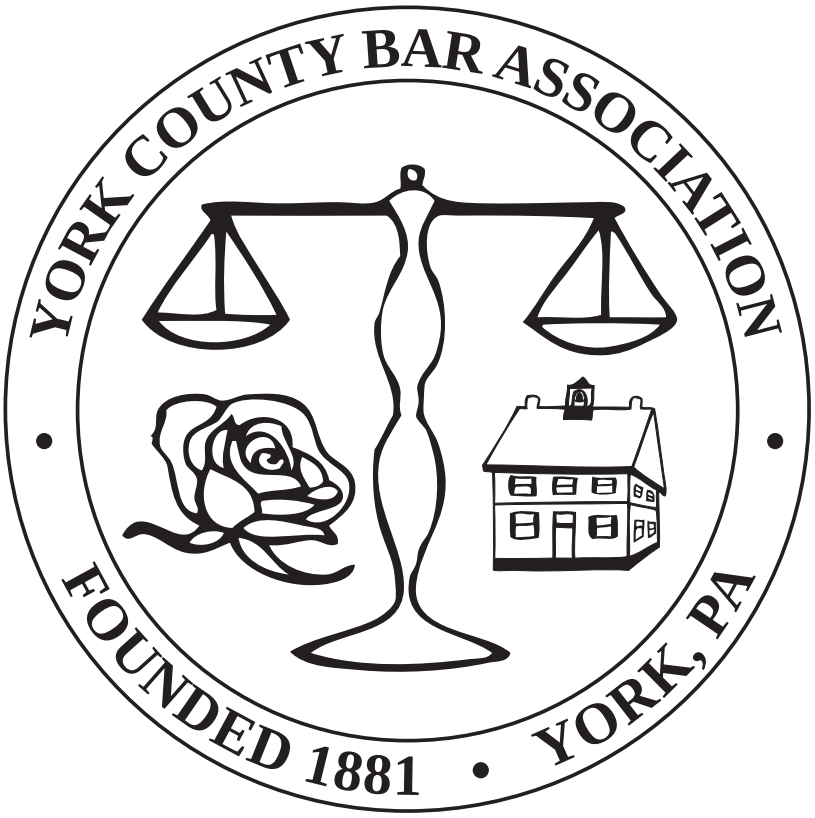
York Legal Record

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

Vol. 140 YORK, PA, THURSDAY, NOVEMBER 19, 2026 No. 35



Dated Material Do Not Delay

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 JOYCE E. BAIR, DECEASED
Late of Jackson Twp., York County, PA.
Administrator: Mickey J. Mummert, c/o Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362
Attorney: Craig A. Diehl, Esquire, CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362
11.19-3t

ESTATE OF SHANNAN MARIE BITNER, DECEASED
Late of Fairview Twp., York County, PA.
Administrator: Connie Jo Crawford, c/o Snoke Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
Attorney: Snoke Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
11.19-3t

ESTATE OF HAROLD EUGENE BLAIR, JR., DECEASED
Late of Fawn Grove Boro, York County, PA.
Administrator: Jesse Blair, c/o Mountz, Kreiser, & Fleckenstein Attorneys at Law, 553 Locust Street, Columbia, PA 17512
Attorney: Thomas W. Fleckenstein, Esquire, Mountz, Kreiser, & Fleckenstein Attorneys at Law, 553 Locust Street, Columbia, PA 17512 11.19-3t

ESTATE OF RICHARD BURG BLESSING, a/k/a RICHARD B. BLESSING, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Vicki L. Miller, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
11.19-3t

ESTATE OF PATRICIA A. BOSSERMAN, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Jeffrey Alan Bosserman, a/k/a Jeffery Alan Bosserman, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 11.19-3t

ESTATE OF RICHARD D. DILLER, JR., DECEASED
Late of York County, PA.
Administrator: Barbara E. Sensenig, c/o Mountz, Kreiser, & Fleckenstein Attorneys at Law, 553 Locust Street, Columbia, PA 17512
Attorney: Thomas W. Fleckenstein, Esquire, Mountz, Kreiser, & Fleckenstein Attorneys at Law, 553 Locust Street, Columbia, PA 17512 11.19-3t

ESTATE OF NAOMI D. DUNCAN, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Donald E. Rebert, Jr., c/o The Family Law Practice of Leslie S. Arzt, LLC, 2002 South Queen Street, York, PA 17403
Attorney: Amy S. Loper, Esquire, The Family Law Practice of Leslie S. Arzt, LLC, 2002 South Queen Street, York, PA 17403 11.19-3t

ESTATE OF DIANNE E. FREED, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Susan D. Blouse, 1081 Sundale Drive, York, PA 17402 11.19-3t

ESTATE OF ERMINE J. GILCHRIST, DECEASED
Late of York City, York County, PA.
Executrix: Sharla Manning Swan, a/k/a Sharla Manning, a/k/a Sharla R. Swan, c/o Dilworth Paxson LLP, 1650 Market Street, #1200, Philadelphia, PA 19103
Attorney: Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 1650 Market Street, #1200, Philadelphia, PA 19103
11.19-3t

ESTATE OF BRIAN K. HARLACKER, DECEASED
Late of Newberry Twp., York County, PA.
Executor: Donald L. Harlacker, c/o Ryan C. Lutz, Esquire, 2025 E. Market Street, York, PA 17402
Attorney: Ryan C. Lutz, Esquire, 2025 E. Market Street, York, PA 17402
11.19-3t

ESTATE OF DONALD L. HEADINGS, DECEASED
Late of Dover Twp., York County, PA.
Executrix: Lori Jo Massimore, c/o Richard H. Mylin III, Esquire, 2025 E. Market Street, York, PA 17402
Attorney: Richard H. Mylin III, Esquire, 2025 E. Market Street, York, PA 17402
11.19-3t

ESTATE OF ROY HEIDLEBAUGH, DECEASED
Late of Dallastown Boro., York County, PA.
Executrix: Bonnie L. Robertson, c/o Ryan C. Lutz, Esquire, 2025 E. Market Street, York, PA 17402
Attorney: Ryan C. Lutz, Esquire, 2025 E. Market Street, York, PA 17402
11.19-3t

ESTATE OF CARMELA M. HIPP, DECEASED
Late of Hanover Boro., York County, PA.
Executor: Keri Henderson, 9 Wheaton Drive, Littlestown, PA 17340 11.19-3t

ESTATE OF ROBERT D. KAUFFMAN, JR., DECEASED
Late of North York Boro., York County, PA.
Executor: Selena Caplinger, c/o Gardner and Stevens, P.C., 109 W. Main Street, Ephrata, PA 17522
Attorney: Andrew Walls, Esquire, Gardner and Stevens, P.C., 109 W. Main Street, Ephrata, PA 17522 11.19-3t

ESTATE OF HALINA B. KOWALCZYK, DECEASED
Late of Shrewsbury Twp., York County, PA.
Executor: Jerome Makowiecki, c/o Justin W. Esworthy, Esquire, 17010 York Road, Suite 201, Parkton, MD 21120
Attorney: Justin W. Esworthy, Esquire, 17010 York Road, Suite 201, Parkton, MD 21120 11.19-3t

ESTATE OF JEFFREY D. KRESS, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Gena Michelle Miller, c/o Anstine & Sparler, 117 East Market Street, York, PA 17401
Attorney: Elizabeth G. Gangloff, Esquire, Anstine & Sparler, 117 East Market Street, York, PA 17401 11.19-3t

ESTATE OF NANCY E. LAIRD, DECEASED
Late of West York Boro., York County, PA.
Co-Executors: Jeffrey K. Laird and Heath S. Laird, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 11.19-3t

ESTATE OF JAMES A. MENGES, DECEASED
Late of Penn Twp., York County, PA.
Executrix: Lisa D. Menges, c/o Barley Snyder LLP, 14 Center Square, Hanover, PA 17331
Attorney: Jennifer M. Stetter, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 11.19-3t

