FRIAR RUN, HANOVER, PA 17331

UPI# 44-000-CD-0023.K0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. ANITA N. SAMUELS Docket Number: 2015-SU-4007-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANITA N. SAMUELS

owner(s) of property situate in the MANCHESTER TOWNSHIP, YORK County, Pennsylvania, being 3460 Chablis Way, York, PA 17404-8620

Parcel No. 36-000-45-0045.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$307,287.17

PROPERTY ADDRESS: 3460 CHABLIS WAY, YORK, PA 17404

UPI# 36-000-45-0045.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") vs. JUSTIN A. SAUNDERS and MICHELLE L. SAUNDERS Docket Number: 2016-SU-1446-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JUSTIN A. SAUNDERS
MICHELLE L. SAUNDERS

All that the following tract of land situate, lying and being in West Manheim Township, York County, Pennsylvania, bounded and described as follows, to wit:

Beginning for a corner at a point in the center line of Township Road No. T-302 at other land of the within Grantors; thence along said Grantors' other land the following three courses and distances:

(1) North fifty-four (54) degrees eighteen (18) minutes East, through a steel pin set forty-five (45) feet from the point of beginning, three hundred thirty-two and thirty-two hundredths (332.32) feet to another steel pin;

(2) Thence South thirty-five (35) degrees forty-two (42) minutes East, one hundred twenty-five (125) feet to a steel pin at a point which is South eighteen (18) degrees twenty-two (22) minutes West, one hundred eighty-eight (188) feet from the steel pin at the beginning the second course of Tract No. 2 in the deed which is recorded in Deed Book Volume 25-F page 362, viz. South sixty and one fourth (60 1/4) degrees East, forty-six and seven tenths (46.7) perches, the same having been erroneously stated to be North sixty seven tenths (46.7) perches, the same having been erroneously stated to be North sixty and one fourth (60 1/4) degrees East;

(3) Thence South fifty-four (54) degrees eighteen (18) minutes West, and through a steel pin forty-five (45) feet from the terminus of this line, three hundred eighty-six and eighty hundredths (386.80) feet to a point in the center of Township Road No. T-302 aforesaid; thence in and along and through the center of Township Road No. T-302, North twelve (12) degrees nine (9) minutes West, one hundred thirty-six and sixty-six hundredths (136.66) feet to the point and place of beginning.

BEING KNOWN AS: 2654 Pleasant Hill Road, Hanover, PA 17331

TITLE TO SAID PREMISES IS VESTED IN Justin A. Saunders and Michele L. Saunders

PARCEL NO.: 52-000-BE-0104.B0-00000

PROPERTY ADDRESS: 2654 PLEASANT HILL ROAD, HANOVER, PA 17331

UPI# 52-000-BE-0104.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. BRIAN M. SCHWARTZ Docket Number: 2016-SU-2966. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN M. SCHWARTZ

All that certain improved lot or tract of ground situate on Manor road in Lower Windsor Township, York County, Pennsylvania, said tract being Lot 5 on a plan prepared by Gordon L. Brown & Associates dated August 19, 1996, approved by Lower Windsor township on October 10, 1996, and recorded on October 16, 1996, in York County Plan Book 00 Page 403, said lot being bounded and described as follows:

Property Address: 1726 Manor Road Windsor, PA 17366

Parcel No. 35-000-IL-0019.F0-00000
 Improvements: Residential Dwelling
 Subject to Mortgage: No
 Subject to Rent: No
 C.P. NO. 2016-SU-002966
 Judgment: \$214,570.13

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

PROPERTY ADDRESS: 1726 MANOR ROAD, WINDSOR, PA 17366

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

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. HARRY A. SCOPINICH, JR. Docket Number: 2016-SU-3006. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HARRY A. SCOPINICH, JR.

owner(s) of property situate in the CROSS ROADS BOROUGH, YORK County, Pennsylvania, being 14131 Cross Roads Avenue, Felton, PA 17322-8391

Parcel No. 55-000-DK-0005.H0-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$177,254.63

PROPERTY ADDRESS: 14131 CROSS ROADS AVENUE, FELTON, PA 17322

UPI# 55-000-DK-0005.H0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA CORPORATION, SUCCESS IN INTEREST TO SUSQUEHANNA BANK vs. MAHMOUD SHAALAN A/K/A MAHMOUD H. SHAALAN Docket Number: 2016-SU-1623-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MAHMOUD SHAALAN
 A/K/A MAHMOUD H. SHAALAN

All that certain piece or parcel or Tract of land situate in the City of York, York County, Pennsylvania, and being known as 704 Wallace

Street, York, Pennsylvania 17403.

PARCEL NUMBER: 12-375-07-0028.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$61,957.17

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Mahmoud Shaalan a/k/a Mahmoud H. Shaalan

PROPERTY ADDRESS: 704 WALLACE STREET, YORK, PA 17403

UPI# 12-375-07-0028.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 BRANCH BANKING AND TRUST COMPANY SUCCESSOR IN INTEREST TO SUSQUEHANNA BANK vs. STANLEY J. SHAFFER, JR. and JUNE L. SHAFFER Docket Number: 2016-NO-7044. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STANLEY J. SHAFFER, JR.
 JUNE L. SHAFFER

Owner of property situate in Windsor Township, York County, Pennsylvania 701 Cape Horn Road, now known as 701 Natalie Lane

Property being known as Parcel ID No. 530000800015000000

Improvements therein consist of commercial buildings and improvements thereon and all fixtures and appurtenances thereto.

