

# York Legal Record

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

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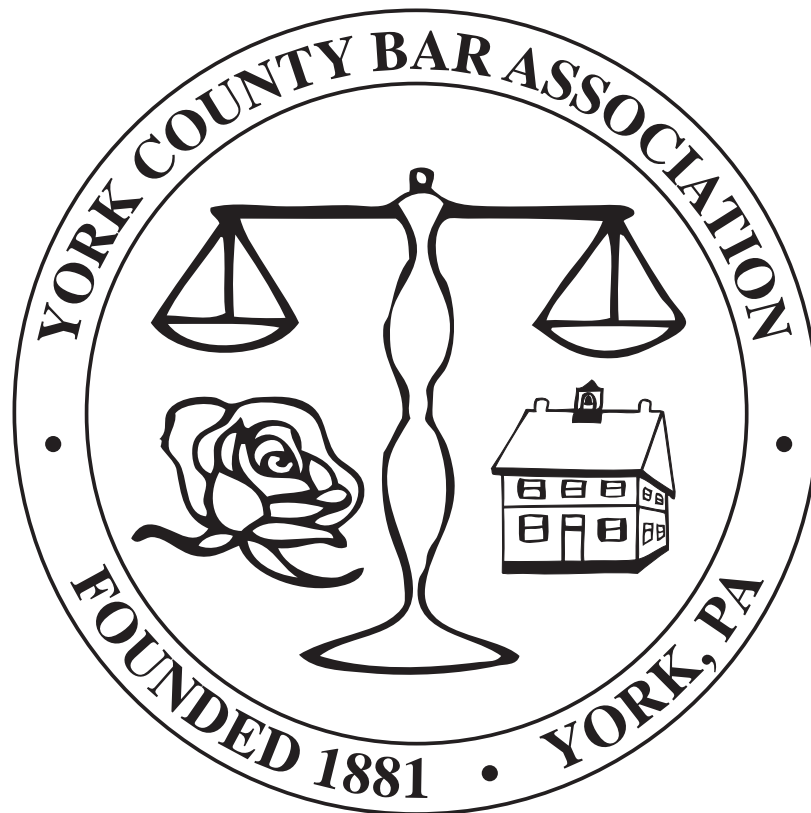
Vol. 139

YORK, PA, THURSDAY, MARCH 19, 2026

No. 52

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**Dated Material Do Not Delay**

## **York Bar Center Operations Update**

**The YCBA/YCBF/York Legal  
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under regular business hours**

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

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to staff and key personnel.  
All others by appointment  
only.**

**Questions or appointment  
please call 717-854-8755 or  
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## ESTATE NOTICES

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

## FIRST PUBLICATION

## ESTATE OF RONALD D. AKRIGHT, DECEASED

Late of Fairview Twp., York County, PA.  
 Executrix: Patrice A. Emery, c/o Keith D. Wagner, Esquire, PO Box 323, Palmyra, PA 17078  
 Attorney: Keith D. Wagner, Esquire, PO Box 323, Palmyra, PA 17078 03.19-3t

## ESTATE OF PATRICIA ANN BECK, DECEASED

Late of Carroll Twp., York County, PA.  
 Administrator: Tammy Hennig, 202 Walnut Street, Church Hill, MD 21623 03.19-3t

## ESTATE OF ELSIE M. BLACKBURN, DECEASED

Late of Peach Bottom Twp., York County, PA.  
 Executrix: Regina A. Barnes, c/o Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402  
 Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 03.19-3t

## ESTATE OF KENNETH E. BLACKBURN, DECEASED

Late of Peach Bottom Twp., York County, PA.  
 Executrix: Regina A. Barnes, c/o Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402  
 Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 03.19-3t

## ESTATE OF MARLIN C. BORTNER, a/k/a MARLIN CLINTON BORTNER, DECEASED

Late of West Manchester Twp., York County, PA.  
 Executor: Michele Trump, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401  
 Attorney: Sharon E. Myers, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 03.19-3t

## ESTATE OF RICHARD E. DETTINGER, DECEASED

Late of Windsor Twp., York County, PA.  
 Executor: Elizabeth A. Dettinger, c/o Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403  
 Attorney: Jack L. Graybill II, Esquire, Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403 03.19-3t

## ESTATE OF TAMMY SUE EDWARDS, DECEASED

Late of Manchester Twp., York County, PA.  
 Administrator: Erik D. Spurlin, 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 03.19-3t

## ESTATE OF CARY N. FAHRINGER, DECEASED

Late of Manchester Twp., York County, PA.  
 Executor: Gregory H. Gettle, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401  
 Attorney: Jeffrey A. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401 03.19-3t

## ESTATE OF STEVEN R. FARRELL, DECEASED

Late of West Manchester Twp., York County, PA.  
 Executor: Kathleen M. Cartwright, c/o Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403  
 Attorney: Jack L. Graybill II, Esquire, Kearney Graybill, LLC, 940 South Queen Street, York, PA 17403 03.19-3t

## ESTATE OF PATRICIA A. GARNER, DECEASED

Late of East Prospect Boro., York County, PA.  
 Executors: Daniel H. Garner and Joseph W. Garner, c/o Bradley J. Leber, Esquire, 96 South George Street, Suite 520, York, PA 17401  
 Attorney: Bradley J. Leber, Esquire, 96 South George Street, Suite 520, York, PA 17401 03.19-3t

## ESTATE OF GARY E. HEILAND, a/k/a GARY ELLSWORTH HEILAND, DECEASED

Late of Spring Garden Twp., York County, PA.  
 Executor: Brenda L. Hager, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 03.19-3t

## ESTATE OF WILLIAM H. HOKE, a/k/a WILLIAM HOWARD HOKE, DECEASED

Late of Springettsbury Twp., York County, PA.  
 Executor: Robert W. Hoke, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401  
 Attorney: Timothy J. Bupp, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 03.19-3t

## ESTATE OF SANA BARGHOUT HUMES, DECEASED

Late of Manheim Twp., York County, PA.  
 Executor: Stephen Earl Humes II, 5629 Blooming Grove Road, Glenville, PA 17329 03.19-3t

## ESTATE OF DIANA B. KORSSUN, DECEASED

Late of Penn Twp., York County, PA.  
 Executor: Greg M. Benfield, 400 Hickory Drive, Suite 200, Aberdeen, MD 21001  
 Attorney: Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 03.19-3t

## ESTATE OF GLORIA J. KRAMER, DECEASED

Late of York Twp., York County, PA.  
 Executor: Larry E. Kramer, 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 03.19-3t

## ESTATE OF A. JOAN LAMBERSON, a/k/a AUDREY JOAN LAMBERSON, DECEASED

Late of Dover Twp., York County, PA.  
 Executor: Jana Marie Zeigler, a/k/a Jana Marie Lamberson, c/o Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331  
 Attorney: Thomas E. Miller, Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 03.19-3t

## ESTATE OF KAREN L. MARTZ, a/k/a KAREN LYNN MARTZ, DECEASED

Late of Penn Twp., York County, PA.  
 Administratrix: Tammy S. Redding, 535 Witmer Avenue, Hanover, PA 17331 03.19-3t

## ESTATE OF TRAVIS L. McFATRIDGE, DECEASED

Late of Lower Chanceford Twp., York County, PA.  
 Executor: Kevin L. McFatrige, c/o David P. Carson, Esquire, 2013 State Street, Suite 203, East Petersburg, PA 17520  
 Attorney: David P. Carson, Esquire, 2013 State Street, Suite 203, East Petersburg, PA 17520 03.19-3t

## ESTATE OF ALAN R. MILLER, DECEASED

Late of East Hopewell Twp., York County, PA.  
 Executor: Richard A. Miller, c/o Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331  
 Attorney: Scott J. Strausbaugh, Esquire, Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331 03.19-3t

## ESTATE OF ESTHER J. MILLER, DECEASED

Late of West Manchester Twp., York County, PA.  
 Executrix: Vicki E. Kearns, 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 03.19-3t

## ESTATE OF FREDERICK H. MILLER, JR., DECEASED

Late of Franklin Twp., York County, PA.  
 Executor: Linda Fenton, 851 Cherry Orchard Road, Dover, PA 17315  
 Attorney: Mark Roberts, Esquire, 149 East Market Street, York, PA 17401 03.19-3t

ESTATE OF DALE E. MUNDIS, DECEASED  
Late of Winterstown Boro., York County, PA.  
Administratrix c.t.a.: Kimberly S.  
Fletcher, c/o Saxton & Stump, 221 West  
Philadelphia Street, Suite 600, York, PA  
17401  
Attorney: Jody Anderson Leighty, Esquire,  
Saxton & Stump, 221 West Philadelphia  
Street, Suite 600, York, PA 17401  
03.19-3t

ESTATE OF JANET L. MUSKETT,  
DECEASED  
Late of Springettsbury Twp., York County,  
PA.  
Executrix: Dana L. Muskett, c/o Richard H.  
Mylin, III, 2025 E. Market Street, York,  
PA 17402  
Attorney: Richard H. Mylin, III, 2025 E.  
Market Street, York, PA 17402  
03.19-3t

ESTATE OF GWENDOLYN M. MYERS,  
DECEASED  
Late of Hanover Boro., York County, PA.  
Executrix: Heather A. Faircloth, 520 Kindig  
Road, Littlestown, PA 17340  
Attorney: Matthew L. Guthrie, Esquire,  
Barley Snyder LLP, 14 Center Square,  
Hanover, PA 17331  
03.19-3t

ESTATE OF JOHN L. NEIDERER, a/k/a JOHN  
LAVERNE NEIDERER, SR., DECEASED  
Late of Hanover Boro., York County, PA.  
Executrices: Elizabeth C. Reese, Julie E.  
Van Buskirk and Margaret L. Neiderer, c/o  
The Family Law Practice of Leslie S. Arzt,  
LLC, 2002 South Queen Street, York, PA  
17403  
Attorney: Amy S. Loper, Esquire, The  
Family Law Practice of Leslie S. Arzt,  
LLC, 2002 South Queen Street, York, PA  
17403  
03.19-3t

ESTATE OF GARY LEE GLENN PHILLIPS,  
a/k/a GARY L. G. PHILLIPS, a/k/a GARY  
L. PHILLIPS, a/k/a GARY PHILLIPS,  
DECEASED  
Late of Springettsbury Twp., York County,  
PA.  
Executor: Richard K. Konkel, 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  
03.19-3t

ESTATE OF MARY K. PRICE, DECEASED  
Late of Dover Twp., York County, PA.  
Executor: Donald L. Price, Jr., The Hamme  
Law Firm, LLC, 1946 Carlisle Road,  
York, PA 17408  
Attorney: Tessa Marie Myers, Esquire, The  
Hamme Law Firm, LLC, 1946 Carlisle  
Road, York, PA 17408  
03.19-3t

