

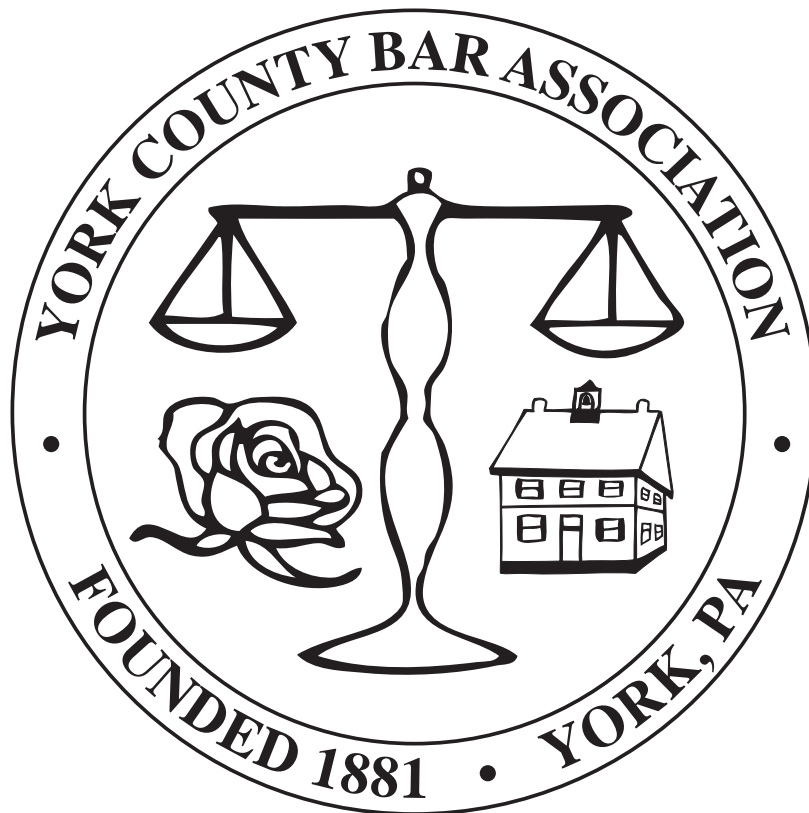
York Legal Record

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

Vol. 136

YORK, PA, THURSDAY, JANUARY 19, 2023

No. 43



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
3rd Wednesday of each
month

February 15, 2023
next meeting

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

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

All information confidential

York Bar Center Operations Update

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

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

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

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

For notary services email notary@yorkbar.com

Opinions, Opinions, Opinions . . .

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

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

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

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

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 CHARLES ROBERT BEAM, JR., a/k/a CHARLES BEAM, JR., DECEASED
Late of Penn Twp., York County, PA.
Administratrix: Marie Ann Wood, 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 01.19-3t

ESTATE OF SHIRLEY I. BOTTS, DECEASED
Late of Dover Twp., York County, PA.
Executor: Julie B. Koble, c/o Gillian A. Woodward, Esquire, 1701 West Market Street, York, PA 17404
Attorney: Gillian A. Woodward, Esquire, 1701 West Market Street, York, PA 17404 01.19-3t

ESTATE OF DANIEL F. COBAUGH, SR., DECEASED
Late of Fairview Twp., York County, PA.
Executors: Brenda L. Collins, Karen A. Hitesman, and Susan M. Glover, c/o Mark W. Allshouse, Esquire, 15 Cove Road, Marysville, PA 17053
Attorney: Mark W. Allshouse, Esquire, 15 Cove Road, Marysville, PA 17053 01.19-3t

ESTATE OF JOHN LEWIS CRIMMINS, III, DECEASED
Late of Jefferson Boro., York County, PA.
Executor: Crystal E. Labrana, 1726 W. Market St., York, PA 17404 01.19-3t

ESTATE OF ERICA L. DENENBERG, a/k/a ERICA LYNN DENENBERG, DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Jeffrey R. Denenberg, 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 01.19-3t

ESTATE OF TROY M. DETTINGER, DECEASED
Late of Dover Twp., York County, PA.
Administratrix: Kelsey Janet Dettinger, 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 01.19-3t

ESTATE OF KLARA M. FILIP, DECEASED
Late of York Twp., York County, PA.
Administrator: Patrick Filip, c/o Sheri L. Pecarsky, Esq., 110 Marter Ave., Ste. 103, Moorestown, NJ 08057
Attorney: Sheri L. Pecarsky, Esquire, Broder Law Group, PC, 110 Marter Ave., Ste. 103, Moorestown, NJ 08057 01.19-3t

ESTATE OF MARION D. GLORIOSO, DECEASED
Late of Newberry Twp., York County, PA.
Executor: Cheryl A. Moore, c/o Mark D. Hipp, Esq., Sigma Legal Advisors, 1801 Market Street, Suite 300, Camp Hill, PA 17011
Attorney: Mark D. Hipp, Esquire, Sigma Legal Advisors, 1801 Market Street, Suite 300, Camp Hill, PA 17011 01.19-3t

ESTATE OF MARY F. HOCK, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Edward T. Hock, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 01.19-3t

ESTATE OF BARBARA LEE HOFFMAN, DECEASED
Late of Carroll Twp., York County, PA.
Administrator: Randy Lee Hoffman, 6 Mandy Lane, Dillsburg, PA 17019 01.19-3t

ESTATE OF FRANCIS LUCA, a/k/a FRANCIS LUCA, JR., a/k/a FRANK LUCA, DECEASED
Late of Windsor Twp., York County, PA.
Executors: Marilyn D. Trenka, 231 Palomino Way, Red Lion, PA 17356, and Roseanne Duncanson, PO Box 18, Solomons, MD 20688
Attorney: D. Michael Craley, Esquire, 246 W. Broadway, Lower Level, Red Lion, PA 17356 01.19-3t

ESTATE OF STEPHEN J. MASEK, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Royce P. Masek, c/o John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404 01.19-3t

ESTATE OF VERNA M. MECKLEY, a/k/a VERNA MAE MECKLEY, DECEASED
Late of Hanover Boro., York County, PA.
Administrator: Erik D. Spurlin, Esq., MPL Law Firm, LLP, 96 S. George Street, Suite 520, York, PA 17401
Attorney: Erik D. Spurlin, Esquire, MPL Law Firm, LLP, 96 S. George Street, Suite 520, York, PA 17401 01.19-3t

ESTATE OF SARAI D. MILLIGAN, DECEASED
Late of Fairview Twp., York County, PA.
Administratrix: Barbara Ann Milligan, 578 Kellinger Rd., Unit F, Lewisberry, PA 17339
Attorney: Jennifer M. Merx, Esquire, Skarlatos Zonarich, 320 Market St., Ste 600W, Harrisburg, PA 17101 01.19-3t

ESTATE OF CLARANACE A. OVERCASH, JR., DECEASED
Late of Franklin Twp., York County, PA.
Executor: Amy Overcash, c/o May Herr & Grosh, LLP, 49 North Duke Street, Lancaster, PA 17602
Attorney: May Herr & Grosh, LLP, 49 North Duke Street, Lancaster, PA 17602 01.19-3t

ESTATE OF BARBARA J. PALMER, DECEASED
Late of East Manchester Twp., York County, PA.
Executor: Angela P. Drayer, a/k/a Angela A. Drayer, 815 School House Lane, Lewisberry, PA 17339
Attorney: Michael C. Giordano, Esquire, 221 W. Main Street, Mechanicsburg, PA 17055 01.19-3t

ESTATE OF PAULINE PAZZAGLIA, a/k/a PAULINE S. PAZZAGLIA, DECEASED
Late of Penn Twp., York County, PA.
Executor: Patricia A. Heiland, 176 Northview Drive, Hanover, PA 17331
Attorney: R. Joseph Landy, Esquire, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840 01.19-3t

ESTATE OF GEORGE T. PEACOCK, DECEASED
Late of York, York County, PA.
Executor: Leslie G. Leach, c/o Michael Cherewka, Esquire, 624 North Front Street, Wormleysburg, PA 17043
Attorney: Michael Cherewka, Esquire, Cherewka Law, P.C., 624 North Front Street, Wormleysburg, PA 17043 01.19-3t