Owner of property situate in Windsor Township, York County, Pennsylvania 721 Cape Horn Road, now known as 721 Natalie Lane

Property being known as Parcel ID No. 53000080001R000000

Vacant land.
 BARLEY SNYDER
 William F. Colby, Jr., Esquire Court I.D. No.

46880
50 North Fifth Street, P.O. Box 942 Reading, PA
19603-0942
(610) 376-6651

PROPERTY ADDRESS: 701 CAPE HORN
ROAD, N/K/A 701 NATALIE LANE, YORK,
PA 17402

UPI#

PROPERTY ADDRESS: 721 CAPE HORN
ROAD, N/K/A 721 NATALIE DRIVE, YORK,
PA 17402

UPI#

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,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIV-
EN THAT on April 17, 2017 At 2:00 O'Clock,
PM, prevailing time, by virtue of a Writ of Execu-
tion issued out of the Court of Common Pleas
of York County, Pennsylvania on Judgment of
WILMINGTON SAVINGS FUND SOCIETY,
FSB, D/B/A CHRISTIANA TRUST NOT IN-
DIVIDUALLY BUT AS TRUSTEE FOR PRE-
TIUM MORTGAGE ACQUISITION TRUST
vs. SANDY SHARKEY A/K/A SANDY A.
SHARKEY Docket Number: 2015-SU-1961-06.
And to me directed, I will expose at public sale
in the York County Judicial Center, City of York,
County of York, Commonwealth of Pennsylvania
the following real estate to wit:

AS THE REAL ESTATE OF:

SANDY SHARKEY
A/K/A SANDY A. SHARKEY

owner(s) of property situate in the RED LION
BOROUGH, YORK County, Pennsylvania, be-
ing 557 South Main Street, Red Lion, PA 17356-
0000

Parcel No. 82-000-01-0154.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$97,828.20

PROPERTY ADDRESS: 557 SOUTH MAIN
STREET, RED LION, PA 17356

UPI# 82-000-01-0154.00-00000

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,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIV-
EN THAT on April 17, 2017 At 2:00 O'Clock,
PM, prevailing time, by virtue of a Writ of Execu-
tion issued out of the Court of Common Pleas
of York County, Pennsylvania on Judgment of
WELLS FARGO FINANCIAL PENNSYLVANIA,
INC. vs. SHARON D. SHEARER Docket
Number: 2016-SU-2812. And to me directed,
I will expose at public sale in the York County
Judicial Center, City of York, County of York,
Commonwealth of Pennsylvania the following
real estate to wit:

AS THE REAL ESTATE OF:

SHARON D. SHEARER

owner(s) of property situate in the YORK
TOWNSHIP, YORK County, Pennsylvania,
being 15 Belmar Drive, Dallastown, PA 17313-
9547

Parcel No. 54-000-22-0001.A0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$189,815.03

PROPERTY ADDRESS: 15 BELMAR DRIVE,
DALLASTOWN, PA 17313

UPI# 54-000-22-0001.A0-00000

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,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIV-
EN THAT on April 17, 2017 At 2:00 O'Clock,
PM, prevailing time, by virtue of a Writ of Execu-
tion issued out of the Court of Common Pleas
of York County, Pennsylvania on Judgment
of PNC BANK, NATIONAL ASSOCIATION
vs. NANCY M. SHEETS and WILLIAM E.
SHEETS Docket Number: 2015-SU-487-06.
And to me directed, I will expose at public sale
in the York County Judicial Center, City of York,

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

AS THE REAL ESTATE OF:

NANCY M. SHEETS
WILLIAM E. SHEETS

ALL THAT CERTAIN LOT OF LAND SITU-
ATE IN YORK TOWNSHIP, YORK COUNTY,
PENNSYLVANIA:

BEING KNOWN AS 190 Franklin SQ DR, Dal-
lastown, PA 17313

PARCEL NUMBER: 54-000-45-0010.00-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 190 FRANKLIN
SQUARE DRIVE, DALLASTOWN, PA 17313

UPI# 54-000-45-0010.00-00000

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,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIV-
EN THAT on April 17, 2017 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 Judg-
ment of FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE"), A CORPO-
RATION ORGANIZED AND EXISTING UN-
DER THE LAWS OF THE UNITED STATES
OF AMERICA vs. JOHN E. SHIELDS Docket
Number: 2016-SU-2549-06. And to me directed,
I will expose at public sale in the York County
Judicial Center, City of York, County of York,
Commonwealth of Pennsylvania the following
real estate to wit:

AS THE REAL ESTATE OF:

JOHN E. SHIELDS

All that certain piece or parcel or Tract of land
situate in Dallastown Borough, York County,
Pennsylvania, and being known as 131 North
Lombard Street, Dallastown, Pennsylvania
17313.