ESTATE OF JOAN ELAINE RIGNEY,  
DECEASED  
Late of Springettsbury Twp., York County,  
PA.  
Executor: Buck T. Roberts, Jr., 28 Park  
Drive, Fawn Grove, PA 17321  
Attorney: Arthur J. Becker, Jr., Esquire,  
Becker Law Group, P.C., 529 Carlisle  
Street, Hanover, PA 17331  
03.19-3t

ESTATE OF DAVID N. SCHULTHEISS,  
DECEASED  
Late of Hellam Twp., York County, PA.  
Administrator: Joseph Schultheiss, c/o  
Bellomo & Associates, LLC, 3198 East  
Market Street, York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198  
East Market Street, York, PA 17402  
03.19-3t

ESTATE OF GLADYS M. SENTZ,  
DECEASED  
Late of Manheim Twp., York County, PA.  
Co-Executors: Laura M. Smith, Lila J.  
Bossom and James P. Wildasin, c/o Barley  
Snyder LLP, 14 Center Square, Hanover,  
PA 17331  
Attorney: Jennifer M. Stetter, Esquire,  
Barley Snyder LLP, 14 Center Square,  
Hanover, PA 17331  
03.19-3t

ESTATE OF AUDREY R. SLAGEL,  
DECEASED  
Late of Manchester Twp., York County, PA.  
Executor: Lawrence E. Slagel, c/o Peckman  
Chait LLP, 29 Mainland Road, Suite-1,  
Harleysville, PA 19438  
Attorney: Charice D. Chait, Esquire,  
Peckman Chait LLP, 29 Mainland Road,  
Suite-1, Harleysville, PA 19438  
03.19-3t

ESTATE OF EVA M. SMALL, DECEASED  
Late of Penn Twp., York County, PA.  
Executors: Marjory A. Houser and Jeffrey L.  
Houser, 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  
03.19-3t

ESTATE OF ROBERT L. WAGNER, a/k/a  
ROBERT LEMAR WAGNER, DECEASED  
Late of Springettsbury Twp., York County,  
PA.  
Executor: Alexis K. Swope, c/o Carolyn J.  
Pugh, Esquire, 2675 Eastern Boulevard,  
York, PA 17402  
Attorney: Carolyn J. Pugh, Esquire, 2675  
Eastern Boulevard, York, PA 17402  
03.19-3t

ESTATE OF CHARLES J. WELTER, a/k/a  
CHARLES JACOB WELTER, a/k/a CJ  
WELTER, DECEASED  
Late of York Twp., York County, PA.  
Executor: Jessica L. Schieber, c/o May Herr  
& Grosh, 50 East Main Street, Mount Joy,  
PA 17552  
Attorney: Scott E. Albert, Esquire, May Herr  
& Grosh, 50 East Main Street, Mount Joy,  
PA 17552  
03.19-3t

ESTATE OF SUZANNE M. YOWELL,  
DECEASED  
Late of Fawn Twp., York County, PA.  
Executrix: Cynthia Y. Davis, c/o The Shiloh  
Law Group, LLC, 1946 Carlisle Road,  
York, PA 17408  
Attorney: Tessa Marie Myers, Esquire, The  
Shiloh Law Group, LLC, 1946 Carlisle  
Road, York, PA 17408  
03.19-3t

## SECOND PUBLICATION

ESTATE OF JACK L. ARMSTRONG II, a/k/a  
JACK L. ARMSTRONG, DECEASED  
Late of Warrington Twp., York County, PA.  
Executor: Sharon H. Armstrong, c/o  
Halbruner, Hatch & Guise, LLP, 3435  
Market Street, Camp Hill, PA 17011  
Attorney: Mark E. Halbruner, Esquire,  
Halbruner, Hatch & Guise, LLP, 3435  
Market Street, Camp Hill, PA 17011  
03.12-3t

ESTATE OF CHARLOTTE V. COLEHOUSE,  
DECEASED  
Late of Hanover Boro., York County, PA.  
Executor: Gilbert V. Colehouse, Jr., 203  
George Street, Hanover, PA 17331  
Attorney: G. Steven McKonly, Esquire, 14  
Center Square, Hanover, PA 17331  
03.12-3t

ESTATE OF SUETTA J. EBY, a/k/a SUETTA  
JANE EBY, DECEASED  
Late of Spring Garden Twp., York County,  
PA.  
Executor: Debra Fish, c/o Steven R. Blair,  
Esquire, 650 Delp Road, Lancaster, PA  
17601  
Attorney: Steven R. Blair, Esquire, 650 Delp  
Road, Lancaster, PA 17601  
03.12-3t

ESTATE OF WENDELL R. EBY, DECEASED  
Late of Spring Garden Twp., York County,  
PA.  
Executor: Debra Fish, c/o Steven R. Blair,  
Esquire, 650 Delp Road, Lancaster, PA  
17601  
Attorney: Steven R. Blair, Esquire, 650 Delp  
Road, Lancaster, PA 17601  
03.12-3t

ESTATE OF MICHAEL J. FILIPELLI,  
DECEASED  
Late of Dover Twp., York County, PA.  
Administratrix: Teresa A. Filippelli, 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  
03.12-3t

ESTATE OF HARRY N. FOURHMAN,  
DECEASED  
Late of York County, PA.  
Executor: Eric W. Fourhman, 3723 Orchard  
View Drive, Glenville, PA 17329  
03.12-3t

ESTATE OF JERRY L. FUHRMAN, a/k/a  
JERRY LEE FUHRMAN, a/k/a JERRY  
FUHRMAN, DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Llewella M. Nicklow, c/o  
GARBER & GARBER LAW, 208 Hellam  
Street, Wrightsville, PA 17368  
Attorney: John M. Garber, Esquire,  
GARBER & GARBER LAW, 208 Hellam  
Street, Wrightsville, PA 17368  
03.12-3t

ESTATE OF LILLIAN S. GEORGE,  
DECEASED  
Late of Fawn Twp., York County, PA.  
Executor: Sara Bolyard-Affeld, a/k/a Sarah  
R. Emadi, c/o CGA Law Firm, PC, 135  
North George Street, York, PA 17401  
Attorney: Evan M. Gabel, Esquire, CGA  
Law Firm, PC, 135 North George Street,  
York, PA 17401  
03.12-3t

## ESTATE OF PHYLLIS P. GLATFELTER, DECEASED

Late of York Twp., York County, PA.  
 Executor: Jeffrey L. Glatfelter, c/o Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356  
 Attorney: Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356 03.12-3t

## ESTATE OF THOMAS E. GODFREY, a/k/a THOMAS E. GODFREY, SR., DECEASED

Late of York City, York County, PA.  
 Executor: Thomas E. Godfrey, Jr., 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 03.12-3t

## ESTATE OF MELANIE B. HADY, DECEASED

Late of York City, York County, PA.  
 Executor: Michael H. Hady, III, c/o Anstine & Sparler, 117 E. Market Street, York, PA 17401  
 Attorney: Andrew C. Herrold, Esquire, Anstine & Sparler, 117 E. Market Street, York, PA 17401 03.12-3t

## ESTATE OF NAOMI RUTH HUGHES, a/k/a NAOMI R. HUGHES, DECEASED

Late of Dover, York County, PA.  
 Executors: Kelly Shutt, 2355 Red Bank Road, Dover, PA 17315 and Earl Hughes, 870 Wellsville Road, Wellsville, PA 17365  
 Attorney: Mary A. Etter Dissinger, Esquire, 400 South State Road, Marysville, PA 17053 03.12-3t

## ESTATE OF CAROLYN J. JENNERJOHN, DECEASED

Late of Spring Garden Twp., York County, PA.  
 Co-Executrices: Catherine Jennerjohn-Wolf and Susan B. Jennerjohn, c/o Saxton & Stump, 221 West Philadelphia Street, Suite 600, York, PA 17401  
 Attorney: MacGregor J. Brillhart, Esquire, Saxton & Stump, 221 West Philadelphia Street, Suite 600, York, PA 17401 03.12-3t

## ESTATE OF JO-ANNE B. KELLY, a/k/a JOANNE B. KELLY, DECEASED

Late of Hanover Boro., York County, PA.  
 Executrix: Kathryn L. Barberio, 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 03.12-3t

## ESTATE OF ERMA M. KNELLER, a/k/a ERMA MARIE KNELLER, DECEASED

Late of Codorus Twp., York County, PA.  
 Executrix: Juanita J. Joines, 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 03.12-3t

## ESTATE OF RAY D. KOHR, DECEASED

Late of Dover Twp., York County, PA.  
 Executor: Daniel Carn, Esquire, 221 W. Philadelphia Street, York, PA 17401  
 Attorney: Daniel Carn, Esquire, 221 W. Philadelphia Street, York, PA 17401 03.12-3t

## ESTATE OF LESTER SYLVESTER LAWYER, JR., DECEASED

Late of Hanover Boro., York County, PA.  
 Administratrix: Melissa Diane Lawyer, c/o Dilworth Paxson LLP, 1650 Market Street, #1200, Philadelphia, PA 19103  
 Attorney: Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 1650 Market Street, #1200, Philadelphia, PA 19103 03.12-3t

## ESTATE OF DORIS E. METZLER, DECEASED

Late of York Twp., York County, PA.  
 Executor: Steven M. Metzler, 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 03.12-3t

## ESTATE OF SHIRLEY N. PERDUE, DECEASED

Late of Springettsbury Twp., York County, PA.  
 Executrix: Lisa M. Wright, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403  
 Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 03.12-3t

## ESTATE OF HELEN L. PORTS, a/k/a HELEN LOUISE PORTS, DECEASED

Late of Penn Twp., York County, PA.  
 Executors: Dianne L. Croft and David L. Ports, 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 03.12-3t

## ESTATE OF MARYANN A. RAKESTRAW, DECEASED

Late of York County, PA.  
 Executor: Karen L. Wilson, 3842 Oakleigh Drive, York, PA 17402 03.12-3t

## ESTATE OF DALE E. RITTER, a/k/a DALE EUGENE RITTER, DECEASED

Late of Conewago Twp., York County, PA.  
 Administratrix: Karen L. Ritter, 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 03.12-3t

## ESTATE OF NANCY MAE SCHRUM, DECEASED

Late of Carroll Twp., York County, PA.  
 Executrix: Wendy M. Sheppard, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408  
 Attorney: Tessa Marie Myers, Esquire, The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408 03.12-3t

## ESTATE OF ELAINE G. TRONE, DECEASED

Late of Penn Twp., York County, PA.  
 Executor: Sandra Lookenbill, c/o Salzmans Hughes, P.C., 1147 Eichelberger Street, Hanover, PA 17331  
 Attorney: Ann C. Shultis, Esquire, Salzmans Hughes, P.C., 1147 Eichelberger Street, Hanover, PA 17331 03.12-3t