ESTATE OF CAROL B. PIERCE, DECEASED
Late of North Codorus Twp., York County, PA.
Executors: Daniel B. Pierce and Denise E. Pierce, c/o John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404 01.19-3t

ESTATE OF JAMES W. RIFE, a/k/a JAMES WILLIAM RIFE, DECEASED
 Late of Hopewell Twp., York County, PA.
 Executor: PeoplesBank, A Codorus Valley Company, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 Attorney: Jody Anderson Leighty, Esquire, Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
 01.19-3t

ESTATE OF MARGARET S. ROUNTREE, a/k/a MARGARET D. ROUNTREE, DECEASED
 Late of Warrington Twp., York County, PA.
 Executor: Steven D. Guinter, Esquire, 480 Cabin Hollow Rd., Dillsburg, PA 17019
 Attorney: Steven D. Guinter, Esquire, 480 Cabin Hollow Rd., Dillsburg, PA 17019
 01.19-3t

ESTATE OF LYNN G. SCHROEDER, DECEASED
 Late of York Twp., York County, PA.
 Executor: John William Bell, c/o William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401
 Attorney: William B. Anstine, Jr., Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401
 01.19-3t

ESTATE OF LORRAINE SCHUSTER, a/k/a LORRAINE GARDZALLA, DECEASED
 Late of York Twp., York County, PA.
 Executor: Eileen Landry, 9147 Bois Ave., Vienna, VA 22182
 01.19-3t

ESTATE OF BRIAN K. SHAFFER, JR., DECEASED
 Late of Conewago Twp., York County, PA.
 Executor: David M. Hollar, Esq., David M. Hollar, PLLC, 161 Washington Street, Suite 400, Conshohocken, PA 19428
 Attorney: David M. Hollar, Esquire, David M. Hollar, PLLC, 161 Washington Street, Suite 400, Conshohocken, PA 19428
 01.19-3t

ESTATE OF SHIRLEY M. SHELLY, DECEASED
 Late of Springettsbury Twp., York County, PA.
 Executor: Gregory E. Gettle, Esq., 13 East Market Street, York, PA 17401
 Attorney: Gregory E. Gettle, Esquire, 13 East Market Street, York, PA 17401
 01.19-3t

ESTATE OF ROBERT J. YOUNG, a/k/a ROBERT J.W. YOUNG, DECEASED
 Late of Gettysburg Boro., Adams County, PA.
 Executor: Frederick A. Young, c/o Barley Snyder, 14 Center Square, Hanover, PA 17331
 Attorney: Jennifer M. Stetter, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331
 01.19-3t

SECOND PUBLICATION

ESTATE OF PHYLLIS JEAN BARNHART BIXLER, a/k/a PHYLLIS J. BIXLER, DECEASED
 Late of York City, York County, PA.
 Executrix: Peggy Ann Bixler, a/k/a Peggy Ann Bixler Diehl, 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
 01.12-3t

ESTATE OF JUDITH DIANE BRENNEMAN, DECEASED
 Late of Hellam Twp., York County, PA.
 Executrix: Lisa Winter, c/o Kurt A. Blake, Esquire, 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
 01.12-3t

ESTATE OF RUTH L. DENTLER, DECEASED
 Late of Dover Twp., York County, PA.
 Executor: Deborah A. Short, c/o James N. Clymer, Esquire, Clymer, Musser & Sarno, P.C., 408 West Chestnut Street, Lancaster, PA 17603
 Attorney: James N. Clymer, Esquire, Clymer, Musser & Sarno, P.C., 408 West Chestnut Street, Lancaster, PA 17603
 01.12-3t

ESTATE OF GRACE M. DETTINGER, DECEASED
 Late of Red Lion Boro., York County, PA.
 Executors: Gregory L. Dettinger, 1839 Roxboro Road, York, PA 17402, and Betty J. Graham, 4556 East Prospect Road, York, PA 17406
 Attorney: D. Michael Craley, Esquire, 246 W. Broadway, Lower Level, Red Lion, PA 17356
 01.12-3t

ESTATE OF WANDA KOEHLER, DECEASED
 Late of Paradise Twp., York County, PA.
 Executor: Stacy Koehler, c/o Jennifer A. Galloway, Esq., Saxton & Stump, LLC, 280 Granite Run Drive, Suite 300, Lancaster, PA 17601
 Attorney: Jennifer A. Galloway, Esquire, Saxton & Stump, LLC, 280 Granite Run Drive, Suite 300, Lancaster, PA 17601
 01.12-3t

ESTATE OF ERIC SEAN MARNER, DECEASED
 Late of West Manchester Twp., York County, PA.
 Executor: Alicia M. Marner, c/o Sommer & O'Donnell, L.L.C., 36 South Hanover Street, Carlisle, PA 17013
 Attorney: Brandon S. O'Donnell, Esquire, Sommer & O'Donnell, L.L.C., 36 South Hanover Street, Carlisle, PA 17013
 01.12-3t

ESTATE OF CAROLYN McDONALD, a/k/a CAROL LYNN McDONALD, DECEASED
 Late of 05/20/2022, York County, PA.
 Executor: Terry L. Ortman, c/o Michael Grab, Esquire, 327 Locust Street, Columbia, PA 17512
 Attorney: Michael Grab, Esquire, 327 Locust Street, Columbia, PA 17512
 01.12-3t

ESTATE OF PATRICIA M. OWEN, DECEASED
 Late of West Manchester Twp., York County, PA.
 Executrix: Roberta L. Navecky, c/o Kurt A. Blake, Esquire, 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
 01.12-3t

ESTATE OF DEBRA I. PERTSCHI, a/k/a DEBRA IRENE PERTSCHI, DECEASED
 Late of Fairview Twp., York County, PA.
 Executor: Christopher J. Pertschi, c/o Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011
 Attorney: Susan H. Confair, Esquire, Reager & Adler, PC, 2331 Market Street, Camp Hill, PA 17011
 01.12-3t

ESTATE OF IRMA J. RENAUT, DECEASED
 Late of Penn Twp., York County, PA.
 Executor: Keith M. Renaut, 62 Steed Lane, Hanover, PA 17331
 01.12-3t

ESTATE OF LILLIAN BEVERLY RUNGE, a/k/a L. BEVERLY RUNGE, DECEASED
 Late of York City, York County, PA.
 Executor: Elizabeth R. Stephenson, a/k/a Elizabeth A. Stephenson, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 01.12-3t

ESTATE OF MARY Y. WEAVER, a/k/a MARY E. WEAVER, DECEASED
Late of Spring Grove Boro., York County, PA.
Executor: Timothy R. Weaver, 596 Wolfe Lane, Mohnton, PA 19540
Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 01.12-3t

ESTATE OF DONNA M. WILSON, DECEASED
Late of Spring Garden Twp., York County, PA.
Executors: Darren E. Wilson and David E. Wilson, Jr., 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 01.12-3t

GRANEY FAMILY TRUST DATED OCTOBER 29, 2019
Notice is hereby given that Amanda Marie Graney is the Successor Trustee of the above-named Trust. All persons indebted to Roberta Graney are requested to make payment and all those having claims against Roberta Graney are directed to present the same to: Amanda Marie Graney, Trustee c/o Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 01.12-3t

THIRD PUBLICATION

ESTATE OF HELEN M. ADAMS, a/k/a HELEN MARIE ADAMS, DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Kimberly R. Adams-Dalton, c/o MPL Law Firm LLP, 96 So. George Street, Suite 520, York, PA 17401
Attorney: John D. Miller, Jr., Esquire, MPL Law Firm LLP, 96 So. George Street, Suite 520, York, PA 17401 01.05-3t

ESTATE OF JANICE MAE ALLEN, a/k/a JANICE ALLEN, DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: George Stephen Allen, c/o MPL Law Firm LLP, 96 S. George Street, Suite 520, York, PA 17401
Attorney: Erik D. Spurlin, Esquire, MPL Law Firm LLP, 96 S. George Street, Suite 520, York, PA 17401 01.05-3t

