

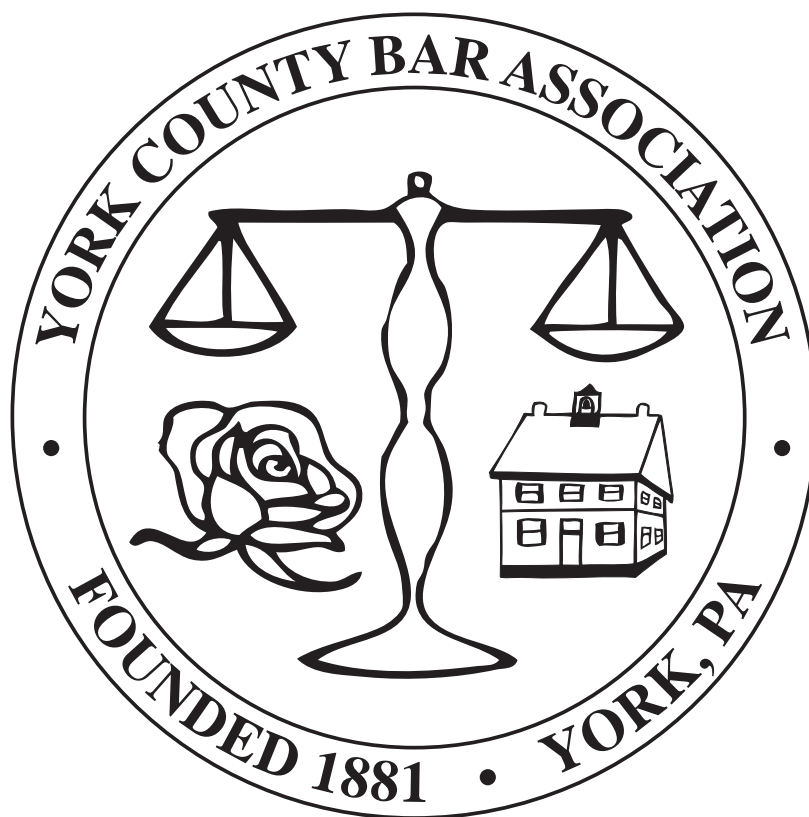
York Legal Record

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

Vol. 136

YORK, PA, THURSDAY, NOVEMBER 03, 2022

No. 32



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
3rd Wednesday of each
month

November 16, 2022
next meeting

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

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

All information confidential

York Bar Center Operations Update

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

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

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

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

**For notary services email
notary@yorkbar.com**

Opinions, Opinions, Opinions . . .

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

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

We encourage you to submit
these opinions to the YLR Editor-
in-Chief, Carrie Pugh, at
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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 GEORGE M. AKINS, SR., a/k/a GEORGE MELVIN AKINS, SR., DECEASED
Late of Hopewell Twp., York County, PA.
Executrix: Deanna Akins, c/o Laura S. Manifold, Esquire, P.O. Box 312, Stewartstown, PA 17363
Attorney: Laura S. Manifold, Esquire., P.O. Box 312, Stewartstown, PA 17363
11.03-3t

ESTATE OF NADINE R. BOWMAN, DECEASED
Late of York Twp., York County, PA.
Executors: Steven E. Bowman and Charles W. Bowman III, c/o Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
Attorney: Rachel L. Gates, Esquire, Gates & Gates, P.C., 250 York Street, Hanover, PA 17331
11.03-3t

ESTATE OF HARRY SPALL BULTMAN, a/k/a HARRY S. BULTMAN, a/k/a HARRY SPALL BULTMAN, III, a/k/a HARRY S. BULTMAN, III, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Shirley A. Pich, c/o Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402
Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402
11.03-3t

ESTATE OF KEITH A. FLORAY, DECEASED
Late of Springfield Twp., York County, PA.
Executor: Jennifer L. Floray-Selegath, c/o Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406
Attorney: Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406
11.03-3t

ESTATE OF FRANCES E. FORRY, a/k/a FRANCES ELIZABETH FORRY, DECEASED
Late of Hanover Boro., York County, PA.
Co-Executors: Carolyn L. Forry, 1106 Roosevelt Court, Hanover, PA 17331 and Nelson D. Forry, 450 Bibey Road, Carthage, NC 28327
Attorney: Amy E.W. Ehrhart, Esquire, 118 Carlisle St., Suite 202, Hanover, PA 17331
11.03-3t

ESTATE OF THOMAS GEORGE FREET, DECEASED
Late of Fairview Twp., York County, PA.
Administrator: Douglas W. Freet, 620 Overlook Drive, Eppers, PA 17319
Attorney: David H. Stone, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070
11.03-3t

ESTATE OF DAVID J. FREY, DECEASED
Late of East Manchester Twp., York County, PA.
Executrix: Megan L. Rishaw, c/o John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404
11.03-3t

ESTATE OF PAULINE B. HUPPER, DECEASED
Late of York Twp., York County, PA.
Co-Executors: Jennifer E. Goodling and Todd A. Goodling, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401
11.03-3t

ESTATE OF RUTH E. LEHR, DECEASED
Late of Hanover Boro., York County, PA.
Executor: Linda L. Boyer, c/o CGA Law Firm, PC, PO Box 606, East Berlin, PA 17316
Attorney: Sharon E. Myers, Esquire, CGA Law Firm, PC, PO Box 606, East Berlin, PA 17316
11.03-3t

ESTATE OF SUE E. REINECKE, DECEASED
Late of Lower Chanceford Twp., York County, PA.
Executrix: Jamie S. Jordan, c/o Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356
Attorney: Eveler & DeArment LLP, 2997 Cape Horn Rd., Suite A-6, Red Lion, PA 17356
11.03-3t

ESTATE OF EILEEN M. RODE, DECEASED
Late of Newberry Twp., York County, PA.
Executor: Keith D. Rode II, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
11.03-3t

ESTATE OF CHARLES F. WAGMAN, a/k/a CHARLES FREDERICK WAGMAN, DECEASED
Late of Windsor Twp., York County, PA.
Executors: MaryJo A. Telep and John A. Wagman, Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406
Attorney: Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406
11.03-3t

ESTATE OF CHRISTINE L. WARNER, DECEASED
Late of Red Lion Boro., York County, PA.
Administrator: Keith Warner, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
Attorney: Joy L. Kolodzi, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
11.03-3t

ESTATE OF FRED FERDINAND WEDER, a/k/a FRED WEDER, FRED F. WEDER, DECEASED
Late of York County, PA.
Administratrix C.T.A.: Jacqueline Weder, a/k/a Jacqueline Jane Weder, c/o Cunningham, Chernicoff & Warshawsky, P.C., 2320 North Second Street, Harrisburg, PA 17110
Attorney: Bruce J. Warshawsky, Esquire, Cunningham, Chernicoff & Warshawsky, P.C., 2320 North Second Street, Harrisburg, PA 17110
11.03-3t

ESTATE OF JOHN W. WRIGLEY, DECEASED
Late of Fairview Twp., York County, PA.
Executor: William B. Wrigley, 21 Carriage Road, New Cumberland, PA 17070
Attorney: James J. McCarthy, Jr., Esquire, 2041 Herr Street, Harrisburg, PA 17103
11.03-3t

ESTATE OF RUTH D. ZEMAITIS, DECEASED
Late of York City., York County, PA.
Executor: Thomas E. Zemaitis, 14 Goldenrod Lane, Marlton, NJ 08053
11.03-3t

SECOND PUBLICATION

ESTATE OF JOSEPH C. BUNNELL, JR., DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Marilyn Luckenbaugh, c/o John R. Elliott, Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401
Attorney: John R. Elliott, Esquire, Anstine & Sparler, 117 East Market St., York, PA 17401
10.27-3t

ESTATE OF JACK P. COOK, JR., a/k/a JACK PHILIP COOK, JR., DECEASED
Late of Hellam Twp., York County, PA.
Executor: Counsel Trust Company, c/o McNeese Wallace & Nurick LLC, 100 Pine Street, P.O. Box 1166, Harrisburg, PA 17108
Attorney: Elizabeth P. Mullaugh, Esquire, McNeese Wallace & Nurick LLC, 100 Pine Street, P.O. Box 1166, Harrisburg, PA 17108
10.27-3t

**ESTATE OF THOMAS W. FADELY,
DECEASED**

Late of Dover Twp., York County, PA.
Co-Executors: Chad D. Fadely and Bret
T. Fadely, c/o William B. Anstine, Jr.,
Esquire, Anstine & Sparler, 117 East
Market St., York PA 17401
Attorney: William B. Anstine, Jr., Esquire,
Anstine & Sparler, 117 East Market St.,
York PA 17401 10.27-3t