ESTATE OF ROGER P. MORGENEGG, a/k/a ROGER PAUL MORGENEGG, DECEASED
Late of York Twp., York County, PA.
Executor: Kyle Morgenegg, c/o FrancePaskeySwopePugh, 2675 Eastern Boulevard, York, PA 17402
Attorney: Carolyn J. Pugh, Esquire, FrancePaskeySwopePugh, 2675 Eastern Boulevard, York, PA 17402 11.19-3t

ESTATE OF LEOTA M. NEGLEY, DECEASED
Late of Carroll Twp., York County, PA.
Executrix: Sherry Miller, c/o Stone, Wiley, & Linsenbach, PC, 3 N. Baltimore Street, Dillsburg, PA 17019
Attorney: David J. Lenox, Esquire, Stone, Wiley, & Linsenbach, PC, 3 N. Baltimore Street, Dillsburg, PA 17019 11.19-3t

ESTATE OF GLADYS G. SHANK, DECEASED
Late of Hanover Boro., York County, PA.
Co-Executors: Diane Marie Buvia, Christine L. Myers and Larry E. Bixler, c/o Barley Snyder LLP, 14 Center Square, Hanover, PA 17331
Attorney: Jennifer M. Stetter, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 11.19-3t

ESTATE OF CHARLES M. SHEPPERD, DECEASED
Late of Shrewsbury Boro., York County, PA.
Executor: Keith L. Shepperd, c/o Blake & Schanbacher Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401
Attorney: Kurt A. Blake, Esquire, Blake & Schanbacher Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401 11.19-3t

ESTATE OF SHIRLEY J. TURNER, a/k/a SHIRLEY JEAN TURNER, DECEASED
Late of West Manheim Twp., York County, PA.
Executrix: Sharon R. Breighner, 6138 Baltimore Pike, Littlestown, PA 17340
Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 11.19-3t

SECOND PUBLICATION

ESTATE OF VERNA MAE BILLMEYER, DECEASED
Late of Spring Garden Twp., York County, PA.
Administrator: Cynthia J. Miskinis, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401
Attorney: Kristine K. Eveler, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 11.12-3t

ESTATE OF WILLIAM E. BLESSING, a/k/a WILLIAM EDWIN BLESSING, DECEASED
Late of Hellam Twp., York County, PA.
Co-Executors: Carmen Steele and Angela Trauger, 6000 Lincoln Highway, York, PA 17406
Attorney: Gilbert G. Malone, Esquire, 42 South Duke Street, York, PA 17401 11.12-3t

ESTATE OF ROGER E. CRISWELL, JR., DECEASED
Late of Jacobus Boro., York County, PA.
Executor: Alan J. Criswell, c/o S. Harper Law LLC, PO Box 337 , Wellsville, PA 17365
Attorney: Harper Law LLC, PO Box 337 , Wellsville, PA 17365 11.12-3t

ESTATE OF CAROLE A. DORSCH, a/k/a CAROLE ANN DORSCH, DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Beatrice M. Miller, c/o Morris & Vedder, 32 North Duke Street, York, PA 17401
Attorney: Christopher M. Vedder, Esquire, Morris & Vedder, 32 North Duke Street, York, PA 17401 11.12-3t

ESTATE OF ERNA M. DRESSLER, DECEASED
Late of Dover Twp., York County, PA.
Executor: Richard L. Dressler, II, c/o FrancePaskeySwopePugh, 2675 Eastern Boulevard, York, PA 17402
Attorney: Alexis K. Swope, Esquire, FrancePaskeySwopePugh, 2675 Eastern Boulevard, York, PA 17402 11.12-3t

ESTATE OF ANN M. DUERR, DECEASED
Late of Mt. Wolf Boro., York County, PA.
Executors: Susan M. Kennedy and William L. Duerr, Jr., c/o Snoke Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
Attorney: Snoke Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 11.12-3t

ESTATE OF ROBERT W. KING, DECEASED
Late of Shrewsbury Twp., York County, PA.
Executor: Howard J. King, c/o Michael R. Caum, Esquire, PO Box 272, Shrewsbury, PA 17361
Attorney: Michael R. Caum, Esquire, PO Box 272, Shrewsbury, PA 17361 11.12-3t

ESTATE OF JEFFREY M. KLINEFELTER, a/k/a JEFF KLINEFELTER, DECEASED
Late of Jackson Twp., York County, PA.
Executrix: Susan A. Delisio, 4941 Lincolnwood Drive, York, PA 17408
Attorney: Seth Eric Springer, Esquire, 218 East Market Street, York, PA 17403 11.12-3t

ESTATE OF GARY LEE MILLER, DECEASED
Late of North Codorus Twp., York County, PA.
Administrator: Christe A. Hunsicker, c/o Snoke Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
Attorney: Snoke Dubbs Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 11.12-3t

ESTATE OF GERALDINE A. NELSON, DECEASED
Late of Penn Twp., York County, PA.
Co-Executors: Susan L. Nickol and Michael M. Nickol, 92 Brentwood Court, Hanover, PA 17331 11.12-3t

ESTATE OF DELORES M. NESS, DECEASED
Late of York County, PA.
Executor: Richard D. Latchaw, Jr., 62 Newlon Road, Dover, PA 17315 11.12-3t

ESTATE OF REBEKAH E. RUDY, DECEASED
Late of York Twp., York County, PA.
Executor: Kevin S. Rudy, c/o FrancePaskeySwopePugh, 2675 Eastern Boulevard, York, PA 17402
Attorney: Douglas P. France, Esquire, FrancePaskeySwopePugh, 2675 Eastern Boulevard, York, PA 17402 11.12-3t

ESTATE OF HARRIET L. SMELTZER, DECEASED
Late of Dover Twp., York County, PA.
Administratrix: Holly L. Jackson, 116 Ellesmere Lane, Mechanicsburg, PA 17055
Attorney: Adam R. Deluca, Esquire, Stone Shekletski & Deluca, 414 Bridge Street, New Cumberland, PA 17070 11.12-3t

ESTATE OF PAUL E. TREYNOR, a/k/a PAUL ERNEST TREYNOR, DECEASED
Late of Heidelberg Twp., York County, PA.
Executrix: Suzanne T. Bailey, c/o GATES & GATES, P.C., 250 York Street, Hanover, PA 17331
Attorney: Rachel L. Gates, Esquire, GATES & GATES, P.C., 250 York Street, Hanover, PA 17331 11.12-3t

ESTATE OF SHELBY J. WILLIAMS, a/k/a SHELBY WILLIAMS, DECEASED
Late of Conewago Twp., York County, PA.
Executor: Carl Hake, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401
Attorney: Courtney M. Buechler, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 11.12-3t

THIRD PUBLICATION

ESTATE OF NANCY E. BENDER, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: David W. Corbett, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 11.05-3t

ESTATE OF EUGENE A. BLAKE, DECEASED
Late of Warrington Twp., York County, PA.
Executor: Seth Blake, 940 Quaker Meeting Road, Dover, PA 17315
Attorney: Deborah L. Packer, Esquire, 3901 N. Front Street, Harrisburg, PA 17110 11.05-3t

ESTATE OF ANITA M. BUIE, a/k/a ANITA MARIE BUIE, DECEASED
Late of Penn Twp., York County, PA.
Executrix: Jennifer M. Brenner, 22 Sydnor Trail, Fairfield, PA 17320
Attorney: John A. Wolfe, Esquire, WOLFE, RICE & QUINN, LLC, 47 West High Street, Gettysburg, PA 17325 11.05-3t

ESTATE OF CHARLES RICHARD DARR, DECEASED
Late of Carroll Twp., York County, PA.
Executrix: Barbara Watson, c/o Stone, Wiley & Linsenbach, P.C., 3 N. Baltimore Street, Dillsburg, PA 17019
Attorney: Brian C. Linsenbach, Esquire, Stone, Wiley & Linsenbach, P.C., 3 N. Baltimore Street, Dillsburg, PA 17019 11.05-3t