ESTATE OF JOHN J. BACH, SR., DECEASED
Late of Stewartstown Boro., York County, PA.
Executor: John Jacob Bach, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Jody Anderson Leighty, Esquire, Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401 01.05-3t

ESTATE OF GORDON G. BELL, a/k/a GORDON GRANT BELL, DECEASED
Late of Penn Twp., York County, PA.
Executor: James G. Bell, 210 Baugher Drive, Hanover, PA 17331
Attorney: Amy E.W. Ehrhart, Esquire, 118 Carlisle St., Suite 202, Hanover, PA 17331 01.05-3t

ESTATE OF PEARL P. BOSLEY, DECEASED
Late of Codorus Twp., York County, PA.
Executrix: Linda L. Bosley, c/o Kenneth Lee Eckard, Esquire, 180 Darlene Street, York, PA 17402
Attorney: Kenneth Lee Eckard, Esquire, 180 Darlene Street, York, PA 17402 01.05-3t

ESTATE OF LOUISE W. BUPP, a/k/a LOUISE WILTON BUPP, DECEASED
Late of York Twp., York County, PA.
Executor: Richard P. Wilton, c/o Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401
Attorney: Andrew F. Kagen, Esquire, Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401 01.05-3t

ESTATE OF SHIRLEY M. CRAIG, DECEASED
Late of Warrington Twp., York County, PA.
Executor: Jona Mae Missa, 150 Honey Road, Dillsburg, PA 17019
Attorney: Wm. D. Schrack III, Esquire, 124 W. Harrisburg Street, Dillsburg, PA 17019 01.05-3t

ESTATE OF MARY C. CUSMA, DECEASED
Late of Spring Garden Twp., York County, PA.
Executor: Stephen J. Cusma, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire, Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401 01.05-3t

ESTATE OF PHYLLIS L. DIETZ, DECEASED
Late of East Manchester Twp., York County, PA.
Co-Executrices: Wendy S. Moul and Jo Ann Dietz, c/o CGA Law Firm PC, 135 North George Street, York, PA 17401
Attorney: Richard K. Konkel, Esquire, CGA Law Firm PC, 135 North George Street, York, PA 17401 01.05-3t

ESTATE OF VERNA T. DORN, DECEASED
Late of York Twp., York County, PA.
Executors: Michael S. Wills, 990 S. Pleasant Avenue, Dallastown, PA 17313, and Laura T. Jones, 1801 Darlington Lane, Chester Springs, PA 19425
Attorney: David H. Stone, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070 01.05-3t

ESTATE OF WILLIAM L. DRUCK, DECEASED
Late of Mount Wolf Boro., York County, PA.
Executor: William L. Druck, Jr., 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 01.05-3t

ESTATE OF THOMAS J. FLYNN, DECEASED
Late of York County, PA.
Executor: Robert E. Chernicoff, c/o Cunningham, Chernicoff & Warshawsky, P.C., 2320 North Second Street, Harrisburg, PA 17110
Attorney: Bruce J. Warshawsky, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., 2320 North Second Street, Harrisburg, PA 17110 01.05-3t

ESTATE OF AUDREY J. GASPAROVIC, DECEASED
Late of York Twp., York County, PA.
Executor: Christine Glowackie, c/o MPL Law Firm LLP, 96 So. George Street, Suite 520, York, PA 17401
Attorney: John D. Miller, Jr., Esquire, MPL Law Firm LLP, 96 So. George Street, Suite 520, York, PA 17401 01.05-3t

ESTATE OF DAVID V. GAY, DECEASED
Late of Spring Garden Twp., York County, PA.
Administratrix: Eileen E. Connors, c/o John R. Elliott, Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401
Attorney: John R. Elliott, Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401 01.05-3t

ESTATE OF NILES L. GRIMM, DECEASED
Late of Penn Twp., York County, PA.
Executor: Sharon L. Tuttle, 1060 Caliente Dr., Apt. #1, Jacksonville, FL 32211
Attorney: G. Steven McKonly, Esquire, 119 Baltimore Street, Hanover, PA 17331 01.05-3t

ESTATE OF MARGARET A. HEIDLER, a/k/a MARGARET ANN HEIDLER, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Andrea M. Heidler, a/k/a Andrea Heidler Wenger, c/o CGA Law Firm PC, 135 North George Street, York, PA 17401
Attorney: Craig S. Sharnetzka, Esquire, CGA Law Firm PC, 135 North George Street, York, PA 17401 01.05-3t

ESTATE OF WYLLYN L. HOFFMAN, a/k/a WYLLYN LUANN HOFFMAN, a/k/a W.L. HOFFMAN, a/k/a WILLIAM L. HOFFMAN, JR., DECEASED
Late of East Hopewell Twp., York County, PA.
Executor: Administrator, c/o Steven M. Carr, Esquire, Ream, Carr, Markey Woloshin Hunter, LLP, 119 E. Market St., York, PA 17401
Attorney: Steven M. Carr, Esquire, Ream, Carr, Markey Woloshin Hunter, LLP, 119 E. Market St., York, PA 17401 01.05-3t

ESTATE OF EDWARD W. HUNTER, DECEASED
Late of Penn Twp., York County, PA.
Executrix: Joanne P. Hunter, c/o Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331
Attorney: Scott L. Kelley, Esquire, Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331 01.05-3t

ESTATE OF LEA A. IBAUGH, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Laura A. Ibaugh, a/k/a Laura A. Smith, c/o Shannon Laymon-Pecoraro, CELA, Hook Law Center, P.C., 295 Bendix Road, Suite 170, Virginia Beach, VA 23452
Attorney: Shannon Laymon-Pecoraro, Esquire, CELA, Hook Law Center, P.C., 295 Bendix Road, Suite 170, Virginia Beach, VA 23452 01.05-3t

ESTATE AND IRREVOCABLE TRUST OF JANICE B. INNERS, DECEASED
Late of York Twp., York County, PA.
All persons having claims or demands against Janice B. Inners Irrevocable Trust dated 2/10/2006, are requested to present the same without delay to Trustees pursuant to 20 Pa. C.S. §7755.
Co-Executors & Trustees: Edward H. Inners and Susan I. Brennan, 150 Marble Court, York, PA 17402
Attorney: Andrew F. Kagen, Esquire, Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401 01.05-3t

ESTATE OF ROBERT S. KLINEDINST, DECEASED
Late of N. Codorus Twp., York County, PA.
Executrix: Beth A. Kinard, 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 01.05-3t

ESTATE OF KAREN V. KNOX, DECEASED
Late of Springettsbury Twp., York County, PA.
Administrator: Donald Lee Jacoby, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401
Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401 01.05-3t

ESTATE OF BARBARA M. LEWIS, a/k/a BARBARA MORSE LEWIS, DECEASED
Late of Fairview Twp., York County, PA.
Executor: Karen L. Moore, c/o Heather D. Royer, Esquire, Johnson Duffie, 301 Market Street, Lemoyne, PA 17043
Attorney: Heather D. Royer, Esquire, Johnson Duffie, 301 Market Street, Lemoyne, PA 17043 01.05-3t

ESTATE OF KERMIT L. McELROY, DECEASED
Late of York Twp., York County, PA.
Executor: Jared A. McElroy, c/o Jennifer A. Galloway, Esq., Saxton & Stump, LLC, 280 Granite Run Drive, Suite 300, Lancaster, PA 17601
Attorney: Jennifer A. Galloway, Esquire, Saxton & Stump, LLC, 280 Granite Run Drive, Suite 300, Lancaster, PA 17601 01.05-3t

ESTATE OF JOHN ALEXANDER McWATTERS, JR., DECEASED
Late of Dover Twp., York County, PA.
Executor: Bryan McWatters, c/o Law Office of Jeffrey C. Marshall, LLC, 46 East Philadelphia Street, York, PA 17401
Attorney: Jeffrey C. Marshall, Esquire, Law Office of Jeffrey C. Marshall, LLC, 46 East Philadelphia Street, York, PA 17401 01.05-3t