## ESTATE OF SAMUEL DAVIS WATSON, JR., a/k/a SAMUEL D. WATSON, JR., DECEASED

Late of Penn Twp., York County, PA.  
 Executor: William Robert Watson, 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 03.12-3t

## ESTATE OF GRACE K. WEITKAMP, DECEASED

Late of Spring Garden Twp., York County, PA.  
 Executrix: Beth A. Peritz, c/o Saxton & Stump, 221 West Philadelphia Street, Suite 600, York, PA 17401  
 Attorney: MacGregor J. Brillhart, Esquire, Saxton & Stump, 221 West Philadelphia Street, Suite 600, York, PA 17401 03.12-3t

## ESTATE OF JAMES ROBIN DAVID WOLFGANG, DECEASED

Late of Dallastown Boro., York County, PA.  
 Administratrix: Patricia Ann Wolfgang, 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 03.12-3t

## ESTATE OF ELEANOR MAE ZEIGLER, DECEASED

Late of Manchester Twp., York County, PA.  
 Executors: Donald J. Zeigler Jr. and Lori B. Bradley, c/o Law Offices of Gillian A. Woodward P.C., 1701 West Market Street, York, PA 17404  
 Attorney: Gillian A. Woodward, Esquire, Law Offices of Gillian A. Woodward P.C., 1701 West Market Street, York, PA 17404 03.12-3t

## THIRD PUBLICATION

## ESTATE OF KARL E. ALDINGER, JR., DECEASED

Late of Manchester Twp., York County, PA.  
 Executor: Karla E. Drahnak, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401  
 Attorney: Jeffrey A. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401 03.05-3t

## ESTATE OF KENTON E. BOTHELL, DECEASED

Late of City of York, York County, PA.  
 Executor: Michele Lynne Anderson, c/o MPL Law Firm, LLP, 96 S. George Street, Suite 520, York, PA 17401  
 Attorney: William C. Schroeder, Esquire, MPL Law Firm, LLP, 96 S. George Street, Suite 520, York, PA 17401 03.05-3t

**ESTATE OF CHARLES E. BRAUN, JR.,  
DECEASED**

Late of York Twp., York County, PA.  
 Executrix: Jennifer P. Ratz, c/o Saxton &  
 Stump, 221 West Philadelphia Street, Suite  
 600, York, PA 17401

Attorney: MacGregor J. Brillhart, Esquire,  
 Saxton & Stump, 221 West Philadelphia  
 Street, Suite 600, York, PA 17401

03.05-3t

**ESTATE OF DORLADEEN M. BROWN,  
DECEASED**

Late of York Twp., York County, PA.  
 Executor: Melodee S. Sherwood, c/o Eveler  
 & DeArment LLP, 2997 Cape Horn Road,  
 Suite A-6, Red Lion, PA 17356

Attorney: Eveler & DeArment LLP, 2997  
 Cape Horn Road, Suite A-6, Red Lion, PA  
 17356

03.05-3t

**ESTATE OF ISRAEL J. BURGARD, a/k/a  
ISRAEL JOSEPH BURGARD, DECEASED**

Late of Jackson Twp., York County, PA.

Executor: Michelle L. Conley, a/k/a  
 Michelle L. Burgard, 7239 Kopp Road,  
 Spring Grove, PA 17362

Attorney: Thomas E. Miller, Esquire, Becker  
 Law Group, P.C., 529 Carlisle Street,  
 Hanover, PA 17331

03.05-3t

**ESTATE OF EARL A. CARTER, DECEASED**

Late of York City, York County, PA.

Co-Executors: Shunda L. Wright and  
 Sanford W. Liggins, c/o Eveler &  
 DeArment LLP, 2997 Cape Horn Road,  
 Suite A-6, Red Lion, PA 17356

Attorney: Eveler & DeArment LLP, 2997  
 Cape Horn Road, Suite A-6, Red Lion, PA  
 17356

03.05-3t

**ESTATE OF GLADYS M. CURRY, a/k/a  
GLADYS MAY CURRY, a/k/a GLADYS M.  
LAWYER, DECEASED**

Late of North Codorus Twp., York County,  
 PA.

Administrator, C.T.A.: Clayton A. Lingg,  
 230 York Street, Hanover, PA 17331

Attorney: Clayton A. Lingg, Esquire,  
 MOONEY LAW, 230 York Street,  
 Hanover, PA 17331

03.05-3t

**ESTATE OF WILLIAM E. DOUGLASS, JR.,  
DECEASED**

Late of Jackson Twp., York County, PA.

Executrix: Kathleen M. Galloway, c/o  
 Anstine & Sparler, 117 E. Market Street,  
 York, PA 17401

Attorney: Andrew C. Herrold, Esquire,  
 Anstine & Sparler, 117 E. Market Street,  
 York, PA 17401

03.05-3t

**ESTATE OF KENNETH L. DUNCAN,  
DECEASED**

Late of Red Lion Boro., York County, PA.

Executor: Gregory E. Gettle, c/o Gettle  
 Vaughn Law LLC, 13 East Market Street,  
 York, PA 17401

Attorney: Gregory E. Gettle, Esquire, Gettle  
 Vaughn Law LLC, 13 East Market Street,  
 York, PA 17401

03.05-3t

**ESTATE OF BARBARA J. FINK, DECEASED**

Late of York County, PA.

Executor: Gail Kollmar, 6423 York Road,  
 Spring Grove, PA 17362

03.05-3t

**ESTATE OF H. SCOTT FORNEY,  
DECEASED**

Late of North Hopewell Twp., York County,  
 PA.

Co-Executors: Karen M. Knowlton-Forney  
 and Stefan A. Zondory, III, c/o Andrew  
 H. Shaw, Esquire, 2011 W. Trindle Road,  
 Carlisle, PA 17013

Attorney: Andrew H. Shaw, Esquire, 2011  
 W. Trindle Road, Carlisle, PA 17013

03.05-3t

**ESTATE OF DOROTHY ANN FURRY,  
DECEASED**

Late of Manchester Twp., York County, PA.

Executor: Karen Mae Jacobs, c/o Halbruner,  
 Hatch & Guise, LLP, 3435 Market Street,  
 Camp Hill, PA 17011

Attorney: Craig A. Hatch, Esquire,  
 Halbruner, Hatch & Guise, LLP, 3435  
 Market Street, Camp Hill, PA 17011

03.05-3t

**ESTATE OF REGINALD B. GEMMILL,  
DECEASED**

Late of Stewartstown Boro., York County,  
 PA.

Executor: John H. Gemmill, c/o Saxton &  
 Stump, 221 West Philadelphia Street, Suite  
 600, York, PA 17401

Attorney: Jody Anderson Leighty, Esquire,  
 Saxton & Stump, 221 West Philadelphia  
 Street, Suite 600, York, PA 17401

03.05-3t

**ESTATE OF JOSHUA OWEN GRIFFITH,  
a/k/a JOSHUA O. GRIFFITH, DECEASED**

Late of Peach Bottom Twp., York County,  
 PA.

Co-Administrators: Mark Lee Griffith and  
 Sandra Denise Griffith, c/o CGA Law  
 Firm, PC, 135 North George Street, York,  
 PA 17401

Attorney: Timothy J. Bupp, Esquire, CGA  
 Law Firm, PC, 135 North George Street,  
 York, PA 17401

03.05-3t

**ESTATE OF CAROLE A. HILDEBRAND,  
DECEASED**

Late of Springettsbury Twp., York County,  
 PA.

Executor: Craig D. Hildebrand, 1992  
 Woodstream Drive, York, PA 17406

03.05-3t

**ESTATE OF SUE Y. LEE, DECEASED**

Late of Red Lion Boro., York County, PA.

Co-Administrators: June Cullen and Victoria  
 White, c/o Sigma Legal Advisors, 2101  
 Market Street, Camp Hill, PA 17011

Attorney: William Church, Esquire, Sigma  
 Legal Advisors, 2101 Market Street, Camp  
 Hill, PA 17011

03.05-3t

**ESTATE OF MARGARET ANN O'BRIEN,  
a/k/a PEG, a/k/a MARGARET ANN O'BRIEN-  
YADON, a/k/a MARGARET ANN O'BRIEN,  
DECEASED**

Late of York Twp., York County, PA.

Executor: Greg Allen Hoenstine, c/o Andrea  
 S. Anderson Law Offices, P.C., 901 Delta  
 Road, Red Lion, PA 17356

Attorney: Andrea S. Anderson, Esquire,  
 Andrea S. Anderson Law Offices, P.C.,  
 901 Delta Road, Red Lion, PA 17356

03.05-3t

**ESTATE OF ROSEMARY A. RAFFERTY,  
DECEASED**

Late of West Manchester Twp., York County,  
 PA.

Executor: Donald E. Rafferty, c/o Snoke  
 Dubbs Law, Inc., 204 St. Charles Way,  
 Suite F, York, PA 17402

Attorney: Snoke Dubbs Law, Inc., 204 St.  
 Charles Way, Suite F, York, PA 17402

03.05-3t

**ESTATE OF JAMES RECUPERO, JR.,  
DECEASED**

Late of Carroll Twp., York County, PA.

Executor: Frank A. Recupero, 634 Davis  
 Drive, New Cumberland, PA 17070

Attorney: Wm. D. Schrack III, Esquire,  
 Benn & Barr, Attorneys At Law, LLC, 124  
 W. Harrisburg Street, Dillsburg, PA 17019

03.05-3t

**ESTATE OF SHARON L. ROBINSON,  
DECEASED**

Late of North Codorus Twp., York County,  
 PA.

Executrix: Tammy S. Wolgamuth, c/o Barley  
 Snyder, LLP, 100 East Market Street,  
 York, PA 17401

Attorney: Jayne R. Katherman, Esquire,  
 Barley Snyder LLP, 100 East Market  
 Street, York, PA 17401

03.05-3t

**ESTATE OF LEONARD PAUL SNYDER,  
a/k/a LEONARD P. SNYDER, DECEASED**

Late of Fairview Twp., York County, PA.

Co-Executors: Dawn L. Gann, 105 Sam  
 Snead Circle, Eppers, PA 17319 and Kevin  
 A. Snyder, 397 Cameron Street, Eppers, PA  
 17319

Attorney: Clayton A. Lingg, Esquire,  
 MOONEY LAW, 230 York Street,  
 Hanover, PA 17331

03.05-3t

**ESTATE OF EDWARD P. W. TABOR,  
DECEASED**

Late of York Twp., York County, PA.

Administrator: Katherine L. Tabor, c/o  
 Eveler & DeArment LLP, 2997 Cape Horn  
 Road, Suite A-6, Red Lion, PA 17356

Attorney: Eveler & DeArment LLP, 2997  
 Cape Horn Road, Suite A-6, Red Lion, PA  
 17356

03.05-3t

**ESTATE OF RUTH G. UJCIC, a/k/a RUTH  
GNEGY UJCIC, DECEASED**

Late of Penn Twp., York County, PA.