ESTATE OF CAROL FISHER, DECEASED

Late of York Twp., York County, PA.
Executor: Janene Fry, 109 Melissa Court,
Enola, PA 17025
Attorney: Patrick J. Schaeffer, Esquire,
Laura E Bayer, Esquire, Trinity Law, 1681
Kenneth Road, Building 2, York, PA 17408
10.27-3t

**ESTATE OF RICK RANDALL GASKINS,
DECEASED**

Late of Airville, York County, PA.
Executor: Jennifer Michelle Gaskins, c/o
Law Office of Gregory M. Lane, 2617 N
2nd Street, Harrisburg, PA 17110
Attorney: Gregory M. Lane, Esquire, Law
Office of Gregory M. Lane, 2617 N 2nd
Street, Harrisburg, PA 17110 10.27-3t

**ESTATE OF MICHAEL CASMIER KRECKO,
DECEASED**

Late of Hanover Boro., York County, PA.
Executor: Kimberly M. Clousher, 361
Jasmine Dr., Hanover, PA 17331
Attorney: G. Steven McKonly, Esquire, 119
Baltimore Street, Hanover, PA 17331
10.27-3t

ESTATE OF JANE E. LANDIS, DECEASED

Late of Spring Garden Twp., York County,
PA.
Executor: Robert C. Landis, c/o Stock and
Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: Thomas M. Shorb, Esquire, Stock
and Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401 10.27-3t

ESTATE OF DORIS J. LEREW, DECEASED

Late of York Twp., York County, PA.
Executrix: Lori Jean Shaulis, 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 10.27-3t

ESTATE OF TOBIAS G. LURK, DECEASED

Late of Hanover Boro., York County, PA.
Executor: Brittany L. Lurk, 211 W. Middle
St., Hanover, PA 17331
Attorney: G. Steven McKonly, Esquire, 119
Baltimore Street, Hanover, PA 17331
10.27-3t

ESTATE OF RONALD D. REIGLE, a/k/a**RONALD DAVID REIGLE, DECEASED**

Late of Dover Twp., York County, PA.
Executors: Sandra L. Howard and Deborah
A. Seyler, 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 10.27-3t

**ESTATE OF MARGARETTA E. SCHELL,
DECEASED**

Late of Manchester Twp., York County, PA.
Executor: Clee Allen Ridall, 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 10.27-3t

**ESTATE OF PATRICIA L. STINE,
DECEASED**

Late of York Twp., York County, PA.
Co-Executors: Tracy Frantz and Edward D.
Stine, 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 10.27-3t

**ESTATE OF LUIS ENRIQUE VAZQUEZ, SR.,
DECEASED**

Late of City of York, York County, PA.
Administratrix: Destinee Sterner, 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 10.27-3t

THIRD PUBLICATION**ESTATE OF CLAIRE J. AIKENS, a/k/a C.**

JEAN AIKENS, DECEASED
Late of Fairview Twp., York County, PA.
Executrix: Nicole L. Hunt, 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
10.20-3t

ESTATE OF RUTH D. BOND, DECEASED

Late of Shrewsbury Boro., York County, PA.
Executor: Larry S. Thompson, c/o Eveler
& DeArment LLP, 2997 Cape Horn Rd.,
Suite A-6, Red Lion, PA 17356
Attorney: Eveler & DeArment LLP, 2997
Cape Horn Rd., Suite A-6, Red Lion, PA
17356 10.20-3t

**ESTATE OF LEONARD C. FERREE, JR.,
DECEASED**

Late of Dover Twp., York County, PA.
Executrix: Jessica R. Bliss, 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 10.20-3t

ESTATE OF GRACE D. FLORY, DECEASED

Late of Windsor Twp., York County, PA.
Co-Executors: David B. Flory and Carol
I. Craven, a/k/a Carol Craven, 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 10.20-3t

**ESTATE OF JANET MARIE FOGLE, a/k/a
JANET M. FOGLE, DECEASED**

Late of Penn Twp., York County, PA.
Executor: Pamela Shook a/k/a Pamela Fogle
Shook, 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
10.20-3t

ESTATE OF ETHEL FRANCE, DECEASED

Late of Hanover Boro., York County, PA.
Executrices: Cathy D. Gross and Connie L.
Murray, 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 10.20-3t

**ESTATE OF MARGARET L. FUHRMAN,
a/k/a MARGARET LOUISE FUHRMAN,
DECEASED**

Late of Hanover Boro., York County, PA.
Executors: Victoria M. Hartlaub, 1222
Broadway, Hanover, PA 17331, and
Thomas R. Fuhrman, 219 N. Schoolhouse
Rd., Thomasville, PA 17364
Attorney: David K. James, III, Esquire, 234
Baltimore St., Gettysburg, PA 17325
10.20-3t

**ESTATE OF DARLENE J. GERBEN,
DECEASED**

Late of Springfield Twp., York County, PA.
Administrator: John A. Gerben, Jr., c/o
David E. Schwager, Esquire, 183 Market
Street, Suite 100, Kingston, PA 18704
Attorney: David E. Schwager, Esquire, 183
Market Street, Suite 100, Kingston, PA
18704 10.20-3t

**ESTATE OF KYLE J. GLATFELTER, a/k/a
KYLE JAY GLATFELTER, DECEASED**

Late of Manchester Twp., York County, PA.
Administrator C.T.A.: Gary L. Landis, 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 10.20-3t

**ESTATE OF MICHAEL D. HOFFMAN,
DECEASED**

Late of Conewago Twp., York County, PA.
Executrix: Deborah Daugherty, c/o Marcus
A. McKnight, III, Esquire, Irwin &
McKnight, P.C., 60 West Pomfret Street,
Carlisle, PA 17013
Attorney: Marcus A. McKnight, III, Esquire,
Irwin & McKnight, P.C., 60 West Pomfret
Street, Carlisle, PA 17013 10.20-3t

ESTATE OF BRUCE L. JOHN, DECEASED

Late of Dover Twp., York County, PA.
Administratrix: Pamela R. Reitzel, 359
Lowther Street, Lemoyne, PA 17043
Attorney: Robin J. Marzella, Esquire, R.J.
Marzella & Associates, 3513 North Front
Street, Harrisburg, PA 17110 10.20-3t