ESTATE OF JUNE E McWILLIAMS, DECEASED
Late of Springfield Twp., York County, PA.
Executor: Eric McWilliams, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 01.05-3t

ESTATE OF KAREN L. REESER, DECEASED
Late of York County, PA.
Executor: Seth W. Reeser, 2960 York Haven Road, Manchester, PA 17345, and Emily F. Reeser, 5714 Bull Road, Dover, PA 17315
Attorney: Reed Law, 4303 Derry Street, Harrisburg, PA 17111 01.05-3t

ESTATE OF DORIS E. RYER, DECEASED
Late of Dallastown Boro., York County, PA.
Executrix: Shirley D. Snyder, 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 01.05-3t

ESTATE OF FREELAND E. SHAFFER, DECEASED
Late of Windsor Twp., York County, PA.
Executor: Scott E. Shaffer, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 01.05-3t

ESTATE OF CAROLYN L. SHULTZ, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Jody L. Brown, 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 01.05-3t

ESTATE OF FREDERICK L. TOBIN, DECEASED
Late of York Twp., York County, PA.
Executor: James H. Tobin, c/o MPL Law Firm LLP, 96 So. George Street, Suite 520, York, PA 17401
Attorney: John D. Miller, Jr., Esquire, MPL Law Firm LLP, 96 So. George Street, Suite 520, York, PA 17401 01.05-3t

ESTATE OF BENNIE WESLEY WARE, a/k/a BENNIE W. WARE, DECEASED
Late of Franklin Twp., York County, PA.
Executor: Alva Ware-Bevacqui, 1062A Sharpshooters Road, Moretown, VT 05660
Attorney: Wm. D. Schrack III, Esquire, 124 W. Harrisburg Street, Dillsburg, PA 17019 01.05-3t

ESTATE OF RUTH E. WELTY, a/k/a RUTH J. WELTY, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: James D. Welty, 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 01.05-3t

ESTATE OF HILDA T. WINEKA, a/k/a HILDA WINEKA, DECEASED

Late of York Twp., York County, PA.

Executor: Melissa J. Castriota, c/o Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356

Attorney: David M. Laucks, Esquire, Laucks & Laucks, PC, 105 West Broadway, Red Lion, PA 17356 01.05-3t

Sarah L. Doyle, Esq.
elected to partnership.

Sarah is a member of the Stock and Leader Business, Municipal and School Practice Groups and the Litigation team. She counsels private and local government clients on governance issues, including personnel, risk management in the workplace, and advocacy during litigation and pre-litigation matters.

Sarah serves as a Board Member for the Farm and Natural Lands Trust of York County and York Central Market, and is on the Executive Committee for the Advisory Board of Penn State York.



Stock and Leader
ATTORNEYS AT LAW
When Decisions Matter

CIVIL NOTICES

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on December 28, 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Brenda Ann Bryant to Aunya Brenda Bryant. The Court has fixed the day of March 21, 2023 at 10:00 am in Courtroom #7002 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

01.19-1t

Solicitor

NOTICE is hereby given that on January 24, 2023 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Sarah Christine Eppinger to Sarah Christine Hart. The Court has fixed the day of January 24, 2023 at 10:00 am in Courtroom #7002 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

01.19-1t

Solicitor

NOTICE is hereby given that on December 19th, 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Lisa Marie Kilhefner to Lisa Marie Bloom. The Court has fixed the day of March 21, 2023 at 10:00 am in Courtroom #7002 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

01.19-1t

Solicitor

No. 2022-SU-003007

CIVIL ACTION - LAW

IN THE MATTER OF

PETITION FOR CHANGE OF NAME OF
LANEY MAE SIMPSON, a minor

NOTICE

Notice is hereby given that on the 14th day of December, 2022 the Petition of Nathan L. Simpson, was filed in the York County Court of Common Pleas seeking to change the name of minor child from Laney Mae Simpson to Elliot James Simpson. The Court has fixed February 21, 2023 at 10:00 a.m. in Courtroom No. 7002 in the York County Judicial Center, 45 N. Goerge Street, York, PA 17401, as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the Petition should not be granted.

01.19-1t Solicitor

FICTITIOUS NAME

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that James D. Scalise are the only person(s) owning or interested in a business, the character of which is: Production and Sale of Vintage Lamps, and that the name, style, and designation under which said business is and will be conducted is 1880 Vintage Lamp Company, and the location where said business is and will be located is 14766 Daugherty Road, New Freedom, PA 17349-8605

01.19-1t Solicitor

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Bernard J. Haines, 322 Dunkard Valley Rd., York, PA 17403 are the only person(s) owning or interested in a business, the character of which is: Online Sales, and that the name, style, and designation under which said business is and will be conducted is Zero Geared, and the location where said business is and will be located is 322 Dunkard Valley Rd, York, PA 17403

01.19-1t Solicitor

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

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SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. JAMES A. AMOS, SR. and ASHLEY N. BECK Docket Number: 2020-SU-000768. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES A. AMOS, SR.
ASHLEY N. BECK

By virtue of a Writ of Execution No. 2020-SU-000768

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I
v.
JAMES A. AMOS, SR.; ASHLEY N. BECK

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

356 MESA LANE, YORK, PA 17408
Tax ID No. 33000120028E000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$167,751.47

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 356 MESA LANE, YORK, PA 17408

UPI# 33000120028E000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00

O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PEOPLESBANK, A CODORUS VALLEY COMPANY vs. BERKHEIMER EXCAVATION & HAULING, INC. and ERIC M. BERKHEIMER Docket Number: 2022-SU-001605. 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:

BERKHEIMER EXCAVATION & HAULING, INC.
ERIC M. BERKHEIMER
By virtue of Writ of Execution No. 2022-SU-001605:

PeoplesBank, A Codorus Valley Company vs. Berkheimer Excavation & Hauling, Inc. and Eric M. Berkheimer. Tract No.1 - 72 Barrens Church Road, Dillsburg, Washington Township, York County, Pennsylvania 17019, Tax Parcel No. 50-000-MC-0028-0000000, and Tract No. 2 - 56 Water Road, Dillsburg, Washington Township, York County, Pennsylvania 17019, Tax Parcel No. 50-000-MC-0028B-000000. Improvements: Tract No. 1 - Residential Dwelling and Farm Buildings, and Tract No. 2: Farm Buildings. Judgment Amount: \$482,372.91. Attorneys for Plaintiff: Brubaker Connaughton Goss & Lucarelli LLC.

PROPERTY ADDRESS: 72 BARRENS CHURCH ROAD, DILLSBURG, PA 17019

UPI# 50000MC00280000000

By virtue of Writ of Execution No. 2022-SU-001605:

PeoplesBank, A Codorus Valley Company v. Berkheimer Excavation & Hauling, Inc. and Eric M. Berkheimer. Tract No. 1 - 72 Barrens Church Road, Dillsburg, Washington Township, York County, Pennsylvania 17019, Tax Parcel No. 50-000-MC-0028-0000000, and Tract No. 2 - 56 Water Road, Dillsburg, Washington Township, York County, Pennsylvania 17019, Tax Parcel No. 50-000-MC-0028B-000000. Improvements: Tract No. 1 - Residential Dwelling and Farm Buildings, and Tract No. 2: Farm Buildings. Judgment Amount: \$482,372.91. Attorneys for Plaintiff: Brubaker Connaughton Goss & Lucarelli LLC.