ESTATE OF DONALD F. DULL, JR., a/k/a DONALD F. DULL, a/k/a DONALD FREDERICK DULL, JR., DECEASED
Late of Manchester Twp., York County, PA.
Executor: Joel D. Dull, c/o Blake & Schanbacher Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401
Attorney: Kurt A. Blake, Esquire, Blake & Schanbacher Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401
11.05-3t

ESTATE OF PATTI L. FLANDERMYER, DECEASED
Late of York Twp., York County, PA.
Executrix: Carla F. Metz, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
11.05-3t

ESTATE OF ALBERT L. FOSTER, JR., DECEASED
Late of York Twp., York County, PA.
Executor: Gwendolyn Y. Johnson, 2786 Meadow Cross Way, York, PA 17402
11.05-3t

ESTATE OF JOEL T. FRYE, DECEASED
Late of Dover Twp., York County, PA.
Administratrix: Louise I. Frye, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
11.05-3t

ESTATE OF CAROL A. GREEN, DECEASED
Late of York County, PA.
Executor: Darlene McClymont, 930 Oak Hill Road, Lewisberry, PA 17339
Attorney: Reed Law, 4303 Derry Street, Harrisburg, PA 17111 11.05-3t

ESTATE OF NANCY L. GRIMM, DECEASED
Late of Dillsburg Boro., York County, PA.
Executor: Juanita Horvath, 4636 Orchid Way, Dover, PA 17315
Attorney: Michael C. Giordano, Esquire, 221 W. Main Street, Mechanicsburg, PA 17055 11.05-3t

ESTATE OF GREGORY G. HANDY, DECEASED
Late of York City, York County, PA.
Executor: Danielle N. Strine, c/o Law Offices of Gillian A. Woodward, 1701 West Market Street, York, PA 17404
Attorney: Gillian A. Woodward, Esquire, Law Offices of Gillian A. Woodward, 1701 West Market Street, York, PA 17404
11.05-3t

ESTATE OF BALINDA MARIE HUNT, DECEASED
Late of North Codorus Twp., York County, PA.
Administratrix: Tanya Marie Querry, c/o Crosson & Richetti LLC, 609 W. Hamilton Street, Suite 301, Allentown, PA 18101
Attorney: David W. Crosson, Esquire, Crosson & Richetti LLC, 609 W. Hamilton Street, Suite 301, Allentown, PA 18101
11.05-3t

ESTATE OF DONNA K. KLINE, DECEASED
Late of York Twp., York County, PA.
Executor: Donald A. Kline, Jr., 300 School Street, York, PA 17402
Attorney: John L. Senft, Esquire, 2643 Carnegie Road, Suite B, York, PA 17402
11.05-3t

ESTATE OF RICHARD D. KLINE, JR., a/k/a RICHARD D. KLINE, DECEASED
Late of Hallam Boro., York County, PA.
Executrix: Donna D. Kline, c/o Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402
Attorney: Michael B. Scheib, Esquire, 110 South Northern Way, York, PA 17402
11.05-3t

ESTATE OF LUCILLE R. LEIB, DECEASED
Late of Dover Twp., York County, PA.
Executor: Barbara Leib, c/o David Turocy, Esquire, 119 East Market Street, York, PA 17401
Attorney: David Turocy, Esquire, 119 East Market Street, York, PA 17401
11.05-3t

ESTATE OF PATRICIA A. McCULLOUGH, DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Gregory A. McCullough, c/o Saxton & Stump, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire, Saxton & Stump, 221 West Philadelphia Street, Suite 600, York, PA 17401
11.05-3t

ESTATE OF JAMES K. MULL, JR., DECEASED
Late of North Codous Twp., York County, PA.
Executor: Nichole L. Knisley, 5062 Waltersdorff Road, Spring Grove, PA 17362
Attorney: Arthur J. Becker, Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 11.05-3t

ESTATE OF VERNA M. PETERSON, DECEASED
Late of Dover Twp., York County, PA.
Executor: Mark A. Keith, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401
Attorney: Gregory E. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401 11.05-3t

ESTATE OF GERALD FRANCIS RAYMOND, DECEASED
Late of Peach Bottom Twp., York County, PA.
Executor: Robin D. Buerkel, a/k/a Robin D. Rose, c/o Law Offices of Gillian A. Woodward, P.C., 1701 West Market Street, York, PA 17404
Attorney: Gillian A. Woodward, Esquire, Law Offices of Gillian A. Woodward, P.C., 1701 West Market Street, York, PA 17404
11.05-3t

ESTATE OF ANNA J. SEITZ, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Linda S. Koller, 5 Apple Hill Lane, York, PA 17402
Attorney: John L. Senft, Esquire, 2643 Carnegie Road, Suite B, York, PA 17402
11.05-3t

ESTATE OF TERRY L. SHETTEL, a/k/a TERRY LEON SHETTEL, DECEASED
Late of Fairview Twp., York County, PA.
Executor: Melanie M. Smith, 605 S. 31st Street, Harrisburg, PA 17103
Attorney: Wm. D. Schrack III, Esquire, Benn & Barr, Attorneys at Law, LLC, 124 W. Harrisburg Street, Dillsburg, PA 17019
11.05-3t

ESTATE OF RICHARD D. SMITH, DECEASED
Late of York Twp., York County, PA.
Co-Executors: Andrew T. Smith and Adrienne N. Brenner, c/o Barley Snyder LLP, 100 E. Market Street, York, PA 17401
Attorney: Alex Snyder, Esquire, Barley Snyder LLP, 100 E. Market Street, York, PA 17401 11.05-3t

ESTATE OF STEPHEN F. STAUB, DECEASED
Late of Manheim Twp., York County, PA.
Executrix: Christina M. Duncan, c/o Strausbaugh Law, PLLC, 335 Broadway, Hanover, PA 17331
Attorney: Scott J. Strausbaugh, Esquire, Strausbaugh Law, PLLC, 335 Broadway, Hanover, PA 17331 11.05-3t

ESTATE OF WILLIAM A. TEMPLE, SR, a/k/a WILLIAM TEMPLE, DECEASED
Late of Shrewsbury Twp., York County, PA.
Executrix: Dulany R. Banne, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
Attorney: Matthew J. Nace, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
11.05-3t

ESTATE OF DOLORES M. TOPPER, DECEASED
Late of Penn Twp., York County, PA.
Executor: Jeffrey A. Spielman, 542 Locust Street, Hanover, PA 17331
Attorney: G. Steven McKonly, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 11.05-3t

ESTATE OF THOMAS B. UFFELMAN, DECEASED
Late of West Manchester Twp., York County, PA.
Co-Executors: Thomas B. Uffelman, II and Sharon E. Garrett, c/o Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362
Attorney: Craig A. Diehl, Esquire, CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362
11.05-3t

ESTATE OF FINNEA ANN WAGAMAN, a/k/a FINNEA WAGAMAN, a/k/a FINNEA A. WAGAMAN, a/k/a FINIAN F. WAGAMAN, JR., DECEASED
Late of North Codorus Twp., York County, PA.
Administratrix, C.T.A.: Evelyn Wagaman, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
11.05-3t

ESTATE OF RUSSELL C. WEBER, JR., DECEASED
Late of Penn Twp., York County, PA.
Executrix: Debra Weber Kiley, c/o GATES & GATES, P.C., 250 York Street, Hanover, PA 17331
Attorney: Rachel L. Gates, Esquire, GATES & GATES, P.C., 250 York Street, Hanover, PA 17331 11.05-3t

ESTATE OF RONALD J. WISOCKY, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Sally A. Wisocky, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
11.05-3t

ORPHANS' COURT DIVISION AUDITING NOTICE

Notice is hereby given that the following accounts have been filed in the office of the York County Clerk of Orphans' Court for confirmation and distribution of the balance therein shown to the creditors, legatees next to kin, heirs and others legally entitled thereto on **December 2, 2026 at 9:00 a.m.** in **Courtroom No. 7001, York County Judicial Center at 45 North George St. York PA.**

1. SYLVAN P CAPITANI- 6725-0815 The First and Final Account of Mary F Sibley, Executrix (Amanda Snoke Dubbs Esq)

2. CLAIR W LARGENT- 6722-0151 The First and Final Account of Todd L Largent, Administrator-Executor (Alexis K Swope Esq)

3. R. E. E- 6722-1764 The First and Final Account of Jane E Eden and Jacob M Eden, Co-Guardians (Douglas P France Esq)

BRYAN K. TATE
CLERK OF ORPHANS' COURT

11.19-2t

CIVIL NOTICES

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on July 8, 2026, for **COMPASS CREST HOLDINGS LLC.,** a Domestic Limited Liability Company, formed pursuant to the provisions of the Pennsylvania Corporation Law of 1988.