- ESTATE OF LINDA N. JORDAN, DECEASED
Late of Penn Twp., York County, PA.
Executor: William C. Jordan, Jr., c/o Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402
Attorney: Paul G. Lutz, Esquire, 110 South Northern Way, York, PA 17402 10.20-3t
- ESTATE OF ARLENE M. KOPP, DECEASED
Late of Penn Twp., York County, PA.
Co-Executors: Nevin G. Rohrbaugh and Brian L. Kopp, 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 10.20-3t
- ESTATE OF JUDD C. LACKEY, DECEASED
Late of Shrewsbury Twp., York County, PA.
Administrator: John M. Lackey, c/o Andrea S. Anderson, Esq., 901 Delta Road, Red Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356 10.20-3t
- ESTATE OF KENNETH E. LIPPY, DECEASED
Late of York County, PA.
Executor: Shaun E. O'Toole, 220 Pine Street, Harrisburg, PA 17101
Attorney: Shaun E. O'Toole, Esquire, 220 Pine Street, Harrisburg, PA 17101 10.20-3t
- ESTATE OF LYNN J. McCLAIN, DECEASED
Late of Manchester Boro., York County, PA.
Executrix: Kelsey L. Pedmo, 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 10.20-3t
- ESTATE OF DORIS V. McMASTER, DECEASED
Late of North Codorus Twp., York County, PA.
Executor: Scott A. McMaster, 631 North Blettner Avenue, Hanover, PA 17331
Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 10.20-3t
- ESTATE OF GREGG E. NIEDERERR, DECEASED
Late of North Codorus Twp., York County, PA.
Executor: Robert D. Niedererr, 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 10.20-3t
- ESTATE OF LINWOOD G. ORR, DECEASED
Late of Dover Twp., York County, PA.
Executrix: Karen V. Orr, 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 10.20-3t
- ESTATE OF JOYCE L. PETERS, DECEASED
Late of Red Lion Boro., York County, PA.
Administrator: Thomas G. Peters, c/o Patrick J. Schaeffer, Esquire and Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408
Attorney: Patrick J. Schaeffer, Esquire and Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408 10.20-3t
- ESTATE OF KATHIE D. POWELL, a/k/a KATHIE DIANE POWELL, DECEASED
Late of Penn Twp., York County, PA.
Executor: Michele R. Parker, 47 Cody Court, Hanover, PA 17331
Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 10.20-3t
- ESTATE OF SEAN ANDREW SCHLOSSER, DECEASED
Late of York City., York County, PA.
Administratrix: Tracey Alfano, 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 10.20-3t
- ESTATE OF BONNIE B. SHEAFFER, a/k/a BONNIE SHEAFFER, DECEASED
Late of Dillsburg, Carroll Twp., York County, PA.
Executrix: Denise S. Bleiler, 20 Pine Street, Dillsburg, PA 17019
Attorney: Terence J. Barna, Esquire, BENNLAWFIRM, 103 East Market Street, P.O. Box 5185, York, PA 17405 10.20-3t
- ESTATE OF CHARLES E. SMITH JR., DECEASED
Late of York Twp., York County, PA.
Executor: Loretta L. Smith, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 10.20-3t
- ESTATE OF MARY JANE SNYDER, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Nancy Ann Kinard, c/o Barley Snyder, 100 East Market Street, York, PA 17401
Attorney: Jayne R. Katherman, Esquire, Barley Snyder, 100 East Market Street, York, PA 17401 10.20-3t
- ESTATE OF GREGORY K. SPILLMAN, DECEASED
Late of Manchester Twp., York County, PA.
Administratrix c.t.a.: Krista L. Spillman, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 10.20-3t
- ESTATE OF BETTY L. STAMBAUGH, DECEASED
Late of York City, York County, PA.
Co-Executrices: Joyce I. Gross and Joan G. Wagner, aka Joan E. Wagner, 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 10.20-3t
- ESTATE OF CHARLES R. STRONG, DECEASED
Late of Heidelberg Twp., York County, PA.
Executors: Eric D. Strong and Matthew G. Strong, c/o Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331
Attorney: Linda S. Siegle, Esquire, Siegle Law, 1010 Eichelberger Street, Suite 3, Hanover, PA 17331 10.20-3t
- ESTATE OF JUDITH ANNE SULLIVAN, DECEASED
Late of Paradise Twp., York County, PA.
Executor: Mark Eric 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 10.20-3t
- ESTATE OF EMILY J. TOMIC, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Milana Thiede, c/o Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331
Attorney: Ruth Crabbs Gunnell, Esquire, Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331 10.20-3t
- ESTATE OF JOHN V. TOPORZYCKI, JR., DECEASED
Late of Penn Twp., York County, PA.
Executor: Francis X. Cooke, 4012 Doefield Dr., Manchester, MD 21102
Attorney: Dennis M. Twigg, Esquire, Hoffman, Comfort, Offutt, Scott & Halstad, LLP, 24 N Court St., Westminster, MD 21157 10.20-3t
- ESTATE OF LINDA D. VANGIESEN, a/k/a LINDA DIETZ VANGIESEN, DECEASED
Late of Springettsbury Twp., York County, PA.
Executrix: Karen N. VanGiesen, c/o Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602
Attorney: Randy R. Moyer, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602 10.20-3t
- ESTATE OF KAREN J. WARD, DECEASED
Late of North Codorus Twp., York County, PA.
Executor: Mark A. Ward, 818 Raccoon Valley Road, Heiskell, TN 37754
Attorney: Clayton A. Lingg, Esquire, MOONEY LAW, 230 York Street, Hanover, PA 17331 10.20-3t

ESTATE OF LEROY D. WEAVER,
DECEASED
Late of Hanover Boro., York County, PA.
Executor: Lorie A. Klunk, 45 Northview
Drive, Hanover, PA 17331
Attorney: G. Steven McKonly, Esquire, 119
Baltimore Street, Hanover, PA 17331
10.20-3t

ESTATE OF A. ELAINE WHITE, DECEASED
Late of York City, York County, PA.
Executors: W. Tim White & Richard C.
White, c/o Bellomo & Associates, LLC,
3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
10.20-3t

ESTATE OF RUSSELL WORHACH,
DECEASED
Late of Hopewell Twp., York County, PA.
Co-Executors: Deborah A. Leroy and
George F. Nitchie, 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 10.20-3t

A. McKim, Late of Dover Township,
York County, Pennsylvania, deceased,
6721-2039. (David M. Laucks, Esq.)

**FILED IN THE OFFICE OF THE
CLERK OF ORPHANS' COURT
DIVISION OF THE COMMON
PLEAS COURT, YORK COUNTY,
PENNSYLVANIA ON OR BEFORE
OCTOBER 12, 2022.**

BRYAN K. TATE

COURT OF COMMON
PLEAS OF YORK COUNTY,
PENNSYLVANIA, ORPHANS'
COURT DIVISION

10.27-2t

**ORPHANS' COURT DIVISION
AUDITING NOTICE**

To All legatees creditors and person interested: Notice is hereby given that the following accounts have been filed in the office of the Clerk of Orphans' Court Division for confirmation and distribution of the balance therein shown to the creditors, legatees next to kin, heirs and others legally entitled thereto on **November 16, 2022** at 9:00 a.m. and will be called in the order named for audit and distribution by said Court, in **Courtroom No. 7003, on the 7th floor of the York County Judicial Center at 45 North George St. in the City of York, Pennsylvania.**

1. **LYBARGER – The First and Final Account of Ryan N. Lybarger, Administrator of the Estate of Kristine K. Lybarger, Late of Conewago Township, York County, Pennsylvania, deceased, 6721-2446. (David P. Turocy, Esq.)**
2. **BRESSLER – The First and Final Account of Good News Consulting, Inc., Administrator of the Estate of Adele M. Bressler, Late of Springettsbury Township, York County, Pennsylvania, deceased, 6721-2872. (Amanda Snoke Dubbs, Esq.)**

3. **MCKIM – The First and Final Account of Judith G. Forry, Executrix of the Last Will and Testament of Marjorie**

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

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

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CIVIL NOTICES

ACTION TO QUIET TITLE

11.03-1t Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

CIVIL ACTION-LAW NO. 2022-SU-002367

INCH'S N SHERMAN, LLC, Plaintiff v. YORK METAL & ALLOYS COMPANY, AND ITS SUCCESSORS AND ASSIGNS, AND ANY UNKNOWN PERSONS HAVING OR CLAIMING AN APPARENT INTEREST IN TITLE TO CERTAIN PROPERTY SITUATE IN THE TOWNSHIP OF SPRING GARDEN, Defendants

NOTICE

TO: YORK METAL & ALLOYS COMPANY, AND ITS SUCCESSORS AND ASSIGNS, AND ANY UNKNOWN PERSONS HAVING OR CLAIMING AN APPARENT INTEREST IN TITLE TO CERTAIN PROPERTY SITUATE IN THE TOWNSHIP OF SPRING GARDEN

NOTICE is hereby given that this is an action to extinguish any claims, rights, title, interest, estates or liens in a portion of real property located in Spring Garden Township, York County, Pennsylvania, known as 350 N. Sherman Street, Parcel Identification Number 48-000-03-0146.00-00000, as further identified and depicted in the Complaint filed September 30, 2022 to the above Docket Number.

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 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service of the YORK COUNTY BAR ASSOCIATION 137 E. Market Street York, PA 17401 (717) 854-8755

on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted

11-03-1t Solicitor

ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation have been filed with the Commonwealth of Pennsylvania, Department of State, at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation.

The name of the proposed corporation which has been organized under the Business Corporation Law of 1988 adopted December 21, 1988, P.L. 1444, No. 177, §103, as amended, is EDGEMARK FENCING, INC.

11.03-1t Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on October 19, 2022, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Jordan Michael MaKosy to: Jordan Michael Jones. The Court has fixed the day of December 20, 2022 at 1:30pm in Courtroom #7002 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

11.03-1t Solicitor

NOTICE is hereby given that on October 28, 2022, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Jesse James Williams to: Jesse James Patterson. The Court has fixed the day of November 29th, 2022 at 11:00am in Courtroom #7002 at the York County Judicial Center, as the time and place for the hearing

PUBLIC NOTICE

NOTICE

YOU ARE HEREBY NOTIFIED that the Borough Council of the Borough of Glen Rock, York County, Pennsylvania will hold a public hearing regarding the authorization of the Borough to proceed to acquire, through eminent domain, a certain permanent right-of-way and temporary construction easement for a traffic signal replacement project at the corner of Hanover Street and Main Street on November 16, 2022 at 7:00 p.m., at the Borough Office, 1 Manchester Street (rear entrance), Glen Rock, Pennsylvania. Directly following the public hearing on November 16, 2022, at the regular public meeting of the Borough Council of the Borough of Glen Rock, the Glen Rock Borough Council will vote on the authorization of the Borough to acquire the permanent right-of-way and temporary construction easement. The authorization of the Borough is hereby summarized as follows: ORDINANCE NO. 516

AN ORDINANCE AUTHORIZING THE BOROUGH TO PROCEED TO ACQUIRE, THROUGH EMINENT DOMAIN, A CERTAIN PERMANENT RIGHT-OF-WAY AND TEMPORARY CONSTRUCTION EASEMENT FOR A TRAFFIC SIGN REPLACEMENT PROJECT AT THE CORNER OF HANOVER STREET AND MAIN STREET IN THE BOROUGH OF GLEN ROCK.