PROPERTY ADDRESS: 56 WATER ROAD, DILLSBURG, PA 17019

UPI# 50000MC0028B000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: COLONIAL SAVINGS, F.A. vs. GREGORY C. BLYMIRE, JR. and ANGELA R. HARRIS Docket Number: 2022-SU-000417. 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:

GREGORY C. BLYMIRE, JR.
ANGELA R. HARRIS

ALL that certain tract of land situate in Hellam Township, York County, Pennsylvania, being known and numbered as 1241 Chimney Road, described in accordance with a plan prepared by Gordon L. Brown, last revised October 20, 1980 and recorded in the office of the Recorder of Deeds in and for York County, Pennsylvania in Land Record Book T, Page 44

PROPERTY ADDRESS: 1241 CHIMNEY ROCK ROAD, HELLAM, PA 17406

UPI# 31000LK0032E0000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FIRST NATIONAL BANK OF PENNSYLVANIA vs. BOUNDARY, LLC Docket Number: 2022-SU-001747. 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:

BOUNDARY, LLC

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF BOUNDARY, LLC, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF YORK AND BOROUGH OF RED LION. HAVING ERECTED THEREON

REAL PROPERTY (REAL ESTATE) BEING MORE COMMONLY KNOWN AS: 507 BOUNDARY AVENUE, RED LION, PA 17356; 538 BOUNDARY AVENUE, RED LION, PA 17356; 560 BOUNDARY AVENUE, RED LION, PA 17356 AND 636 BOUNDARY AVENUE, RED LION, PA 17356 PER DEED DATED FEBRUARY 17, 2016 RECORDED ON FEBRUARY 24, 2016 IN THE YORK COUNTY RECORDER OF DEEDS AT DEED BOOK VOLUME 2357, PAGE 7757.

PARCEL IDS NOS: 820000504350000000; and 820000504340000000; and 820000504330000000; and 82000050431A000000

PROPERTY ADDRESS: 507 BOUNDARY AVENUE, RED LION, PA 17356

UPI# 820000504350000000

PROPERTY ADDRESS: 538 BOUNDARY AVENUE, RED LION, PA 17356

UPI# 820000504340000000

PROPERTY ADDRESS: 560 BOUNDARY AVENUE, RED LION, PA 17356

UPI# 820000504330000000

PROPERTY ADDRESS: 636 BOUNDARY AVENUE, RED LION, PA 17356

UPI# 82000050431A000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK vs. JOHN M. CRABBS AS ADMINISTRATOR OF THE ESTATE OF HERBERT SURRENCY, DECEASED Docket Number: 2022-SU-001830. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN M. CRABBS AS ADMINISTRATOR OF THE ESTATE OF HERBERT SURRENCY, DECEASED

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

455 Juniper Street, York, PA 17404 Parcel No. 67-000-04-0550.00-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$31,407.37

Attorneys for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 111 FULTON STREET, A/K/A 111-113 FULTON STREET, HANOVER, PA 17331

UPI# 670000405500000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LOAN FUNDER LLC, SERIES 25794 vs. D&H MOTORS AUTO SALES LLC Docket Number: 2022-SU-001089. 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:

D&H MOTORS AUTO SALES LLC

ALL that certain lot of ground, with the improvements thereon erected, situate, lying and being in Penn Township, York County, Pennsylvania, BEING KNOWN AS 350 Manor Street, Hanover, PA 17331.

PROPERTY ADDRESS: 350 MANOR STREET, HANOVER, PA 17331

UPI# 440000600840000000

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

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

RICHARD P. KEUERLEBER, Sheriff

Sheriff's Office, 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. MATTHEW DREPPERD and CYNTHIA A RUDACILLE Docket Number: 2022-SU-001548. 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:

MATTHEW DREPPERD CYNTHIA A RUDACILLE

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

1483 WAYNE AVENUE, YORK, PA 17403 Parcel No. 48-000-05-0047.00-00000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$122,977.68

Attorneys for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 1483 WAYNE AVENUE, YORK, PA 17403

UPI# 480000500470000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. CHRISTOPHER C DUCHAINE and SAMANTHA A DUCHAINE Docket Number: 2022-SU-000993. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER C DUCHAINE

SAMANTHA A DUCHAINE

By virtue of a Writ of Execution No. 2022-SU-000993

FREEDOM MORTGAGE CORPORATION

v. CHRISTOPHER C DUCHAINE; SAMANTHA A DUCHAINE

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

127 HIDDEN HILL FARM LANE AND HIDDEN HILL FARM LANE, YORK, PA 17403

Tax ID No. 72-000-FI-0043H & 72-000-FI-0094-J0

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$295,327.56

Attorneys for Plaintiff Brock & Scott, PLLC

PROPERTY ADDRESS: 127 HIDDEN HILL FARM LANE, YORK, PA 17403

UPI# 72000FI0043H000000

PROPERTY ADDRESS: HIDDEN HILL FARM LANE, YORK, PA 17403

UPI# 72000FI0094J000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office,

1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, 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 F/K/A BRANCH BANKING AND TRUST COMPANY vs. MATTHEW J. FULTZ Docket Number: 2022-SU-001021. 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:

MATTHEW J. FULTZ

ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND SITUATE IN LOWER WINDSOR TOWNSHIP, YORK COUNTY, PENNSYLVANIA, AND BEING KNOWN AS 824 ALMONEY ROAD A/K/A 824 ALMONEY ROAD, LOWER

WINDSOR TOWNSHIP, WRIGHTSVILLE, PENNSYLVANIA 17368. TAX MAP AND PARCEL NUMBER:35-000-10-0001.E0-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$97,943.60

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Matthew J. Fultz

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

PROPERTY ADDRESS: 824 ALMONEY ROAD, A/K/A 824 ALMONEY ROAD, LOWER WINDSOR TOWNSHIP, WRIGHTSVILLE, PA 17368

UPI# 35000100001E000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office,

1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. JEFFREY M. GARBER and THE UNITED STATES OF AMERICA Docket Number: 2022-SU-001408. 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 M. GARBER THE UNITED STATES OF AMERICA

ALL THE FOLLOWING TRACT OF LAND, SITUATE, LYING AND BEING IN HANOVER BOROUGH, YORK COUNTY, PENNSYLVANIA, BOUNDED AND LIMITED AS FOLLOWS, TO WIT:

ALSO KNOWN AS 590-594 Wilson Ave, Hanover, PA 17331-1560 PARCEL ID 67-000-01- 0099.00-00000

BEING the same premises which JEFFREY M. GARBER, UNMARRIED AND MELISSA K. GARBER, UNMARRIED by Deed dated 01/13/2016 and recorded in the Office of Recorder of Deeds of York County on 01/20/2016 at Book 2353, Page 7409 granted and conveyed unto JEFFREY M. GARBER, UNMARRIED.

PROPERTY ADDRESS: 590-594 WILSON AVENUE, HANOVER, PA 17331

UPI# 6700001009900000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office,

1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, 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. JOE A. GEESEY Docket Number: 2022-SU-002039. 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:

JOE A. GEESEY

Advertising Description DOCKET #2022-SU-002039

ALL THAT CERTAIN tract of land with the improvements, thereon erected, situate lying and being in Windsor Township, York County, Pennsylvania.

PARCEL No. 53-000-HL-0070.00-00000 PROPERTY ADDRESS: 1850 CRALEY ROAD, WINDSOR, PENNSYLVANIA 17366 IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Joe A. Geesey ATTORNEY FOR PLAINTIFF: Powers Kim, LLC SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 1850 CRALEY ROAD, WINDSOR, PA 17366

UPI# 53000HL00700000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office,

1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, 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. ANDREA L. GRIFFIN Docket Number: 2018-SU-000400. 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:

ANDREA L. GRIFFIN

By virtue of a Writ of Execution No. 2018-SU-000400

WELLS FARGO BANK, N.A.

v.