Executrix: Robin A. Ujcic-Snyder, 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

03.05-3t

**ESTATE OF JARED A. WESTERMAN,  
DECEASED**

Late of Spring Garden Twp., York County,  
 PA.

Executrix: Belinda Westermann, c/o Anstine  
 & Sparler, 117 East Market Street, York,  
 PA 17401

Attorney: Elizabeth G. Gangloff, Esquire,  
 Anstine & Sparler, 117 East Market Street,  
 York, PA 17401

03.05-3t

ESTATE OF GLADYS WRIGHT, a/k/a  
 GLADYS ARLENE WRIGHT, DECEASED  
 Late of York County, PA.  
 Executor: Amy Eakins, 3460 Blackfriar  
 Lane, York, PA 17402  
 Attorney: John L. Senft, Esquire, 2643  
 Carnegie Road, Suite B, York, PA 17402  
 03.05-3t

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**ORPHANS' COURT DIVISION  
 AUDITING NOTICE**

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Notice is hereby given that the following accounts have been filed in the office of the York County Clerk of Orphans' Court for confirmation and distribution of the balance therein shown to the creditors, legatees next to kin, heirs and others legally entitled thereto on **April 1, 2026 at 9:00 a.m. in Courtroom No. 7001, York County Judicial Center 45 North George St. York PA.**

1. SMITH - 6779-1123 The Fifth and Final Account of Wells Fargo Na, Trustee of C E Smith, Inter Vivos Trust a/k/a Charles Elmer Smith, Under Agreement dated January 29, 1929 (Adam Silverstein Esq)

2. SMITH - 1944-9906 The Fifth and Final Account of Wells Fargo Bank NA, Trustee of Virginia Noss Smith, Inter Vivos Trust, Under Agreement dated April 16, 1932 (Adam Silverstein Esq)

3. WILLIAMS - SCOTT- 6723-1422 The First and Fianl Account of Mary Tate-Day, Administrator

4. SHIFFLETT - 6720-1303 The First and Final Account of Clarence W Shifflett Jr, Executor (John M Garber Esq)

5. SCI PENNSYLVANIA FUNERAL SERVICES D/B/A MOUNT ROSE CEMETER PERPETUAL CARE TRUST - 6799-1141C Eleventh and Partial Account of Truist Bank formerly SunTrust Bank prior to December 6, 2019, Trustee for Mount Rose Cemetery, Permanent Lot Care Trust and Ameriserv Trust and Financial Services Company formerly USBancorp Trust Company, CO-Trustee with SunTrust Bank, now Truist, until August 1, 2019. (Timothy C Leventry, Esq.)

6. SCI PENNSYLVANIA FUNERAL SERVICES D/B/A SUSQUEHNNNA MEMORIAL GARDENS MEMORIAL CARE FUND - 6703-0603B Ninth and Partial Account of Truist Bank formerly SunTrust Bank prior to December 6, 2019, Trustee for Susquehanna Memorial Gardens B Cemetery permanent Lot Care Trust and Ameriserv Trust and Financial Services Company, formerly USBancorp Trust Company, CO-Trustee with SunTrust Bank, now Truist, until August 1, 2019. (Timothy C

Leventry Esq.)

7. SCI PENNSYLVANIA FUNERAL SERVICES D/B/A SUSQUEHANNA MEMORIAL GARDENS CONTINUING CARE FUND - 6703-0603C Twentieth and Partial Account of Truist Bank formerly SunTrust Bank prior to December 6, 2019, Trustee for Susquehanna Memorial Gardens C Cemetery permanent Lot Care Trust and Ameriserv Trust and Financial Services Company, formerly USBancorp Trust Company, Co- Trustee with SunTrust Bank, now Truist, until August 1, 2019. (Timothy C Leventry, Esq.)

BRYAN K. TATE  
CLERK OF ORPHANS' COURT

03.12-2t

CIVIL NOTICES

ARTICLES OF INCORPORATION NONPROFIT

NOTICE is hereby given that Articles of Incorporation [are to be filed] were filed with the Commonwealth of Pennsylvania on February 27, 2026. The name of the [proposed] corporation is: **Hope Under Construction Foundation**. The purpose[s] of the corporation is [are] Empower and support tradesmen and contractors, as well as their families, by meeting certain food, financial, therapy needs. The corporation [is to be] has been organized under the provisions of the Nonprofit Corporation Law of 1988.

03.19-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on January 14th, 2026, a petition for change of name was filed in the Court of Common Pleas of York County, requesting a decree to change the name of: Weston Frederick Arnold to: Weston Frederick Holbrook. The Court has fixed the day of Tuesday, March 24, 2026 at 9:30 a.m. in Courtroom #5003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

03.19-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on March 2, 2026, a petition for change of name was filed in the Court of Common Pleas of York County, requesting a decree to change the name of: Jamie Lyn Black to: Jamie Lyn Blackhart. The Court has fixed the day of April 21, 2026 at 9:30 a.m. in Courtroom #5003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

03.19-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on 29th day of January, 2026, a petition for change of name was filed in the Court of Common Pleas of York County, requesting a decree to change the name of: Elizabeth Ann Bushey to: Elizabeth Ann Morrow. The Court has fixed the day of Tuesday, March 24, 2026 at 1:30 p.m. in Courtroom #5003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

03.19-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on December 15, 2025, a petition for change of name was filed in the Court of Common Pleas of York County, requesting a decree to change the name of: Tyler Anthony Hunnings to: Tyler Anthony Zanghi. The Court has fixed the day of March 24, 2026 at 9:30 a.m. in Courtroom #7001 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

03.19-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on March 2, 2026, a petition for change of name was filed in the Court of Common Pleas of York County, requesting a decree to change the name of: Amanda Lynn Rinehart to: Amanda Lynn Blackhart. The Court has fixed the day of April 21, 2026 at 9:30 a.m. in Courtroom #5003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

03.19-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on March 2, 2026, a petition for change of name was filed in the Court of Common Pleas of York County, requesting a decree to change the name of: Christopher Phillip Verderame to: Deramo Verderame. The Court has fixed the day of April 21, 2026 at 9:30 a.m. in Courtroom #5003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and

show cause, if any they have, why the prayer of the said petitioner should not be granted.

03.19-1t Solicitor

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN that **Chambersburg Beverage, Inc.**, a Pennsylvania Corporation with its registered office at 141 E. Market St., York, PA 17401, is now engaged in winding up and settling the affairs of said corporation. The corporation will be filing Articles of Dissolution with the Commonwealth of Pennsylvania at Harrisburg, PA, so that its corporate existence shall be ended by issuance of a Certificate of Dissolution by the Department of State under the provisions of the Pennsylvania Business Corporation Law of 1988 (as amended).

03.19-1t Solicitor

PUBLIC NOTICE

ACTION IN ASSUMPSIT

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

NO: 2025-SU-004457

ACCORD ASSET MANAGEMENT, LLC, Plaintiff

vs.

DAVID C. WOLF, Defendant

TO: DAVID C. WOLF, Defendant

YOU ARE HEREBY NOTIFIED that the Plaintiff, Accord Asset Management, LLC, have commenced an Action in Assumpsit, endorsed with a notice to defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2025-SU-004457 which you are required to defend, and wherein the Plaintiff seeks judgment in their favor and against you with respect to delinquent taxes discharged by the Plaintiff pursuant to 72 P.S. Sec. 5860.501.

The Complaint seeks a judgment against the Defendant in the total amount of \$4,595.54. You are hereby notified to plead to the above-referenced Complaint on or before twenty (20) days from the date of this publication or a judgment will be entered against you.

**NOTICE**

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

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

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

Lawyer Referral Service of  
The York County Bar Association  
(Attorney Connections)  
The York County Bar Center  
137 East Market Street  
York, Pennsylvania 17401  
Telephone No. (717) 854-8755

**AVISO**

Le han demandado en corte. Si usted desea defender contra las demandas dispuestas en las paginas siguientes, usted debe tomar la accion en el plazo de veinte (20) dias despues de esta queja y se sirve el aviso, incorporando un aspecto escrito personalmente o y archivando en escribir con la corte sus ddefensas u objeciones a las demandas dispuestas contra usted el abogado le advierte que que si usted no puede hacer asi que el caso puede proceder sin usted y un juicio se puede incorporar contra usted compra la corte sin aviso adicional para cualquier dinero demandado en la queja o para cualquier otra demanda o relevacion pedida por el demandante. Usted puede perder el dinero o la característica de otra endereza importante a usted.

USTED DEBE LLEVAR ESTE PAPEL SU ABOGADO INMEDIATAMENTE. SI USTED NO HACE QUE UN ABOGADO VAYA A O LLAME POR TELEFONO LA OFICINA DISPUESTA ABAJO. ESTA OFICINA PUEDE PROVEER DE USTED LA INFORMACION SOBRE EMPLEAR A UN ABOGADO. SI USTED NO PUEDE PERMITIRSE AL HIRE A UN ABOGADO, ESTA OFICINA PUEDE PODER PROVEER DE USTED LA INFORMACION SOBRE LAS AGENCIAS QUE LOS SERVICIOS JURIDICOS DE LA OFERTA DE MAYO A LAS PERSONAS ELEGIBLES EN UN HONORARIO REDUCIDO O NINGUN

HONORARIO.

Lawyer Referral Service of  
The York County Bar Association  
(Attorney Connections)  
The York County Bar Center  
137 East Market Street  
York, Pennsylvania 17401  
Telephone No. (717) 854-8755

03.19-1t

Solicitor

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**SHERIFF SALES**

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ARCH MORTGAGE CAPITAL, LLC vs. 240 ARCH, LLC and PA NATIONAL MORTGAGE HOLDINGS, LLC Docket Number: 2025-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:

240 ARCH, LLC  
PA NATIONAL MORTGAGE HOLDINGS, LLC

ALL that certain parcel of land lying and being situate in Spring Garden Township, York County, Pennsylvania, and being known on the York County Assessment Map as LOUCKS MILL ROAD, UPI NO. 48-000-01-0009.00-00000.

IT BEING the same premises which Metso Minerals Industries, Inc., formerly known as Svedala Industries, Inc., by its deed dated September 19, 2024, and recorded January 24, 2025, in the Office of the Recorder of Deeds of York County, Pennsylvania, in Record Book 2863, Page 4358, granted and conveyed unto PA National Mortgage Holdings, LLC.

PROPERTY ADDRESS: LOUCKS MILL ROAD, YORK, PA 17403

UPI# 480000100090000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ARCH MORTGAGE CAPITAL, LLC vs. 240 ARCH, LLC and HENDERSON ENCARNACION GUZMAN Docket Number: 2025-SU-002093. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

240 ARCH, LLC  
HENDERSON ENCARNACION GUZMAN

ALL that certain parcel of land lying and being situate in York City, York County, Pennsylvania, and being known on the York County Assessment Map as UPI No. 07-130-01-0022.00-00000, 224 Arch Street.