A copy of the ordinance in its entirety may be viewed during normal business hours at the office of the Borough Secretary, 1 Manchester Street, Glen Rock, Pennsylvania; at the office of the York Daily Record, 1891 Loucks Road, York, Pennsylvania; or at the York County Law Library, 45 North George Street, York, Pennsylvania. Any person wishing to attend and participate in the above-referenced meeting who may require an accommodation so as to be able to attend and participate in said meeting, is requested to contact the Borough Secretary at (717) 235-3206.

GLEN ROCK BOROUGH York County, Pennsylvania

Ann E. Merrick, Borough Secretary

11-03-1t Solicitor

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNYMAC LOAN SERVICES LLC vs. MONICA ALTAMURA Docket Number: 2019-SU-003775. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MONICA ALTAMURA

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

959 BRECHIN LANE, YORK, PA 17403
Parcel No. 48000340082B0PC057
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$178,275.46

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 959 BRECHIN LANE, YORK, PA 17403

UPI# 48000340082B0PC057

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. LARRY AMSPACHER Docket Number: 2022-SU-001338. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LARRY AMSPACHER

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

ATTORNEYS FOR PLAINTIFF
FREEDOM MORTGAGE CORPORATION
Plaintiff

v.

LARRY AMSPACHER
Defendant(s)
COURT OF COMMON PLEAS
YORK COUNTY

NO: 2022-SU-001338

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 3940 N SHERMAN ST EXTENDED MOUNT WOLF, PA 17347

BEING PARCEL NUMBER:
26000LI0055L000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 3940 NORTH SHERMAN STREET EXTENDED, MOUNT WOLF, PA 17347

UPI# 26000LI0055L000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AMERICAN FINANCIAL NETWORK, INC. vs. ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF JOHN J. KAUFFMAN, DECEASED, REBECCA A. KAUFFMAN AS HEIR TO THE ESTATE OF JOHN J. KAUFFMAN, DECEASED, ZACHARY

KAUFFMAN AS HEIR TO THE ESTATE OF JOHN J. KAUFFMAN, DECEASED, and HEAVEN LEIGH GOUDY AS HEIR TO THE ESTATE OF JOHN J. KAUFFMAN, DECEASED Docket Number: 2022-SU-000162. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF JOHN J. KAUFFMAN, DECEASED, REBECCA A. KAUFFMAN AS HEIR TO THE ESTATE OF JOHN J. KAUFFMAN, DECEASED, ZACHARY KAUFFMAN AS HEIR TO THE ESTATE OF JOHN J. KAUFFMAN, DECEASED, and HEAVEN LEIGH GOUDY AS HEIR TO THE ESTATE OF JOHN J. KAUFFMAN, DECEASED

ALL THAT CERTAIN TRACT OR PIECE OF LAND SITUATE IN FRANKLIN TOWNSHIP, YORK COUNTY, PENNSYLVANIA, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: ALSO KNOWN AS 253 Old Cabin Hollow Road, Dillsburg, PA 17019

PARCEL ID 29-000-NC-0011-0

BEING the same premises which ANGELA T. HARLEY N/K/A ANGELA T. KALINE AND DOUGLAS R. KALINE, WIFE AND HUSBAND by Deed dated June 19, 2015 and recorded in the Office of Recorder of Deeds of York County on June 23, 2015 at Book 2325, Page 8143 granted and conveyed unto JOHN J. KAUFFMAN, MARRIED MAN.

PROPERTY ADDRESS: 253 OLD CABIN HOLLOW ROAD, DILLSBURG, PA 17019

UPI# 29000NC00110000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. JOHN E. ATKINS, JR. Docket Number: 2022-SU-000173. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real

estate to wit:

AS THE REAL ESTATE OF:

JOHN E. ATKINS, JR.

ALL that certain piece, parcel or tract of land, situate, lying and being in West Manchester Township, York County, Pennsylvania

APN: 51-000-12-0138.00-00000

Having erected thereon a dwelling known as 2235 Chestnut Road, York, PA 17408

PROPERTY ADDRESS: 2235 CHESTNUT ROAD, YORK, PA 17408

UPI# 510001201380000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST SERIES 2021 COTTAGE -TT-V vs. SCOTT BACHRAN and MICHELLE SCHAFFNER Docket Number: 2022-SU-000765. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT BACHRAN
MICHELLE SCHAFFNER

By virtue of a Writ of Execution No. 2022-SU-000765

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST SERIES 2021 COTTAGE -TT-V

v.
SCOTT BACHRAN; MICHELLE SCHAFFNER

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

919 BRECHIN LN, YORK, PA 17403
Tax ID No. 48-000-34-0082-B0-PC047

(Acreage or street address)
Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount: \$179,622.08

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 919 BRECHIN LANE, YORK, PA 17403

UPI# 48000340082B0PC047

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR TBW MORTGAGE-BACKED TRUST SERIES 2006-2, TBW MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-2 vs. TIMOTHY M. BEHNEY, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF GREGORY L. BEHNEY A/K/A GREGORY BEHNEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GREGORY L. BEHNEY A/K/A GREGORY BEHNEY, DECEASED Docket Number: 2020-SU-000964. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY M. BEHNEY, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF GREGORY L. BEHNEY A/K/A GREGORY BEHNEY
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GREGORY L. BEHNEY A/K/A GREGORY BEHNEY, DECEASED

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida Limited Liability Company
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
Phone: (855) 225-6906
Fax: (866) 381-9549

ATTORNEYS FOR PLAINTIFF

U.S. BANK NATIONAL ASSOCIATION, AS

TRUSTEE FOR TBWCOURT OF COMMON PLEAS MORTGAGE-BACKED TRUST SERIES 2006-2, TBW MORTGAGE- YORK COUNTY BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-2
Plaintiff NO: 2020-SU-000964

v.
TIMOTHY M. BEHNEY, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF GREGORY L. BEHNEY A/K/A GREGORY BEHNEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GREGORY L. BEHNEY A/K/A GREGORY BEHNEY, DECEASED
Defendant(s)

SHORT LEGAL DESCRIPTION
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN YORK TOWNSHIP, YORK COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 1560 CAMP BETTY WASHINGTON RD. YORK, PA 17402
BEING PARCEL NUMBER:
54000IJ0032K000000 IMPROVEMENTS:
RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1560 CAMP BETTY WASHINGTON ROAD, YORK, PA 17402

UPI# 54000IJ0032K000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LAKEVIEW LOAN SERVICING, LLC vs. BETTIE J. BOWERS Docket Number: 2020-SU-000194. 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:

BETTIE J. BOWERS

All that certain piece or parcel or Tract of land situate in the Borough of Hellam, York County, Pennsylvania, and being known as 325 West Beaver Street, Hallam, Pennsylvania 17406.

TAX MAP AND PARCEL NUMBER:6600000100720000000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$129,673.94

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Bettie J. Bowers

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

PROPERTY ADDRESS: 325 WEST BEAVER STREET, HALLAM, PA 17406

UPI# 660000100720000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS TRUSTEE ON BEHALF OF CWABS, INC. ASSET-BACKED CERTIFICATES TRUST 2005-13 vs. MARIE BURNS Docket Number: 2014-SU-002711-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MARIE BURNS

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

221 Sycamore Trail Delta PA 17314
PARCEL #: 430000101840000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$302,030.76

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 221 SYCAMORE TRAIL, DELTA, PA 17314

UPI# 430000101840000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SUN WEST MORTGAGE COMPANY, INC. vs. NANCY CAROLE CARTER and JOSEPH JOHN CARTER, III Docket Number: 2022-SU-000122. 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:

NANCY CAROLE CARTER
JOSEPH JOHN CARTER, III

ALL THAT CERTAIN tract of land with the improvements thereon erected situate on the western side of Deep Pond Court, situated in Shrewsbury Township, York County, Pennsylvania, being known as Lot No. 60 on a plan of lots known as "Section Seven, Heritage Farm", prepared by Kiddo Consultants Inc., said plan of lots recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book AA Page 281, being more fully bounded and described as follows, to wit: BEGINNING at a point on Deep Pond Court, fifty (50) feet wide, at the corner of Lot Nos. 59 and 60; thence along Deep Pond Court the following (2) courses and distances:

- (1) by a curve to the left with a radius of 50.00 feet to an arc distance of 59.76 feet and
 - (2) by a curve to the right with a radius of 100.00 feet, an arc distance of 47.21 feet to a point at Lot No. 61; thence along Lot No. 61, South sixty-five (65) degrees twenty-eight (28) minutes forty-six (46) seconds West, four hundred five and thirty-eight one-hundredths (405.38) feet to a point; thence North twenty-nine (29) degrees thirty-seven (37) minutes fifty-four (54) seconds West, two hundred twenty-six and fifty-seven one-hundredths (226.57) feet to a point; thence North twenty-nine (29) degrees forty-one (41) minutes thirty-two (32) seconds East, two hundred fifteen and ninety-one one-hundredths (215.91) feet to a point at Lot No. 59; thence along Lot No. 59, South seventy-two (72) degrees fifty-three (53) minutes zero (00) seconds East, three hundred forty-six and thirty-three one-hundredths (346.33) feet to a point, the place of BEGINNING.
- BEING premises No. 4 Deep Pond Court, New Freedom, PA 17349
BEING Tax Parcel / BRT 45-000-03-0060.00-00000.