ANDREA L. GRIFFIN

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

143 SARA LANE, HANOVER, PA 17331

Tax ID No. 52000160018E000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$146,423.79

Attorneys for Plaintiff

Brock & Scott, PLLC

PROPERTY ADDRESS: 143 SARA LANE, HANOVER, PA 17331

UPI# 52000160018E000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, 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. MICHAEL LEE HARE Docket Number: 2022-SU-001332. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL LEE HARE

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

BEING KNOWN AS: 460 W WALNUT ST HANOVER, PA 17331

BEING PARCEL NUMBER: 67-000-07-0211. C0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 460 WEST WALNUT STREET, HANOVER, PA 17331

UPI# 67000070211C000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LOANCARE, LLC vs. NICHOLAS S. HIOB A/K/A NICHOLAS HIOB AND SONJA E. HIOB A/K/A SONJA HIOB Docket Number: 2022-SU-001588. 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. HIOB A/K/A NICHOLAS HIOB SONJA E. HIOB A/K/A SONJA HIOB

ALL THAT CERTAIN TRACT OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN EAST HOPEWELL TOWNSHIP, YORK COUNTY, PENNSYLVANIA, KNOWN AS LOT #2 ON A FINAL SUBDIVISION PLAN PREPARED FOR WARREN L. AND CAROLE B. BAKER BY GORDON L. BROWN & ASSOCIATES, INC., DRAWING NO. L-3869, DATED MAY 15, 1996, APPROVED AUGUST 7, 1996 BY THE EAST HOPEWELL TOWNSHIP BOARD OF SUPERVISORS, AND RECORDED AUGUST 12, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF YORK COUNTY, PENNSYLVANIA IN PLAN BOOK OO, PAGE 277, BOUNDED AND DESCRIBED AS FOLLOWS:

THE IMPROVEMENTS THEREON BEING KNOWN AS: 14639 HYSON SCHOOL ROAD, STEWARTSTOWN, PA 17363

PARCEL ID 25000DK0067D000000

BEING the same premises which GEORGE H TOWNSEND, A MARRIED MAN by Deed dated 10/29/2018 and recorded in the Office of Recorder of Deeds of York County on 11/27/2018 at Book 2497, Page 977 granted and conveyed unto NICHOLAS HIOB AND SONJA HIOB, HUSBAND AND WIFE

PROPERTY ADDRESS: 14639 HYSON SCHOOL ROAD, STEWARTSTOWN, PA 17363

UPI# 25000DK0067D000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. MARGARET HORTON A/K/A MARGARET A. HORTON Docket Number: 2022-SU-001706. 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:

MARGARET HORTON A/K/A MARGARET A. HORTON

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

BEING KNOWN AS: 1862 IDYLYWYLD RD YORK, PA 17406

BEING PARCEL NUMBER: 46-000-19-0064.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1862 IDYLYWYLD ROAD, YORK, PA 17406

UPI# 460001900640000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, 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, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-RP3 vs. KIMBERLY A. JENKINS, KEVIN J. JENKINS and THE UNITED STATES OF AMERICA Docket Number: 2017-SU-002186. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KIMBERLY A. JENKINS
KEVIN J. JENKINS
THE UNITED STATES OF AMERICA
Owner(s) of property situate in the Hopewell Township, YORK County, Pennsylvania, being

260 RUNNINGBOARD ROAD,
STEWARTSTOWN, PA 17363
Parcel No. 67-32-000-CK-0870-00-0000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$417,897.14

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 260
RUNNINGBOARD ROAD,
STEWARTSTOWN, PA 17363

UPI# 32000CK08700000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, 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 RCF2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION vs. LEE A. JOHNSON Docket Number: 2022-SU-002030. 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:

LEE A. JOHNSON

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

BEING KNOWN AS: 61 LAUREL DR AIRVILLE, PA 17302

BEING PARCEL NUMBER: 43-000-02-0344.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 61 LAUREL DRIVE, AIRVILLE, PA 17302

UPI# 430000203450000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AMERIHOME MORTGAGE COMPANY, LLC vs. ERIN E KERLEY A/K/A ERIN KERLEY and AARON M WRIGHT A/K/A AARON WRIGHT Docket Number: 2022-SU-001611. 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:

ERIN E KERLEY A/K/A ERIN KERLEY
AARON M WRIGHT A/K/A AARON WRIGHT
By virtue of a Writ of Execution No. 2022-SU-001611

AMERIHOME MORTGAGE COMPANY, LLC v.

ERIN E KERLEY A/K/A ERIN KERLEY;
AARON M WRIGHT A/K/A AARON WRIGHT

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

47 WATERFRONT DRIVE, HANOVER, PA 17331

Tax ID No. 44-000-13-0116.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$201,549.53

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 47 WATERFRONT DRIVE, HANOVER, PA 17331

UPI# 440001301160000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, 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. BRANDON S. LEITZEL and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2017-SU-002258. 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:

BRANDON S. LEITZEL
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

ALL that certain tract with improvements, in Carroll Township, York County, Pennsylvania, being approximately 120 x 200, and containing 0.55 acres. HAVING THEREON erected a dwelling house known and numbered as: 525 MOUNTAIN ROAD, DILLSBURG, PA 17019.

PARCEL NO. 20-000-05-0109-0000000
York Deed Book 1361, page 6874

TO BE SOLD AS THE PROPERTY OF BRANDON S. LEITZEL ON JUDGMENT NO. 2017-SU-002258.

PROPERTY ADDRESS: 525 MOUNTAIN ROAD, DILLSBURG, PA 17019

UPI# 200000501090000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, 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. DANIEL F. LENTZ, AKA DANIEL LENTZ and SUZANNE FISHER LENTZ, AKA SUZANNE E. FISHER LENTZ, AKA SUZANNE E. FISHER-LENTZ, AKA SUZANNE E. LENTZ Docket Number: 2020-SU-000396. 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 F. LENTZ, AKA DANIEL LENTZ
SUZANNE FISHER LENTZ, AKA SUZANNE E. FISHER LENTZ, AKA SUZANNE E. FISHER-LENTZ, AKA SUZANNE E. LENTZ

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

BEING KNOWN AND NUMBERED AS 14667 ROUND HILL CHURCH ROAD, STEWARTSTOWN, PA 17363

UPIN NUMBER 25000DL0004Y000000

PROPERTY ADDRESS: 14667 ROUND HILL CHURCH ROAD, STEWARTSTOWN, PA 17363

UPI# 25000DL0004Y000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, 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. JEFFREY J. LILLY Docket Number: 2022-SU-001591. 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 J. LILLY

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

BEING KNOWN AND NUMBERED AS 10 WINDERMERE COURT, YORK, PA 17402

UPIN NUMBER 46-000-11-0128.B0-00000

PROPERTY ADDRESS: 10 WINDERMERE COURT, YORK, PA 17402

UPI# 46000110128B000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AMERIHOMÉ MORTGAGE COMPANY, LLC vs. PRESTON BRUCE LYONS, JR. A/K/A PRESTON LYONS, JR. and ELEONORA MICHELLE LYONS A/K/A ELEONORA LYONS Docket Number: 2022-SU-001816. 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:

PRESTON BRUCE LYONS, JR. A/K/A PRESTON LYONS, JR.
ELEONORA MICHELLE LYONS A/K/A ELEONORA LYONS

By virtue of a Writ of Execution No. 2022-SU-001816

MOVEMENT MORTGAGE, LLC

v. PRESTON BRUCE LYONS, JR. A/K/A PRESTON LYONS, JR.; ELEONORA MICHELLE LYONS A/K/A ELEONORA LYONS

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

176 HOLLOW RD, STEWARTSTOWN, PA 17363

Tax ID No. 32-000-BK-0007.A0-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$164,381.02

Attorneys for Plaintiff

Brock & Scott, PLLC

PROPERTY ADDRESS: 176 HOLLOW ROAD, STEWARTSTOWN, PA 17363

UPI# 32000BK0007A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION vs. AMANDA L. MAGILL and GREG A. BURNS Docket Number: 2022-SU-001544. 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:

AMANDA L. MAGILL
GREG A. BURNS

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

BEING KNOWN AND NUMBERED AS 535 LISBURN ROAD, WELLSVILLE, PA 17365

UPIN NUMBER 49-000-NE-0033.G0-00000

PROPERTY ADDRESS: 535 LISBURN

ROAD, WELLSVILLE, PA 17365

UPI# 49000NE0033G000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, 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 ACQUISITION TRUST vs. ANDREA R. MATLACK A/K/A ANDREA MATLACK A/K/A ANDREA P. MATLACK Docket Number: 2019-SU-003650. 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:

ANDREA R. MATLACK A/K/A ANDREA MATLACK A/K/A ANDREA P. MATLACK

Docket No. 19-SU-003650

Description:ALL THAT CERTAIN piece, parcel or tract of land situate in Shrewsbury Borough, York County, Pennsylvania, known and numbered as 28 Berkshire Drive, bounded and limited as follows:

BEGINNING at a point along the eastern right-of-way line of Berkshire Drive; thence along said right-of-way line, South one (01) degree fifty-four (54) minutes fifty-four (54) seconds West, one hundred seventy five and seventy one one-hundredths (175.71) feet to a point; thence South eighty-eight (88) degrees five (05) minutes six (06) seconds East, one hundred thirty nine and eight one-hundredths (139.08) feet to a point; thence North three (03) degrees fifty-four (54) minutes eighteen (18) seconds East, one hundred seventy five and eighty one one-hundredths (175.81) feet to a point; thence North eighty-eight (88) degrees five (05) minutes six (06) seconds West, one hundred forty five and eighteen one-hundredths (145.18) feet to a point along the proposed eastern right-of-way line of Berkshire Drive and place of BEGINNING. Containing 24,973 square feet or 0.573 acres.

