

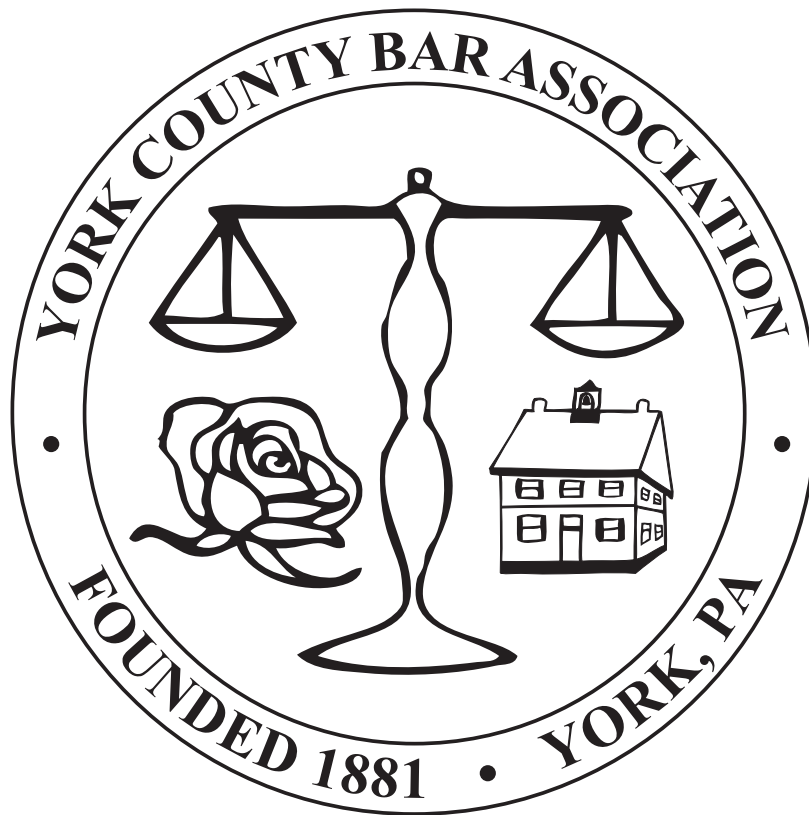
York Legal Record

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

Vol. 136

YORK, PA, THURSDAY, MAY 26, 2022

No. 9



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
3rd Wednesday of each
month

**June 15, 2022
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Strictly confidential program for
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York Bar Center Operations Update

**The YCBA/YCBF/York Legal
Record offices are operating
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**(M-Th 8:30 am - 4:30 pm;
F 8:30 am – 3:00 pm).**

**Bar Center access is limited
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All others by appointment
only.**

**Questions or appointment
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Opinions, Opinions, Opinions . . .

The York Legal Record
wants decisions and
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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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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.

Please send submissions to
(yorklegalrecord@yorkbar.com).

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IN THE COURT OF COMMON PLEAS OF YORK COUNTY,
PENNSYLVANIA

IN RE:

: 6722 - 1132

:
: AMENDMENT OF
: YORK COUNTY LOCAL RULES
: OF ORPHANS' COURT
: PROCEDURE REGARDING
: ADOPTION
:

13 MAY 2022 PM3:54
ORPHAN'S COURT-YORK, PA

**ADMINISTRATIVE ORDER AMENDING YORK COUNTY LOCAL
RULES OF ORPAHANS' COURT PROCEDURE REGARDING
ADOPTION**

AND NOW, this 16th day of May, 2022, it is ORDERED that York County Local Rules of Orphans' Court Procedure regarding adoption are amended, effective July 1, 2022.

The District Court Administrator shall publish this order as may be required.

BY THE COURT,



Maria Musti Cook, President Judge
19th Judicial District of Pennsylvania

[This replaces existing chapter 15 in its entirety.]

CHAPTER XV. ADOPTIONS

Rule 15.1 General Practice and Procedure

(a) All reports and petitions relating to adoption shall be filed with the clerk of the Orphans' Court. All filing fees shall be paid at the time of filing.

(b) Every petition for adoption shall include in the body of the petition or by separate attachment, valid contact information, email address, personal telephone number(s) by which the court-appointed investigator may contact the petitioners to schedule the in-home investigation. Every pleading filed of record shall be typewritten and shall contain the caption of the case, the nature of the proceeding, the file number, and either the signature of the attorney, below which shall be the attorney's name, address, telephone number, email address and attorney identification number, or the signature of the party, below which shall be the party's name, address, and telephone number and email address.

Rule 15.3 Certifications

(c) **Acknowledgement of Paternity.** In every proceeding brought to terminate any parental rights as to a child born in the Commonwealth of Pennsylvania, petition shall obtain and provide to the Court at the time of the hearing thereon official certificate obtained from the Pennsylvania Department of Human Services identifying any paternity acknowledgements or paternity claims on file with the Department in accordance with 23 Pa. C.S. § 5103(b) as to each such child as to whom termination of parental rights is sought. A certification of acknowledgement of Paternity can also be obtained from York County Domestic Relations Section.

Rule 15.10 Involuntary Termination of Parental Rights

(d) (3) **Minor Parent.** When the termination of the parental rights of a parent who has not attained the age of 18 years is sought, unless the Court finds the parent is already adequately represented, the Court shall appoint an attorney to represent the parent regardless of financial circumstances.

Rule 15.13 Adoption

(b) (4) Adult Household Member Clearances. Criminal history records information and child abuse clearance certificates are required for each individual over the age of eighteen (18) who resides in the household of petitioners.

(d) Investigation. Upon receipt of petition for adoption the Court may appoint an investigator to verify the statements of the petition and desire ability of the proposed adoption. The cost of the investigation shall be at the rate set by the Court and shall be borne by the petitioners.

(f) Adult Adoption/Change of Name.

(1) Notice by Publication. If a person to be notified is not represented by legal counsel, cannot be personally served with notice, and cannot be served by mail because his or her residence is not known, a separate petition seeking authority to provide notice by publication may be filed by the prospective adoptive parent(s). Facts supporting the petition that cannot be verified by the petitioner(s) shall be stated in an affidavit accompanying the petition. If the petition is granted, notice by publication shall comply with 54 Pa. C.S. § 701(a.1)(3)(ii)(A) and be given at least 20 days prior to the scheduled hearing in one (1) newspapers of general circulation published at or near the last known address of the person to be notified and also in the legal periodical, if any, in that county.

In any adoption for an adult requesting a name change, an application for change of name in conformity with 54 Pa. C.S. § 701(a.1) (2) shall be attached to the petition for adoption along with a fingerprint card completed by the adult adoptee. The application for change of name shall be filed with the Clerk of Orphans' Court and does not have to comply with the requirements in York R.C.P. 205.2 as stated in York R.C.P. 5730 (a).

(2) Evidence of Notice. Petitioners shall comply with the requirements in York R.C.P. 5730(b) and (c) (1).

ESTATE NOTICES

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

FIRST PUBLICATION

ESTATE OF RONALD L. ALBRIGHT, a/k/a RONALD LEE ALBRIGHT, RONALD ALBRIGHT AND RONNIE ALBRIGHT, DECEASED

Late of Penn Twp., York County, PA.
 Executor: Michael A. Yeagy, 216 Putters Circle, Dillsburg, PA 17019
 Attorney: Terence J. Barna, Esquire, BENNLAWFIRM, 103 East Market Street, P.O. Box 5185, York, PA 17405-5185
 05.26-3t

ESTATE OF WILMER H. BARSHINGER, DECEASED

Late of Seven Valleys Borough, York County, PA.
 Co-Executrices: Linda Rabenstine and Patricia Forry, 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
 05.26-3t

ESTATE OF DANIEL CLARENCE INGLIS BLAKE, JR., a/k/a DANIEL C. BLAKE, JR., DECEASED

Late of Windsor Twp., York County, PA.
 Executor: Matthew James Macomber Blake, c/o 340 Pine Grove Commons, York, PA 17403
 Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 05.26-3t

ESTATE OF DAVID C. BUCHANAN, DECEASED

Late of Fairview Twp., York County, PA.
 Administrator-Executor: Mary C. Buchanan, 118 Forest Drive, Camp Hill, PA 17011
 Attorney: Edmund G. Myers, Esquire, Johnson Duffie Stewart & Weidner, 301 Market Street, Lemoyne, PA 17043
 05.26-3t

ESTATE OF JOSEPHINE M. CALVIN, DECEASED

Late of Windsor Twp., York County, PA.
 Administrator-Executor: William P. Calvin, c/o 275 South Main Street, Suite 11, Doylestown, PA 18901
 Attorney: Charles G. Cheloden, Esquire, 275 South Main Street, Suite 11, Doylestown, PA 18901
 05.26-3t

ESTATE OF DELORIS F. CRONE, DECEASED

Late of West Manchester Twp., York County, PA.
 Executor: Barry L. Gettys, c/o 129 E. Market St., York, PA 17401
 Attorney: Andrew C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York, PA 17401
 05.26-3t

ESTATE OF TAMMY LYN DEITZ, DECEASED

Late of Lower Chanceford Twp., York County, PA.
 Administrator: Larry Allen Deitz, 2765 E. Church Lane, White Hall, MD 21161
 05.26-3t

ESTATE OF EMMA M. DELL, a/k/a EMMA MARIA DELL, DECEASED

Late of North Codorus Twp., York County, PA.
 Executor: Brenda Landis, c/o Attorney Patick J. Schaeffer, Esquire and Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408
 Attorney: Patick J. Schaeffer, Esquire and Laura E. Bayer, Esquire, Trinity Law, 1681 Kenneth Road, Building 2, York, PA 17408
 05.26-3t

ESTATE OF BARBARA J. DUSMAN, DECEASED

Late of Carroll County, MD.
 Administrator-Executor: Angela K. Carr, c/o 24 North Court Street, Westminster, MD 21157
 Attorney: Dennis M. Twigg, Esquire, Hoffman, Comfort, Offutt, Scott & Halstad, LLP, 24 North Court Street, Westminster, MD 21157
 05.26-3t

ESTATE OF PAMELA A. FANTOM, DECEASED

Late of Spring Garden Twp., York County, PA.
 Executor: James C. Fantom, 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
 05.26-3t

ESTATE OF KAY L. FEST, DECEASED

Late of Warrington Twp., York County, PA.
 Administrator-Executor: Robert C. Fest, 9755 Carlisle Road, Dillsburg, PA 17019
 Attorney: Wm. D. Schrack III, Esquire, 124 W. Harrisburg Street, Dillsburg, PA 17019
 05.26-3t

ESTATE OF RAY GORDON GILBERT, a/k/a RAY G. GILBERT, DECEASED

Late of York Twp., York County, PA.
 Executor: Chadwick James Daugherty, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210
 Executrix: Renee Natalie Kauffman, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210
 05.26-3t

ESTATE OF LARRY A. GROSS, DECEASED
 Late of West Manchester Twp., York County, PA.