PROPERTY ADDRESS: 4 DEEP POND COURT, NEW FREEDOM, PA 17349

UPI# 450000300600000000

Notice is further given that all parties in interest

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-9 vs. ELAINE DAVIS, ROGER W. DAVIS, and THE UNITED STATES OF AMERICA Docket Number: 2019-SU-003282. 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:

ELAINE DAVIS
ROGER W. DAVIS
THE UNITED STATES OF AMERICA

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

84 ROSE OF SHARON DRIVE, NEWBERRY TOWNSHIP, PA 17319
Parcel No. 390000804580000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$71,859.12

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 84 ROSE OF SHARON DRIVE, NEWBERRY TOWNSHIP, PA 17319

UPI# 390000804580000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. CHASITY DETTINGER, IN HER CAPACITY AS HEIR OF DUANE A. DETTINGER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DUANE A. DETTINGER, DECEASED; and WYATT DETTINGER, IN HIS CAPACITY AS HEIR OF DUANE A. DETTINGER, DECEASED Docket Number: 2019-SU-003334. 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:

CHASITY DETTINGER, IN HER CAPACITY AS HEIR OF DUANE A. DETTINGER, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DUANE A. DETTINGER, DECEASED WYATT DETTINGER, IN HIS CAPACITY AS HEIR OF DUANE A. DETTINGER, DECEASED

By virtue of a Writ of Execution No. 2019-SU-003334

WELLS FARGO BANK, N.A.

v. CHASITY DETTINGER, IN HER CAPACITY AS HEIR OF DUANE A. DETTINGER, DECEASED; WYATT DETTINGER, IN HIS CAPACITY AS HEIR OF DUANE A. DETTINGER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DUANE A. DETTINGER, DECEASED

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

15 CARROLL ST, WELLSVILLE, PA 17365

Tax ID No. 49000ME00500000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$123,572.92

Attorneys for Plaintiff Brock & Scott, PLLC

PROPERTY ADDRESS: 15 CARROLL STREET, WELLSVILLE, PA 17365

UPI# 49000ME00500000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. DARREN C. EVANS and THE UNITED STATES OF AMERICA Docket Number: 2022-SU-000309. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DARREN C. EVANS
THE UNITED STATES OF AMERICA

Docket No. 2022-SU-000309

Description:ALL THAT CERTAIN parcel of land in Penn Township, York County, Commonwealth of PA, as more fully described in Book 2279, Page 4463

Parcel No. 44-000-CE-0019.B0-00000

Property: 2071 Grandview Road, Hanover, PA 17331

Improvements: Residential Property
PROPERTY ADDRESS: 2071 GRANDVIEW ROAD, HANOVER, PA 17331

UPI# 44000CE0019B000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SPECIALIZED LOAN SERVICING LLC vs. LORRAINE M. FIDLER, ADMINISTRATRIX OF THE ESTATE OF ANNA E. HECKER, DECEASED Docket Number: 2020-SU-000429. 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:

LORRAINE M. FIDLER, ADMINISTRATRIX OF THE ESTATE OF ANNA E. HECKER, DECEASED

ALL that certain tract of land with the improvements thereon erected, situate, lying and being in the Borough of Shrewsbury, York County, Pennsylvania, being more particularly described as follows, to wit:

Property Address: 109 Raypaula Drive, Shrewsbury, PA 17361

Parcel No. 840000600190000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2020-SU-000429

Judgment: \$36,798.54

Attorney: Kristen D. Little, Esquire

To be sold as the Property Of: Lorraine M. Fidler, Administratrix of the Estate of Anna E. Hecker, deceased

PROPERTY ADDRESS: 109 RAYPAULA DRIVE, SHREWSBURY, PA 17361

UPI# 840000600190000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: POINT BREEZE CREDIT UNION vs. CHRISTOPHER RUSSELL FREDERICK Docket Number: 2022-SU-001186. 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 RUSSELL FREDERICK

AS THE REAL ESTATE OF:

CHRISTOPHER R. FREDERICK

Owner of property situate in Shrewsbury Township, York County, Pennsylvania, being 11807 Reservoir Road, Glen Rock, PA 17327

The foregoing description is in accordance with a survey prepared by Stallman & Stallman, Inc., surveyors as prepared on October, 2000 and contains 29.17 acres of land.

Property Address: 11807 Reservoir Road, Glen Rock, PA 17327
UPI#45-000-DI-0080.00-00000

PROPERTY ADDRESS: 11807 RESERVOIR ROAD, GLEN ROCK, PA 17327

UPI# 45000DI00800000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT vs. M. KATE GILLMEN A/K/A MALVINA KATE GILLMEN A/K/A KATE GILLMEN, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF WILLIAM E. GILLMEN, SR. A/K/A W. GILLMEN A/K/A WILLIAM GILLMEN, DECEASED, Docket Number: 2022-SU-001209. 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:

M. KATE GILLMEN A/K/A MALVINA KATE GILLMEN A/K/A KATE GILLMEN, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF WILLIAM E. GILLMEN, SR. A/K/A W. GILLMEN A/K/A WILLIAM GILLMEN, DECEASED

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

Property of M. Kate Gillmen

Execution No. 2022-SU-001209

Judgment Amount: \$180,194.27

All the right title, interest and claim of M. Kate Gillmen, of in and to:

Property locates at 75 Kirkland Drive, within Windsor Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2305, at page 574, as Instrument No. 2015000162.

Parcel Identification No. 53-000-HJ-0093-W0-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 75 KIRKLAND DRIVE, RED LION, PA 17356

UPI# 53000HJ0093W000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OC7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OC7 vs. GONZALO GUIBERT Docket Number: 2022-SU-000863. 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:

GONZALO GUIBERT

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS THEREON ERECTED, KNOWN AS NO. 720 MADISON AVENUE, SITUATE ON THE SOUTHEAST SIDE OF MADISON AVENUE, IN THE ELEVENTH WARD OF THE CITY OF YORK, YORK COUNTY, PENNSYLVANIA BEING KNOWN AND NUMBERED AS 720 MADISON AVENUE, YORK, PA 17404 BEING LOT NO. 113340100290000000

PROPERTY ADDRESS: 720 MADISON AVENUE, YORK, PA 17404

UPI# 113340100290000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANK OF AMERICA, N.A. vs. WENDY HAKE SOLELY IN HER CAPACITY AS HEIR OF JUDITH A. LENTZ, DECEASED, MELISSA VIANDS SOLELY IN HER CAPACITY AS HEIR OF JUDITH A. LENTZ, DECEASED, and CHERYL STRINE SOLELY IN HER CAPACITY AS HEIR OF JUDITH A. LENTZ, DECEASED Docket Number: 2021-SU-002111. 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:

WENDY HAKE SOLELY IN HER CAPACITY AS HEIR OF JUDITH A. LENTZ, DECEASED

MELISSA VIANDS SOLELY IN HER CAPACITY AS HEIR OF JUDITH A. LENTZ, DECEASED

CHERYL STRINE SOLELY IN HER CAPACITY AS HEIR OF JUDITH A. LENTZ, DECEASED

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

992 NORTHBRIAR DRIVE, YORK, PA 17404
Parcel No. 146230100280000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$90,662.28

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 992 NORTHBRIAR DRIVE, YORK, PA 17404

UPI# 146230100280000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES NC 2005-HE8, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES NC 2005-HE8 vs. BRENDA L. HILTON and JAMES L. HILTON, SR. Docket Number: 2011-SU-000231-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRENDA L. HILTON
JAMES L. HILTON, SR.

Property of Brenda L. Hilton and James L. Hilton, Sr.