IT BEING the same premises which Metso Minerals Industries, Inc., formerly known as Svedala Industries, Inc., by its deed dated September 19, 2024, and recorded January 24, 2025, in the Office of the Recorder of Deeds of York County, Pennsylvania, in Record Book 2863, Page 4972, granted and conveyed unto Henderson Encarnacion Guzman.

PROPERTY ADDRESS: 224 ARCH STREET, YORK, PA 17403

UPI# 071300100220000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF THE RENAISSANCE HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-1 vs. JAMES ABRISCH A/K/A JAMES J. ABRISCH A/K/A JAMES JOSEPH ABRISCH, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF ELAINE ABRISCH A/K/A ELAINE R. ABRISCH A/K/A ELAINE RITA ABRISCH, DECEASED; LISA A. NEWHOUSE A/K/A LISA NEWHOUSE, IN HER CAPACITY AS HEIR OF ELAINE ABRISCH A/K/A ELAINE R. ABRISCH A/K/A ELAINE RITA ABRISCH, DECEASED; MICHELE L. FREY A/K/A MICHELE FREY, IN HER CAPACITY AS HEIR OF ELAINE ABRISCH A/K/A ELAINE R. ABRISCH A/K/A ELAINE RITA ABRISCH, DECEASED; MICHAEL W. PITZI A/K/A MICHAEL PITZI, IN HIS CAPACITY AS HEIR OF ELAINE ABRISCH A/K/A ELAINE R. ABRISCH A/K/A ELAINE RITA ABRISCH, DECEASED; and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST

FROM OR UNDER ELAINE ABRISCH A/K/A ELAINE R. ABRISCH A/K/A ELAINE RITA ABRISCH, DECEASED Docket Number: 2025-SU-002297. 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 ABRISCH A/K/A JAMES J. ABRISCH A/K/A JAMES JOSEPH ABRISCH, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF ELAINE ABRISCH A/K/A ELAINE R. ABRISCH A/K/A ELAINE RITA ABRISCH, DECEASED

LISA A. NEWHOUSE A/K/A LISA NEWHOUSE, IN HER CAPACITY AS HEIR OF ELAINE ABRISCH A/K/A ELAINE R. ABRISCH A/K/A ELAINE RITA ABRISCH, DECEASED

MICHELE L. FREY A/K/A MICHELE FREY, IN HER CAPACITY AS HEIR OF ELAINE ABRISCH A/K/A ELAINE R. ABRISCH A/K/A ELAINE RITA ABRISCH, DECEASED

MICHAEL W. PITZI A/K/A MICHAEL PITZI, IN HIS CAPACITY AS HEIR OF ELAINE ABRISCH A/K/A ELAINE R. ABRISCH A/K/A ELAINE RITA ABRISCH, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELAINE ABRISCH A/K/A ELAINE R. ABRISCH A/K/A ELAINE RITA ABRISCH, DECEASED

By virtue of a Writ of Execution No. 2025-SU-002297

HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF THE RENAISSANCE HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-1

v. JAMES ABRISCH A/K/A JAMES J. ABRISCH A/K/A JAMES JOSEPH ABRISCH, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF ELAINE ABRISCH A/K/A ELAINE R. ABRISCH A/K/A ELAINE RITA ABRISCH, DECEASED; LISA A. NEWHOUSE A/K/A LISA NEWHOUSE, IN HER CAPACITY AS HEIR OF ELAINE ABRISCH A/K/A ELAINE R. ABRISCH A/K/A ELAINE RITA ABRISCH, DECEASED; MICHELE L. FREY A/K/A MICHELE FREY, IN HER CAPACITY AS HEIR OF ELAINE ABRISCH A/K/A ELAINE R. ABRISCH A/K/A ELAINE RITA ABRISCH, DECEASED; MICHAEL W. PITZI A/K/A MICHAEL PITZI, IN HIS CAPACITY AS HEIR OF ELAINE ABRISCH A/K/A ELAINE R. ABRISCH A/K/A ELAINE RITA ABRISCH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELAINE ABRISCH A/K/A ELAINE R. ABRISCH A/K/A ELAINE RITA ABRISCH, DECEASED

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

139 MAIN ST AND EAST MAIN STREET, FELTON, PA 17322  
Tax ID No. 62-000-01-0048.00-00000 a/k/a 62-000-01-0048 & 62-000-01-0047.00-00000 a/k/a 62-000-01-0047  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$50,909.84

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 139 MAIN STREET, FELTON, PA 17322

UPI# 620000100480000000 A/K/A 62000010048

PROPERTY ADDRESS: EAST MAIN STREET, FELTON, PA 17322

UPI# 62000010047000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CITIZENS BANK, N.A., S/B/M TO CITIZENS BANK OF PENNSYLVANIA vs. GREGORY J. ANTOON and CHRISTINE L. ANTOON Docket Number: 2022-SU-002758. 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 J. ANTOON  
CHRISTINE L. ANTOON

DOCKET #2022-SU-002758

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Township of Carroll in the County of York and Commonwealth of Pennsylvania.

TAX PARCEL #20-000-08-0061.00-00000

PROPERTY ADDRESS: 11 Spend a Buck Drive, Dillsburg, PA 17019

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Gregory J. Antoon and Christine L. Antoon

ATTORNEY FOR PLAINTIFF: The Law Office of Gregory Javardian, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 11 SPEND A BUCK DRIVE, DILLSBURG, PA 17019

UPI# 200000800610000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRADITIONS BANK, F/K/A YORK TRADITIONS BANK vs. JASON S. BEECHER Docket Number: 2024-SU-002664. 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:

JASON S. BEECHER

AS THE REAL ESTATE OF:

JASON S. BEECHER

Owner of property situate in Windsor Township, York County, Pennsylvania, being 1015 White Oak Road, Windsor, PA 17366.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 1015 WHITE OAK ROAD, WINDSOR, PA 17366

UPI #53-000-HK-0266.B0-00000

PROPERTY ADDRESS: 1015 WHITE OAK ROAD, WINDSOR, PA 17366

UPI# 53000HK0266B000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. DAWN A. BROOKS, JASON RAPP, and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2025-SU-002768. 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:

DAWN A. BROOKS  
JASON RAPP  
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By virtue of a Writ of Execution No. 2025-SU-002768

FREEDOM MORTGAGE CORPORATION  
v.  
DAWN A. BROOKS; JASON RAPP; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

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

4810 FAKE RD, YORK, PA 17406  
Tax ID No. 53-000-JK-0096.A0-00000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$352,952.34

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 4810 FAKE ROAD, YORK, PA 17406

UPI# 53000JK0096A000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a

Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-3 vs. CHRISTOPHER BROWN, AS KNOWN HEIR OF JOHN E. BROWN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, AND ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER JOHN E. BROWN, DECEASED; and PAMELA MCDONALD, KNOWN HEIR OF JOHN E. BROWN, DECEASED Docket Number: 2022-SU-000730. 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 BROWN, AS KNOWN HEIR OF JOHN E. BROWN, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, AND ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER JOHN E. BROWN, DECEASED

PAMELA MCDONALD, KNOWN HEIR OF JOHN E. BROWN, DECEASED

By Virtue of Writ of Execution No. 2022-SU-000730

Plaintiff: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-3

Vs.

Defendant: CHRISTOPHER BROWN, AS KNOWN, HEIR OF JOHN E. BROWN, DECEASED, PAMELA MCDONALD, KNOWN HEIR OF JOHN E. BROWN, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, AND ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER JOHN E. BROWN, DECEASED

Owner(s) of the property situate in the Newberry Township, York County, and Commonwealth of Pennsylvania, being

Property Address: 2595 York Haven Road, Manchester, PA 17345

Parcel No. : 39-000-24-0005.00 & 39-000-24-0035.00

Improvements thereon: Residential Dwelling

Judgment Amount: \$143,659.30

Attorney: Michael C. Milewski, Esquire (325993)

PINCUS & TARAB, ATTORNEYS AT LAW, PLLC

Five Greentree Centre  
525 Route 73 North, Suite 309  
Marlton, NJ 08053

Telephone: 484-575-2201

PROPERTY ADDRESS: 2595 YORK HAVEN ROAD, MANCHESTER, PA 17345

UPI# 390002400050000000

PROPERTY ADDRESS: YORK HAVEN ROAD, MANCHESTER, PA 17345

UPI# 390002400350000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: COMPU-LINK CORPORATION D/B/A CELINK vs. ROBERT A. BUHRMAN and JUDY A. BUHRMAN Docket Number: 2018-SU-001063. 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:

ROBERT A. BUHRMAN  
JUDY A. BUHRMAN

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

BEING KNOWN AS: 1505 JUG ROAD DOVER, PA 17315

BEING PARCEL NUMBER: 23-000-MG-0089-A0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1505 JUG ROAD, DOVER, PA 17315

UPI# 23000MG0089A000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F vs. MARIO N. BUNNELL and KRISTIANA M. BUNNELL Docket Number: 2024-SU-002812. 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:

MARIO N. BUNNELL  
KRISTIANA M. BUNNELL

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2024-SU-002812

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F

v.  
Mario N. Bunnell and  
Kristiana M. Bunnell

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

227 Melinda Drive, York, PA 17408

Parcel No. 33-000-04-0147.00-00000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$160,034.60

Attorneys for Plaintiff  
Orlans Law Group PLLC

PROPERTY ADDRESS: 227 MELINDA DRIVE, YORK, PA 17408

UPI# 330000401470000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,

3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MIDFIRST BANK vs. ROBERT

K. BURNS and LAUREN A. BURNS, FKA LAUREN A. DEWEES Docket Number: 2023-SU-001501. 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:

ROBERT K. BURNS  
LAUREN A. BURNS, FKA LAUREN A. DEWEES

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

BEING KNOWN AND NUMBERED AS 510 RIDGEVIEW DRIVE, DILLSBURG, PA 17019

UPIN NUMBER 58-000-03-0080.00-00000

PROPERTY ADDRESS: 510 RIDGEVIEW DRIVE, DILLSBURG, PA 17019

UPI# 580000300800000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SANTANDER BANK, N.A. vs. JAMES DOELLINGER, KNOWN HEIR OF WILLIAM DOELLINGER A/K/A WILLIAM C. DOELLINGER, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM DOELLINGER A/K/A WILLIAM C. DOELLINGER, DECEASED Docket Number: 2025-SU-002921. 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 DOELLINGER, KNOWN HEIR OF WILLIAM DOELLINGER A/K/A WILLIAM C. DOELLINGER, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM DOELLINGER A/K/A WILLIAM C. DOELLINGER, DECEASED