The improvements thereon being known as No. 28 Berkshire Drive.

Parcel No. 84-000-CJ-J46Y

Property: 28 Berkshire Drive, Shrewsbury, PA 17361

Improvements: Residential Property

PROPERTY ADDRESS: 28 BERKSHIRE DRIVE, SHREWSBURY, PA 17361

UPI# 84000CJ0146Y000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, 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 OWNER TRUSTEE FOR CSMC 2018-RPL6 TRUST vs. STEVEN M. MILLS Docket Number: 2022-SU-001695. 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 M. MILLS

REAL PROPERTY SHORT DESCRIPTION FORM
(TO BE USED FOR ADVERTISING)

Property of Steven M. Mills

Execution No. 2022-SU-001695

Judgment Amount: \$177,729.19
All the right title, interest and claim of Steven M. Mills, of in and to:

Property locates at 603-607 Main Street, within Delta Borough, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1387, at page 2072, as Instrument No. 2000000085.

Parcel Identification No. 57-000-01-0152.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 603-607 MAIN STREET, DELTA, PA 17314

UPI# 570000101520000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, 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, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2005-RP3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-RP3 vs. TREVOR MULL Docket Number: 2022-SU-001651. 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:

TREVOR MULL
Owner(s) of property situate in the Codorus Township, YORK County, Pennsylvania, being

6683 FAIR SCHOOL ROAD, GLEN ROCK, PA 17327
Parcel No. 22000BH002400000022-000-BH-0024.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$21,754.26

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 6683 FAIR SCHOOL ROAD, GLEN ROCK, PA 17327

UPI# 22000BH002400000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK vs. FLORENCE M. MYERS Docket Number: 2022-SU-000729. 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:

FLORENCE M. MYERS

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

310 EAST SOUTH STREET, YORK, PA 17403
Parcel No. 10-256-02-0005-00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$51,529.02

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 310 EAST SOUTH STREET, YORK, PA 17403

UPI# 102560200050000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, 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. LISA M. PADGETT, AKA LISA LAWRENCE Docket Number: 2022-SU-001117. 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:

LISA M. PADGETT, AKA LISA LAWRENCE

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

BEING KNOWN AND NUMBERED AS 6432 STELTZ ROAD, GLEN ROCK, PA 17327

UPIN NUMBER 22-000-AH-0022.F0-00000

PROPERTY ADDRESS: 6432 STELTZ ROAD, GLEN ROCK, PA 17327

UPI# 22000AH0022F000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, 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. ELIAS ROBINSON RIVERA Docket Number: 2022-SU-000712. 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:

ELIAS ROBINSON RIVERA

ALL THAT CERTAIN lot or tract of land, Situate in the Dover Township, County of York and Commonwealth of Pennsylvania, being known as Lot No. 118, as shown on a certain Plan entitled Salem Run Phase 4 Final Subdivision Plan, as recorded in the Office of the Recorder of Deeds of York County, Pennsylvania in Record Book 1897, Page 604.

PARCEL No. 24-000-26-0118.00-00000

PROPERTY ADDRESS: 4129 STRAWBRIDGE COURT, DOVER, PENNSYLVANIA 17315

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Elias Robinson Rivera

ATTORNEY FOR PLAINTIFF: Powers Kim, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 4129 STRAWBRIDGE COURT, DOVER, PA 17315

UPI# 240002601180000000

Notice is further given that all parties in interest

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: QUICKEN LOANS INC. vs. RUTH N. ROLDAN Docket Number: 2015-SU-000051-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

RUTH N. ROLDAN

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

334 GARFIELD ST, YORK, PA 17401
Parcel No. 05-086-02-0011.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$45,631.16

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 334 GARFIELD STREET, YORK, PA 17401

UPI# 050860200110000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, 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. PATRICIA

E. ROSEBOROUGH, IN HER CAPACITY AS HEIR OF STANLEY T. ROSEBOROUGH A/K/A STANLEY ROSEBOROUGH A/K/A STANLEY THEODORIS ROSEBOROUGH UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STANLEY T. ROSEBOROUGH A/K/A STANLEY ROSEBOROUGH A/K/A STANLEY THEODORIS ROSEBOROUGH Docket Number: 2022-SU-001406. 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 E. ROSEBOROUGH, IN HER CAPACITY AS HEIR OF STANLEY T. ROSEBOROUGH A/K/A STANLEY ROSEBOROUGH A/K/A STANLEY THEODORIS ROSEBOROUGH UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STANLEY T. ROSEBOROUGH A/K/A STANLEY ROSEBOROUGH A/K/A STANLEY THEODORIS ROSEBOROUGH

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

BEING KNOWN AS: 4385 GRANDVIEW RD HANOVER, PA 17331

BEING PARCEL NUMBER: 44-000-34-0090-00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 4385 GRANDVIEW ROAD, HANOVER, PA 17331

UPI# 440003400900000000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: REVERSE MORTGAGE FUNDING LLC vs. KAREN E. SELTZER, CO-EXECUTRIX OF THE ESTATE OF HELEN R. KOHLER, DECEASED and KARL E. KOHLER, CO-

EXECUTOR OF THE ESTATE OF HELEN R. KOHLER, DECEASED Docket Number: 2022-SU-000541. 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:

KAREN E. SELTZER, CO-EXECUTRIX OF THE ESTATE OF HELEN R. KOHLER, DECEASED
 KARL E. KOHLER, CO-EXECUTOR OF THE ESTATE OF HELEN R. KOHLER, DECEASED

ALL THE FOLLOWING DESCRIBED TRACT OF LAND situate in Township of Warrington, County of York, Commonwealth of Pennsylvania, bounded and limited as follows, to wit:

Property Address: 7175 Harmony Grove Road, Dover, PA 17315
 Parcel No. 49000LE00040000000
 Improvements: Residential Dwelling
 Subject to Mortgage: No
 Subject to Rent: No
 C.P. NO. 2022-SU-000541
 Judgment: \$141,275.27
 Attorney: Samantha Gable, Esquire
 To be sold as the Property Of: Karen E. Seltzer, Co-Executrix of the Estate of Helen R. Kohler, deceased and Karl E. Kohler, Co-Executor of the Estate of Helen R. Kohler, deceased

PROPERTY ADDRESS: 7175 HARMONY GROVE ROAD, DOVER, PA 17315

UPI# 49000LE00040000000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MEMBERS 1ST FEDERAL CREDIT UNION vs. DEVIN J. SHANNON Docket Number: 2022-SU-000538. 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:

DEVIN J. SHANNON

SHERIFF'S SALE
 By virtue of a Writ of Execution issued by Members 1st Federal Credit Union

Docket No. 2022-SU-538.

Members 1st Federal Credit Union v. Devin J. Shannon
 Docket No. 2022-SU-538.

Devin J. Shannon, Owner of property situate in New Freedom, York County, Pennsylvania

30 South Constitution Drive, New Freedom, Pennsylvania 17349

Property being known as Parcel ID No. 78-000-01-0275.00-00000.

Premises consist of a Two-Story Single Family House.