Execution No. 2011-SU-000231-06

Judgment Amount: \$297,415.60

All the right title, interest and claim of Brenda L. Hilton and James L. Hilton, Sr., of in and to:

Property located at 365 Stabley Lane, within the Windsor Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1745, at page 1773.

Parcel Identification No. 530003401160000000

Attorney: Hladik, Onorato & Federman, LLP
Address: 298 Wissahickon Avenue, North Wales, PA 19454

PROPERTY ADDRESS: 365 STABLEY LANE,
WINDSOR, PA 17366

UPI# 530003401160000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PNC BANK, NATIONAL ASSOCIATION vs. PATRICIA HOLLOWAY, AS SURVIVING HEIR OF DONALD E. HINKLE, DECEASED, ROBERT HINKLE, AS SURVIVING HEIR OF DONALD E. HINKLE, DECEASED, and UNKNOWN SURVIVING HEIRS OF DONALD E. HINKLE, DECEASED Docket Number: 2022-SU-000877. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

PATRICIA HOLLOWAY, AS SURVIVING HEIR OF DONALD E. HINKLE, DECEASED

ROBERT HINKLE, AS SURVIVING HEIR OF DONALD E. HINKLE, DECEASED

UNKNOWN SURVIVING HEIRS OF DONALD E. HINKLE, DECEASED

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

Property of Donald E. Hinkle

Execution No. 2022-SU-000877

Judgment Amount: \$78,661.53

All the right title, interest and claim of Donald E. Hinkle, of in and to:

Property locates at 1426 Filbert Street, within the Borough of West York, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume F.H.S 0936, at page 695.

Parcel Identification No. 880001600240000000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 1426 FILBERT STREET, YORK, PA 17404

UPI# 880001600240000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE vs. DAVID L. HUNTZINGER and BETH ANNE HUNTZINGER Docket Number: 2021-SU-001022. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID L. HUNTZINGER
BETH ANNE HUNTZINGER

ALL that certain piece, parcel and lot of ground, with the improvements thereon erected, situate, lying and being in Township of Lower Windsor, County of York and Commonwealth of Pennsylvania and being more fully bonded and described as follows, to wit:

Property Address: 1142 Trinity North Road, Wrightsville, PA 17368
Parcel No. 35-000-KL-0020.AO
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2021-SU-001022
Judgment: \$322,787.73

Attorney: Christopher A. DeNardo, Esquire
To be sold as the Property Of: David L. Huntzinger and Beth Anne Huntzinger

PROPERTY ADDRESS: 1142 TRINITY NORTH ROAD, WRIGHTSVILLE, PA 17368

UPI# 35000KL0020A0000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AMERIHOM MORTGAGE COMPANY, LLC vs. SANDRA R. JIMENEZ Docket Number: 2020-SU-000342. 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:

SANDRA R. JIMENEZ

Owner(s) of property SITUATED IN THE CITY OF YORK, COUNTY OF YORK, STATE OF PENNSYLVANIA

1011 South Pine Street, York, PA 17403
Parcel No. 156000300040000000

Improvements thereon: Residential Dwelling

Judgment Amount: \$120,096.38

Attorneys for Plaintiff
KML LAW GROUP, P.C.

PROPERTY ADDRESS: 1011 SOUTH PINE STREET, YORK, PA 17403

UPI# 156000300040000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SELECT PORTFOLIO SERVICING, INC. vs. LAURA J. KITTLE and SEAN T. KITTLE Docket Number: 2020-SU-000455. 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:

LAURA J. KITTLE
SEAN T. KITTLE

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

558 BAER AVENUE, HANOVER, PA 17331
Parcel No. 440000200770000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$40,142.86

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 558 BAER AVENUE, HANOVER, PA 17331

UPI# 440000200770000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FLAGSTAR BANK, FSB vs. IRA A. LAPPS, JR. Docket Number: 2018-SU-001648. 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:

IRA A. LAPPS, JR.

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

2 FIRMIN WAY, HANOVER, PA 17331
Parcel No. 520001801790000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$332,642.42

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 2 FIRMIN WAY, HANOVER, PA 17331

UPI# 520001801790000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania

on Judgment of: WELLS FARGO BANK, N.A. vs. DOROTHY L. LEHMAN and JAMES R. CUNNINGHAM, JR. Docket Number: 2022-SU-000943. 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:

DOROTHY L. LEHMAN
JAMES R. CUNNINGHAM, JR.

By virtue of a Writ of Execution No. 2022-SU-000943

WELLS FARGO BANK, N.A.
v.
DOROTHY L. LEHMAN; JAMES R. CUNNINGHAM JR

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

1319 BONNEVIEW RD, YORK, PA 17406-1708

Tax ID No. 46-000-06-0261.00-00000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$99,496.32

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 1319 BONNEVIEW ROAD, YORK, PA 17406

UPI# 460000602610000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: AJAX MORTGAGE LOAN TRUST 2021-B BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE vs. SHAWN P. MALONEY, MONICA L. MALONEY, and MARY E. MALONEY Docket Number: 2021-SU-001541. 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:

SHAWN P. MALONEY
MONICA L. MALONEY

MARY E. MALONEY

By virtue of a Writ of Execution No. 2021-SU-001541 Ajax Mortgage Loan Trust 2021-B by U.S. Bank National Association, as Indenture Trustee

v. Shawn P. Maloney Monica L. Maloney Mary E. Maloney

owner(s) of property situate in the York County, Pennsylvania, being 2529 Eastwood Drive, York, PA 17402 Parcel No. 46-000-30-0034 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$157,516.25

ATTORNEYS FOR PLAINTIFF Padgett Law Group

PROPERTY ADDRESS: 2595 EASTWOOD DRIVE, YORK, PA 17402

UPI# 460003000340000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. BENJAMIN MARTINEZ, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT and MATIANA MARTINEZ Docket Number: 2022-SU-001583. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

BENJAMIN MARTINEZ THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT MATIANA MARTINEZ

SHORT LEGAL FOR ADVERTISING:

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2022-SU-001583

PENNSYLVANIA HOUSING FINANCE

AGENCY, Plaintiff vs

BENJAMIN MARTINEZ, MATIANA MARTINEZ AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendants

Real Estate: 835 MARYLAND AVENUE, YORK, PA 17404

Municipality: CITY OF YORK

Short Description: 22.70 X 160

See Instrument: 2019-003844

Tax Parcel #: 14-488-12-0013

Assessment: \$76,690

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD AS THE PROPERTY OF BENJAMIN MARTINEZ AND MATIANA MARTINEZ ON JUDGMENT NO. 2022-SU-001583

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

PROPERTY ADDRESS: 835 MARYLAND AVENUE, YORK, PA 17404

UPI# 144881200130000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANK OF AMERICA, N.A. vs. PAUL L. MORRIS, III Docket Number: 2022-SU-000535. 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:

PAUL L. MORRIS, III

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

3260 ALTA VISTA ROAD, DOVER, PA 17315

Parcel No. 240000300870000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$138,400.00

Attorneys for Plaintiff KML Law Group, P.C.

PROPERTY ADDRESS: 3260 ALTA VISTA ROAD, DOVER, PA 17315

UPI# 240000300870000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST V-D vs. JAMES S. MULLEN, JR. and JULIE L. MULLEN Docket Number: 2022-SU-000527. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES S. MULLEN, JR. JULIE L. MULLEN

Docket No. 2022-SU-000527

Description: ALL THAT CERTAIN parcel of land in Dover Township, York County, Commonwealth of PA, as more fully described in Book 1647, Page 6623

Parcel No. 24-000-20-0030.00-00000

Property: 2970 Cypress Road S., Dover, Pa 17315

Improvements: Residential Property

PROPERTY ADDRESS: 2970 CYPRESS ROAD SOUTH, DOVER, PA 17315

UPI# 240002000300000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SELENE FINANCE LP vs. SANDRA J. PEEPLES A/K/A SANDRA JEAN DILLON A/K/A SANDRA DILLON PEEPLES, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF HARRY L. PEEPLES A/K/A HARRY LEE PEEPLES Docket Number: 2022-SU-000792. 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:

SANDRA J. PEEPLES A/K/A SANDRA JEAN DILLON A/K/A SANDRA DILLON PEEPLES, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF HARRY L. PEEPLES A/K/A HARRY LEE PEEPLES

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

v.