11.19-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 19th day of October 2026, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Sandra Amber Leeson to: Amelia Rain Leeson. The Court has fixed the day of 12-15-2026 at 9:30 a.m. 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.

11.19-1t Solicitor

FICTITIOUS NAME

NOTICE is hereby given that an Application for Registration of Fictitious Name has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, pursuant to the Fictitious Names Act, for the name **Yeager's Fuel**, having a principal place of business at 415 Norway Street, York, PA 17403. The entity interested in said name is Grouper Energy, LLC, with a principal place of business at 415 Norway Street, York, PA 17403.

11.19-1t Solicitor

SHERIFF SALES

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNIAN BANK vs. 12 E. MARKET STREET, LLC and DEREK V. DILKS Docket Number: 2026-NO-003181. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

12 E. MARKET STREET, LLC
DEREK V. DILKS

Plaintiff: Pennian Bank
Defendants:12 E. Market Street, LLC, and Derek V. Dilks
Property Address: 6 East Market Street, York, PA 17401
Judgment Amount: $1,700,909.72, plus interest and fees accrued from May 13, 2026
Attorney for Plaintiff:Mosebey Law Group LLC – Seth T. Mosebey, Esquire
Parcel No. 01-001-01-0023.00-C0001

Description:ALL that tract of land situate in York City, York County, Pennsylvania, including the improvements erected thereon.

PROPERTY ADDRESS: 6 EAST MARKET STREET, YORK, PA 17401

UPI# 0100101002300C0001

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNIAN BANK vs. 2 E. MARKET STREET, LLC and DEREK V. DILKS Docket Number: 2026-NO-003187. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

2 E. MARKET STREET, LLC
DEREK V. DILKS

Plaintiff: Pennian Bank
Defendants:2 E. Market Street, LLC, and Derek V. Dilks
Property Address: 2 East Market Street, York, PA 17401
Judgment Amount: $328,205.77, plus interest and fees accrued from May 13, 2026
Attorney for Plaintiff:Mosebey Law Group LLC – Seth T. Mosebey, Esquire
Parcel No. 01-001-01-0021.00-00000

Description:ALL that tract of land situate in York City, York County, Pennsylvania, including the improvements erected thereon.

PROPERTY ADDRESS: 2 EAST MARKET STREET, YORK, PA 17401

UPI# 010010100210000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: RMS COMMERCIAL CAPITAL LLC vs. 2910 E. MARKET STREET, LLC Docket Number: 2026-SU-001878. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

2910 E. MARKET STREET, LLC

By virtue of a Writ of Execution No.: 2026-SU-001878

2910 E. MARKET STREET, LLC, a/k/a 2910 E MARKET STREET LLC, owners of a property situate SPRINGETTSBURY TOWNSHIP, York, YORK COUNTY, Pennsylvania being:

2910 East Market Street, Springettsbury Township,
York County, York, Pennsylvania 17402

Property ID: 46-000-21-0022.00-00000

Improvements thereon: COMMERCIAL

Judgment Amount: $663,452.18

Attorneys for Plaintiff
Saxton & Stump, LLC

PROPERTY ADDRESS: 2910 EAST MARKET STREET, YORK, PA 17402

UPI# 460002100220000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ACCORD ASSET MANAGEMENT, LLC vs. LYNDSEY ACHENBACH Docket Number: 2025-SU-004462. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

LYNDSEY ACHENBACH

By virtue of a Writ of Execution No.: 2025-SU-004462

LYNDSEY ACHENBACH, owner of property situate NORTH YORK BOROUGH, York, YORK County, Pennsylvania being:

22 East 8th Avenue, North York Borough, York County, York, Pennsylvania 17404

Property ID:80-000-05-0005-00-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: $6,190.62

Attorneys for Plaintiff
Saxton & Stump

PROPERTY ADDRESS: 22 EAST EIGHTH AVENUE, YORK, PA 17404

UPI# 800000500050000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, 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 vs. TERRY D. ADELSBERGER Docket Number: 2023-SU-001101. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

TERRY D. ADELSBERGER

SHORT LEGAL DESCRIPTION
ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF LOWER CHANCEFORD, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 502 RIVER ROAD, DELTA, PA 17314

UPIN NUMBER 34-000-02-0024.00-00000

PROPERTY ADDRESS: 502 RIVER ROAD, DELTA, PA 17314

UPI# 340000200240000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, 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 vs. TERRY D. ADELSBERGER Docket Number: 2022-SU-001874. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

TERRY D. ADELSBERGER

SHORT LEGAL DESCRIPTION
ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF LOWER CHANCEFORD, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 488 RIVER ROAD, DELTA, PA 17314

UPIN NUMBER 34-000-02-0027.00-00000

PROPERTY ADDRESS: 488 RIVER ROAD, DELTA, PA 17314

UPI# 340000200270000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, 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. ASTON AGUILERA and TIFFANY WOODS Docket Number: 2025-SU-004532. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

ASTON AGUILERA
TIFFANY WOODS

By virtue of a Writ of Execution No. 2025-SU-004532

FREEDOM MORTGAGE CORPORATION
v.
ASTON AGUILERA; TIFFANY WOODS

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

2630 OAKLAND RD, DOVER, PA 17315
Tax ID No. 24-000-02-0037.00-00000 a/k/a 24-000-02-0037-00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: $270,879.36

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 2630 OAKLAND ROAD, DOVER, PA 17315

UPI# 240000200370000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SELENE FINANCE, LP vs. STEPHEN F. ALTLAND Docket Number: 2025-SU-003172. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

STEPHEN F. ALTLAND

By virtue of a Writ of Execution No. 2025-SU-003172

SELENE FINANCE, LP
v.
Stephen F. Altland

owner(s) of property situate in the Township of East Manchester, York County, Pennsylvania, being

455 Saginaw Road, Mount Wolf, PA 17347

Parcel No. 26-000-MI-0054.F0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: $118,322.60

Attorneys for Plaintiff
Orlans Law Group PLLC

PROPERTY ADDRESS: 455 SAGINAW ROAD, MOUNT WOLF, PA 17347

UPI# 26000MI0054F000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, 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 AMERICAN GENERAL MORTGAGE LOAN TRUST 2009-1, AMERICAN GENERAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2009-1 vs. STEVEN ALTLAND Docket Number: 2018-SU-000255. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

STEVEN ALTLAND

Owner(s) of property situate in the TOWNSHIP OF NEWBERRY, YORK County, Pennsylvania, being
1255 Conewago Avenue Manchester PA 17345
PARCEL #: 390000200420000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount $93,921.45
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 1255 CONEWAGO AVENUE, MANCHESTER, PA 17345

UPI# 390000200420000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST vs. ANY AND ALL KNOWN AND UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES AND DEVISEES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER THE ESTATE OF JUSTIN D. MIDDLETON, DECEASED and ESTATE OF JUSTIN D. MIDDLETON, DECEASED Docket Number: 2025-SU-002586. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

ANY AND ALL KNOWN AND UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES AND DEVISEES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER THE ESTATE OF JUSTIN D. MIDDLETON, DECEASED

ESTATE OF JUSTIN D. MIDDLETON, DECEASED

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

BEING KNOWN AND NUMBERED AS 2684 N. Susquehanna Trail, York, PA 17406 f/k/a 2684 N. Susquehanna Trail, York, PA 17402

PARCEL ID: 36-000-05-0005.A0-00000.