Administrators-Executors: Brian A. Gross & Chris N. Gross, c/o 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 05.26-3t

ESTATE OF DONNA MARIE GULA, DECEASED

Late of York City, York County, PA.
 Executor: Michael A. Gula, c/o Steven D.W. Miller, Esq., 718 Poplar St., Ste. I, Lebanon, PA 17042
 Attorney: Steven D. W. Miller, Esquire, Miller Law Firm, PC, 718 Poplar St., Ste. I, Lebanon, PA 17042
 05.26-3t

ESTATE OF MALCOLM JOHN HESS, a/k/a MALCOLM HESS, DECEASED

Late of Dover Twp., York County, PA.
 Executrix: Dawn Elaine Zumbum, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210
 Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210
 05.26-3t

ESTATE OF ROBERT LEE JOHNSON, DECEASED

Late of York County, PA.
 Administrators-Executors: Tammy Kitner & Christina Johnson, c/o 3 N. Baltimore Street, Dillsburg, PA 17019
 Attorney: Duane Stone, Esquire, 3 N. Baltimore Street, Dillsburg, PA 17019
 05.26-3t

ESTATE OF KELLY JEAN KEENER, DECEASED

Late of Dover Twp., York County, PA.
 Administrator: Crystal Keener, c/o Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
 Attorney: Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402
 05.26-3t

ESTATE OF REGENIA C. KINARD, DECEASED

Late of York Twp., York County, PA.
 Administrator-Executor: Krista Kinard, c/o 3198 East Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
 05.26-3t

ESTATE OF ELSIE C. KNAUB, DECEASED

Late of York County, PA.
 Executor: Kathleen Knaub-Simmers, c/o Cipriani & Werner, PC, 45 East Orange St., Lancaster, PA 17602
 Attorney: Jeffrey C. Gray, Esquire, Cipriani & Werner, PC, 45 East Orange St., Lancaster, PA 17602
 05.26-3t

ESTATE OF DELPH B. MILLER, DECEASED
 Late of Dallastown Borough, York County, PA.

Executrix: Pamela Farzanfar, c/o 340 Pine Grove Commons, York, PA 17403
 Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
 05.26-3t

ESTATE OF CHARMAINE M. MYERS, DECEASED

Late of Heidelberg Twp., York County, PA.
Co-Administrators: Donald M. Myers, 6574 Old Hanover Road, Hanover, PA 17331 and Kenneth A. Myers, 5828 Waltersdorff Road, Spring Grove, PA 17362
Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 05.26-3t

ESTATE OF GERTRUDE PINTEA, DECEASED

Late of York Twp., York County, PA.
Co-Executors: Thomas S. Capello and Matthew G. Prowell, c/o 135 North George Street, York, PA 17401
Attorney: Jeffrey L. Rehmyer II, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 05.26-3t

ESTATE OF NELLIE M. RIGHTER, a/k/a NELLIE MAE RIGHTER, DECEASED

Late of York Twp., York County, PA.
Executrix: Laurie A. Kleynen, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210 05.26-3t

ESTATE OF RUSSELL H. SCHROLL, a/k/a RUSSELL HENRY SCROLL, a/k/a RUSSELL SCHROLL, DECEASED

Late of Borough of Spring Grove, York County, PA.
Administrator: David E. Gruver, c/o David A. Mills, Esq., Blakey, Yost, Bupp & Rausch, LLP, 17 East Market Street, York, PA 17401
Attorney: David A. Mills, Esquire, Blakey, Yost, Bupp & Rausch, LLP, 17 East Market Street, York, PA 17401 05.26-3t

ESTATE OF HAZEL V. TRIMMER, a/k/a HAZEL VIRGINIA TRIMMER, DECEASED

Late of York Twp., York County, PA.
Executor: Brian K. Reigart, a/k/a Brian R. Reigart, Sr., c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401-1210 05.26-3t

ESTATE OF MARY ELLA TRIBUE, DECEASED

Late of York City, York County, PA.
Administrator: Edmund Vincent Tribue, c/o Kurt A. Blake, Esquire, Blake & Schanbacher Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401
Attorney: Kurt A. Blake, Esquire, Blake & Schanbacher Law Firm, LLC, 29 East Philadelphia Street, York, PA 17401 05.26-3t

ESTATE OF STEVEN R. TROUT, DECEASED

Late of West York Borough, York County, PA.
Executor: Ashley Trout, c/o Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401
Attorney: Andrew F. Kagen, Esquire, Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401 05.26-3t

ESTATE OF DOROTHY M. WEEKS, DECEASED

Late of Springettsbury Twp., York County, PA.
Administrator: Ronald D. Butler, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043
Attorney: Butler Law Firm, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043 05.26-3t

ESTATE OF HOWARD G. WEEKS, a/k/a HOWARD GEORGE WEEKS, DECEASED

Late of New Freedom Borough, York County, PA.
Administrator C.T.A.: Ronald D. Butler, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043
Attorney: Butler Law Firm, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043 05.26-3t

ESTATE OF PATRICIA A. WEEKS, DECEASED

Late of Springettsbury Twp., York County, PA.
Administrator: Ronald D. Butler, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043
Attorney: Butler Law Firm, 1007 Mumma Road, Suite 101, Lemoyne, PA 17043 05.26-3t

ESTATE OF NAOMI PEGGY WISEMAN, DECEASED

Late of Spring Garden Twp., York County, PA.
Executrix: Deborah A. Rohrbaugh, c/o 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 05.26-3t

ESTATE OF JOHN C. ZEIGLER, DECEASED

Late of West Manchester Twp., York County, PA.
Executrix: Laurie M. Nelson, c/o 340 Pine Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 05.26-3t

SECOND PUBLICATION

ESTATE OF MARY PAT ENDRES, DECEASED

Late of New Freedom Borough, York County, PA.
Administrator-Executor: Charles F. Endres, Jr., c/o Jennifer A. Galloway, Esq., Saxton & Stump, LLC., 280 Granite Run Drive, Suite 300, Lancaster, PA 17601
Attorney: Jennifer A. Galloway, Esquire, Saxton & Stump, LLC., 280 Granite Run Drive, Suite 300, Lancaster, PA 17601 05.19-3t

ESTATE OF CHRISTIAN FORD, DECEASED

Late of York County, PA.
Executrix: Susan Joanne Collins, c/o Bruce J. Warshawsky, Esquire, 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 05.19-3t

ESTATE OF ELIZABETH P. GRAYBEAL a/k/a ELIZABETH PAULINA PLUNKERT a/k/a ELIZABETH P. MCKINNEY a/k/a ELIZABETH PAULINA GRAYBEAL, DECEASED

Late of Penn Twp., York County, PA.
Executrix: Deborah L. Owen, c/o Barley Snyder, 14 Center Square, Hanover, PA 17331
Attorney: Jennifer M. Stetter, Esquire, Barley Snyder, 14 Center Square, Hanover, PA 17331 05.19-3t

ESTATE OF MARIE L. GRIFFITH, DECEASED

Late of West Manchester Twp., York County, PA.
Executor: Rodney G. Griffith, c/o Moira B. Rosenberger, Esq., One Summit St., Phila., PA 19118
Attorney: Moira B. Rosenberger, Esquire, Sharpe & Rosenberger, One Summit St., Phila., PA 19118 05.19-3t

ESTATE OF JOAN D. HARTLAUB a/k/a JOAN DORIS HARTLAUB, DECEASED

Late of Penn Twp., York County, PA.
Executrices: Debra L. Baumgardner and Jennifer L. Bieber West, c/o Rachel L. Gates, Esquire, 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 05.19-3t

ESTATE OF JAYNEE I. LEE, DECEASED

Late of Hallam Borough, York County, PA.
Administrator-Executor: Tamara J. Eveler, c/o 50 East Market Street, Hellam, PA 17406
Attorney: Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406 05.19-3t

ESTATE OF DWAYNE L. LIPPY, a/k/a DWAYNE LUTHER LIPPY, DECEASED

Late of West Manchester Twp., York County, PA.
Administratrix c.t.a.: Layla Sharnetzka, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, Susquehanna Commerce Center, 221 West Philadelphia Street, Suite 600, York, PA 17401-2991 05.19-3t

ESTATE OF GERTRUDE LUEBBERS, a/k/a
GERTRUD LUEBBERS, DECEASED
Late of North Codorus Twp., York County,
PA.
Administrator-Executor: Henry John
Luebbbers, c/o Jessica F. Greene, Walters
& Galloway, PLLC, 54 East Main Street,
Mechanicsburg, PA 17055
Attorney: Jessica F. Greene, Esquire, Walters
& Galloway, PLLC, 54 East Main Street,
Mechanicsburg, PA 17055 05.19-3t

ESTATE OF JEANNETTE NIELSEN, a/k/a
JEANNETTE ELAINE NIELSEN, a/k/a
JEANNETTE E. NIELSEN, DECEASED
Late of Springettsbury Twp., York County,
PA.
Co-Executrixes: Susan Follmer, a/k/a Susan
Panagiaris and Lisa Baker, 58 High Street,
Stewartstown PA 17363 05.19-3t

ESTATE OF JAMES L. NORMAN a/k/a
JAMES LOUIS NORMAN, DECEASED
Late of Lower Windsor Twp., York County,
PA.
Administratrix: Janet B. Keuper, 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 05.19-3t

ESTATE OF FRANK C. PARISE, DECEASED
Late of Carroll Twp., York County, PA.
Executrix: Jennifer Parise, c/o 129 East
Market Street, York, PA 17401
Attorney: Suzanne H. Griest, Esquire, 129
East Market Street, York, PA 17401
05.19-3t