PARCEL NUMBER: 56-000-02-0239.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$109,761.22

SEIZED AND TAKEN IN EXECUTION AS
THE PROPERTY OF: John E. Shields

PROPERTY ADDRESS: 131 NORTH LOMBARD STREET, DALLASTOWN, PA 17313

UPI# 56-000-02-0239.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. GARY L. SITLER and KATHY L. SITLER Docket Number: 2014-SU-1014-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GARY L. SITLER
KATHY L. SITLER

All that following described lot of ground situate, lying and being in Dover Borough, County of York, Commonwealth of Pennsylvania, bounded and limited as follows, to wit:

Beginning at a post on the York Road leading from York to Carlisle, now known as North Main Street, fronting on said street sixty (60) feet and extending back the same width two hundred and ninety-seven (297) feet less the alley, bounded south eastwardly by Lot No. 42, northwardly by land of Nora Bowersox, and northwestwardly by Lot No. 44 and southwestwardly by York Carlisle Road, now North Main Street.

Title to said Premises vested in Gary L. Sitler and Kathy L. Sitler, husband and wife by Deed from John J. Ashman, single man dated December 3, 1993 and recorded on December 3, 1993 in the York County Recorder of Deeds in Book 780, Page 878.

Being known as: 77 North Main Street, Dover, PA 17315

Tax Parcel Number: 59-000-01-0090.00-00000

PROPERTY ADDRESS: 77 NORTH MAIN STREET, DOVER, PA 17315

UPI# 59-000-01-0090.00-00000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FULTON BANK, N.A. vs. JOSEPH A. SLEETH and JENNIFER L. SLEETH Docket Number: 2014-SU-2510-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSEPH A. SLEETH
JENNIFER L. SLEETH

owner(s) of property situate in the WINDSOR TOWNSHIP, YORK County, Pennsylvania, being 435 Palomino Drive, York, PA 17402-7637

Parcel No. 53-000-33-0046.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$194,451.78

PROPERTY ADDRESS: 435 PALOMINO DRIVE, YORK, PA 17402

UPI# 53-000-33-0046.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") vs. HOLLY A. SMALL Docket Number: 2016-SU-2821. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania

the following real estate to wit:

AS THE REAL ESTATE OF:

HOLLY A. SMALL

All that certain piece, parcel, or parcel, or tract of land situate, lying and being in Hallam Borough, York County, Pennsylvania, and described as follows:

Being known and designated as Unit No. 56, Building 5, of Wilson Springs Condominiums, situate in Hallam Borough, York County, Pennsylvania, as established pursuant to the Declaration made by Cornerstone at Buttonwood, L.P., a Pennsylvania Limited Partnership dated March 31, 2003, and recorded among the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Deed Book No. 1579, Page 8624, and any amendments thereto; By-Laws of Wilson Springs Condominium Association, Inc, dated March 31, 2003, and recorded among the Office of the Recorder of Deeds in and for York County, Pennsylvania in Deed Book No. 1579, Page 8717, and any amendments thereto; and Condominium Plan entitled "Condominium Declaration Plan for Wilson Springs Condominium" recorded among the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book GG, Page 2230, and any amendments thereto.

The improvement there being known at 56 Buttonwood Lane.

Together with an undivided fee simple interest in the common elements of said Condominium in accordance with the percentage established in said Declaration for the above-described Condominium Unit; with the benefit of, and subject to all rights, privileges, duties, restriction, covenants, easements, conditions and annual and special assessments and charges contained in or referred to in said Declaration, By-Laws and any amendments thereto.

Together with all improvements thereon and the rights, alleys, ways, water, privileges, appurtenances, and advantages, including, but not limited to. the aforesaid percentage interest in the common elements of the said Wilson Springs Condominiums, to the same belonging or appertaining.

And subject to covenants, restrictions, easements, expenses, charges and other burdens as set forth in the Declaration and By-Laws aforesaid, and any amendments thereto, as if said provisions were recited at length herein.

The Grantee, by acceptance of the delivery hereby, expressly accepts and agrees to be bound by the terms and conditions of the Declaration, By-Laws and Condominium Plans, including, but not limited to the obligations to make the payment of the assessments as prescribed in said declaration and By-Laws.

Parcel ID No.: 66-000-02-0003.B0-C0056

BEING KNOWN AS: 56 Buttonwood Lane, York, PA 17406

TITLE TO SAID PREMISES IS VESTED IN Holly A. Small

PROPERTY ADDRESS: 56 BUTTONWOOD LANE, YORK, PA 17406

UPI# 66-000-02-0003.B0-C0056

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,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. CHARLES H. SMALLWOOD, SR. and KAREN D. SMALLWOOD Docket Number: 2014-SU-4024-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES H. SMALLWOOD, SR.
KAREN D. SMALLWOOD

ALL THAT CERTAIN tract of land, with the improvements thereon erected, situate in the Twelfth Ward of the City of York, County of York and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Property Address: 1271 East Poplar Street York, PA 17403

Parcel No. 12-401-16-0034.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2014-SU-004024-06

Judgment: \$144,923.85

PROPERTY ADDRESS: 1271 EAST POPLAR STREET, YORK, PA 17403

UPI# 12-401-16-0034.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST, 2006-FRE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FRE2 vs. ROBERT STONEHAM and ANDREA STONEHAM Docket Number: 2016-SU-1512-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT STONEHAM
ANDREA STONEHAM

owner(s) of property situate in the WINDSOR TOWNSHIP, YORK County, Pennsylvania, being 375 Palomino Drive, York, PA 17402-7635

Parcel No. 53-000-33-0052.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$307,688.26

PROPERTY ADDRESS: 375 PALOMINO DRIVE, YORK, PA 17402

UPI# 53-000-33-0052.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-6 C/O OCWEN LOAN SERVICING, LLC vs. LISA M. SUTHERLAND and MARK E. SUTHERLAND Docket Number: 2016-SU-2537-06. And to me directed, I will expose at

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

AS THE REAL ESTATE OF:

LISA M. SUTHERLAND
MARK E. SUTHERLAND

ALL THAT CERTAIN Tract Of Land Situate In Dover Township, York County, Pennsylvania Known As Lot No. 15 On The Final Plan Of Alan C. And Betty J. Bonsell Dated November 19, 1979, And Recorded In The Office Of The Recorder Of Deeds In And For York County, Pennsylvania In Subdivision Plan Book Bb, Page 796.