PROPERTY ADDRESS: 2684 NORTH SUSQUEHANNA TRAIL, YORK, PA 17402

UPI# 36000050005A000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, 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. ELIZA APONTE Docket Number: 2026-SU-002364. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

ELIZA APONTE

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

BEING KNOWN AND NUMBERED AS 412 NORTH BEAVER STREET, YORK, PA 17401

UPIN NUMBER 13-444-04-0002.00-00000

PROPERTY ADDRESS: 412 NORTH BEAVER STREET, YORK, PA 17401

UPI# 134440400020000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, 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. PHILLIP E. ARKWARD Docket Number: 2026-SU-002677. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

PHILLIP E. ARKWARD

ALL THAT FOLLOWING tract of land situate, lying and being in DOVER TOWNSHIP, York County, Pennsylvania, and known and number as 4211 Admire Road, bounded and described as follows:

PROPERTY ADDRESS: 4211 ADMIRE ROAD, DOVER, PA 17315

UPI# 24000IF0112H000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. BRIAN M. BAKER Docket Number: 2026-SU-001258. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN M. BAKER

DOCKET #2026-SU-001258

All that Certain lot of ground with the improvements thereon erected, situate, lying and being in the Township of Jackson, York County, Pennsylvania.

PARCEL No. 33-000-02-0050.00-00000

PROPERTY ADDRESS: 107 FARMVIEW DRIVE, YORK, PENNSYLVANIA 17408

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Brian M. Baker

ATTORNEY FOR PLAINTIFF: Powers Kirn, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 107 FARMVIEW DRIVE, YORK, PA 17408

UPI# 330000200500000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, 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. FRANKLIN K. BROWN, JR. and OKSUN PAK BROWN Docket Number: 2026-SU-000289. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

FRANKLIN K. BROWN, JR.
OKSUN PAK BROWN

ALL THAT CERTAIN TRACT OF LAND SITUATE IN THE TOWNSHIP OF DOVER, COUNTY OF YORK AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

PROPERTY ADDRESS: 3681 DAVIDSBURG ROAD, DOVER, PA 17315

UPI# 240000100020000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY vs. REBECCA J. CAMERON Docket Number: 2026-SU-002457. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

REBECCA J. CAMERON

All that certain piece or parcel or Tract of land situate in the Township of Jackson, York County, Pennsylvania, and being known as 75 Maywood Road, Thomasville, PA 17364.

TAX MAP AND PARCEL NUMBER:33-000-HF-0130.FO-00000 and 33000HF0148A000000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: $50,651.12

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Rebecca J. Cameron

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1105
Philadelphia, PA 19102

PROPERTY ADDRESS: 75 MAYWOOD ROAD, THOMASVILLE, PA 17364

UPI# 33000HF0148A000000

PROPERTY ADDRESS: MAYWOOD ROAD, THOMASVILLE, PA 17364

UPI# 33000HF0130F000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, 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 A/K/A MANUFACTURERS AND TRADERS TRUST COMPANY vs. ALLEN CARTER AKA ALLEN J. CARTER and JOAN CARTER AKA JOAN M. CARTER Docket Number: 2026-SU-002334. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

ALLEN CARTER AKA ALLEN J. CARTER
JOAN CARTER AKA JOAN M. CARTER

Owner(s) of property situate in YORK TOWNSHIP, YORK County, Pennsylvania, being
800 Chambers Road York PA 17402
PARCEL #: 540004401340000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount $102,427.49
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 800 CHAMBERS ROAD, YORK, PA 17402

UPI# 540004401340000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: EROSTYLIS, LLC vs. TIMOTHY O. COCHRAN, CORY A. COCHRAN and UNITED STATES OF AMERICA Docket Number: 2025-SU-001571. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY O. COCHRAN
CORY A. COCHRAN
UNITED STATES OF AMERICA

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF DEFENDANT, TIMOTHY O. COCHRAN, CORY A. COCHRAN AND

UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE MIDDLE DISTRICT OF PA, OF, IN, AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF YORK, YORK COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 106 TEILA DRIVE, YORK, PA 17313. DEED BOOK 1984, PAGE 969. PARCEL NUMBER. 54-000-13-0134.00-00000

CASE NO. 2025-SU-001571

PROPERTY ADDRESS: 106 TEILA DRIVE, DALLASTOWN, PA 17313

UPI# 540001301340000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, 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. DONALD COOKE A/K/A DONALD JOHNSON A/K/A FN DONALD JOHNSON A/K/A AK DONALD JOHNSON A/K/A AK DONALD COOKE Docket Number: 2025-SU-004600. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

DONALD COOKE A/K/A DONALD JOHNSON A/K/A FN DONALD JOHNSON A/K/A AK DONALD JOHNSON A/K/A AK DONALD COOKE

Parcel Identification No. 53-000-28-0063.00-00000

Attorney: Stern & Eisenberg, PC

Address: 1581 Main Street, Suite 200
Warrington, PA 18976

Property of Donald Cooke A/K/A Donald Johnson A/K/A FN Donald Johnson A/K/A AK Donald Johnson A/K/A AK Donald Cooke

Execution No. 2025-SU-004600

Judgment Amount: $27,263.01

All the right title, interest and claim of Donald Cooke A/K/A Donald Johnson A/K/A FN Donald Johnson A/K/A AK Donald Johnson A/K/A AK Donald Cooke, of in and to:

Property located at 140 Wimbleton Way, Red Lion, PA 17356

Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County

PROPERTY ADDRESS: 140 WIMBLETON WAY, RED LION, PA 17356

UPI# 530002800630000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. DOROTHEA DIETRICH, KNOWN HEIR OF DONNA M. RITTER-MCKAIN, DECEASED and THE UNKNOWN HEIRS OF DONNA M. RITTER-MCKAIN, DECEASED Docket Number: 2026-SU-001309. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

DOROTHEA DIETRICH, KNOWN HEIR OF DONNA M. RITTER-MCKAIN, DECEASED

THE UNKNOWN HEIRS OF DONNA M. RITTER-MCKAIN, DECEASED

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 2026-SU-001309

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF
VS
DOROTHEA DIETRICH, KNOWN HEIR OF DONNA M. RITTER-McKAIN, DECEASED and THE UNKNOWN HEIRS OF DONNA M. RITTER-McKAIN, DECEASED,
DEFENDANTS

REAL ESTATE: 216 ROSS AVENUE, NEW CUMBERLAND, PA 17070

MUNICIPALITY: FAIRVIEW TOWNSHIP

DIMENSIONS: 50 X 70

SEE INSTRUMENT #: 2017-058207

TAX PARCEL #: 27-000-01-0097.A0-00000

ASSESSMENT: $49,050

IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING HOUSE AS IDENTIFIED ABOVE.