ESTATE OF DEAN E. PEARSON,
DECEASED
Late of East Manchester Twp., York County,
PA.
Administratrix: Deborah L. Mummert, c/o
Richard R. Reilly, Esquire, 54 N. Duke
St., York, PA 17401-1210
Attorney: Richard R. Reilly, Esquire, 54 N.
Duke St., York, PA 17401-1210 05.19-3t

ESTATE OF RALPH W. SCHEIB, a/k/a
RALPH WALTER SCHEIB, DECEASED
Late of Monaghan Twp., York County, PA.
Administrator-Executor: Michael E. Scheib,
P.O. Box 3527, York, PA 17402 05.19-3t

ESTATE OF BARBARA E. SCHMOHL,
DECEASED
Late of Dover Twp., York County, PA.
Executrix: Elizabeth M. Schmohl, c/o 129 E.
Market St., York, PA 17401
Attorney: Andrew C. Herrold, Esquire,
Griest, Himes, Herrold, Reynosa LLP, 129
East Market Street, York, PA 17401
05.19-3t

ESTATE OF WARREN A. SEYMOUR, a/k/a
WARREN ALLEN SEYMOUR, WARREN
SEYMOUR, DECEASED
Late of Dover Twp., York County, PA.
Administrator-Executor: Anthony K.
Seymour, 54 Kuhn Road, Littlestown, PA
17340
Attorney: David Turocy, Esquire, 119 East
Market Street, York, PA 17401 05.19-3t

ESTATE OF MICHAEL A. SMELTZER,
DECEASED
Late of Windsor Borough, York County, PA.
Executrix: Trudi Moritz, 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 05.19-3t

ESTATE OF GOLDIE J. SMITH a/k/a GOLDIE
JANE SMITH, DECEASED
Late of York County, PA.
Executor: Gregory L. Smith, 101 Spring
Ridge Drive, York, PA 17408 05.19-3t

ESTATE OF MICHAEL ANDREW SMYSER
a/k/a MICHAEL A. SMYSER, DECEASED
Late of West Manchester Twp., York County,
PA.
Administrator: Daniel J. Smyser, c/o Bradley
J. Leber, Esquire, Blakey, Yost, Bupp &
Rausch, LLP, 17 East Market Street, York,
PA 17401
Attorney: Bradley J. Leber, Esquire, Blakey,
Yost, Bupp & Rausch, LLP, 17 East
Market Street, York, PA 17401 05.19-3t

ESTATE OF EUGENE D. STOVER,
DECEASED
Late of Conewago Twp., York County, PA.
Executrix: Virginia Bean, 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 05.19-3t

ESTATE OF HAZEL D. THOMPSON,
DECEASED
Late of York Twp., York County, PA.
Executor: Donald D. Thompson, 110 Vista
Drive, Red Lion, PA 17356
Attorney: Gilbert G. Malone, Esquire, 42
South Duke Street, York, PA 17401
05.19-3t

ESTATE OF AAMINAH VICOSA,
DECEASED
Late of Windsor Twp., York County, PA.
Administratrix: Marisa Vicosi, c/o Frank C.
DePasquale, Jr., Esq., 2332-34 S. Broad
St., Phila., PA 19145
Attorney: Frank C. DePasquale, Jr., Esquire,
DePasquale Law Offices, 2332-34 S.
Broad St., Phila., PA 19145 05.19-3t

ESTATE OF GIANA VICOSA, DECEASED
Late of Windsor Twp., York County, PA.
Administratrix: Marisa Vicosi, c/o Frank C.
DePasquale, Jr., Esq., 2332-34 S. Broad
St., Phila., PA 19145
Attorney: Frank C. DePasquale, Jr., Esquire,
DePasquale Law Offices, 2332-34 S.
Broad St., Phila., PA 19145 05.19-3t

ESTATE OF PATRICIA M. WELLS,
DECEASED
Late of York Twp., York County, PA.
Executor: James Ray Wells II, c/o Kenneth
Lee Eckard, Esquire, 180 Darlene Street,
York, PA 17402-5053
Attorney: Kenneth Lee Eckard, Esquire, 180
Darlene Street, York, PA 17402-5053
05.19-3t

ESTATE OF ELIZABETH D. WETMORE,
DECEASED
Late of West Manheim Twp., York County,
PA.
Executor: William R. Wetmore, 392 Heritage
Drive, Gettysburg, PA 17325
Attorney: Arthur J. Becker, Jr., Esquire,
Becker Law Group, P.C., 529 Carlisle
Street, Hanover, PA 17331 05.19-3t

ESTATE OF RAY A. WILSON, a/k/a RAY
AUSTIN WILSON, DECEASED
Late of York City, York County, PA.
Administrator-Executor: Stephen Wilson, c/o
3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
05.19-3t

ESTATE OF WILLIAM E. YEAGER, SR.,
a/k/a WILLIAM E. YEAGER, DECEASED
Late of Warrington Twp., York County, PA.
Executrix: Denise A. Taylor, 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 05.19-3t

THIRD PUBLICATION

ESTATE OF CHARLOTTE B. AHRENS,
DECEASED
Late of West Manchester Twp., York County,
PA.
Co-Executors: Joel R. Ahrens, and Todd M.
Ahrens, c/o 129 E. Market St., York, PA
17401
Attorney: Andrew C. Herrold, Esquire,
Griest, Himes, Herrold, Reynosa LLP, 129
East Market Street, York, PA 17401
05.12-3t

ESTATE OF RICHARD E. BENNER,
DECEASED
Late of Penn Twp., York County, PA.
Executor: Dale E. Benner, 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 05.12-3t

ESTATE OF DION C. BETTINGER,
DECEASED
Late of York City, York County, PA.
Executor: Liam A. Bettinger, c/o Genevieve
E. Barr, Esquire, 2315 N. Susquehanna
Trail, Ste D, York, PA 17404
Attorney: Genevieve E. Barr, Esquire, 2315
N. Susquehanna Trail, Ste D, York, PA
17404 05.12-3t

ESTATE OF CHARLES H. BITTINGER a/k/a
CHARLES H. BITTINGER, II, DECEASED
Late of Hanover Borough, York County, PA.
Executor: Sandra S. Bittinger, 228 Highland
Avenue, Hanover, PA 17331
Attorney: Arthur J. Becker, Jr., Esquire,
Becker Law Group, P.C., 529 Carlisle
Street, Hanover, PA 17331 05.12-3t

ESTATE OF JAMES R. BLAUSER,
DECEASED

Late of Dover Twp., York County, PA.
 Executrix: Laura M. Miller, c/o John W. Stitt,
 Esquire, 1434 W. Market St., York PA
 17404

Attorney: John W. Stitt, Esquire, 1434 W.
 Market Street, York, PA 17404 05.12-3t

ESTATE OF JEAN R. BRADY, a/k/a JEAN
FRANCES BRADY, DECEASED

Late of Borough of Hanover, York County,
 PA.
 Executor: Daniel R. Brady, II, P.O. Box 151,
 Lemoyne, PA 17043

Attorney: Adam R. Deluca, Esquire, Stone
 LaFaver & Shekletski, P.O. Box E, New
 Cumberland, PA 17070 05.12-3t

ESTATE OF SANDRA YORK BOOTH, a/k/a
SANDRA W. BOOTH, DECEASED

Late of Hanover Borough, York County, PA.
 Executor: Andrea Lynn Booth, c/o Amy S.
 Loper, Esquire, The Family Law Practice
 of Leslie S. Arzt, LLC, 2002 South Queen
 Street, York, PA 17403

Attorney: Amy S. Loper, Esquire, The Family
 Law Practice of Leslie S. Arzt, LLC, 2002
 South Queen Street, York, PA 17403
 05.12-3t

ESTATE OF ROBERT LEE CRAWFORD,
DECEASED

Late of Wrightsville Borough, York County,
 PA.

Administrator: James R. Crawford, Jr., c/o
 327 Locust Street, Columbia, PA 17512
 Attorney: John F. Markel, Esquire, Nikolaus
 & Hohenadel, 327 Locust Street,
 Columbia, PA 17512 05.12-3t

ESTATE OF FRANCES F. EISENHOUR,
DECEASED

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

Executor: Jamie E. Zortman, c/o Gregory
 E. Gettle, Gettle Vaughn Law LLC, 13 E.
 Market St., York, PA 17401

Attorney: Gregory E. Gettle, Esquire, Gettle
 Vaughn Law LLC, 13 E. Market St., York,
 PA 17401 05.12-3t

ESTATE OF DOROTHY E. FREY,
DECEASED

Late of City of York, York County, PA.

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

Attorney: Jeffrey A. Gettle, Esquire, Gettle
 Vaughn Law LLC, 13 East Market Street,
 York, PA 17401 05.12-3t

ESTATE OF FAY V. GENTZLER, DECEASED

Late of Springettsbury Twp., York County,
 PA.

Executrix: Debbie Sue Markle, 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 05.12-3t

ESTATE OF MICHAEL L. GLEIM a/k/a
MICHAEL LEE GLEIM, DECEASED

Late of York Twp., York County, PA.

Executor: Catherine A. Gleim, c/o Vance
 E. Antonacci, Esq., McNees Wallace &
 Nurick LLC, 570 Lausch Lane, Suite 200,
 Lancaster, PA 17601

Attorney: Vance E. Antonacci, Esquire,
 McNees Wallace & Nurick LLC, 570
 Lausch Lane, Suite 200, Lancaster, PA
 17601 05.12-3t

ESTATE OF RALPH EUGENE GREGORY,
a/k/a RALPH E. GREGORY, DECEASED

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

Executrix: Barbara Ann Gregory, 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 05.12-3t

ESTATE OF MADELINE HEINDEL,
DECEASED

Late of Windsor Twp., York County, PA.

Co-Executors: Wane E. Heindel, Rhonda
 M. Jenkins, and Stephanie A. Markey,
 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 05.12-3t

ESTATE OF BETTY HOKE, DECEASED

Late of Jackson Twp., York County, PA.