By virtue of a Writ of Execution No. 2025-SU-002921

SANTANDER BANK, N.A.

v.  
JAMES DOELLINGER, KNOWN HEIR OF WILLIAM DOELLINGER A/K/A WILLIAM C. DOELLINGER, DECEASED;  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM DOELLINGER A/K/A WILLIAM C. DOELLINGER, DECEASED

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

514 N HIGHLAND AVENUE, YORK, PA 17404

Tax ID No. 88-000-19-0005.00-00000 A/K/A 88-19-5 A/K/A 880001  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$69,014.29

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 514 NORTH HIGHLAND AVENUE, YORK, PA 17404

UPI# 880001900050000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs. EDNA J. EVANS Docket Number: 2025-SU-004071. 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:

EDNA J. EVANS

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN

NEWBERRY TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 995 WHISLER RD ETTERS, PA 17319

BEING PARCEL NUMBER: 39-000-PH-0031. A0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 995 WHISLER ROAD, ETTERS, PA 17319

UPI# 39000PH0031A000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. JERIEL FELICIANO and LONDON-BENICIA HOLDINGS LLC Docket Number: 2025-SU-001857. 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:

JERIEL FELICIANO  
LONDON-BENICIA HOLDINGS LLC

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

BEING KNOWN AS: 6096 DEBORAH DRIVE, SPRING GROVE, PA 17362

BEING PARCEL NUMBER: 33-000-09-0016-00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 6096 DEBORAH DRIVE, SPRING GROVE, PA 17362

UPI# 330000900160000000

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

thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK AKA MANUFACTURERS AND TRADERS TRUST COMPANY vs. ANTHONY FLOYD Docket Number: 2025-SU-003143. 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:

ANTHONY FLOYD

Owner(s) of property situate in the TOWNSHIP OF WEST MANCHESTER, YORK County, Pennsylvania, being  
2589 Audlyn Drive York PA 17408  
PARCEL #: 510002400220000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount \$56,673.35  
Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 2589 AUDLYN DRIVE, YORK, PA 17408

UPI# 510002400220000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MIDFIRST BANK vs. RODNEY P GARRETT Docket Number: 2025-SU-003796. 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:

RODNEY P GARRETT

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

BEING KNOWN AND NUMBERED AS 633 YORK STREET AKA 633 EAST YORK STREET, YORK, PA 17403

UPIN NUMBER 12-353-02-0011.00-00000

PROPERTY ADDRESS: 633 YORK ST, YORK, PA 17403

UPI# 123530200110000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: GUILD MORTGAGE COMPANY LLC vs. ANDREW HABYARIMANA Docket Number: 2025-SU-000440. 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:

ANDREW HABYARIMANA

By virtue of a Writ of Execution No. 2025-SU-000440

GUILD MORTGAGE COMPANY LLC  
v.  
ANDREW HABYARIMANA

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

295 ROBIN HILL CIRCLE, YORK, PA 17404  
Tax ID No. 36-000-26-0256.00-00000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$201,187.68

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 295 ROBIN HILL CIRCLE, YORK, PA 17404

UPI# 360002602560000000

Notice is further given that all parties in interest

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SPRING GROVE BOROUGH vs. STANLEY HALECKI Docket Number: 2025-SU-002963. 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:

STANLEY HALECKI

By virtue of a Writ of Execution No.: 2025-SU-002963

STANLEY HALECKI, owner of property situate the BOROUGH OF SPRING GROVE, Spring Grove, YORK County, Pennsylvania being:

45 East York Avenue, Spring Grove, PA 17362

Parcel No.: 85-000-02-0293.00-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$7,816.35

Attorneys for Plaintiff  
Saxton & Stump, LLC

PROPERTY ADDRESS: 45 EAST YORK AVENUE, SPRING GROVE, PA 17362

UPI# 850000202930000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania

on Judgment of: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT vs. ROY E. HENGST Docket Number: 2025-SU-002470. 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:

ROY E. HENGST

By virtue of a Writ of Execution No. 2025-SU-002470

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT

V.

Roy E. Hengst  
owner of property situate in TOWNSHIP OF LOWER WINDSOR, York County, Pennsylvania, being

4729 E. Prospect Road, York, PA 17406

Parcel No. 35-000-JK-0204.00-00000  
(Acreage or street address)

Improvements thereon: TWO STORY HOUSE

Judgment Amount: \$65,903.59

Attorneys for Plaintiff  
Romano, Garubo & Argentieri, LLC

PROPERTY ADDRESS: 4729 EAST PROSPECT ROAD, YORK, PA 17406

UPI# 35000JK02040000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK NA vs. CHRISTOPHER HIGINBOTHAM Docket Number: 2025-SU-000510. 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 HIGINBOTHAM

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 295 TORREY PINES DRIVE, MOUNT WOLF, PA 17347

UPIN NUMBER 26-000-14-0213.00-00000

PROPERTY ADDRESS: 295 TORREY PINES DRIVE, MOUNT WOLF, PA 17347

UPI# 260001402130000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB vs. HRD YORK PAD LLC Docket Number: 2025-SU-001467. 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:

HRD YORK PAD LLC

ALL THE FOLLOWING described tract of land, situate, lying and being in the 14th Ward of the City of York (formerly Manchester Township), York County, Pennsylvania, bounded and described in accordance with a survey made by James R. Halley and Associates, Inc., dated July 23, 1987, as follows:

BEING known and numbered as Lots 267 and 268 as shown on a Plan made by C.S. Davidson, Inc., Registered Civil Engineers, dated March 3, 1953 and revised July 23, 1954.

BEING KNOWN AS: 810 Loucks Road, York, PA 17404

BEING PARCEL NUMBER: 14-619-02-0022.00-00000

PROPERTY ADDRESS: 810 LOUCKS ROAD, YORK, PA 17404

UPI# 146190200220000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CARRINGTON MORTGAGE SERVICES, LLC vs. MICHAEL L. HUMBERT and UNITED STATES OF AMERICA Docket Number: 2025-SU-001729. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL L. HUMBERT  
UNITED STATES OF AMERICA

ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in Hanover Borough, York County, Pennsylvania, limited and described as follows, to wit:

Property Address: 12 Charles Street, Hanover, PA 17331

Parcel No. 67-000-18-0093.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2025-SU-001729

Judgment: \$189,096.32

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Michael L. Humbert

PROPERTY ADDRESS: 12 CHARLES STREET, HANOVER, PA 17331

UPI# 670001800930000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. AMBER ANN MARIE JONES and TARENCE C. JONES Docket Number: 2025-SU-004159. 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:

AMBER ANN MARIE JONES  
TARENCE C. JONES

Owner(s) of property situate in FRANKLINTOWN BOROUGH, YORK County, Pennsylvania, being 25 Glenview Circle Dillsburg PA 17019 PARCEL #: 630000102200000000 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount \$206,085.88 Attorneys for Plaintiff KML Law Group P.C.

PROPERTY ADDRESS: 25 GLENVIEW CIRCLE, DILLSBURG, PA 17019

UPI# 630000102200000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NAVY FEDERAL CREDIT UNION vs. MICHAEL KEENE and POLITA FELICIANO Docket Number: 2024-SU-003722. 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 KEENE  
POLITA FELICIANO

All that certain piece or parcel or Tract of land situate in the Township of Paradise, York County, Pennsylvania, and being known as 6854 Lincoln Highway W, Thomasville, Pennsylvania 17364. TAX MAP AND PARCEL NUMBER:420000

HE00900000000

THE IMPROVEMENTS THEREON ARE:  
Residential Dwelling

REAL DEBT: \$222,089.71

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Michael Keene and Polita Feliciano

McCabe, Weisberg & Conway, LLC  
1420 Walnut Street, Suite 1501  
Philadelphia, PA 19102

PROPERTY ADDRESS: 6854 LINCOLN HIGHWAY WEST, THOMASVILLE, PA 17364

UPI# 42000HE00900000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LLACG COMMUNITY INVESTMENT FUND vs. BRENT KLUNK; ESTATE OF DORIS B. KLUNK; SCOTT KLUNK; MICHELLE SHANK; DENISE ROBINSON; and ANY AND ALL UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES, DEVISES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER THE ESTATE OF DORIS B. KLUNK, DECEASED Docket Number: 2025-SU-001109. 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:

BRENT KLUNK  
ESTATE OF DORIS B. KLUNK  
SCOTT KLUNK  
MICHELLE SHANK  
DENISE ROBINSON  
ANY AND ALL UNKNOWN HEIRS,  
SUCCESSORS AND ASSIGNS,  
REPRESENTATIVES, DEVISES, AND ALL  
PERSONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT TITLE OR INTEREST  
FROM OR UNDER THE ESTATE OF DORIS  
B. KLUNK, DECEASED

SHORT LEGAL DESCRIPTION  
ALL THAT TRACT OF LAND SITUATE,  
LYING AND BEING IN THE BOROUGH  
OF HANOVER, YORK COUNTY,

PENNSYLVANIA.  
Property Address: 242 Locust Street, Hanover,  
PA 17331  
Parcel ID: 67-000-04-0147.00- 00000

PROPERTY ADDRESS: 242 LOCUST STREET, HANOVER, PA 17331

UPI# 670000401470000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SELENE FINANCE, LP vs. WESLEY J. KLUNK and JESSICA M. KLUNK Docket Number: 2025-SU-003962. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

WESLEY J. KLUNK  
JESSICA M. KLUNK

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

BEING KNOWN AS: 99 PARK HEIGHTS BLVD HANOVER, PA 17331

BEING PARCEL NUMBER: 44-000-06-0002.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 99 PARK HEIGHTS BOULEVARD, HANOVER, PA 17331

UPI# 440000600020000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. CHAD LUCKENBAUGH and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT Docket Number: 2025-SU-003687. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHAD LUCKENBAUGH  
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 2025-SU-003687

PENNSYLVANIA HOUSING FINANCE AGENCY,  
PLAINTIFF

VS  
CHAD LUCKENBAUGH AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT,  
DEFENDANTS

REAL ESTATE: 109 WEST MAIN STREET DALLASTOWN, PA 17313

MUNICIPALITY: DALLASTOWN BOROUGH

DIMENSIONS: 0.1653 ACRES

SEE INSTRUMENT #: 2016-018837

TAX PARCEL #: 56-000-02-0005.00-00000

ASSESSMENT: \$89,370

IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING HOUSE AS IDENTIFIED ABOVE.

TO BE SOLD AS THE PROPERTY OF CHAD LUCKENBAUGH ON JUDGMENT NO. 2025-SU-003687

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

PROPERTY ADDRESS: 109 WEST MAIN STREET, DALLASTOWN, PA 17313

UPI# 560000200050000000

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

thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F vs. SAMATHA A. LUCKENBAUGH and UNITED STATES OF AMERICA Docket Number: 2025-SU-000441. 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:

SAMATHA A. LUCKENBAUGH  
UNITED STATES OF AMERICA

Docket No. 2025-SU-000441

Description: ALL THAT CERTAIN described lot of ground, with improvements thereon erected, situate in Fourteenth Ward of the City of York, formerly West Manchester Township, York County, Pennsylvania, as more fully described in Book 2369, Page 785.