TO BE SOLD AS THE PROPERTY OF DOROTHEA DIETRICH, KNOWN HEIR OF DONNA M. RITTER-McKAIN, DECEASED and THE UNKNOWN HEIRS OF DONNA M. RITTER-McKAIN, DECEASED ON JUDGMENT NO. 2026-SU-001309

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

PROPERTY ADDRESS: 216 ROSS AVENUE, NEW CUMBERLAND, PA 17070

UPI# 27000010097A000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BRAVO RESIDENTIAL FUNDING TRUST 2025-CE S1 vs. MONICA A. ECKENRODE Docket Number: 2026-SU-000168. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

MONICA A. ECKENRODE

SHORT FORM DESCIRPTION
LOCATION: 46 N WATER ST, SPRING GROVE, PA 17362
APN: 82-000-01-0184.00-0000
IMPROVEMENTS: Residential Dwelling
SUBJECT TO MORTGAGE (Y/N): Y
SUBJECT TO RENT (Y/N): N
FANNIE MAE (Y/N): N
STATUS: Owner occupied

LEGAL ACTION BEGAN: Complaint filed January 13, 2026
C.P. #: 85-000-02-0041.00-00000
JUDGMENT: $55,876.90
PLAINTIFF: BRAVO Residential Funding Trust 2025-CE S1 C/O U.S. Bank Trust National Association
PLAINTIFF'S ATTORNEY: Robert P. Wendt, Esq.; Chrisovalante P. Fliakos, Esq.; Nicholas J. Kiger, Esq.
PLAINTIFF'S ATTORNEY GROUP: Leopold and Associates, PLLC
DEFENDANT: Monica A. Eckenrode

PROPERTY ADDRESS: 46 NORTH WATER STREET, SPRING GROVE, PA 17362

UPI# 850000200410000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ACCORD ASSET MANAGEMENT, LLC vs. ESTATE OF JANET M. DOLL A/K/A JEANETTE M. OTT Docket Number: 2025-SU-004461. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

ESTATE OF JANET M. DOLL A/K/A JEANETTE M. OTT

By virtue of a Writ of Execution No.: 2025-SU-004461

JANET M. DOLL, owner of property situate SPRING GARDEN TOWNSHIP, York, YORK County, Pennsylvania being:

816 South Albemarle Street, Spring Garden Township,
York County, York, Pennsylvania 17403

Property ID:48-000-17-0014.00-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: $7497.27

Attorneys for Plaintiff
Saxton & Stump

PROPERTY ADDRESS: 816 SOUTH ALBEMARLE STREET, YORK, PA 17403

UPI# 480001700140000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ACCORD ASSET MANAGEMENT, LLC vs. ESTATE OF NEILE F. MURRAY Docket Number: 2025-SU-004459. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

ESTATE OF NEILE F. MURRAY

By virtue of a Writ of Execution No.: 2025-SU-004459

ESTATE OF NEILE F. MURRAY, owner of property situate CITY OF YORK, York, YORK County, Pennsylvania being:

439 Cooper Place a/k/a 439 South Cooper Alley, City of York,
York County, York, Pennsylvania 17401

Property ID:08-142-03-0066.00-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: $5,811.86

Attorneys for Plaintiff
Saxton & Stump

PROPERTY ADDRESS: 439 COOPER PLACE, YORK, PA 17403

UPI# 081420300660000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC vs. ADDISON B. FLORIO, BREANN LAIR and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2026-SU-000770. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

ADDISON B. FLORIO

BREANN LAIR

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By virtue of a Writ of Execution No. 2026-SU-000770

AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC
v.
ADDISON B. FLORIO; BREANN LAIR; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

owner(s) of property situate in the FIFTH WARD OF THE CITY OF YORK, YORK County, Pennsylvania, being

341 GARFIELD STREET, YORK, PA 17401
Tax ID No. 05-087-02-0034.00-00000 a/k/a 050870200340000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: $125,740.39

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 341 GARFIELD STREET, I, YORK, PA 17401

UPI# 050870200340000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00

O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. CASEY RAY FOOSE and ZOE M. LEFEBVRE Docket Number: 2026-SU-002513. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

CASEY RAY FOOSE
ZOE M. LEFEBVRE

Owner(s) of property situate in GLEN ROCK BOROUGH, YORK County, Pennsylvania, being
48 Glen Avenue Glen Rock PA 17327
PARCEL #: 640000201370000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount $147,661.67
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 48 GLEN AVENUE, GLEN ROCK, PA 17327

UPI# 640000201370000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: COLONY PARK HOMEOWNERS ASSOCIATION vs. KENNY C. GAO Docket Number: 2025-SU-003249. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

KENNY C. GAO

CASE CAPTION: Colony Park Homeowners Association v. Kenny C. Gao
DOCKET NO.: 2025-SU-003249
PROPERTY ADDRESS: 774 Colony Drive, York PA 17404
UPI #: 14-626-16-0018-00-C0169

JUDGMENT: $22,015.10, plus interest of $_____ and additional costs of $_____
INSTR. NO.: 2020048961
IMPROVEMENTS: Residential Dwelling

PROPERTY ADDRESS: 774 Colony Drive, York PA 17404
UPI NUMBER: 14-626-16-0018.00-C0169

PROPERTY ADDRESS: 774 COLONY DRIVE, YORK, PA 17404

UPI# 1462616001800C0169

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PLANET HOME LENDING, LLC vs. KELLY GIBSON and CAROLINE MCNINCH Docket Number: 2024-SU-000899. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

KELLY GIBSON
CAROLINE MCNINCH

Docket No. 2024-SU-000899

Description:ALL THAT CERTAIN parcel of land in Penn Township, York County, Commonwealth of PA, as more fully described in Instrument 2011040037.

Parcel No. 44-000-06-0121.A0-00000

Property: 27 Beck Mill Road Hanover, PA 17331

Improvements: Residential Property

PROPERTY ADDRESS: 27 BECK MILL ROAD, HANOVER, PA 17331

UPI# 44000060121A000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MORTGAGE ASSETS MANAGEMENT, LLC vs. MARY E. GORDON Docket Number: 2026-SU-002041. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

MARY E. GORDON

Parcel Identification No. 45-000-AI-0013.B0-00000

Attorney: Stern & Eisenberg, PC

Address: 1581 Main Street, Suite 200
Warrington, PA 18976
SHREWSBEURY TOWNSHIP

Property of Mary E. Gordon

Execution No. 2026-SU-002041

Judgment Amount: $308,430.69

All the right title, interest and claim of Mary E. Gordon, of in and to:

Property located at 17019 Keeney Mill Road, New Freedom, PA 17349-9230

Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County

PROPERTY ADDRESS: 17019 KEENEY MILL ROAD, NEW FREEDOM, PA 17349-9230

UPI# 45000AI0013B000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, 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. HARLEY D. HELLER and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2026-SU-000909. And to me directed, I

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

AS THE REAL ESTATE OF:

HARLEY D. HELLER
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By virtue of a Writ of Execution No. 2026-SU-000909

FREEDOM MORTGAGE CORPORATION
v.
HARLEY D. HELLER; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

owner(s) of property situate in the WINDSOR BOROUGH, YORK County, Pennsylvania, being

119 N CAMP ST, WINDSOR, PA 17366
Tax ID No. 89-000-02-0209.00-00000 AKA 89-000-02-0209-00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: $201,656.11

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 119 NORTH CAMP STREET, WINDSOR, PA 17366

UPI# 890000202090000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, 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 OWNER TRUSTEE OF CFS15 GRANTOR TRUST vs. CHRISTINA M. KAUFFMAN, KNOWN HEIR OF THOMAS L. EMENHEISER, DECEASED; MICHAEL P. KAUFFMAN KNOWN HEIR OF THOMAS L. EMENHEISER, DECEASED; and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS L. EMENHEISER, DECEASED Docket Number: 2025-SU-004836. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTINA M. KAUFFMAN, KNOWN HEIR OF THOMAS L. EMENHEISER, DECEASED

MICHAEL P. KAUFFMAN KNOWN HEIR OF THOMAS L. EMENHEISER, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS L. EMENHEISER, DECEASED

Wilmington Savings Fund Society, FSB as Owner Trustee of CFS15 Grantor Trust v Christina M. Kauffman, Known Heir of Thomas L. Emenheiser, Deceased, Michael P. Kauffman, Known Heir of Thomas L. Emenheiser, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Thomas L. Emenheiser, Deceased

Docket Number: 2025-SU-004836

Property to be sold is situated in the Township of Paradise, County of York and Commonwealth of Pennsylvania.