SANDRA J. PEEPLES A/K/A SANDRA JEAN DILLON A/K/A SANDRA DILLON PEEPLES, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF HARRY L. PEEPLES A/K/A HARRY LEE PEEPLES
Defendant(s) COURT OF COMMON PLEAS YORK COUNTY

NO: 2022-SU-000792

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AS: 1846 CLOVER LANE YORK, PA 17403

BEING PARCEL NUMBER: 48-000-21-0092.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1846 CLOVER LANE, YORK, PA 17403

UPI# 48000210092000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER AS SUCCESSOR BY MERGER TO PACIFIC UNION FINANCIAL, LLC vs. BRITTANY RODGERS Docket Number: 2018-SU-002913. 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:

BRITTANY RODGERS

All that certain piece or parcel or Tract of land situate in the Township of Peach Bottom, York County, Pennsylvania, and being known as 258 Dooley Road, Delta, Pennsylvania 17314.
TAX MAP AND PARCEL NUMBER:43-000-AP-0050.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$102,300.89

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Brittany Rodgers

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

PROPERTY ADDRESS: 258 DOOLEY ROAD, DELTA, PA 17314

UPI# 43000AP00500000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION vs. JANICE L. ROHRBAUGH and MARK ROHRBAUGH A/K/A MARK R. ROHRBAUGH Docket Number: 2017-SU-002992. 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:

JANICE L. ROHRBAUGH
MARK ROHRBAUGH A/K/A MARK R. ROHRBAUGH

ALL THAT CERTAIN described tract of land lying and being situate in the Township of Windsor, County of York and Commonwealth of Pennsylvania, designated as Lot No. 87 on a Final Subdivision Plan, Phase I, Indian Meadows, recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book II, Page 862, and as more fully bounded and described as follows to wit:

Property Address: 420 Appaloosa Way, Red Lion, PA 17356
Parcel No. 530002000870000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2017-SU-002992
Judgment: \$250,455.64
Attorney: Christopher A. DeNardo, Esquire
To be sold as the Property Of: Janice L. Rohrbaugh and Mark Rohrbaugh a/k/a Mark R. Rohrbaugh

PROPERTY ADDRESS: 420 APPALOOSA WAY, RED LION, PA 17356

UPI# 530002000870000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania

on Judgment of: SANTANDER BANK, N.A. vs. SCOTT A. RUTH and MELISSA L. RUTH Docket Number: 2022-SU-000134. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT A. RUTH
MELISSA L. RUTH
By virtue of a Writ of Execution No. 2022-SU-000134

SANTANDER BANK, N.A.
v.

SCOTT A. RUTH; MELISSA L. RUTH

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

229 SUMMIT DRIVE, A/K/A LOT 2 ROAD 1 MAPLE GROVE ROAD, ABBOTTSTOWN, PA 17301

Tax ID No. 42-000-FD-0031.A0-0000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$59,791.09

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 229 SUMMIT DRIVE, A/K/A LOT 2 ROAD 1 MAPLE GROVE ROAD, ABBOTTSTOWN, PA 17301

UPI# 42000FD0031A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CALIBER HOME LOANS, INC. vs. THOMAS G. SAKRAIDA Docket Number: 2022-SU-001420. 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:

THOMAS G. SAKRAIDA

All that certain piece or parcel or Tract of land situate in Penn Township, York County, Pennsylvania, and being known as 1419

Baltimore Street, Hanover, Pennsylvania 17331. TAX MAP AND PARCEL NUMBER:44-000-08-0006-00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$235,803.42

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Thomas G. Sakraida

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

PROPERTY ADDRESS: 1419 BALTIMORE STREET, HANOVER, PA 17331

UPI# 440000800060000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NORTHWEST BANK, F/K/A NORTHWEST SAVINGS BANK vs. BERNARD L. SCHECHTER Docket Number: 2021-SU-000890. 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:

BERNARD L. SCHECHTER

Owner(s) of property situate in LOWER WINDSOR TOWNSHIP, York County, Pennsylvania, being

530 Heffner Road, Red Lion, PA 17356
Parcel No. 35-000-HL-0220.R0-00000

Improvements thereon: RESIDENTIAL DWELLINGS

Judgment amount: \$230,935.61

Attorneys for Plaintiff
Nestico Druby, PC

PROPERTY ADDRESS: 530 HEFFNER ROAD, RED LION, PA 17356

UPI# 35000HL0220R000000

Notice is further given that all parties in interest

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: M&T BANK vs. NORMAN R. SENTZ JR. AKA NORMAN R. SENTZ Docket Number: 2022-SU-001358. 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:

NORMAN R. SENTZ JR. AKA NORMAN R. SENTZ

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

1555 OAK LANE, DOVER, PA 17315
Parcel No. 24000KG0117A000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$30,751.01

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 1555 OAK LANE, DOVER, PA 17315

UPI# 24000KG0117A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FEDERAL HOME LOAN

MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-3 vs. ANDREW LAMONT SHELTON A/K/A ANDREW L. SHELTON and SHARNETTE R. SHELTON Docket Number: 2018-SU-000630. 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 LAMONT SHELTON A/K/A ANDREW L. SHELTON SHARNETTE R. SHELTON

ALL THOSE CERTAIN Units (each, being referred to as a "Unit"), being Unit No. 284 (47-000-09-0284); each of Logan's Reserve, A Planned Community (the "Community"), such Community being located partly in Springfield Township and partly in Loganville Borough, York County, Pennsylvania, which Unit is designated in the Declaration of Covenants and Restrictions for Logan's Reserve, A Planned Community (the "Declaration") and Declaration Plats and Plans recorded as an exhibit thereto in the Office of the York County Recorder of Deeds in Identification Number 2004045223, Record Book 1653, Page 8882, together with any and all amendments thereto.

Property Address: 947 Silver Maple Circle, Seven Valleys, PA 17360

Parcel No. 47-000-09-0284-000-0000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2018-SU-000630

Judgment: \$400,590.03

Attorney: Kristen D. Little, Esquire

To be sold as the Property Of: Andrew Lamont Shelton a/k/a Andrew L. Shelton and Sharnette R. Shelton

PROPERTY ADDRESS: 947 SILVER MAPLE CIRCLE, SEVEN VALLEYS, PA 17360

UPI# 470000902840000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: REVERSE MORTGAGE FUNDING LLC vs. MELANIE SHETTLE, KNOWN SURVIVING HEIR OF KENNETH G. SHETTLE, SR., CHRISTINE GRAP, KNOWN SURVIVING HEIR OF KENNETH G. SHETTLE, SR. and UNKNOWN SURVIVING HEIRS OF KENNETH G. SHETTLE, SR. Docket Number: 2022-SU-001015. 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:

MELANIE SHETTLE, KNOWN SURVIVING HEIR OF KENNETH G. SHETTLE, SR.

CHRISTINE GRAP, KNOWN SURVIVING HEIR OF KENNETH G. SHETTLE, SR.

UNKNOWN SURVIVING HEIRS OF KENNETH G. SHETTLE, SR.

All that certain piece or parcel or Tract of land situate in Peach Bottom Township, York County, Pennsylvania, and being known as 26 Pin Oak Trail, Delta, Pennsylvania 17314.

TAX MAP AND PARCEL NUMBER:43-000-01-0246.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$152,562.27

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Melanie Shettle, Known Surviving Heir of Kenneth G. Shettle, Sr., Christine Grap, Known Surviving Heir of Kenneth G. Shettle, Sr., and Unknown Surviving Heirs of Kenneth G. Shettle, Sr.

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

PROPERTY ADDRESS: 26 PIN OAK TRAIL, DELTA, PA 17314

UPI# 430000102460000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of

Common Pleas of York County, Pennsylvania on Judgment of: COLONIAL SAVINGS, F.A. vs. MEGAN SMITH and TYLER FANTOM Docket Number: 2022-SU-000104. 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:

MEGAN SMITH TYLER FANTOM

All that certain piece, parcel or tract of real estate, with any improvements thereon erected, situate in West York Borough, York County, Pennsylvania, known as Lot No. 11, on a Plan of Lots known as "Stanton Street Addition in West York Borough," which Plan is recorded in Plan Book 27-V, Page 702, in the Office of the Recorder of Deeds in and for York County, Pennsylvania, more fully bounded, limited and described

Tax ID: 88-000-18-0100.G0-00000

Known As 1827 Stanton Street, York, PA 17404

BEING the same premises that Charles D. Henrick and Debra E. Hedrick, Husband and Wife by deed dated 04/13/2018 and recorded on 04/17/2018, in the office of the Recorder of Deeds in the County of York, Commonwealth of Pennsylvania in Deed Book 2466, Page 3808 and as Instrument No. 2018015553 granted and conveyed unto Megan Smith and Tyler Fantom, as tenants by the entirety.