Parcel No. 14-493-14-00010.00-00000

Property: 831 Florida Ave, York, PA 17404

Improvements: Residential Property

PROPERTY ADDRESS: 831 FLORIDA AVENUE, YORK, PA 17404

UPI# 144931400100000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. AMANDA MARTIN and JASON RYAN MARTIN Docket Number: 2025-SU-003683. 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 MARTIN  
JASON RYAN MARTIN

Owner(s) of property situate in LOGANVILLE BOROUGH, YORK County, Pennsylvania, being

34 Rockdale Drive Seven Valleys PA 17360

PARCEL #: 750000600050000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$290,155.61

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 34 ROCKDALE DRIVE, SEVEN VALLEYS, PA 17360

UPI# 750000600050000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. SUSAN M. MARTIN and HOLLY M. SHELTON Docket Number: 2024-SU-002633. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SUSAN M. MARTIN  
HOLLY M. SHELTON

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

3135 Raintree Road York PA 17404

PARCEL #: 360002300050000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$174,091.45

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 3135 RAIN TREE ROAD, YORK, PA 17404

UPI# 360002300050000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs. KIM L. MILLAR A/K/A KIM L. DAY Docket Number: 2025-SU-002325. 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:

KIM L. MILLAR A/K/A KIM L. DAY

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

BEING KNOWN AS: 2705 CLEARVIEW ROAD YORK, PA 17406

BEING PARCEL NUMBER: 4 6-000-1 7-0024. B0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 2705 CLEARVIEW ROAD, YORK, PA 17406

UPI# 46000170024B000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common

Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. WILLIAM J. MILLER Docket Number: 2025-SU-003917. 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:

WILLIAM J. MILLER

Owner(s) of property situate in PENN TOWNSHIP, YORK County, Pennsylvania, being  
436 South High Street Hanover PA 17331  
PARCEL #: 440000602000000000

(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount \$109,825.94  
Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 436 SOUTH HIGH STREET, HANOVER, PA 17331

UPI# 440000602000000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3 vs. BRYAN K. MOWREY Docket Number: 2025-SU-003162. 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:

BRYAN K. MOWREY

ALL THAT CERTAIN TRACT OF LAND SITUATE IN NEWBERRY TOWNSHIP, YORK COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF PINES ROAD (SR 1009), SAID POINT BEING THE NORTHEAST CORNER OF LOT #163; THENCE, ALONG THE RIGHT-OF-WAY OF PINES ROAD (SR 1009) BY A CURVE TO

THE LEFT HAVING A CHORD S 73° 03' 23" E BY A DISTANCE OF 11.27' AND A RADIUS OF 258.45' AND AN ARC LENGTH OF 11.27' TO A POINT; THENCE, ALONG THE RIGHT-OF-WAY OF SCARLET OAK DRIVE BY A CURVE TO THE RIGHT HAVING A CHORD S 45°00'18" E BY A DISTANCE OF 24.47' AND HAVING A RADIUS OF 25.00' AND AN ARC LENGTH OF 25.57' TO A POINT; THENCE, ALONG THE SAME BY A CURVE TO THE LEFT HAVING A CHORD S 33°05'23" E BY A DISTANCE OF 104.58 HAVING A RADIUS OF 175.00' AND AN ARC LENGTH OF 106.20' TO A POINT; THENCE, ALONG THE SAME S 50°28'31" E BY A DISTANCE OF 84.59' TO A POINT; THENCE, ALONG THE SAME BY A CURVE TO THE LEFT HAVING A CHORD S. 63°17'44" E BY A DISTANCE OF 110.95' AND HAVING A RADIUS OF 250.00' AND AN ARC LENGTH OF 111.88' TO A POINT; THENCE, ALONG LOT #16 S 20°07'38" E BY A DISTANCE OF 161.32' TO A POINT; THENCE, ALONG THE SAME N 73°34'18" E BY A DISTANCE OF 108.81' TO A POINT; THENCE, ALONG THE RIGHT-OF-WAY OF WINTERBERRY LANE BY A CURVE TO THE LEFT HAVING A CHORD S 64°53'34" E BY A DISTANCE OF 84.73' AND HAVING A RADIUS OF 51.00' AND AN ARC LENGTH OF 100.00' TO A POINT; THENCE, ALONG LOT #31 S 39°19'06" W BY A DISTANCE OF 222.49' TO A POINT; THENCE, BY THE SAME S 01°29'22" E BY A DISTANCE OF 684.00' TO A POINT; THENCE, ALONG THE LANDS NOW OR FORMERLY OF MCNAUGHTON PROPERTIES, LLC S 58°47'54" W BY A DISTANCE OF 316.72' TO A POINT; THENCE, ALONG THE LANDS NOW OR FORMERLY OF DONALD AND ESTHER LONG N 44° 45' 10" W BY A DISTANCE OF 647.17' TO A POINT; THENCE, ALONG THE SAME N 39°02'51" E BY A DISTANCE OF 536.96' TO A POINT; THENCE, ALONG THE SAME N 28°36'57" W BY A DISTANCE OF 445.50' TO A POINT; THENCE, ALONG THE SAME N 59°43'35" E BY A DISTANCE OF 340.76' TO A POINT; THENCE, ALONG THE SAME N 29°47'31" W BY A DISTANCE OF 60.45' TO A POINT, THE PLACE OF BEGINNING. CONTAINING 658,315 SQUARE FEET (15.11 ACRES).

IT BEING THE SAME PROPERTY WHICH JACK L. SHORT AND WANDA L. SHORT, HUSBAND AND WIFE, BY THEIR DEED DATED MARCH 28, 2001, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF YORK COUNTY, PENNSYLVANIA, IN RECORD BOOK 1430 AT PAGE 530 CONVEYED UNTO THEMSELVES; AND ALSO BEING THE SAME PROPERTY WHICH RICHARD J. LEGGETT AND SUZANNE G. LEGGETT, ALSO KNOWN AS SUSAN G. LEGGETT, HUSBAND AND WIFE, AND JACK L. SHORT AND WANDA L. SHORT, HUSBAND AND WIFE, AND JOAN E. SHORT, SINGLE, BY THEIR DEED DATED NOVEMBER 14, 2001, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF YORK COUNTY, PENNSYLVANIA, IN RECORD BOOK 1466 AT PAGE 3515, AND RECORDED IN RECORD BOOK 1466 AT PAGE 5638, CONVEYED UNTO JACK L. SHORT, AND BEING A CONSOLIDATION OF THE ABOVE TWO DEEDS AND A DEED

WHICH CORRECTS THE BOUNDARY LINE DESCRIPTION WHICH 441 MCNAUGHTON PROPERTIES, LLC BY ITS DEED DATED OCTOBER 31, 2001, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF YORK COUNTY, PENNSYLVANIA, IN RECORD BOOK 1466 AT PAGE 3519, SOLD AND CONVEYED UNTO JACK L. SHORT AND WANDA L. SHORT, HUSBAND AND WIFE, GRANTORS HEREIN.

Premises being: 680 Pines Road, ETTERS, PA 17319

Parcel No. 39-000-PH-0007.G0-00000

BEING the same premises which Jack L. Short and Wanda L. Short by Deed dated September 27, 2002 and recorded in the Office of Recorder of Deeds of York County on October 9, 2002 at Book 1521 , Page 0853 Instrument#2002082023 granted and conveyed unto Bryan K. Mowrey

Deed Book 1521 , at page 0853 as Instrument No. 2002082023

PROPERTY ADDRESS: 680 PINES ROAD, ETTERS, PA 17319

UPI# 39000PH0007G000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA STATE EMPLOYEES CREDIT UNION vs, CHARLES A. MULWANE AKA CHARLES MULWANE and PAMELA M. MULWANE AKA PAMELA MULWANE Docket Number: 2025-SU-001214. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES A. MULWANE AKA CHARLES MULWANE  
PAMELA M. MULWANE AKA PAMELA MULWANE

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF WARRINGTON, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED

AS 81 MINE BANK ROAD, WELLSVILLE, PA 17365. DESCRIBED AT BOOK 1794, PAGE 5591, INSTRUMENT NO. 2006003839, PARCEL NUMBER 49000MD0038Q000000

PROPERTY ADDRESS: 81 MINE BANK ROAD, WELLSVILLE, PA 17365

UPI# 49000MD0038Q000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PLANET HOME LENDING, LLC vs. JAMIE LYNN PEIFER, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF TIMOTHY H. RYMER, DECEASED Docket Number: 2025-SU-002197. 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:

JAMIE LYNN PEIFER, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF TIMOTHY H. RYMER, DECEASED

Docket No. 2025-SU-002197

Description: ALL THAT CERTAIN parcel of land in Newberry Township, York County, Commonwealth of PA, as more fully described in Instrument 2008047960.

Parcel No. 39-000-28-0037.00-00000

Property: 35 White Oak Ln., ETTERS, PA 17319

Improvements: Residential Property

PROPERTY ADDRESS: 35 WHITE OAK LANE, ETTERS, PA 17319

UPI# 390002800370000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRUIST BANK vs. SANTINA L. RESTO, KNOWN HEIR OF RAFAEL RESTO, DECEASED; ADAM N. RESTO, KNOWN HEIR OF RAFAEL RESTO, DECEASED; and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RAFAEL RESTO, DECEASED Docket Number: 2025-SU-001155. 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:

SANTINA L. RESTO, KNOWN HEIR OF RAFAEL RESTO, DECEASED

ADAM N. RESTO, KNOWN HEIR OF RAFAEL RESTO, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RAFAEL RESTO, DECEASED

By virtue of a Writ of Execution No. 2025-SU-001155

TRUIST BANK

v.