BEGINNING At A Point On A Private Street At Lot No. 3; Thence Along Lot No. 3, South 34 Degrees 17 Minutes East 375.00 Feet To A Point At Lot No. 14; Thence Along Lot No. 14, South 55 Degrees 43 Minutes West 434.03 Feet To A Point; Thence Along Lot No. 11, North 41 Degrees 5 Minutes 53 Seconds West 395.65 Feet To A Point; Thence Along Lot No. 16, North 54 Degrees 46 Minutes 53 Seconds East 387.73 Feet To A Point; Thence Along The Cul-De-Sac Of Said Private Street Along A Curve Having A Radius Of 50 Feet, A Length Of 130.08 Feet And A Tangent Of 180.69 Feet, A Chord Bearing North 70 Degrees 14 Minutes 56 Seconds East 96.38 Feet To The Place Of Beginning.

BEING KNOWN AS 6140 A. Salem Run Road, Dover, PA 17315

BEING PARCEL No. 24-000-JE-0086.R0-00000

BEING the same premises in which Lisa M. Messinger, now known as Lisa M. Sutherland by deed dated May 6, 2004 and recorded May 12, 2004 in the office of the recorder of deeds for York County in book/page or Instrument # 1652/0137, granted and conveyed unto Lisa M. Sutherland, married person.

PROPERTY ADDRESS: 6140 A SALEM RUN ROAD, DOVER, PA 17315

UPI# 24-000-JE-0086.R0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 CITIMORTGAGE, INC. S/B/M TO ABN

AMRO MORTGAGE GROUP, INC. vs. MARK A. SWARTZBAUGH and BETH A. SWARTZBAUGH Docket Number: 2015-SU-4243-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARK A. SWARTZBAUGH
BETH A. SWARTZBAUGH

owner(s) of property situate in the SPRINGGETTSBURY TOWNSHIP, YORK County, Pennsylvania, being 1160 Kalreda Road, York, PA 17406

Parcel No. 46-000-09-0173.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$61,314.73

PROPERTY ADDRESS: 1160 KALREDA ROAD, YORK, PA 17406

UPI# 46-000-09-0173.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 LSF9 MASTER PARTICIPATION TRUST vs. DENAH TALMADGE A/K/A DENAH SPAHR and TROY L. TALMADGE Docket Number: 2016-SU-2502-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DENAH TALMADGE
A/K/A DENAH SPAHR
TROY L. TALMADGE

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF FAIRVIEW, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS 12 Ross Avenue, New Cumberland, PA 17070

PARCEL NUMBER: 27-000-01-0077.00-00000

IMPROVEMENTS: Residential Property

PROPERTY ADDRESS: 12 ROSS AVENUE, NEW CUMBERLAND, PA 17070

UPI# 27-000-01-0077.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA CORPORATION, AS SUCCESSOR IN INTEREST TO SUSQUEHANNA BANK vs. BRIAN J. TANCRAITOR Docket Number: 2016-SU-2376-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN J. TANCRAITOR

owner(s) of property situate in the YORK CITY, 14TH WARD, YORK County, Pennsylvania, being 600 North Hartley Street, Apartment 203 a/k/a 600 North Hartley Street, York, PA 17404-2855

Parcel No. 14-478-11-0028.00-C0203
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$106,639.39

PROPERTY ADDRESS: 600 NORTH HARTLEY STREET, APARTMENT 203, A/K/A 600 NORTH HARTLEY STREET, YORK, PA 17404

UPI# 14-478-11-0028.00-C0203

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,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. THE UNKNOWN HEIRS OF ALICE I. STOUGH DECEASED, STACY SHAEFFER, SOLELY IN HER CAPACITY AS HEIR OF ALICE I. STOUGH DECEASED, TANYA ROBARGE-CARR, SOLELY IN HER CAPACITY AS HEIR OF ALICE I. STOUGH DECEASED, JAMES STOUGH, JR. SOLELY IN HIS CAPACITY AS HEIR OF ALICE I. STOUGH DECEASED, KELLY STOUGH, SOLELY IN HIS CAPACITY AS HEIR OF ALICE I. STOUGH DECEASED Docket Number: 2016-SU-1786-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

THE UNKNOWN HEIRS OF
ALICE I. STOUGH DECEASED
STACY SHAEFFER, SOLELY IN HER
CAPACITY AS HEIR OF
ALICE I. STOUGH DECEASED
TANYA ROBARGE-CARR, SOLELY IN HER
CAPACITY AS HEIR OF
ALICE I. STOUGH DECEASED
JAMES STOUGH, JR. SOLELY IN HIS
CAPACITY AS HEIR OF
ALICE I. STOUGH DECEASED
KELLY STOUGH, SOLELY IN HIS
CAPACITY AS HEIR OF
ALICE I. STOUGH DECEASED

The land referred to in this Commitment is described as follows:

ALL THAT FOLLOWING TRACT OF LAND with improvements thereon erected, situate in the Borough of Dallastown, County of York and Commonwealth of Pennsylvania, known as 78 East Main Street, bounded and described as follows, to wit:

Beginning at a stone in Peach Bottom Road;

Thence along said road, North 71 1/2 degrees West, 16 feet;

Thence along property now or formerly of Isaac Minnich, South 18 1/2 degrees West, 12 perches to a public alley;

Thence along said alley, opposite land now or formerly of Jacob Sechrist, South 68 1/2 degrees East, 16 feet;

Thence along property now or formerly of John J. Karbon, North 18 1/2 degrees East, 12 perches to a stone, the place of beginning.