Administrator-Executor: Jay A. Hoke, II, c/o
 50 East Market Street, Hellam, PA 17406

Attorney: Alexis K. Swope, Esquire, 50 East
 Market Street, Hellam, PA 17406 05.12-3t

ESTATE OF MACHIKO KNAUB,
DECEASED

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

Executor: James E. Knaub, c/o John W. Stitt,
 Esquire, 1434 W. Market St., York PA
 17404

Attorney: John W. Stitt, Esquire, 1434 W.
 Market Street, York, PA 17404 05.12-3t

ESTATE OF JACQUELINE P. LANDIS, a/k/a
JACQUELINE PHYLLIS LANDIS, a/k/a
JACQUELINE LANDIS, DECEASED

Late of Hellam Twp., York County, PA.

Executor: Phyllis E. Flinchbaugh, c/o
 GARBER & GARBER LAW, 208 Hellam
 Street, Wrightsville, PA 17368

Attorney: John M. Garber, Esquire,
 GARBER & GARBER LAW, 208 Hellam
 Street, Wrightsville, PA 17368 05.12-3t

ESTATE OF BENJAMIN F. LEPORE, JR.,
DECEASED

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

Administratrix: Joyce M. Lepore, c/o 129 E.
 Market St., York, PA 17401

Attorney: Andrew C. Herrold, Esquire,
 Griest, Himes, Herrold, Reynosa LLP, 129
 East Market Street, York PA 17401

05.12-3t

ESTATE OF LAWRENCE G. LOPER,
DECEASED

Late of Penn Twp., York County, PA.

Executor: Phyllis Lauren Decker, c/o Snoko
 Dubbs & Buhite Law, Inc., 204 St. Charles
 Way, Suite F, York, PA 17402

Attorney: Snoko Dubbs & Buhite Law, Inc.,
 204 St. Charles Way, Suite F, York, PA
 17402 05.12-3t

ESTATE OF WILLIAM T. MCCAUSLIN,
a/k/a WILLIAM T. MCCAUSLIN, JR., a/k/a
WILLIAM MCCAUSLIN, DECEASED

Late of Dover Twp., York County, PA.

Executrix: Barbara Ann Lamer, c/o Kurt A.
 Blake, Esquire, Blake & Schanbacher Law
 Firm, LLC, 29 East Philadelphia Street,
 York, PA 17401

Attorney: Kurt A. Blake, Esquire, Blake &
 Schanbacher Law Firm, LLC, 29 East
 Philadelphia Street, York, PA 17401
 05.12-3t

ESTATE OF JAMES R. MCGINNITY,
a/k/a JAMES RICHARD MCGINNITY,
DECEASED

Late of City of York, York County, PA.

Administratrix: Dawna M. Alexander, 140
 Houston Dr., Grantville, PA 17028

Attorney: Jayne R. Katherman, Esquire,
 Barley Snyder LLP, 100 E. Market Street,
 York, PA 17401 05.12-3t

ESTATE OF JOSEPHINE I. MILLER,
DECEASED

Late of Penn Twp., York County, PA.

Administrator-Executor: Walter C. Miller,
 c/o Jessica F. Greene, Esquire, WALTERS
 & GALLOWAY, PLLC, 54 East Main
 Street, Mechanicsburg, PA 17055

Attorney: Jessica F. Greene, Esquire,
 WALTERS & GALLOWAY, PLLC, 54
 East Main Street, Mechanicsburg, PA
 17055 05.12-3t

ESTATE OF SOLOMON MILLER, JR.,
DECEASED

Late of Heidelberg Twp., York County, PA.

Co-Executrices: Cynthia A. Reynolds, 1799
 Foxwald Lane, York, PA 17406 and Diane
 M. McAfee, 1428 Green Meadow Drive,
 York, PA 17408

Attorney: Thomas E. Miller, Esquire, LAW
 OFFICE OF THOMAS E. MILLER,
 ESQUIRE LLC, 249 York Street, Hanover,
 PA 17331 05.12-3t

ESTATE OF STUART DAVID MIZE,
DECEASED

Late of Washington Twp., York County, PA.

Administratrix: Linda J. Mize, 1978
 Baltimore Pike, East Berlin, PA 17316

Attorney: Clayton A. Lingg, Esquire
 MOONEY LAW, 230 York Street,
 Hanover, PA 17331 05.12-3t

ESTATE OF CAROLYN A. MORELAND a/k/a
CAROLYN A. BIXLER, DECEASED

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

Executor: Curvin A. Bixler, III, c/o 135 North
 George Street, York, PA 17401

Attorney: Jeffrey L. Rehmeier II, Esquire,
 CGA Law Firm, PC, 135 North George
 Street, York, PA 17401 05.12-3t

**ESTATE OF VIOLA M. SHEARER,
DECEASED**

Late of Penn Twp., York County, PA.
 Executrix: Dorothy M. Shive, c/o Samuel A.
 Gates, Esquire, Gates & Gates, P.C., 250
 York Street, Hanover, PA 17331
 Attorney: Samuel A. Gates, Esquire, Gates &
 Gates, P.C., 250 York Street, Hanover, PA
 17331 05.12-3t

**ESTATE OF HARRIET E. SNELL,
DECEASED**

Late of Hallam Borough, York County, PA.
 Administrator-Executor: Lynette A. Mackley,
 c/o 50 East Market Street, Hellam, PA
 17406
 Attorney: Alexis K. Swope, Esquire, 50 East
 Market Street, Hellam, PA 17406 05.12-3t

ESTATE OF ANTJE K. SWARTZ, DECEASED

Late of Hanover Borough, York County, PA.
 Executors: Brian S. Shaffer, 11 Sedgwick
 Drive, East Berlin, PA 17316 and Silvia K.
 Cooke, 10917 203rd Avenue East, Bonney
 Lake, WA 98391
 Attorney: Robert D. O'Brien, Esquire,
 Becker Law Group, P.C., 529 Carlisle
 Street, Hanover, PA 17331
 Attorney: Steven M. Carr, Esquire, Ream,
 Carr, Markey, Woloshin & Hunter, LLP,
 119 E. Market St., York, PA 17401 05.12-3t

**ESTATE OF MARVIN J. WILSON,
DECEASED**

Late of Franklintown Borough, York County,
 PA.
 Administrator-Executor: Sandra M. Wilson,
 c/o Jessica F. Greene, Esq., Walters &
 Galloway, PLLC, 54 East Main Street,
 Mechanicsburg, PA 17055
 Attorney: Jessica F. Greene, Esquire, Walters
 & Galloway, PLLC, 54 East Main Street,
 Mechanicsburg, PA 17055 05.12-3t

ESTATE OF ANNA M. WIRE, DECEASED

Late of Dover Twp., York County, PA.
 Executors: Glenn Frysinger, Jr., and Kathy A.
 Bailey, 1925 Eberts Lane, York, PA 17406
 05.12-3t

**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 **June 8, 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. O'CONNOR – The First and Final
 Account of Kevin Michael O'Connor,
 Executor of the Last Will and Testament of
 Jeanne O'Connor, Late of Penn Township,
 York County, Pennsylvania, deceased, 6721-**

2475. (Christopher M. Vedder, Esq.)

**2. RORAPAUGH – The First and
 Final Account of Peggy Lee Matangos,
 Administratrix of the Estate of Michael Steve
 Rorapaugh, Late of Fairview Township, York
 County, Pennsylvania, deceased, 6721-2275.
 (Karl M. Ledebom, Esq.)**

**3. HUNTER – The First and Final Account
 of Phyllis A. Stump and Linda M. Sweitzer,
 Co-Executrices of the Last Will and
 Testament of Warren N. Hunter, Late
 of Dallastown Borough, York County,
 Pennsylvania, deceased, 6721-1754. (David
 M. Laucks, Esq.)**

**4. BORTNER – The First and Final Account
 of Calvin D. Brooks III and Susan D. Brooks,
 Co-Executors of the Last Will and Testament
 of Betty Myers Bortner a/k/a Betty Bortner,
 Late of Jacobus Borough, York County,
 Pennsylvania, deceased, 6721-1694. (Rand.
 A. Feder, Esq.)**

**FILED IN THE OFFICE OF THE CLERK
 OF ORPHANS' COURT DIVISION OF
 THE COMMON PLEAS COURT, YORK
 COUNTY, PENNSYLVANIA ON OR
 BEFORE MAY 11, 2022.**

**BRYAN K. TATE
 COURT OF COMMON PLEAS OF
 YORK COUNTY, PENNSYLVANIA,
 ORPHANS' COURT DIVISION**

05.19-2t

CIVIL NOTICES**ACTION IN MORTGAGE
FORECLOSURE**

LOGS LEGAL GROUP LLP
 BY: CHRISTOPHER A. DeNARDO, PA I.D.
 NO. 78447
 KRISTEN D. LITTLE, PA I.D. NO. 79992
 ELIZABETH L. WASSALL, PA I.D. NO.
 77788
 LESLIE J. RASE, PA I.D. NO. 58365
 SAMANTHA GABLE, PA I.D. NO. 320695
 LILY CALKINS, PA I.D. NO. 327356
 HEATHER RILOFF, PA I.D. NO. 309906
 3600 HORIZON DRIVE, SUITE 150
 KING OF PRUSSIA, PA 19406
 TELEPHONE: (610) 278-6800
 E-MAIL: PAHELP@LOGS.COM
 LLG FILE NO. 20-064912
 Finance of America Reverse LLC
 PLAINTIFF

VS.

Beth Anne Morter, Known Heir of Charles
 D. Morter, deceased and Unknown Heirs,
 Successors, Assigns and All Persons, Firms or
 Associations Claiming Right, Title or Interest
 from or under Charles D. Morter, Deceased
 DEFENDANTS

COURT OF COMMON PLEAS
 CIVIL DIVISION
 YORK COUNTY

NO: 2022-SU-000641

To the Defendants, Unknown Heirs,
 Successors, Assigns and All Persons, Firms or
 Associations Claiming Right, Title or Interest
 from or under Charles D. Morter, Deceased:
 TAKE NOTICE THAT THE Plaintiff, Finance
 of America Reverse LLC has filed an action
 Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST
 ENTER A WRITTEN APPEARANCE
 PERSONALLY OR BY ATTORNEY AND
 FILE YOUR DEFENSE OR OBJECTIONS
 WITH THE COURT. YOU ARE WARNED
 THAT IF YOU FAIL TO DO SO THE CASE
 MAY PROCEED WITHOUT YOU AND A
 JUDGMENT MAY BE ENTERED AGAINST
 YOU WITHOUT FURTHER NOTICE
 FOR THE RELIEF REQUESTED BY THE
 PLAINTIFF. YOU MAY LOSE MONEY
 OR PROPERTY OR OTHER RIGHTS
 IMPORTANT TO YOU.