SANTINA L. RESTO, KNOWN HEIR OF RAFAEL RESTO, DECEASED; ADAM N. RESTO, KNOWN HEIR OF RAFAEL RESTO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RAFAEL RESTO, DECEASED

owner(s) of property situate in the 8TH WARD YORK CITY, YORK County, Pennsylvania, being

725 S NEWBERRY STREET, YORK, PA 17401  
Tax ID No. 08-169-05-0025.00-00000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$66,814.56

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 725 SOUTH NEWBERRY STREET, YORK, PA 17401

UPI# 081690500250000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SANTANDER BANK, N.A. vs. PRISCILLA A. RITTER Docket Number: 2025-SU-001844. 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:

PRISCILLA A. RITTER

By virtue of a Writ of Execution No. 2025-SU-001844

SANTANDER BANK, N.A.  
v.  
PRISCILLA A. RITTER

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

835 CORTLEIGH DR, YORK, PA 17402  
Tax ID No. 46-000-29-0308.00-00000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$56,713.97

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 835 CORTLEIGH DRIVE, YORK, PA 17402-4127

UPI# 460002903080000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SALEM RUN, PHASE 4, A PLANNED COMMUNITY vs. ELIAS ROBINSON RIVERA Docket Number: 2024-SU-002858. 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

JUDGMENT: \$7,293.90  
REPUTED OWNERS: Elias Robinson Rivera  
DEED Bk. and PAGE or INSTR. NO.: Instr. No. 2018033519  
MUNICIPALITY: Dover Township  
AREA: Single Family Dwelling  
IMPROVEMENTS: n/a  
Parcel ID No. 240002601180000000

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,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES, LLC vs. EBONY ROBINSON Docket Number: 2024-SU-003548. 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:

EBONY ROBINSON

Owner(s) of property situate in YORK CITY, YORK County, Pennsylvania, being  
835 West Poplar Street York PA 17401  
PARCEL #: 092070100330000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$111,116.73

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 835 WEST POPLAR STREET, YORK, PA 17401

UPI# 092070100330000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUST ADMINISTRATOR, ON BEHALF OF THE HOLDERS OF THE CSFB MORTGAGE-BACK ED PASS-THROUGH CERTIFICATES, SERIES 2002-10 vs. STERLING SHOFF, TARYN E. ADAMS A/K/A TARYN ELAINE ADAMS A/K/A TARYN ELAINE SHOFF and TRISTA L. ADAMS A/K/A TRISTA LYNN ADAMS Docket Number: 2025-SU-003682. 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:

STERLING SHOFF

TARYN E. ADAMS A/K/A TARYN ELAINE ADAMS A/K/A TARYN ELAINE SHOFF

TRISTA L. ADAMS A/K/A TRISTA LYNN ADAMS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND WITH THE IMPROVEMENTS THEREON ERECTED, KNOWN AS 320 SOUTH FRONT STREET, SITUATE IN WRIGHTSVILLE BOROUGH, YORK COUNTY, PENNSYLVANIA, AND IDENTIFIED AS LOT 2 ON THAT CERTAIN SUBDIVISION PLAN RECORDED IN PLAN BOOK AA, RAGE 322, YORK COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SIDE OF SOUTH FRONT STREET, AT A CORNER OF LOT 3 ON THE SUBDIVISION PLAN AS AFORESAID; THENCE BY AND ALONG THE SAID LOT 3, WESTWARDLY, A DISTANCE OF TWO HUNDRED (200.00) FEET TO A POINT ON THE EAST SIDE OF HOWARD ALLEY, A FOURTEEN (14) FEET WIDE ALLEY; THENCE BY AND ALONG THE EAST SIDE OF HOWARD ALLEY, NORTHWARDLY, FIFTEEN AND SEVENTEEN HUNDREDTHS (15.17) FEET TO A POINT AT A CORNER OF LOT 1, EASTWARDLY, TWO HUNDRED (200.00) FEET TO A POINT ON THE WEST SIDE OF SOUTH FRONT STREET AS AFORESAID; THENCE BY AND ALONG

THE WEST SIDE OF SOUTH FRONT STREET, SOUTHWARDLY, FIFTEEN AND SEVENTEEN HUNDREDTHS (15.17) FEET TO THE POINT AND PLACE OF BEGINNING.

BEING THE SAME PREMISES THAT: Michael S. Anderson and Lorie L. Anderson, husband and wife, by deed dated May 17, 1999 and recorded June 2, 1999 in the Office of The Recorder of Deeds in and for York County, Pennsylvania in Record Book 1366, Page 2833, granted and conveyed unto: Lorie L. Anderson, Grantor herein.  
TAX MAP NO.: 91-4-46  
Premises being: 320 South Front Street, Wrightsville, PA 17368  
Parcel No. 91-000-04-0046

BEING the same premises which Lori L. Newcomer, formerly known as Lori A. Anderson and Michael E. Newcomer by Deed dated September 14, 2001 and recorded in the Office of Recorder of Deeds of York County on September 19, 2001 at Book 1456, Page 2591 Instrument# 2001058605 granted and conveyed unto Taryn Elaine Adams, Trista Lynn Adams

Deed Book 1456, at page 2591 as Instrument No. 2001058605

PROPERTY ADDRESS: 320 SOUTH FRONT STREET, WRIGHTSVILLE, PA 17368

UPI# 910000400460000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. JOAN A. SKIBICKI (DECEASED) Docket Number: 2024-SU-001772. 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:

JOAN A. SKIBICKI (DECEASED)

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

BEING KNOWN AND NUMBERED AS 775 FAIRVIEW DRIVE, HANOVER, PA 17331

UPIN NUMBER 52-000-BD-0010.K0-00000

PROPERTY ADDRESS: 775 FAIRVIEW DRIVE, HANOVER, PA 17331

UPI# 52000BD0010K0000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: OAK VILLAGE, A TOWNHOME CONDOMINIUM vs. JAMES SNEAD, JR Docket Number: 2025-NO-004919. 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 SNEAD, JR

SHERIFF'S SALE  
By virtue of a Writ of Execution issued by Oak Village, a Townhome Condominium  
Docket No. 2025-NO-004919

Oak Village, a Townhome Condominium v. James Snead Jr.  
Docket No. 2025-NO-004919

Owner of property situate in York Township, York County, Pennsylvania  
109 Oak Crossing, York Township, Dallastown, PA 17313

Property being known as Parcel ID No 54000HJ0291C0C0023.

BARLEY SNYDER  
Kimberly Kipnis, Esquire  
Court I.D. 315312  
Attorneys for Plaintiffs  
100 East Market Street  
York, PA 17401  
(717) 846-8888

PROPERTY ADDRESS: 109 OAK CROSSING, UNIT 109 OAK VILLAGE, DALLASTOWN, PA 17313

UPI# 54000HJ0291C0C0023

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

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AMERIHOMÉ MORTGAGE COMPANY, LLC vs. NATHAN STAUB and STACEY C. STAUB Docket Number: 2025-SU-002791. 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:

NATHAN STAUB  
STACEY C. STAUB

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

BEING KNOWN AS: 13 KEVIN DRIVE YORK, PA 17408

BEING PARCEL NUMBER: 33-000-04-0034.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 13 KEVIN DRIVE, YORK, PA 17408

UPI# 330000400340000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. UNKNOWN HEIRS, SUCCESSORS,

ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSE A. PACHECO, DECEASED and JAYSON PACHECO, KNOWN HEIR OF JOSE A. PACHECO, DECEASED Docket Number: 2023-SU-003311. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

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

JAYSON PACHECO, KNOWN HEIR OF JOSE A. PACHECO, DECEASED

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust v Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Jose A. Pacheco, Deceased, Jayson Pacheco Known Heir of Jose A. Pacheco, Deceased

Docket Number: 2023-SU-003311

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

Commonly known as: 969 Wellington Street, York, PA 17403

Parcel Number: 12-389-11-0073.00-00000 Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$61,518.32

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

PROPERTY ADDRESS: 969 WELLINGTON STREET, YORK, PA 17403

UPI# 123891100730000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of

Common Pleas of York County, Pennsylvania on Judgment of: SECURED INVESTMENT HIGH YIELD FUND II, LLC vs. WARARM CONSULTANTS, LLC and KEVIN JABBAR, INDIVIDUALLY IN THEIR CAPACITY AS GUARANTOR Docket Number: 2025-SU-003661. 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:

WARARM CONSULTANTS, LLC KEVIN JABBAR, INDIVIDUALLY IN THEIR CAPACITY AS GUARANTOR

Owner(s) of property situate in YORK CITY, YORK County, Pennsylvania, being 219 Walnut Street York PA 17403 PARCEL #: 071220200420000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$201,262.96

Attorneys for Plaintiff KML Law Group P.C.

PROPERTY ADDRESS: 219 WALNUT STREET, YORK, PA 17403

UPI# 071220200420000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK vs. CHYANE WEAVER AKA CHYANE S. WEAVER Docket Number: 2025-SU-003501. 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:

CHYANE WEAVER AKA CHYANE S. WEAVER

Owner(s) of property situate in MANCHESTER TOWNSHIP, YORK County, Pennsylvania, being 222 Eastland Avenue York PA 17406 PARCEL #: 360000400140000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$80,299.06

Attorneys for Plaintiff KML Law Group P.C.

PROPERTY ADDRESS: 222 EASTLAND AVENUE, YORK, PA 17406

UPI# 360000400140000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 3.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 13, 2026 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BELLA LUNA, LLC, vs. GARY WESNER Docket Number: 2025-NO-002547. 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:

GARY WESNER

SHERIFF'S SALE By virtue of a Writ of Execution issued by Bella Luna, LLC Docket No. 2025-NO-002547

Bella Luna, LLC v. Gary Wesner Docket No. 2025-NO-002547

Owner of property situate in Manchester Township, York County, Pennsylvania

3065 Brookfield Drive, York, Pennsylvania 17404

Property being known as Parcel ID No. 36-000-LH-0084.M0-00000.

Residential real estate.

Matthew G. Brushwood, Esquire Attorney for Bella Luna, LLC Barley Snyder 2755 Century Boulevard Wyomissing, PA 19610 610.372.3500 Court I.D. No. 310592

PROPERTY ADDRESS: 3065 BROOKFIELD DRIVE, YORK, PA 17404

UPI# 36000LH0084M000000

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

thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

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SHERIFF'S SALE-NOTICE IS HEREBY  
GIVEN THAT on April 13, 2026 At 2:00  
O'Clock, PM, prevailing time, by virtue of a  
Writ of Execution issued out of the Court of  
Common Pleas of York County, Pennsylvania  
on Judgment of: WELLS FARGO BANK, N.A.  
vs. AMBER WIRE, AKA AMBER OSTEEEN,  
AS EXECUTOR AND/OR ADMINISTRATOR  
TO THE ESTATE OF BETTY POOLE Docket  
Number: 2025-SU-003539. And to me directed,  
I will expose at public sale at [https://york.  
pa.realforeclose.com/](https://york.pa.realforeclose.com/) the following real estate  
to wit:

AS THE REAL ESTATE OF:

AMBER WIRE, AKA AMBER OSTEEEN, AS  
EXECUTOR AND/OR ADMINISTRATOR TO  
THE ESTATE OF BETTY POOLE

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

BEING KNOWN AND NUMBERED AS 70  
FAIRMOUNT AVENUE, MANCHESTER, PA  
17345

UPIN NUMBER 39-000-01-0066.00-00000

PROPERTY ADDRESS: 70 FAIRMOUNT  
AVENUE, MANCHESTER, PA 17345

UPI# 390000100660000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.12-3t York County, Pennsylvania

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