Town/city/village: DALLASTOWN
County: YORK

SECTION-Block-Lot: 56-000-04-0335.00-00000

BEING 78 East Main Street Dallastown, PA 17313

IT BEING the same premises which James L. Stough, Alice I. Stough, husband and wife and Tanya L. Robarge, Their Daughter by their Deed dated 6/23/2011 and recorded 7/6/2011 in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Deed Book 2133 Page 817 granted and conveyed unto James L. Stough, Alice I. Stough, husband and wife.

PROPERTY ADDRESS: 78 EAST MAIN STREET, DALLASTOWN, PA 17313

UPI# 56-000-04-0335.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. KRISTOFER D. TIDMAN Docket Number: 2014-SU-3965-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KRISTOFER D. TIDMAN

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF PENN, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 1603 BAER AVENUE, HANOVER, PA 17331

UPIN NUMBER 44-000-04-0179.A0-00000

PROPERTY ADDRESS: 1603 BAER AVENUE, HANOVER, PA 17331

UPI# 44-000-04-0179.A0-00000

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

Seized, levied upon and taken into execution As

the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. LINDSEY R. TRACEY Docket Number: 2015-SU-95-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LINDSEY R. TRACEY

owner(s) of property situate in the DOVER TOWNSHIP, YORK County, Pennsylvania, being 2036 Wyatt Circle, Dover, PA 17315-3676

Parcel No. 24-000-25-0049.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$129,522.88

PROPERTY ADDRESS: 2036 WYATT CIRCLE, DOVER, PA 17315

UPI# 24-000-25-0049.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 OCWEN LOAN SERVICING LLC vs. GREGORY E. TROUP and AMY L. ZEIGLER A/K/A AMY SHULER Docket Number: 2016-SU-2475-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GREGORY E. TROUP
AMY L. ZEIGLER
A/K/A AMY SHULER

owner(s) of property situate in the NEWBERRY TOWNSHIP, YORK County, Pennsylvania, being 1000 Red Mill Road, Eters, PA 17319-8901

Parcel No. 39-000-PG-0008.B0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$110,994.26

PROPERTY ADDRESS: 1000 RED MILL ROAD, ETERS, PA 17319

UPI# 39-000-PG-0008.B0-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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, NA vs. MATTHEW A. TROUP Docket Number: 2016-SU-2873. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MATTHEW A. TROUP

owner(s) of property situate in the YORK TOWNSHIP, YORK County, Pennsylvania, being 346 Allegheny Drive, York, PA 17402-5001

Parcel No. 54-000-10-0260.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$139,514.70

PROPERTY ADDRESS: 346 ALLEGHENY DRIVE, YORK, PA 17402

UPI# 54-000-10-0260.00-00000

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

Seized, levied upon and taken into execution As

the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC vs. LARRY L. TWENTY, JR. and KELLIE GOW Docket Number: 2016-SU-2500-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LARRY L. TWENTY, JR.
 KELLIE GOW

owner(s) of property situate in the PENN TOWNSHIP, YORK County, Pennsylvania, being 989 Baltimore St, Hanover, PA 17331

Parcel No. 44-000-04-0086.00-00000
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$102,839.25

PROPERTY ADDRESS: 989 BALTIMORE STREET, HANOVER, PA 17331

UPI# 44-000-04-0086.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. DWAYNE A. UNGER A/K/A DWAYNE ALVIN UNGER Docket Number: 2016-SU-1911-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DWAYNE A. UNGER
 A/K/A DWAYNE ALVIN UNGER

owner(s) of property situate in the HANOVER BOROUGH, YORK County, Pennsylvania, being 203 High Street, Hanover, PA 17331-2911

Parcel No. 67-000-08-0178.00-00000
 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$168,612.19

PROPERTY ADDRESS: 203 HIGH STREET, HANOVER, PA 17331

UPI# 67-000-08-0178.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KIMBERLY MINACCI, DECEASED Docket Number: 2016-SU-1178-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KIMBERLY MINACCI, DECEASED

ALL THAT CERTAIN tract of land with the improvements thereon erected, situate, lying and being in Springfield Township, York County, Pennsylvania, bounded and limited and described as follow, to wit:

Property Address: 734 Lake Redman Court Seven Valleys, PA 17360

Parcel No. 47-000-09-0175.00-00000
 Improvements: Residential Dwelling
 Subject to Mortgage: No
 Subject to Rent: No
 C.P. NO. 2016-SU-001178-06

Judgment: \$171,461.99
 Attorney: Samantha Gable, Esquire
 To be sold as the Property Of: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Kimberly Minacci, deceased