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

IF YOU CANNOT AFFORD TO HIRE A
 LAWYER, THIS OFFICE MAY BE ABLE

TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

York County Lawyer Referral Service
137 East Market Street
York, PA 17401

05.26-1t

Solicitor

ACTION TO QUIET TITLE

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

Docket No: 2022-SU-001160

ACTION TO QUIET TITLE

COASTLINE CAPITAL LLC
Plaintiff,

vs.

EILEEN A. TROUTMAN
Defendant,

NOTICE TO DEFEND

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

YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

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

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

05.26-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA CIVIL ACTION- Law

NO. 2020-SU-000067

DAMIAN DELLER and ALICE DELLER
Plaintiff

vs.

EILEEN A. TROUTMAN
Defendant

NOTICE OF PUBLICATION

TAKE NOTICE that on January 10, 2020, Damian Deller and Alice Deller filed a Complaint for Quiet Title Action against the above Defendants, Brian K. Nesbit, Nicole C. Nesbit, and Emijay M. Nesbit, Known Heirs of Ukwanna J. Nesbit, Deceased and Unknown Heirs of Ukwanna J. Nesbit, Deceased, Commonwealth of Pennsylvania docketed to No.: 2020-SU-000067.

NOTICE

If you wish to defend against the claims set forth in the following pages, you must enter a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiffs. You may lose money or property or other rights important to you.

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

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

Lawyer Referral Service
York County Bar Association
137 E. Market Street
York, PA 17401

Telephone Number: (717)854-8755

05.26-1t

Solicitor

ARTICLES OF INCORPORATION

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

05.26-1t

Solicitor

ARTICLES OF INCORPORATION NON-PROFIT CORPORATION

NOTICE is hereby given that Articles of Incorporation – Nonprofit were filed with the Department of State, Commonwealth of Pennsylvania on March 3, 2022, for the purpose of forming a nonprofit corporation under The Pennsylvania Nonprofit Corporation Law of 1988, as amended. The name of the corporation is DELTA-CARDIFF VOLUNTEER FIRE COMPANY RELIEF ASSOCIATION. It has been organized exclusively for charitable purposes.

Kate E. Hynes, Esquire
STOCK AND LEADER

05.26-1t

Solicitor

NOTICE is hereby given that Articles of Incorporation [are to be filed] were filed with the Commonwealth of Pennsylvania on: 3/11/22. The name of the [proposed] corporation is: Reserve at Lakeside Community Association. The corporation has been incorporated under the provisions of the Nonprofit Corporation Law of 1988.

05.26-1t

Solicitor

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on April 21, 2022 a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Tara Lynn Bowles to: Tara Lynn Raine.

The Court has fixed the day of July 5, 2022, at 9:00 am in Courtroom No. 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.

05.26-1t

Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given to all creditors, claimants, or persons interested or who may be affected by the Dissolution of WEST MANHEIM LITTLE PEOPLE DAY SCHOOL, INC. with its registered office located at 114 Kimberly Dr., Hanover, PA 17331, that the Directors of the Corporation approved a Plan of Liquidation and Dissolution of the Corporation on or about November 15, 2021, and that the Board of Directors is now engaged in winding up and settling the affairs of the Corporation ~~so that its corporate existence shall be ended~~ by issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Business Corporation Law of 1933, and that all claims shall be presented to the corporation, West Manheim Little People Day School, Inc., c/o Dennis R. Bidwa, 114 Kimberly Dr., Hanover, PA 17331.

The deadline for making any claim shall be sixty (60) days after the date of the first publication of this notice, and the Corporation must receive the claims by that deadline. Any claim which is not timely made shall forever be ~~barred and no payment will be made upon that claim.~~

05.26-2t

Solicitor

NOTICE is hereby given that Out Door Country Club of York, Pennsylvania, a Pennsylvania non-profit corporation, whose registered address is Country Club Road, York, Pennsylvania, is in the process of winding up business and filing a Articles of Dissolution with the Commonwealth of Pennsylvania Department of State.

Kate E. Hynes, Esquire
STOCK AND LEADER, LLP

05.26-1t

Solicitor

FICTITIOUS NAME

NOTICE IS HEREBY GIVEN that an application for registration of the assumed name **Greater York Center for Dance Education** for the conduct of business in York County, Pennsylvania, with the principal place of business being 3524 E Market Street, York, PA 17402 was made to the Department of State of Pennsylvania at Harrisburg, Pennsylvania, on the 31st day of March 2022, pursuant to 54 Pa.C.S. §311. The name of the entity owning or interested in the said business is Dance It Forward.

McNEES WALLACE & NURICK LLC
100 Pine Street
P.O. Box 1166
Harrisburg, PA 17108-1166

05.26-1t

Solicitor

NOTICE

PUBLIC NOTICE TO SHIREA RENAE LAKE

In Re: Adoption of A'mira Lillian Faye Rodriguez, A Minor

A petition has been filed asking the Court to put an end to all rights you have as a parent to your child, A'mira Lillian Faye Rodriguez. A Termination of Parental Rights Hearing has been scheduled for June 29, 2022, at 1:30 p.m., in Court Room No. 7005, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to A'mira Lillian Faye Rodriguez (DOB: January 11, 2019), whose Father is deceased and whose Mother is Shirea Renae Lake. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office

set forth below to find out where you can get legal help.

ATTORNEY CONNECTION/YCBA MODEST MEANS

137 East Market Street
York, Pennsylvania 17401
717-854-8755

<http://www.yorkbar.com/?page=YCBAFindEsq>

If you cannot afford an attorney, an attorney may be appointed by the court at no cost to you if you qualify. Contact the following office for instructions and forms to complete and file.

Clerk of the Orphans' Court York County Judicial Center

45 North George Street
York, Pennsylvania 17401
717-771-9288

<http://yorkcountypa.gov/components/jdownloads/send/100-adopt-forms/824-packet-for-court-appted-counsel-and-financial-affidavit.html>

Martin Miller, Esquire
Solicitor for York County Offices of
Children, Youth & Families

A prospective adoptive parent of a child may enter into an agreement with a birth relative of the child to permit continuing contact or communication between the child and the birth relative or between the adoptive parent and the birth relative. An agency or anyone representing the parties in an adoption shall provide notification to a prospective adoptive parent, a birth parent and a child who can be reasonably expected to understand that a prospective adoptive parent and a birth relative of a child have the option to enter into a voluntary agreement for the continuing contact or communication. See 23 Pa.C.S.A Section 2731, et seq.

05.26-3t

Solicitor

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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. MATTHEW R. APPEL and DENISE M. APPEL Docket Number: 2019-SU-002585. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MATTHEW R. APPEL
DENISE M. APPEL

By virtue of a Writ of Execution No. 2019-SU-002585

FREEDOM MORTGAGE CORPORATION
v.
MATTHEW R. APPEL; DENISE M. APPEL

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

112 RAILROAD STREET, ETTERS, PA 17319
Tax ID No. 650000100330000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$80,513.65

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 112 RAILROAD STREET, ETTERS, PA 17319

UPI# 650000100330000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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. LARRY BANKERT Docket Number: 2019-SU-001009. 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 BANKERT

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

445 BLOOMING GROVE ROAD,
HANOVER, PA 17331
Parcel No. 44-000-CE-0077.00-0000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$128,209.78

Attorneys for Plaintiff
KML Law Group, P.C.
PROPERTY ADDRESS: 445 BLOOMING GROVE ROAD, HANOVER, PA 17331

UPI# 44000CE00770000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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. TIMOTHY A. BANKERT and ALLEN L. RUNK Docket Number: 2021-SU-000893. 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 A. BANKERT
ALLEN L. RUNK

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

119 BECK MILL ROAD,
HANOVER, PA 17331
Parcel No. 44-6111C
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$98,476.54

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 119 BECK MILL ROAD, HANOVER, PA 17331

UPI# 44000060111C000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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 NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST SERIES 2016-CTT vs. BRAD BECK and LEANN BECK A/K/A LEANN M. BECK Docket Number: 2017-SU-000882. 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:

BRAD BECK
LEANN BECK A/K/A LEANN M. BECK

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

67 Pine Street, Dillsburg, PA 17019
Parcel No. 20000OB0043E000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$167,405.84

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 67 PINE STREET, DILLSBURG, PA 17019

UPI# 20000OB0043E000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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. KEVIN L. BERKHEIMER and CARLA L. BERKHEIMER Docket Number: 2019-SU-000967. 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:

KEVIN L. BERKHEIMER
CARLA L. BERKHEIMER

By virtue of a Writ of Execution No. 2019-SU-000967

WELLS FARGO BANK, N.A.

v.

KEVIN L. BERKHEIMER; CARLA L. BERKHEIMER

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

2150 HESS ROAD, YORK, PA 17404

Tax ID No. 51000030085A000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$153,402.56

PROPERTY ADDRESS: 2150 HESS ROAD, YORK, PA 17404

UPI# 51000030085A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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: FINANCE OF AMERICA REVERSE LLC vs. VERONICA BITTING Docket Number: 2016-SU-002091-06. 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:

VERONICA BITTING

All that certain piece or parcel or Tract of land situate in the Township of Fairview, York County, Pennsylvania, and being known as 229 Shauflnertown Road, New Cumberland, Pennsylvania 17070.