Matthew G. Brushwood, Esquire
 Attorney for Plaintiff
 Barley Snyder
 50 North Fifth Street, 2nd Floor
 Reading, PA 19601
 I.D. No. 310592

PROPERTY ADDRESS: 30 SOUTH CONSTITUTION AVENUE, NEW FREEDOM, PA 17349

UPI# 780000102750000000

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

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

RICHARD P. KEUERLEBER, Sheriff
 Sheriff's Office,
 1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. CAROL A. SIDES Docket Number: 2022-SU-000731. 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:

CAROL A. SIDES

ALL THAT CERTAIN piece, parcel or tract of land lying, being and situate in Fawn Township, York County, Pennsylvania, the same being bounded and described as follows, to wit:

Property Address: 144 Jones Road
 Fawn Grove, PA 17321

Parcel No. 28-000-BN-0007.H0-00000
 Improvements: Residential Dwelling
 Subject to Mortgage: No

Subject to Rent: No
C.P. NO. 2022-SU-000731
Judgment: \$194,021.90
Attorney: Christopher A. DeNardo, Esquire
To be sold as the Property Of: Carol A. Sides

PROPERTY ADDRESS: 144 JONES ROAD,
FAWN GROVE, PA 17321

UPI# 28000BN0007H000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT vs. MICHELLE L. SIMMONS Docket Number: 2022-SU-001337. 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:

MICHELLE L. SIMMONS

ALL THAT CERTAIN TRACT OF LAND WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN THE CITY OF YORK, COUNTY OF YORK AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED ACCORDING TO A SURVEY MADE BY GORDON L. BROWN AND ASSOCIATES, DATED JANUARY 14, 1980

PROPERTY ADDRESS: 732 WEST POPLAR STREET, YORK, PA 17404

UPI# 092130100150000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION vs. SHIRLEY A. SMART and HARRY F. SMART, III Docket Number: 2022-SU-001182. 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:

SHIRLEY A. SMART
HARRY F. SMART, III

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

BEING KNOWN AND NUMBERED AS 4599 BENTZ ROAD, SPRING GROVE, PA 17362

UPIN NUMBER 40-000-FG-0067.00-00000

PROPERTY ADDRESS: 4599 BENTZ ROAD, SPRING GROVE, PA 17362

UPI# 40000FG00670000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: JPMORGAN CHASE BANK, NA vs. LARRY E. STRAUB, JR. and KATHLEEN L. STRAUB Docket Number: 2013-SU-002965-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LARRY E. STRAUB, JR.
KATHLEEN L. STRAUB

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

Property Address: 280 Kernel Lane, Etters, PA

17319
Parcel No. 270001600030000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2013-SU-002965-06
Judgment: \$158,832.29
Attorney:
To be sold as the Property Of: Larry Straub, Jr. and Kathleen Straub

PROPERTY ADDRESS: 280 KERNEL LANE, ETTERS, PA 17319

UPI# 270001600030000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SANTANDER BANK, N.A. vs. JAMI L. TURNER Docket Number: 2022-SU-002080. 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:

JAMI L. TURNER

By virtue of a Writ of Execution No. 2022-SU-002080

SANTANDER BANK, N.A.
v.

JAMI L. TURNER

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

221 STONE HEAD RD, DILLSBURG, PA 17019

Tax ID No. 29000MA0001V000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$162,969.50

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 221 STONE HEAD ROAD, DILLSBURG, PA 17019

UPI# 29000MA0001V000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE OF LVS TITLE TRUST XIII vs. UNKNOWN HEIRS, DEVISEES, AND/OR PERSONAL REPRESENTATIVES OF KEITH P. GODFREY, DECEASED and CARL LLOYD GODFREY, SOLELY AS HEIR OF KEITH P. GODFREY, DECEASED Docket Number: 2022-SU-000719. 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, DEVISEES, AND/OR PERSONAL REPRESENTATIVES OF KEITH P. GODFREY, DECEASED
CARL LLOYD GODFREY, SOLELY AS HEIR OF KEITH P. GODFREY, DECEASED

ALLTHATCERTAINUNITINTHEPROPERTY KNOWN, NAMED AND IDENTIFIED AS CHAMBERS RIDGE CONDOMINIUM, LOCATED IN YORK TOWNSHIP, YORK COUNTY, PENNSYLVANIA, WHICH HAS HERETOFORE BEEN SUBMITTED TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT, 68 PA. C. S. § 3101 ET SEQ. BY THE RECORDING IN THE OFFICE OF THE RECORDER OF DEEDS OF YORK COUNTY, PENNSYLVANIA, OF A DECLARATION DATED MARCH 6, 1987, AND RECORDED ON MARCH 10, 1987, IN DEED BOOK 94-Z, PAGE 686, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF CHAMBERS RIDGE CONDOMINIUM DATED JUNE 12, 1987 AND RECORDED ON JUNE 12, 1987 IN DEED BOOK 95-X, PAGE 581, AND A DECLARATION PLAN DATED MARCH 6, 1987, AND RECORDED ON MARCH 10, 1987, IN PLAN BOOK HH, PAGE 472, BEING DESIGNATED AS UNIT NO. 304 TOGETHER WITH A PROPORTIONATE UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

PROPERTY ADDRESS: 304 CHAMBERS RIDGE #20, YORK, PA 17402

UPI# 54000IJ0079B0C0020

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE BUNGALOW SERIES IV TRUST vs. SCOTT A. URBAN and MICHELLE R. URBAN Docket Number: 2019-SU-000044. 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:

SCOTT A. URBAN
MICHELLE R. URBAN
Property Description

By virtue of Writ of Execution No.

U.S. Bank Trust, National Association, as Trustee of the Bungalow Series IV Trust v. Scott A. Urban and Michelle R. Urban

Docket Number: 2019-SU-000044

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

Commonly known as: 50 Palmer Drive, Etters, PA 17319

Parcel Number: 39-000-06-0137.00-00000
Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$264,722.94

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

PROPERTY ADDRESS: 50 PALMER DRIVE, ETTERS, PA 17319

UPI# 390000601370000000

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

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: HUNT CLUB CONDOMINIUM ASSOCIATION, INC. vs. JOHN E. WALTER Docket Number: 2022-NO-002537. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN E. WALTER

By virtue of a Writ of Execution No.: 2022-NO-002537

The Hunt Club Condominium Association, Inc. v. John E. Walter, owner of property situate YORK TOWNSHIP, YORK County, Pennsylvania being:

2620 Sultan Supreme Way, York, Pennsylvania 17402

Parcel No.: 54-000-IJ-0253.E0-C006A

Improvements thereon: RESIDENTIAL
Judgment Amount: \$11,157.85

Attorneys for Plaintiff
Stock and Leader

PROPERTY ADDRESS: 2620 SULTAN SUPREME WAY, YORK, PA 17402

UPI# 54000IJ0253E0C006A

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, 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.

JILL R. WHORL Docket Number: 2022-SU-001625. 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:

JILL R. WHORL

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

BEING KNOWN AS: 284 LOCUS RIDGE LANE SEVEN VALLEYS, PA 17360

BEING PARCEL NUMBER: 47-000-EI-0066.C0 & 47-000-EI00066.F0
IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 284 LOCUS RIDGE LANE, SEVEN VALLEYS, PA 17360

UPI# 47000EI0066C000000 & 47000EI0066F000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

Improvements: Residential Property

PROPERTY ADDRESS: 155 IROQUOIS TRAIL, YORK HAVEN, PA 17370

UPI# 390002600940000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
1.05-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 06, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. RICHARD E. WRIGHTSTONE, JR. and KIMBERLY A. WRIGHTSTONE Docket Number: 2022-SU-001116. 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. WRIGHTSTONE, JR.
KIMBERLY A. WRIGHTSTONE

Docket No. 2022-SU-001116

Description:ALL THAT CERTAIN parcel of land in Newberry Township, York County, Commonwealth of PA, as more fully described in Book 00, Page 265

Parcel No. 39-000-26-0094.00-00000

Property: 155 Iroquois Trail, York Haven, PA 17370



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