PROPERTY ADDRESS: 734 LAKE REDMAN COURT, SEVEN VALLEYS, PA 17360

UPI# 47-000-09-0175.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 TOWER FEDERAL CREDIT UNION vs. KIMUEL D. VILLANOVA and YOLANDA D. VILLANOVA Docket Number: 2014-SU-2086-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KIMUEL D. VILLANOVA
 YOLANDA D. VILLANOVA

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE BOROUGH OF NEW FREEDOM, COUNTY OF YORK AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 79 ON SAID PLAN, BOUNDED AND DESCRIBED ACCORDING TO A FINAL SUBDIVISION PLAN, KOLLER POINTE PREPARED FOR KEYSTONE CUSTOM HOMES BY BL COMPANIES, DATED 1/5/2004, LAST REVISED 5/27/2005 AND RECORDED IN PLAN BOOK 1758 PAGE 4418, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTH-WESTERLY SIDE OF SOUTH BROAD STREET (60 FEET WIDE), A CORNER OF THIS AND LOT NO. 78 ON SAID PLAN; THENCE EXTENDING FROM SAID POINT OF BEGINNING AND ALONG THE NORTH-WESTERLY SIDE OF SOUTH BROAD STREET, AFORESAID, SOUTH 27 DEGREES 34 MINUTES 03 SECONDS WEST 75.50 FEET TO A POINT, A CORNER OF LOT NO. 80 ON SAID PLAN; THENCE EXTENDING ALONG THE SAME, NORTH 62 DEGREES 25 MINUTES 57 SECONDS WEST 133.33 FEET TO A POINT, A CORNER OF LOT NO. 92 ON SAID PLAN; THENCE EXTENDING ALONG THE SAME, NORTH 27 DEGREES 34 MINUTES

03 SECONDS EAST 75.50 FEET TO A POINT, A CORNER OF LOT NO. 78, AFORESAID, AND IN THE BED OF A 20 FEET WIDE STORM SEWER EASEMENT; THENCE EXTENDING ALONG AND THROUGH THE SAME, SOUTH 62 DEGREES 25 MINUTES 57 SECONDS EAST 133.33 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING PART OF THE PREMISES WHICH FOX CLEARING, LLC, A PA LIMITED LIABILITY COMPANY, BY DEED DATED NOVEMBER 30, 2005, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF YORK, PENNSYLVANIA, IN RECORD BOOK 1775, PAGE 6155, GRANTED AND CONVEYED UNTO FOX CLEARING, LLC, A PA LIMITED LIABILITY COMPANY, IN FEE.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING 108 SOUTH BROAD STREET NEW FREEDOM, PA 17349

PARCEL NUMBER 78-000-13-0079.00-00000

BEING THE SAME PREMISES WHICH FOX CLEARING, LLC, A PA LIMITED LIABILITY COMPANY BY DEED DATED 3/10/2006 AND RECORDED 4/6/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF YORK, PENNSYLVANIA IN RECORD BOOK 1802 PAGE 3153 GRANTED AND CONVEYED UNTO KIMUEL D. VILLANOVA AND YOLANDA D. VILLANOVA, HUSBAND AND WIFE, IN FEE.

PROPERTY ADDRESS: 108 SOUTH BROAD STREET, NEW FREEDOM, PA 17349

UPI# 78-000-13-0079.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of NATIONSTAR MORTGAGE LLC vs. MELISSA WEHNER Docket Number: 2014-SU-798-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MELISSA WEHNER

All that certain lot or piece of ground with the improvements thereon erected, situate in Hallam Borough, York County, Pennsylvania, more particularly described in accordance with a "Final Subdivision Plan of Buttonwood Farms Phase 2", made by James R. Holley & Associates, Inc., York, PA, said plan being recorded in York County Recorder of Deeds Office, in and for the County of York, in Plan Book QQ, page 201 more particularly bounded, limited and described as follows, to wit:

Property Address: 225 Charles Circle York, PA 17406

Parcel No. 66-000-03-0113.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

PROPERTY ADDRESS: 225 CHARLES CIRCLE, YORK, PA 17406-8093

UPI# 66-000-03-0113.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. DANA L. WENRICH, EXECUTRIX OF THE ESTATE OF LUCILLE A. KEEMER Docket Number: 2016-SU-2168-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DANA L. WENRICH,
EXECUTRIX OF THE ESTATE OF
LUCILLE A. KEEMER

All that certain piece or parcel or Tract of land situate Hellam Township (Now Hallam Borough), York County, Pennsylvania, and being known as 13 East Market Street, Hallam, Pennsylvania 17406.

PARCEL NUMBER: 66-000-02-0050.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$251,938.45

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Dana L. Wenrich, Executrix of the Estate of Lucille A. Keemer

PROPERTY ADDRESS: 13 EAST MARKET STREET, HALLAM, PA 17406

UPI# 66-000-02-0050.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 LSF9 MASTER PARTICIPATION TRUST vs. MARY WILLIAMS, UNITED STATES OF AMERICA, UNITED STATES OF AMERICA and EDDIE L. WILLIAMS Docket Number: 2015-SU-1261-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARY WILLIAMS
UNITED STATES OF AMERICA
UNITED STATES OF AMERICA
EDDIE L. WILLIAMS

ALL that certain tract of land with the improvements thereon erected, situate on the northern side of and known as No. 169 West Maple Street, City of York, 8th Ward, York County, Pennsylvania, being more fully bounded and described according to a Plan Survey Associates dated September 1, 1971, bearing No. 71-148, as follows:

BEGINNING at a mark in concrete on the northern side of West Maple Street at land now or formerly of Margaret Bruggeman, which place of Beginning is located one hundred fifty-three and seventy-five one hundredths (153.75) feet eastwardly from the center line of South Pershing Avenue; thence along said land, North ten degrees twenty-one minutes West (N 10 21' W), ninety nine and thirty-three one hundredths (99.33) feet to a mark in concrete on the southern side of Lake Alley; thence along the southern side of side alley, North seventy-nine degrees thirty-nine minutes East (N 79 39'E), sixteen

(16) feet to a mark in concrete at land now or formerly of Clair E. Bakes; thence along said land and passing through a dwelling division wall, South ten degrees twenty-one minutes East (S 10 21'E), ninety-nine and thirty-three one-hundredths (99.33) feet to a spike in concrete on the northern side of West Maple Street; thence along the northern side of West Maple Street, South seventy-nine degrees thirty-nine minutes West (S 79 39'W), sixteen (16) feet to a mark in concrete on the northern side of West Maple Street and the place of BEGINNING.

Being the same premises which Bessie D. Jones, Single Woman by deed dated 05/30/2008, recorded 06/04/2008, in the office of the Recorder of Deeds in and for York County, in Book 1968, Page 7270, Instrument # 2008035569, conveyed unto Mary Williams and Eddie L. Williams, Sr., Husband and Wife, Grantees herein.

Parcel No. 08-152-03-0046.00-00000

PROPERTY ADDRESS: 169 WEST MAPLE STREET, YORK, PA 17401

UPI# 08-152-03-0046.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of MIDFIRST BANK vs. WALTER L. WOOD, JR. Docket Number: 2016-SU-2908. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WALTER L. WOOD, JR.

ALL that certain tract of land in the Township of Monaghan, County of York, Pennsylvania, known as Lot No. 144, Final Subdivision Plan of Memphord Estates, Section 5, York County Plan Book HH, Page 622. Containing 15,946 square feet, and having thereon erected a dwelling house known as: 35 N. SEASONS DRIVE DILLSBURG, PA 17019.

Parcel #: 38-000-01-0144.00-00000
York County Deed Book 1806, page 6348.

TO BE SOLD AS THE PROPERTY OF WALTER L. WOOD JR. ON JUDGMENT NO. 2016-SU-002908.

PROPERTY ADDRESS: 35 NORTH SEASONS DRIVE, DILLSBURG, PA 17019

UPI# 38-000-01-0144.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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 S/B/M MANUFACTURERS AND TRADERS TRUST COMPANY vs. BARRY D. WOOLRIDGE, AS EXECUTOR OF THE ESTATE OF MARGARET E. WOOLRIDGE, DECEASED Docket Number: 2015-SU-2272-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BARRY D. WOOLRIDGE,
AS EXECUTOR OF THE ESTATE OF
MARGARET E. WOOLRIDGE, DECEASED

ALL THAT CERTAIN PARCEL OR TRACT OF LAND SITUATE IN THE CITY OF YORK, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA AND BEING THE SAME REAL PROPERTY CONVEYED TO CECIL E. WOOLRIDGE AND MARGARET E. WOOLRIDGE BY DEED ON 03/11/1946 AS BOOK 31-S PAGE 445 AMONG THE OFFICIAL RECORDS OF YORK COUNTY, COMMONWEALTH OF PENNSYLVANIA, SAID DEED REFERENCE MADE HEREIN FOR AMORE FULL DESCRIPTION.

TAX MAP#: 14-562-08-0001.00-00000

BEING 725 OATMAN STREET YORK, PA 17404

PROPERTY ADDRESS: 725 OATMAN STREET, YORK, PA 17404

UPI# 14-562-08-0001.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. CHERYL A. YOST Docket Number: 2016-SU-2670. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHERYL A. YOST

SHREWSBURY BOROUGH

UPI# 84-000-03-0172.00-00000

ALL THAT CERTAIN tract of land with the improvements thereon erected situate in Shrewsbury Borough, York County, Pennsylvania, being known as Lot No. 72 as shown on the Plan of Lots prepared by Gordon L. Brown (Registered Surveyor) for Paul L. Smith dated May 20, 1971, and known as "Southern Farms" Section B, as revise and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book T, Page 679, more particularly described as follows, to wit:

BEGINNING at a point on the Western side of Crosswind Drive at the Northeastern corner of Lot No. 71 as shown on the Plan of Lots herein-after set forth; thence extending along the Western side of said Crosswind Drive North eighteen (18) degrees nine (9) minutes thirty (30) seconds West, ninety-six (96) feet to a point in the Southern line of Lot No. 73; thence extending along the Southern line of said Lot No. 73 South seventy-one (71) degrees fifty (50) minutes thirty (30) seconds West one hundred twenty-five (125) feet to a point in the Eastern line of said Lot No. 58; thence extending along the Eastern line of said Lot No. 58 South eighteen (18) degrees nine (9) minutes thirty (30) seconds East ninety-six (96) feet to a point in the Northern line of said first mentioned Lot No. 71; thence extending along the Northern line of said first mentioned Lot No. 71 North seventy-one (71) degrees fifty (50) minutes thirty (30) seconds East one hundred twenty-five (125) feet to a point on the Western side of said first mentioned Crosswind Drive and the place of BEGINNING.