TAX MAP AND PARCEL NUMBER: 27-000-RE-0024.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$157,975.67

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Veronica Bitting

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

PROPERTY ADDRESS: 229 SHAUFFNER-TOWN ROAD, NEW CUMBERLAND, PA 17070

UPI# 27000RE00240000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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 2016-CTT vs. ANTHONY J. BONITZ, III A/K/A ANTHONY BONITZ III A/K/A ANTHONY BONITZ and NICOLE K. DONAHUE Docket Number: 2017-SU-000071. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANTHONY J. BONITZ, III A/K/A ANTHONY BONITZ III A/K/A ANTHONY BONITZ
NICOLE K. DONAHUE

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

241 REYNOLDS MILL ROAD,
YORK, PA 17403

Parcel No. 54-000-GI-0119.A0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$188,069.06

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 241 REYNOLDS MILL ROAD, YORK, PA 17403

UPI# 54000GI0119A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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. MERLE BUCHER, SR and SHARRON BUCHER Docket Number: 2019-SU-003209. 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:

MERLE BUCHER, SR
SHARRON BUCHER

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

54 ARLENE DRIVE, HANOVER, PA 17331

Parcel No. 440001701320000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$169,543.32

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 54 ARLENE DRIVE, HANOVER, PA 17331

UPI# 440001701320000000

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

thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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. JAMES D. BYRNE and MARY C. BYRNE Docket Number: 2019-SU-001585. 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 D. BYRNE
MARY C. BYRNE

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

387 GARVINE MILL ROAD,
FAWN GROVE, PA 17321
Parcel No. 28-000-BN-0006.F0
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$210,538.01

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 387 GARVINE MILL ROAD, FAWN GROVE, PA 17321

UPI# 28000BN0006F000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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 NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST vs. EDWARD W. CRAWFORD Docket Number: 2019-SU-000059. 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:

EDWARD W. CRAWFORD

ALL that certain tract of land being situate in FAWN TOWNSHIP, York County, Pennsylvania, known as Lot 2 on a Final Plat prepared for Edward W. & Cheryl A. Crawford, by Evans, Hagan & Holdefer, Inc., bearing Drwg. No. 2696, dated September 15, 1982, last revised January 3, 1983 and recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book DD, Page 612, being more fully bounded, limited and described as follows, to wit:

Property Address: 20 Carea Road, New Park, PA 17352

Parcel No. 28000AM00480000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2019-SU-000059
Judgment: \$163,660.03
Attorney: Christopher A. DeNardo, Esquire
To be sold as the Property Of: Edward W. Crawford

PROPERTY ADDRESS: 20 CAREA ROAD, NEW PARK, PA 17352

UPI# 28000AM00480000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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: UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII vs. DERRICK DRUMMOND Docket Number: 2017-SU-002081. 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:

DERRICK DRUMMOND

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

BEING KNOWN AND NUMBERED AS 520 WALLACE STREET, AKA 520 EAST WALLACE STREET, YORK, PA 17403-1321

UPIN NUMBER 0713503004400

PROPERTY ADDRESS: 520 WALLACE STREET, AKA 520 EAST WALLACE STREET, YORK, PA 17403

UPI# 071350300440000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY BANK OF KENTUCKY vs. SHERYL L. FAIR, JOHN M. FAIR, III, and THE UNITED STATES OF AMERICA Docket Number: 2020-SU-002313. 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:

SHERYL L. FAIR
JOHN M. FAIR, III
THE UNITED STATES OF AMERICA

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

2107 JESSE LANE, YORK, PA 17404
Parcel No. 36-000-18-0060.00
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$243,748.01

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 2107 JESSE LANE, YORK, PA 17404

UPI# 360001800600000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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 vs. RANDAL S. FRYSSINGER Docket Number: 2020-SU-000020. 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:

RANDAL S. FRYSSINGER

ALL that certain lot of ground with the improvements thereon erected, situate in the Borough of Dover, York County, Pennsylvania described In accordance with a Plat of. Survey made-by Stewart Whittier & Associates, York, Pennsylvania, dated June 19, 1975, as follows, to wit:

Property Address: 125 Maplewood Drive, Dover, PA 17315

Parcel No. 59-000-03-0032.00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2020-SU-000020
Judgment: \$152,598.91
Attorney: Christopher A. DeNardo, Esquire
To be sold as the Property Of: Randal S. Frysinger

PROPERTY ADDRESS: 125 MAPLEWOOD DRIVE, DOVER, PA 17315

UPI# 590000300320000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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: PLANET HOME LENDING, LLC vs. STEPHEN R. GARLAND and BOBBI J. GARLAND Docket Number: 2018-SU-000423. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

STEPHEN R. GARLAND
BOBBI J. GARLAND

All that certain piece or parcel or Tract of land situate in the Township of Manchester, York County, Pennsylvania, and being known as 1296 Aylesbury Lane, York, Pennsylvania 17404.

TAX MAP AND PARCEL NUMBER: 36-000-38-0143.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$288,579.35

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Stephen R. Garland and Bobbi J. Garland

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

PROPERTY ADDRESS: 1296 AYLESBURY LANE, YORK, PA 17404

UPI# 360003801430000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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 MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION vs. JONELL M. GARRETT and JOHN P. GARRETT Docket Number: 2020-SU-000254. 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:

JONELL M. GARRETT
JOHN P. GARRETT

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

207 McKinley Avenue Hanover PA 17331
PARCEL #: 670001601170000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$228,331.57

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 207 MCKINLEY AVENUE, HANOVER, PA 17331

UPI# 670001601170000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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: J.P. MORGAN MORTGAGE ACQUISITION CORP. vs. MAUREEN GARRETT, LEE GARRETT and THE UNITED STATES OF AMERICA Docket Number: 2019-SU-002860. 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:

MAUREEN GARRETT
LEE GARRETT
THE UNITED STATES OF AMERICA

Docket No. 2019-SU-002860

Description: ALL THAT CERTAIN parcel of land in Manchester Township, York County, Commonwealth of PA, as more fully described in Book 660, Page 151.

Parcel No. 36-000-02-0039.00-00000

Property: 2628 N. George St, York, PA 17406

Improvements: Residential Property

PROPERTY ADDRESS: 2628 NORTH GEORGE STREET, YORK, PA 17406

UPI# 360000200390000000

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

thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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. KRISTY GIORDANO and NATHAN J. GIORDANO Docket Number: 2019-SU-003824. 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:

KRISTY GIORDANO
NATHAN J. GIORDANO

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

65 LIBORIO LANE, YORK, PA 17402
Parcel No. 530003501470000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$271,116.76

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 65 LIBORIO LANE, YORK, PA 17402

UPI# 530003501470000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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: MIDFIRST BANK vs. CHRISTOPHER GRIFFIN, AKA CHRISTOPHER B. GRIFFIN and KRYSTLE GRIFFIN Docket Number: 2019-SU-001647. 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 GRIFFIN,
AKA CHRISTOPHER B. GRIFFIN
KRYSTLE GRIFFIN

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

BEING KNOWN AND NUMBERED AS 3690 DAVIDSBURG ROAD, DOVER, PA 17315

UPIN NUMBER 24-000-20-0114.00-00000

PROPERTY ADDRESS: 3690 DAVIDSBURG ROAD, DOVER, PA 17315

UPI# 240002001140000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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: KEYSTONE RESTORATIONS & BUILDERS, INC. vs. ROBERT HETRICK Docket Number: 2020-SU-001853. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT HETRICK

ALL THAT CERTAIN plot, piece, or parcel of land, together with the improvements thereon erected, situate in the Fourteenth Ward of the City of York, York County, Pennsylvania, being known and numbered as 733 Terrace Road, and being Lot #48 on a certain map entitled "Plan of Fireside Terrace, Section A."

PROPERTY ADDRESS: 733 Terrace Road, York, Pennsylvania 17404
JUDGMENT: \$17,947.11
REPUTED OWNERS: Robert E. Hetrick, IV
DEED BK. 2080 and PAGE 6512
MUNICIPALITY: City of York
AREA: Residential - One Story House
IMPROVEMENTS: N/A

PROPERTY ADDRESS: 733 TERRACE ROAD, YORK, PA 17404

UPI# 146120300090000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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. GARY E. HOFF, SR. and SHERRY L. HOFF A/K/A SHERRY HOFF Docket Number: 2018-SU-001203. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

GARY E. HOFF, SR.
SHERRY L. HOFF A/K/A SHERRY HOFF

ALL THAT CERTAIN tract of land situate, lying and being in Dover Township, York County, Pennsylvania, bounded and limited as follows, to wit:

Property Address: 2870 Judith Court, York, PA 17408

Parcel No. 24000IG0005E000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2018-SU-001203
Judgment: \$277,094.71

Attorney: Elizabeth L. Wassall, Esquire
To be sold as the Property Of: Gary E. Hoff, Sr. and Sherry L. Hoff a/k/a Sherry Hoff

PROPERTY ADDRESS: 2870 JUDITH COURT, YORK, PA 17408

UPI# 24000IG0005E000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on June 06, 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, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-S7 vs. AUDRA JOHNS AS ADMINISTRATRIX OF THE ESTATE OF JASON ALLEN KWASNIK, DECEASED Docket Number: 2020-SU-000908. 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:

AUDRA JOHNS AS
ADMINISTRATRIX OF THE ESTATE OF
JASON ALLEN KWASNIK, DECEASED

ALL THAT All that certain tract of land situate in East Hopewell Township, York County, Pennsylvania, known as Lot #9 on a final subdivision plan prepared for Abram G. Barley, Jr. and John E. Barley by Gordon L. Brown & Associates, Inc., Drawing no. L-61-31-2, dated May 8, 1990, approved August 8, 1990 by the east Hopewell Township Board of Supervisors, and recorded July 20, 1994 in the office of the recorder of deeds in and for York County, Pennsylvania in Plan Book KK, Page 352, bounded and described as follows:

Property address: 14854 Trout School Road, Felton, PA 17322.

BEING the same premises which William H. Hedger, Sr. and Liddian R. Hedger, husband and wife by Deed dated August 31, 2005 and recorded in the Office of Recorder of Deeds of York County on September 6, 2005 at Book 1752, Page 7590 granted and conveyed unto Jason Allen Kwasnik, deceased, single man

Parcel No. 25000DL0055H000000

PROPERTY ADDRESS: 14854 TROUT SCHOOL ROAD, FELTON, PA 17322

UPI# 25000DL0055H000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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: FULTON BANK, N.A.,

FORMERLY KNOWN AS FULTON BANK vs. JEFFREY M. JURKOWSKI and DENISE A. JURKOWSKI Docket Number: 2019-SU-002147. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JEFFREY M. JURKOWSKI
DENISE A. JURKOWSKI

SHERIFF'S SALE

By virtue of a Writ of Execution issued by Fulton Bank, N.A., formerly known as Fulton Bank Docket No. 2019-SU-002147

Fulton Bank, N.A., formerly known as Fulton Bank v. Jeffrey M. Jurkowski and Denise A. Jurkowski

Docket No. 2019-SU-002147

Owner of property situate in West Manchester Township, York County, Pennsylvania 2470 Cedar Road, West Manchester Township, York, PA 17404

Property being known as: 2470 Cedar Road, York, PA 17404

Parcel ID No. 51-000-21-0024.00-00000.
Improvements therein consist of a residential dwelling.