Commonly known as: 24 South School House Road, Thomasville, PA 17364

Parcel Number: 42-000-GE-0084.B0

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

Judgment Amount: $139,926.77

PROPERTY ADDRESS: 24 SOUTH SCHOOL HOUSE ROAD, THOMASVILLE, PA 17364

UPI# 42000GE0084B000000

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. CHARLES E. KOONTZ and JENNIFER BLIZZARD Docket Number: 2026-SU-000309. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES E. KOONTZ
JENNIFER BLIZZARD

DOCKET #2026-SU-000309

ALL the following described lot of ground, with the improvements thereon erected, situate, lying and being on Baltimore Street, in the Borough of Hanover, York County, Pennsylvania.

PARCEL No. 67-000-05-0116.00-00000

PROPERTY ADDRESS: 510 BALTIMORE STREET, HANOVER, PENNSYLVANIA 17331

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Charles E. Koontz AND Jennifer Blizzard

ATTORNEY FOR PLAINTIFF: Powers Kirn, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 510 BALTIMORE STREET, HANOVER, PA 17331

UPI# 670000501160000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: VILLAGE CAPITAL & INVESTMENT LLC vs. JUSTIN A. LAIL Docket Number: 2026-SU-002272. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JUSTIN A. LAIL

Parcel Identification No. 39-000-04-0028

Attorney: Stern & Eisenberg, PC

Address: 1581 Main Street, Suite 200
Warrington, PA 18976

Property of Justin A. Lail

Execution No. 2026-SU-002272

Judgment Amount: $256,431.31

All the right title, interest and claim of Justin A. Lail, of in and to:

Property located at 90 High St, Etters, PA 17319

Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County

PROPERTY ADDRESS: 90 HIGH STREET, ETTERS, PA 17319

UPI# 390000400280000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, 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. NICHOLAS S. LAMDIN Docket Number: 2025-SU-001810. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

NICHOLAS S. LAMDIN

DOCKET NO: 2025-SU-001810
ALL THAT CERTAIN TRACT OF LAND LYING AND BEING IN SPRING GROVE BOROUGH, YORK COUNTY, PENNSYLVANIA
TAX PARCEL NO: 85-000-02-0017.A0-00000
PROPERTY ADDRESS 315 W Constitution Avenue Spring Grove PA 17362
IMPROVEMENTS: a Residential Dwelling
SOLD AS THE PROPERTY OF: Nicholas S. Lamdin
ATTORNEY'S NAME: Roger Fay, Esq.
SHERIFF'S NAME: Richard P. Keuerleber

PROPERTY ADDRESS: 315 WEST CONSTITUTION AVENUE, SPRING GROVE, PA 17362

UPI# 85000020017A000000

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST vs. CARL MILLER, IN HIS CAPACITY AS HEIR OF GLORIA I. MILLER; JUDITH FROCK AKA JUDY FROCK, IN HER CAPACITY AS HEIR OF GLORIA I. MILLER; and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GLORIA I. MILLER Docket Number: 2026-SU-001252. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

CARL MILLER, IN HIS CAPACITY AS HEIR OF GLORIA I. MILLER

JUDITH FROCK AKA JUDY FROCK, IN HER CAPACITY AS HEIR OF GLORIA I. MILLER

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GLORIA I. MILLER

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

BEING KNOWN AS: 109 PINE HOLLOW ROAD YORK, PA 17408

BEING PARCEL NUMBER: 33-000-02-0164.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 109 PINE HOLLOW ROAD, YORK, PA 17408

UPI# 330000201640000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, 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. JENNIFER MORAN and SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2025-SU-004642. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JENNIFER MORAN

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

All that certain piece or parcel of land situate in the eleventh ward, York City, York County, Pennsylvania, on the east side of West York Avenue, Bounded and limited as follows, to wit:

PROPERTY ADDRESS: 221 ROOSEVELT AVENUE, YORK, PA 17401

UPI# 113140600070000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, 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 vs. TYLER L OLPHIN Docket Number: 2026-SU-001038. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

TYLER L OLPHIN

ALL THE FOLLOWING DESCRIBED TRACT OF LAND SITUATED IN PARADISE TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

PROPERTY ADDRESS: 579 BIG MOUNT ROAD, THOMASVILLE, PA 17364

UPI# 42000HE0017E000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ACCORD ASSET MANAGEMENT, LLC vs. CATHERINE A. POTTER Docket Number: 2025-SU-004455. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

CATHERINE A. POTTER

By virtue of a Writ of Execution No.: 2025-SU-004455

CATHERINE A. POTTER, owner of property situate CITY OF YORK, York, YORK County, Pennsylvania being:

801 East Philadelphia Street, City of York, York County, York, Pennsylvania 17403

Property ID:12-372-07-0063.A0-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: $5,242.07

Attorneys for Plaintiff
Saxton & Stump

PROPERTY ADDRESS: 801 EAST PHILADELPHIA STREET, YORK, PA 17401

UPI# 12372070063A000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, 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 FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 vs. JUDY A. QUIGLEY Docket Number: 2016-SU-003412. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JUDY A. QUIGLEY

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

BEING KNOWN AS: 275 HARVEST DRIVE YORK, PA 17404

BEING PARCEL NUMBER: 36-000-26-0110-00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 275 HARVEST DRIVE, YORK, PA 17404

UPI# 360002601100000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, 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. RANDY L. RITTER Docket Number: 2026-SU-000136. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

RANDY L. RITTER

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

BEING KNOWN AS: 976 BELAIRE LANE, YORK, PA 17404

BEING PARCEL NUMBER: 14-570-01-0017.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 976 BELAIRE LANE, YORK, PA 17404

UPI# 145700100170000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC vs. RICHARD E. ROHRBAUGH Docket Number: 2026-SU-002337. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

RICHARD E. ROHRBAUGH

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

BEING KNOWN AND NUMBERED AS 4324 BRIARWOOD COURT, YORK, PA 17408

UPIN NUMBER 51-000-14-0074.00-00000

PROPERTY ADDRESS: 4324 BRIARWOOD COURT, YORK, PA 17408

UPI# 510001400740000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

11.05-3t York County, Pennsylvania

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, 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. RYAN M. SHANK and KEVIN M. SHANK Docket Number: 2026-SU-001889. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

RYAN M. SHANK
KEVIN M. SHANK

Ryan M. Shank and Kevin M. Shank, owners of property situate in Airville, Lower Chanceford Township, York County, Pennsylvania, being

248 North Reed Road, Airville, PA 17302
Parcel No. 34-000-EN-0007.A0-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: $82,245.11

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

PROPERTY ADDRESS: 248 REED ROAD, AIRVILLE, PA 17302

UPI# 34000EN0007A000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RESIDENTIAL INVESTMENT TRUST vs. LATOYA LANIER SMITH and OLEN TYRONE SMITH, JR Docket Number: 2026-SU-001037. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

LATOYA LANIER SMITH

OLEN TYRONE SMITH, JR

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

BEING KNOWN AS: 515 DARROW ROAD, YORK, PA 17404

BEING PARCEL NUMBER: 36-000-52-0090.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 515 DARROW ROAD, YORK, PA 17404

UPI# 360005200900000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST vs. PATRICIA A. SMITH and GALLEN D. SMITH Docket Number: 2018-SU-003254. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

PATRICIA A. SMITH
GALLEN D. SMITH

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

7270 Harmony Grove Road Wellsville PA 17365
PARCEL #: 49000LE0002B000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount $201,151.03

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 7270 HARMONY GROVE ROAD, WELLSVILLE, PA 17365

UPI# 49000LE0002B000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, 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 F vs. DANIEL E. SNYDER and LORI A. SNYDER Docket Number: 2017-SU-003060. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

DANIEL E. SNYDER
LORI A. SNYDER

Parcel Identification No. 76000010049N000000

Attorney: Stern & Eisenberg, PC

Address: 1581 Main Street, Suite 200
Warrington, PA 18976

Property of Daniel E. Snyder

Execution No. 2017-SU-003060

Judgment Amount: $328,442.21

All the right title, interest and claim of Daniel E. Snyder and Lori A. Snyder, of in and to:

Property located at 545 Crossings Way, Manchester, PA 17345
Manchester borough

Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County

PROPERTY ADDRESS: 545 CROSSING WAY, MANCHESTER, PA 17345

UPI# 76000010049N000000

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

Seized, levied upon and taken into execution As

the Real Estate aforesaid by

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, 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. APRIL M STOCKENUS and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2026-SU-001203. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

APRIL M STOCKENUS

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By virtue of a Writ of Execution No. 2026-SU-001203

FREEDOM MORTGAGE CORPORATION
v.
APRIL M STOCKENUS; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

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

3320 ROSSTOWN RD, WELLSVILLE, PA 17365
Tax ID No. 49-000-ME-0122.00-00000 AKA 49-000-ME-0122 AKA 67-49-000-ME-0122-00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: $105,340.23

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 3320 ROSSTOWN ROAD, WELLSVILLE, PA 17365-9581

UPI# 49000ME01220000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISTION TRUST vs. JEFFREY L. THOMAS, IN HIS CAPACITY AS CO EXECUTOR AND HEIR OF THE ESTATE OF GLORIA E. THOMAS; JOHN L. THOMAS III, IN HIS CAPACITY AS CO EXECUTOR AND HEIR OF THE ESTATE OF GLORIA E. THOMAS; and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GLORIA E. THOMAS Docket Number: 2026-SU-001735. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JEFFREY L. THOMAS, IN HIS CAPACITY AS CO EXECUTOR AND HEIR OF THE ESTATE OF GLORIA E. THOMAS

JOHN L. THOMAS III, IN HIS CAPACITY AS CO EXECUTOR AND HEIR OF THE ESTATE OF GLORIA E. THOMAS

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GLORIA E. THOMAS

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

BEING KNOWN AS: 2490 PIN OAK DRIVE YORK, PA 17406

BEING PARCEL NUMBER: 36-000-20-0001.A0-C0080

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 2490 PIN OAK DRIVE, YORK, PA 17406

UPI# 36000200001A0C0080

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, 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. KATHY J. THOMPSON Docket Number: 2026-SU-002588. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

KATHY J. THOMPSON

SHORT LEGAL DESCRIPTION
ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF PENN, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 816 MCALLISTER STREET, HANOVER, PA 17331

UPIN NUMBER 44-000-03-0048.00-00000

PROPERTY ADDRESS: 816 MCALLISTER ST, HANOVER, PA 17331

UPI# 440000300480000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CROSSCOUNTRY MORTGAGE, LLC vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JASON A. NAPPER Docket Number: 2025-SU-004824. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JASON A. NAPPER

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

BEING KNOWN AS: 1375 ROUNDTOP RD LEWISBERRY, PA 17339

BEING PARCEL NUMBER: 49-000-OE-0029. A0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1375 ROUNDTOP ROAD, LEWISBERRY, PA 17339

UPI# 49000OE0029A000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, vs. JOSE F. VAZQUEZ SARABIA Docket Number: 2026-SU-000470. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JOSE F. VAZQUEZ SARABIA

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

BEING KNOWN AS: 1560 EDNA MYERS LN, GLENVILLE, PA 17329

BEING PARCEL NUMBER: 52-000-AE-0115. A0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1560 EDNA MYERS LANE, GLENVILLE, PA 17329

UPI# 52000AE0115A000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2021-2 vs. GERALD L. WALTEMYER, JR and LAREE J. WALTEMYER Docket Number: 2025-SU-004533. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

GERALD L. WALTEMYER, JR
LAREE J. WALTEMYER

ALL that certain piece or parcel of land situate in the TOWNSHIP OF LOWER WINDSOR, County of York, Commonwealth of Pennsylvania, being known as Lot No. 62 in the Plan of Lots of Windsor Heights, which plan is recorded in the Office of The Recorder of Deeds in and for York County, Pennsylvania in Plan Book Y, page 981, bounded and described as follows:

BEGINNING at a point on the Western line of Country Lane at the northeast corner of Lot 61 as shown on the hereinafter mentioned Plan of Lots, thence by the dividing line between Lots 61 and 62, South seventy-one (71) degrees thirty-six (36) minutes West, two hundred eighty and twenty-five one-hundredths (280.25) feet to a point; thence by the dividing line between Lots 62 and 53, North twenty-eight (28) degrees three (03) minutes West, one hundred fifty-six and twenty-four one-hundredths (156.24) feet, to a point; thence by the dividing line between Lots 62 and 63, North seventy-six (76) degrees nine (09) minutes twenty (20) seconds East, three hundred eight and ninety-one one hundredths (308.91) feet, to a point on the Western line of Country Lane; thence by the Western line of Country Lane in a Southerly direction by an arc or curve to the left with radius of four hundred eighty (480) feet an arc distance of thirty-eight and sixteen one-hundredths (38.16) feet, to a point; thence by the same South eighteen (18) degrees twenty-four (24) minutes East, ninety-one and four-tenths (91.4) feet, to a point, the place of BEGINNING.

UNDER and SUBJECT to conditions, restrictions, easements, and plans of record.

Also under and subject to a twenty (20) foot wide drainage and utility easement between Lots 62 and 53 as shown on said plan.

Premises being: 834 Country Lane, York, PA 17406
Parcel No. 350000 0500620000000

BEING the same premises which Shelby K. Trish and Jason Trish by Deed dated December 28, 2007 and recorded in the Office of Recorder of Deeds of York County on January 2, 2008 at Book 1940, Page 8373 Instrument# 2008000217 granted and conveyed unto Gerald L. Waltemyer Jr., Laree J. Waltemyer

Deed Book 1940, at page 8373 as Instrument No. 2008000217

PROPERTY ADDRESS: 834 COUNTRY LANE, YORK, PA 17406

UPI# 350000500620000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, 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. JENS WATERSTRADT and RACHEL M. WATERSTRADT A/K/A RACHEL WATERSTRADT Docket Number: 2026-SU-002591. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JENS WATERSTRADT

RACHEL M. WATERSTRADT A/K/A RACHEL WATERSTRADT

By virtue of a Writ of Execution No. 2026-SU-002591

WELLS FARGO BANK, N.A.
v.
JENS WATERSTRADT; RACHEL M. WATERSTRADT A/K/A RACHEL WATERSTRADT

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

3447 SHAFFERS CHURCH ROAD, SEVEN VALLEYS, PA 17360
Tax ID No. 22-000-EH-0016.00-00000 A/K/A 22000EH00160000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: $88,968.87

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 3447 SHAFFERS CHURCH ROAD, SEVEN VALLEYS, PA 17360

UPI# 22000EH00160000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ACCORD ASSET MANAGEMENT, LLC vs. DAVID C. WOLF Docket Number: 2025-SU-004457. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID C. WOLF

By virtue of a Writ of Execution No.: 2025-SU-004457

DAVID C. WOLF, owner of property situate CITY OF YORK, York, YORK County, Pennsylvania being:

123 South West Street, City of York,
York County, York, Pennsylvania 17401

Property ID:09-204-02-0024.00-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: $4,681.42

Attorneys for Plaintiff
Saxton & Stump

PROPERTY ADDRESS: 123 SOUTH WEST STREET, YORK, PA 17401

UPI# 092040200240000000

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

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

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

SHERIFF'S SALE–NOTICE IS HEREBY GIVEN THAT on December 7, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITON TRUST vs. CHARLES A. WORLEY and DEBRA E. WORLEY Docket Number: 2026-SU-001952. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES A. WORLEY
DEBRA E. WORLEY

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

BEING KNOWN AS: 1613 BLUE JAY DR, DOVER, PA 17315

BEING PARCEL NUMBER: 24-000-21-0063.00-C063B

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1613 BLUE JAY DRIVE, DOVER, PA 17315

UPI# 2400021006300C063B

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

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

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