PROPERTY ADDRESS: 1827 STANTON STREET, YORK, PA 17404

UPI# 88000180100G000000

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

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

RICHARD P. KEUERLEBER, Sheriff Sheriff's Office, 11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. JENNIFER L. STIFFLER A/K/A JENNIFER L. STARK Docket Number: 2022-SU-000303. And to me directed, I will expose at public sale at https://york.pa.realforeclose.com/ the following real estate to wit:

AS THE REAL ESTATE OF:

JENNIFER L. STIFFLER A/K/A JENNIFER L. STARK

Docket No. 2022-SU-000303

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

Book 1588, Page 8824

Parcel No. 39-000-08-0050.00-00000

Property: 30 York Hill Road, Eppers, PA 17319

Improvements: Residential Property

PROPERTY ADDRESS: 30 YORK HILL ROAD, ETTERS, PA 17319

UPI# 390000800500000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CALIBER HOME LOANS, INC. vs. PAUL J. STORKE, JR. Docket Number: 2022-SU-001354. 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:

PAUL J. STORKE, JR.

All that certain piece or parcel or Tract of land situate in Penn Township, York County, Pennsylvania, and being known as 46 Brookside Avenue, Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER:44-000-39-0025-B0-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$169,352.24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Paul J. Storke Jr

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

PROPERTY ADDRESS: 46 BROOKSIDE AVENUE, HANOVER, PA 17331

UPI# 44000390025B000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SELECT PORTFOLIO SERVICING, INC. vs. JOSEPH M. THOMPSON and MELANIE A. THOMPSON Docket Number: 2022-SU-001167. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOSEPH M. THOMPSON
MELANIE A. THOMPSON

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

Property of Joseph M. Thompson and Melanie A. Thompson, husband and wife

Execution No. 2022-SU-001167

Judgment Amount: \$45,629.64

All the right title, interest and claim of Joseph M. Thompson and Melanie A. Thompson, husband and wife, of in and to:

Property located at 115 Baugher Drive, within Penn Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1276, at page 2799, as Instrument No. 1996064755.

Parcel Identification No. 44000050030L000000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 115 BAUGHER DRIVE, HANOVER, PA 17331

UPI# 44000050030L000000

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

thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PENNSYLVANIA HOUSING FINANCE AGENCY vs. LEEWARD D. TRYSON and BETTY L. TRYSON Docket Number: 2021-SU-001368. 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:

LEEWARD D. TRYSON
BETTY L. TRYSON

ALL that certain piece, parcel or tract of land, situate, lying and being in Penn Township, York County, Pennsylvania

APN: 44-000-29-0035.00-00000

Having erected thereon a dwelling known as 80 Morningstar Court, Hanover, PA 17331

PROPERTY ADDRESS: 80 MORNINGSTAR COURT, HANOVER, PA 17331

UPI# 440002900350000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: REVERSE MORTGAGE FUNDING, LLC vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANET M. NAYLOR, DECEASED, ROBERT NAYLOR, KNOWN HEIR OF JANET M. NAYLOR, DECEASED and JOAN MARIE HANNAH, KNOWN HEIR OF JANET M. NAYLOR, DECEASED Docket Number: 2021-SU-002484. 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 JANET M. NAYLOR, DECEASED

ROBERT NAYLOR, KNOWN HEIR OF JANET M. NAYLOR, DECEASED

JOAN MARIE HANNAH, KNOWN HEIR OF JANET M. NAYLOR, DECEASED

ALL THOSE CERTAIN two tracts of land situated in Conewago Township, York County, Pennsylvania, bounded and described as follows, to wit:

Property Address: 1140 Bowers Bridge Road, Manchester, PA 17345
Parcel No. 23.000.OH.0208.0
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2021-SU-002484
Judgment: \$128,785.83
Attorney: Christopher A. DeNardo, Esquire
To be sold as the Property Of: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Janet M. Naylor, deceased, Robert Naylor, known Heir of Janet M. Naylor, deceased and Joan Marie Hannah, known Heir of Janet M. Naylor, deceased

PROPERTY ADDRESS: 1140 BOWERS BRIDGE ROAD, MANCHESTER, PA 17345

UPI# 23000OH02080000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: REVERSE MORTGAGE FUNDING LLC vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT E. JONES, DECEASED Docket Number: 2021-SU-002770. 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 ROBERT E. JONES, DECEASED

ALL that certain lot of ground, with the improvements thereon erected, situate in West Manchester Township, York County, Pennsylvania, bounded and described as follows:

Property Address: 2001 West Market Street, York, PA 17404

Parcel No. 51-000-04-0311.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2021-SU-002770

Judgment: \$117,608.10

Attorney: Kristen D. Little, Esquire

To be sold as the Property Of: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Robert E. Jones, deceased

PROPERTY ADDRESS: 2001 WEST MARKET STREET, YORK, PA 17404

UPI# 510000403110000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PHH MORTGAGE CORPORATION vs. FRANK H. WARNER and JEAN M. WARNER Docket Number: 2022-SU-001301. 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:

FRANK H. WARNER
JEAN M. WARNER

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

PENNSYLVANIA:

BEING KNOWN AS: 978 CASTLE POND DR YORK, PA 17402

BEING PARCEL NUMBER: 53-000-30-0065.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 978 CASTLE POND DRIVE, YORK, PA 17402

UPI# 530003000650000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY vs. MARIAN L. WARNER Docket Number: 2016-SU-000755-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MARIAN L. WARNER

Owner(s) of property situate in the Red Lion Borough, YORK County, Pennsylvania, being

104 W. High Street Red Lion, PA 17356
Parcel No. 820000500380000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$119,508.20

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 104 WEST HIGH STREET, RED LION, PA 17356

UPI# 820000500380000000

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

thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

11.03-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FREEDOM MORTGAGE CORPORATION vs. EZEKIEL J. WASHBURN Docket Number: 2022-SU-001433. 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:

EZEKIEL J. WASHBURN

By virtue of a Writ of Execution No. 2022-SU-001433

FREEDOM MORTGAGE CORPORATION
v.
EZEKIEL J. WASHBURN

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

7719 WOODBINE RD, AIRVILLE, PA 17302
Tax ID No. 43-000-02-0507.00-00000

(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$280,311.60

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 7719 WOODBINE ROAD, AIRVILLE, PA 17302

UPI# 430000205070000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

11.03-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: US BANK TRUST NATIONAL

ASSOCIATION AS TRUSTEE FOR CABANA SERIES V TRUST NA vs. DOREEN K. WEEKS and CHRISTOPHER T. WEEKS Docket Number: 2016-SU-001785-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DOREEN K. WEEKS
CHRISTOPHER T. WEEKS

U.S. Bank Trust National Association as trustee of Cabana Series V Trust v Doreen K. Weeks, Christopher T. Weeks

Docket Number: 2016-SU-001785-06

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

Commonly known as: 3415 Raintree Road, York, PA 17404

Parcel Number: 36-000-45-0002.00-00000
Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount:328,572.16

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

PROPERTY ADDRESS: 3415 RAINTREE ROAD, YORK, PA 17404

UPI# 360004500020000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

11.03-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT vs. BARBARA J. WELLS, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF JOHN B. WELLS, III, DECEASED Docket Number: 2022-SU-000655. 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:

BARBARA J. WELLS, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF JOHN B. WELLS, III, DECEASED

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

Property of John B. Wells, III and Barbara J. Wells, husband and wife

Execution No. 2022-SU-000655

Judgment Amount: \$120,702.81

All the right title, interest and claim of John B. Wells, III and Barbara J. Wells, husband and wife, of in and to:

Property locates at 712 Franlyn Drive, within York Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1352, at page 1255, as Instrument No. 1999006845.

Parcel Identification No. 54-000-28-0004-00

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 712 FRANLYN DRIVE, DALLASTOWN, PA 17313

UPI# 540002800040000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,

11.03-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on December 05, 2022 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION vs. DENNIS WOLFE, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF REGINALD LEE WOLFE, AKA REGINALD L. WOLFE; and UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF REGINALD LEE WOLFE, AKA REGINALD L. WOLFE Docket Number: 2021-SU-001578. 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:

DENNIS WOLFE, AS BELIEVED HEIR AND/
OR ADMINISTRATOR OF THE ESTATE OF
REGINALD LEE WOLFE, AKA REGINALD
L. WOLFE
UNKNOWN HEIRS AND/OR
ADMINISTRATORS OF THE ESTATE OF
REGINALD LEE WOLFE, AKA REGINALD
L. WOLFE

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

BEING KNOWN AND NUMBERED AS 231
PATTISON STREET, YORK, PA 17403

UPIN NUMBER 12-396-10-0032.00-00000

PROPERTY ADDRESS: 231 PATTISON
STREET, YORK, PA 17403

UPI# 123961000320000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
11.03-3t York County, Pennsylvania

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