Matthew G. Brushwood, Esquire
Attorney for Fulton Bank, N.A.
Barley Snyder
126 East King Street
Lancaster, PA 17602
I.D. No. 310592

PROPERTY ADDRESS: 2470 CEDAR ROAD, YORK, PA 17404

UPI# 510002100240000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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: BAYVIEW LOAN SERVICING, LLC vs. MICHAEL D. KALE Docket Number: 2019-SU-001928. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL D. KALE

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

16 WEST HANOVER STREET,
HANOVER, PA 17331
Parcel No. 67-000-06.0133.0
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$153,654.65

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 16 WEST HANOVER STREET, HANOVER, PA 17331

UPI# 670000601330000000

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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: FBC MORTGAGE, LLC vs. KEVIN M. KEOUGH Docket Number: 2017-SU-002716. 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:

KEVIN M. KEOUGH

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

335 FOLKSTONE WAY, YORK, PA 17402
Parcel No. 46-000-22-0093.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$160,268.43

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 335 FOLKSTONE WAY, YORK, PA 17402

UPI# 460002200930000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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 NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST vs. SHERRI KIBLER, EXECUTRIX OF THE ESTATE OF CHARLES R. BOYER, JR. Docket Number: 2021-SU-000676. 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:

SHERRI KIBLER, EXECUTRIX OF THE ESTATE OF CHARLES R. BOYER, JR.

ALL THE FOLLOWING TRACT OF LAND, situate in the Township of Dover, County of York, Commonwealth of Pennsylvania as appears on a drawing of Gordon L. Brown and Associates dated July 21, 1975 (Dwg. No. NB-290) recorded in Plan Book Y, Page 209, bounded and described as follows

Property Address: 4291 West Canal Road, Dover, PA 17315

Parcel No. 24000JE0009A000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2021-SU-000676
Judgment: \$237,744.64
Attorney: Samantha Gable, Esquire
To be sold as the Property Of: Sherri Kibler, Executrix of the Estate of Charles R. Boyer, Jr.

PROPERTY ADDRESS: 4291 WEST CANAL ROAD, DOVER, PA 17315

UPI# 24000JE0009A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-4 vs. GREGORY A. KROUSE AKA GREGORY KROUSE and CHRISTINA L. KROUSE AKA CHRISTINA KROUSE Docket Number: 2020-SU-000394. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

GREGORY A. KROUSE
AKA GREGORY KROUSE
CHRISTINA L. KROUSE
AKA CHRISTINA KROUSE

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

1329 WANDA DRIVE, HANOVER, PA 17331
Parcel No. 52000160041F000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$132,938.31

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 1329 WANDA DRIVE, HANOVER, PA 17331

UPI# 52000160041F000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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: MEMBERS 1ST FEDERAL CREDIT UNION vs. TERRY LEMON, MORET PROPERTIES, LLC and GINA M. LEMON Docket Number: 2019-SU-001184. And to me

directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TERRY LEMON
MORET PROPERTIES, LLC
GINA M. LEMON

SHERIFF'S SALE

By virtue of a Writ of Execution issued by Members 1st Federal Credit Union Docket No. 2019-SU-001184.

Members 1st Federal Credit Union v. Terry Lemon, Gina M. Lemon and Moret Properties LLC Docket No. 2019-SU-001184.

Moret Properties LLC, Owner of property situate in Carroll Township, Dillsburg, York County, Pennsylvania

4 S. Alydar Blvd., Carroll Township, Dillsburg, Pennsylvania 17019

Property being known as Parcel ID No. 20-000-08-0032-00-00000.

Premises consist of a Two-Story Residential House.

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

PROPERTY ADDRESS: 4 SOUTH ALYDAR BOULEVARD, DILLSBURG, PA 17019

UPI# 200000800320000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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: RELIANCE FIRST CAPITAL, LLC vs. ANDREW F. LEVINDOSKI and CELESTE E. LEVINDOSKI Docket Number: 2019-SU-001381. 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 F. LEVINDOSKI
CELESTE E. LEVINDOSKI

ALL THAT CERTAIN piece or parcel of land, with buildings and improvements thereon erected, situate in Fairview Township, York County, Pennsylvania, more fully bounded and described as follows:

BEING KNOWN AND NUMBERED AS 752 Old Quaker Road, Lewisberry, PA 17339.

TAX PARCEL NO. 27-000-PF-0020.L0-00000.

BEING THE SAME PREMISES AS Daniel R. Whetstone and Gioviana Whetstone, Husband and Wife, dated September 30, 2014, and recorded on October 2, 2014, in the York County Clerk's Office in Deed Book 2294, Page 4662, as Instrument No. 201404322, granted and conveyed unto Andrew F. Levindoski and Celeste E. Levindoski, as Tenants by the Entireties.

PROPERTY ADDRESS: 752 OLD QUAKER ROAD, LEWISBERRY, PA 17339

UPI# 27000PF0020L000000

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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 NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST vs. KATHRYN E. MARKLE Docket Number: 2020-SU-000626. 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:

KATHRYN E. MARKLE

ALL THAT CERTAIN Unit in the Property Known, Named and Identified in the Declaration Plan Referred to Below as Colony Park Condominium, Situate in the Fourteenth Ward of the City Of York, York County, Pennsylvania, Which Has Been Submitted To The Provisions of the Unit Property Act Of Pennsylvania, Act Of July 3, 1963, P. L. 196 (68 P.S. 700.101), By Recording in the Office Of The Recorder Of Deeds Of York County, Pennsylvania, of a Declaration Dated November 22, 1972, and Recorded In Deed Book 66-B, Page 361, and a Declaration Plan Dated November 22, 1972, and Recorded in Plan Book V, Page 426, and a Code

Of Regulations Recorded In Deed Book 66-B, Page 376, Described As Follows

Property Address: 782 Colony Drive, York, PA 17404

Parcel No. 1462616001800C0173
Improvements: Residential Dwelling
Subject to Mortgage: Yes
Subject to Rent: No
C.P. NO. 2020-SU-000626
Judgment: \$70,146.56
Attorney: Samantha Gable, Esquire
To be sold as the Property Of: Kathryn E. Markle

PROPERTY ADDRESS: 782 COLONY DRIVE, YORK, PA 17404

UPI# 1462616001800C0173

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDER OF EQUIFIRST MORTGAGE LOAN TRUST 2005-1 ASSET-BACKED CERTIFICATES, SERIES 2005-1 vs. BRIAN R. G. MILLS and CAROLINE L. MILLS A/K/A CAROLINE MILLS Docket Number: 2021-SU-000803. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN R. G. MILLS
CAROLINE L. MILLS
A/K/A CAROLINE MILLS

ALL that following described lot of ground, situate on Fulton Street, in the Borough of Hanover, York County, Pennsylvania, bounded and limited as follows, to wit:

BEING the same premises which Faye S. Schuck, Executrix under the Last Will and Testament of Catherine E. Hoover deceased by Deed dated December 31, 2004 and recorded in the Office of Recorder of Deeds of York County on January 6, 2005 at Book 1698, Page 2762 granted and conveyed unto Caroline L. Mills and Brian R. G. Mills, as joint tenants with right of survivorship, and not as tenants in common.

ALSO KNOWN AS 407 Fulton Street, Hanover,

PA 17331-2611

PARCEL ID 670000 0403520000000

PROPERTY ADDRESS: 407 FULTON STREET, HANOVER, PA 17331

UPI# 6700000403520000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-2 MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-2 vs. BRUCE R. NORTON Docket Number: 2019-SU-001422. 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:

BRUCE R. NORTON

ALL THAT CERTAIN lot of ground with the improvements thereon erected, situate, lying and being in Springfield Township, York County, Pennsylvania, being more particularly described as follows, to wit: Sometimes known as: 1328 Brighton Circle, Seven Valleys, PA 17360

PARCEL ID 47-000-05-0027.00

PROPERTY ADDRESS: 1328 BRIGHTON CIRCLE, SEVEN VALLEYS, PA 17360

UPI# 470000500270000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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. JOHN P. O'CONNOR Docket Number: 2019-SU-002757. 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 P. O'CONNOR

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

833 Blossom Drive Hanover PA 17331
PARCEL #: 670002300460000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$174,083.44

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 833 BLOSSOM DRIVE, HANOVER, PA 17331

UPI# 670002300460000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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. JOHN E. POOLE, JR. Docket Number: 2020-SU-000469. 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. POOLE, JR.

By virtue of a Writ of Execution No. 2020-SU-000469

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

v.
JOHN E. POOLE, JR.