Parcel#: 84-000-03-0172.00-00000

Being known as: LOT 72 CROSSWIND DR, SHREWSBURY, PA 17361

PROPERTY ADDRESS: 10 CROSSWIND DRIVE, A/K/A LOT 72 CROSSWIND DRIVE, SHREWSBURY, PA 17361

UPI# 84-000-03-0172.00-00000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 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. MICHAEL H. YOUNG and BONNIE YOUNG Docket Number: 2015-SU-1808-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL H. YOUNG
BONNIE YOUNG

All that certain piece or parcel or Tract of land situate in North Codorus Township, York County, Pennsylvania, and being known as 1725 Cemetery Road, York, Pennsylvania 17408.

PARCEL NUMBER:40-000-FH-0040.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$171,992.84

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Michael H. Young and Bonnie Young

PROPERTY ADDRESS: 1725 CEMETERY ROAD, YORK, PA 17408

UPI# 40-000-FH-0040.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BAYVIEW LOAN SERVICING, LLC vs. JOHN M. ZERFING and DANIELLE N.

ZERFING Docket Number: 2014-SU-3498-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN M. ZERFING
DANIELLE N. ZERFING

All that certain piece or parcel or Tract of land situate in the Township or Borough of Conewago Township, York County, Pennsylvania, and being known as 185 Autumnwood Avenue, York, Pennsylvania 17404.

PARCEL NUMBER: 23-000-09-0002.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$219,438.38

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: John M. Zerfing and Danielle N. Zerfing

PROPERTY ADDRESS: 185 AUTUMNWOOD AVENUE, YORK, PA 17404

UPI# 23-000-09-0002.00-00000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.16-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 17, 2017 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY vs. JOSHUA J. ZINSER A/K/A JOSH ZINSER Docket Number: 2016-SU-2174-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSHUA J. ZINSER
A/K/A JOSH ZINSER

ALL that certain Condominium Unit in "Stonebridge Crossing, a Condominium", located in Dover Township, York County Pennsylvania, Declaration York County Record Book 170, page 1116, Lot No. 83A, and HAVING THEREON erected a dwelling house known as: 3120

SUNSHINE DRIVE, STONEBRIDGE CROSSING, DOVER, PA 17315.

PARCEL NO. 24-000-21-0001.B0-C0089
York County Deed Book 2066, page 5365.

TO BE SOLD AS THE PROPERTY OF JOSHUA J. ZINSER A/K/A JOSH ZINSER ON JUDGMENT NO. 2016-SU-002174-06.

PROPERTY ADDRESS: 3120 SUNSHINE DRIVE, STONEBRIDGE CROSSING, DOVER, PA 17315

UPI# 24-000-21-0001.B0-C0089

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,
03.16-3t York County, Pennsylvania

We are a 20 + attorney firm in Lancaster, Pennsylvania seeking a talented associate with 2-4 years of experience advising clients in federal and state taxation and general corporate matters including business planning and entity formation. An LLM in taxation is strongly preferred but not required. The successful candidate is someone with ties to Lancaster or a willingness to relocate to Lancaster. We offer a competitive salary, immediate client contact and challenging work in a supportive environment. Interested candidates should send their resume and cover letter to Jeffrey Mills at 212 North Queen Street, Lancaster, PA 17603.

**GENERAL PRACTICE ATTORNEY
POSITION NOW AVAILABLE**

Established York office, located next to York County Courthouse, for an attorney with a minimum of 3 years' experience in criminal defense, family law and general civil litigation. The attorney will have their own experienced paralegal and convenient parking space.

Salary commensurate with experience and good benefit package. Firm uses advanced technology and has a large client base for an active practice. Other attorneys available as resources but position allows for an individual's growth.

Email to info@mooney4law.com
or call 717-632-4656 ext. 102.

We are a 20 + attorney firm in Lancaster County, Pennsylvania seeking an entry level associate with a demonstrated interest in federal and state taxation and general corporate matters. An LLM in taxation is strongly preferred but not required. The successful candidate is someone with ties to the Lancaster County community or a willingness to relocate to Lancaster County. We offer a competitive salary, immediate client contact and challenging work in a supportive environment. Interested candidates should send their resume and cover letter to Jeffrey Mills at 212 North Queen Street, Lancaster, PA 17603.

Associate Attorney

Barley Snyder, a regional law firm of 70+ attorneys with five offices in South Central PA, has an excellent opportunity for an Associate Attorney in our York Office.

We are looking for an entrepreneurial attorney interested in developing a diverse Practice with immediate significant client contact. The successful candidate will be a mid-level attorney who will work in the areas of Corporate, Litigation, Real Estate and Trusts & Estates (3-5 years of experience), preferably within a mid-size to large firm setting. This Associate will also be working in other practice areas as needed. Seeking a self-starter with strong analytical and writing skills, strong academic credentials and excellent work ethic. A candidate with ties to the Central PA community and MD Bar admission in addition to PA preferred.

Barley Snyder is a well-established, full service law firm with a commitment to and partnership with our clients. Our Practice Excellence® initiative is an ongoing effort by everyone in our firm to constantly increase our capacity to provide excellent service, professional quality and outstanding value to our clients and this initiative has been recognized in several recent legal publications. We offer a collegial working environment and competitive salary and benefits package. Send resume and salary requirements to hr@barley.com EOE