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

4112 TRABERT COURT, DOVER, PA 17315
Tax ID No. 24-000-26-0148-0000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$126,459.64

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 4112 TRABERT COURT, DOVER, PA 17315

UPI# 240002601480000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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 SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC5 vs. TANYA L. POSTELL Docket Number: 2020-SU-000531. 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:

TANYA L. POSTELL

ALL that the following described lot of ground, situate, lying and being in Hanover Borough, (formerly Penn Township), State of Pennsylvania, bounded and limited as follows, to-wit:

Property Address: 1012 Broadway, Hanover, PA 17331

Parcel No. 670001400160000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2020-SU-000531
Judgment: \$284,541.55
Attorney: Christopher A. DeNardo, Esquire
To be sold as the Property Of: Tanya L. Postell

PROPERTY ADDRESS: 1012 BROADWAY, HANOVER, PA 17331

UPI# 670001400160000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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. CASEY A. PRATHER and MELISSA C. PRATHER Docket Number: 2016-SU-001334-06. 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:

CASEY A. PRATHER
MELISSA C. PRATHER

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

BEING KNOWN AND NUMBERED AS 12952 BETHANY COURT, NEW FREEDOM, PA 17349

UPIN NUMBER 45-000-CJ-0071-E0-00000

PROPERTY ADDRESS: 12952 BETHANY COURT, NEW FREEDOM, PA 17349

UPI# 45000CJ0071E0000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP vs. STACY KAY RAY Docket Number: 2020-SU-000734. 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:

STACY KAY RAY

All that certain lot or piece of ground, situate in the Borough of Hanover, County of York and Commonwealth of Pennsylvania, being described as Phase 1 and Phase 2 of Cherry Tree Subdivision as taken from a Plat, entitled, "Cherry Tree, Phase 1 and 2 Final, Sheets 1 thru 35", which Plat is recorded in the County of York in Book 1846 page 4231, revised Plan recorded December 3, 2009 and recorded in County of York in Book 2053 page 6346 also known as Instrument #2009069401, as follows to wit:

BEING Lot #84, as shown on said Plan

BEING THE SAME PREMISES which NVR, Inc., a Virginia Corporation, trading as Ryan Homes, by Deed dated 4/27/2011 and recorded in the Office of the Recorder of Deeds of York County on 5/10/2011 in Deed Book Volume 2126, Page 2419, granted and conveyed unto Stacy Kay Ray.

BEING KNOWN AS: 842 Blossom Drive, Hanover, Pennsylvania 17331.

PARCEL #67-000-23-0084.00-00000

PROPERTY ADDRESS: 842 BLOSSOM DRIVE, HANOVER, PA 17331

UPI# 670002300840000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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. MICHAEL RENTZEL Docket Number: 2019-SU-003122. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL RENTZEL

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

1890 ROOSEVELT AVENUE,
YORK, PA 17408
Parcel No. 51000JH00150000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$188,941.50

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 1890 ROOSEVELT AVENUE, YORK, PA 17408

UPI# 51000JH00150000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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. ELSON L. RINEHART AKA ELSON RINEHART Docket Number: 2017-SU-002192. 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:

ELSON L. RINEHART
AKA ELSON RINEHART

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

4351 Copenhaver Road, Glenville, PA 17329
Parcel No. 37000BF0060A0
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$356,338.81

Attorneys for Plaintiff
KML Law Group, P.C.

PROPERTY ADDRESS: 4351 COPENHAVER ROAD, GLENVILLE, PA 17329

UPI# 37000BF0060A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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 ADVISORS GROUP vs. JANE RINEHART Docket Number: 2021-SU-002238. 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:

JANE RINEHART

ALL that certain tract of land, with the improvements thereon erected, situate in North Codorus Township, York County, Pennsylvania, more particularly bounded and described as follows, to wit:

Property Address: 5475 Lehman Road
Spring Grove, PA 17362

Parcel No. 40000FF00640000000
Improvements: Residential Dwelling
Subject to Mortgage: No

Subject to Rent: No
C.P. NO. 2021-SU-002238

Judgment: \$100,160.36

Attorney:

To be sold as the Property Of: Jane Rinehart

PROPERTY ADDRESS: 5475 LEHMAN ROAD, SPRING GROVE, PA 17362

UPI# 40000FF00640000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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. GEORGE W. ROBINETTE Docket Number: 2019-SU-003077. 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:

GEORGE W. ROBINETTE

All that certain piece, parcel or tract of ground, situate, lying and being in the Township of North Codorus, York County, Pennsylvania, more particularly bounded and limited as follows, to wit:

Property Address: 1624 Haar Road, Spring Grove, PA 17362

Parcel No. 400000500030000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2019-SU-003077
Judgment: \$218,656.16
Attorney: Samantha Gable, Esquire
To be sold as the Property Of:
George W. Robinette

PROPERTY ADDRESS: 1624 HAAR ROAD, SPRING GROVE, PA 17362

UPI# 400000500030000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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: UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE OF PRL TITLE TRUST I vs. JOYCE ROHRBAUGH Docket Number: 2021-SU-000692. 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:

JOYCE ROHRBAUGH

By virtue of a Writ of Execution No. 2021-SU-000692

UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE OF PRL TITLE TRUST I

v.
JOYCE ROHRBAUGH

owner of property situate in TOWNSHIP OF EAST HOPEWELL, York County, Pennsylvania, being

15002 HYSOON SCHOOL ROAD,
STEWARTSTOWN, PA 17363
Parcel No. 25-000-DK-0033.B0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$345,383.35

Attorneys for Plaintiff
Romano, Garubo & Argentieri, LLC

PROPERTY ADDRESS: 15002 HYSOON SCHOOL ROAD, STEWARTSTOWN, PA 17363

UPI# 25000DK0033B000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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: UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII vs. TYLER A. ROSE A/K/A TYLER ROSE and TRACEY ROSE A/K/A TRACEY LYNN ROSE A/K/A TRACEY LYNN LAMOTTE Docket Number: 2018-SU-002208. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TYLER A. ROSE A/K/A TYLER ROSE
TRACEY ROSE
A/K/A TRACEY LYNN ROSE
A/K/A TRACEY LYNN LAMOTTE

By virtue of a Writ of Execution No. 2018-SU-002208

WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME

MORTGAGE, INC.

v.

TYLER A. ROSE A/K/A TYLER ROSE;
TRACEY ROSE A/K/A TRACEY LYNN ROSE
A/K/A TRACEY LYNN LAMOTTE

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

1228 WANDA DRIVE, HANOVER, PA 17331
Tax ID No. 52000160077B000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$160,471.71

PROPERTY ADDRESS: 1228 WANDA DRIVE, HANOVER, PA 17331

UPI# 52000160077B000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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. EDWARD C. SANDERS Docket Number: 2020-SU-000472. 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:

EDWARD C. SANDERS

SHERIFF'S SALE
By virtue of a Writ of Execution No. 2020-SU-000472
PENNSYLVANIA HOUSING FINANCE AGENCY Plaintiff
vs
Edward C. Sanders Defendant

Real Estate: 327 W. ELM AVENUE
HANOVER, PA 17331

Municipality: Hanover Borough

Dimensions/
Short Description: 150' x 55'
8,250 sq ft.

See Instrument: 2019-008764

Tax Parcel #: 67-000-12-0011.00-00000

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD AS THE PROPERTY OF EDWARD C. SANDERS ON JUDGMENT NO. 2020-SU-000472

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

PROPERTY ADDRESS: 327 WEST ELM AVENUE, HANOVER, PA 17331

UPI# 670001200110000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 06, 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 TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST vs. JOSHUA W. SEMON Docket Number: 2018-SU-001033. 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:

JOSHUA W. SEMON

All that certain piece or parcel or Tract of land situate in the Township of York, York County, Pennsylvania, and being known as 113 Brant Drive, Dallastown, Pennsylvania 17313.

TAX MAP AND PARCEL NUMBER: 54-000-32-0018.0

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$199,722.69

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Joshua W. Semon

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

PROPERTY ADDRESS: 113 BRANT DRIVE, DALLASTOWN, PA 17313

UPI# 540003200180000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE—NOTICE IS HEREBY GIVEN THAT on June 06, 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, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE F/K/A NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR RENAISSANCE HEL TRUST 2002-2 vs. DENNIS G. SMITH A/K/A DENNIS GENE SMITH, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF THE ESTATE OF PATRICIA M. SNELBAKER A/K/A PATRICIA M. SMITH WAYNE E. SNELBAKER A/K/A WAYNE SNELBAKER, IN HIS CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF PATRICIA M. SNELBAKER A/K/A PATRICIA M. SMITH DIANE L. SNELBAKER A/K/A DIANE SNELBAKER, IN HER CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF PATRICIA M. SNELBAKER A/K/A PATRICIA M. SMITH DESTRY A. ARNOLD, IN HIS CAPACITY AS HEIR OF THE ESTATE OF PATRICIA M. SNELBAKER A/K/A PATRICIA M. SMITH UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA M. SNELBAKER A/K/A PATRICIA M. SMITH, DECEASED Docket Number: 2018-SU-002548. 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 G. SMITH
A/K/A DENNIS GENE SMITH,
INDIVIDUALLY AND IN HIS
CAPACITY AS HEIR OF THE ESTATE OF
PATRICIA M. SNELBAKER
A/K/A PATRICIA M. SMITH
WAYNE E. SNELBAKER
A/K/A WAYNE SNELBAKER,
IN HIS CAPACITY AS
CO-ADMINISTRATOR OF THE ESTATE OF
PATRICIA M. SNELBAKER
A/K/A PATRICIA M. SMITH
DIANE L. SNELBAKER
A/K/A DIANE SNELBAKER,
IN HER CAPACITY AS
CO-ADMINISTRATOR OF THE ESTATE OF

PATRICIA M. SNELBAKER
A/K/A PATRICIA M. SMITH
DESTRY A. ARNOLD, IN HIS CAPACITY AS
HEIR OF THE ESTATE OF
PATRICIA M. SNELBAKER A
/K/A PATRICIA M. SMITH
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER
PATRICIA M. SNELBAKER
A/K/A PATRICIA M. SMITH, DECEASED
WELLS FARGO BANK, NATIONAL
ASSOCIATION, SUCCESSOR BY MERGER
TO WELLS FARGO BANK
MINNESOTA, NATIONAL ASSOCIATION,
AS TRUSTEE F/K/A NORWEST BANK
MINNESOTA, NATIONAL
ASSOCIATION, AS TRUSTEE FOR
RENAISSANCE HEL TRUST 2002-2

v.
DENNIS G. SMITH
A/K/A DENNIS GENE SMITH,
INDIVIDUALLY AND IN HIS CAPACITY AS
HEIR OF THE ESTATE OF
PATRICIA M. SNELBAKER
A/K/A PATRICIA M. SMITH;
WAYNE E. SNELBAKER
A/K/A WAYNE SNELBAKER, IN
HIS CAPACITY AS CO-ADMINISTRATOR
OF THE ESTATE OF
PATRICIA M. SNELBAKER
A/K/A PATRICIA M. SMITH;
DESTRY A. ARNOLD, IN HIS CAPACITY AS
HEIR OF THE ESTATE OF
PATRICIA M. SNELBAKER
A/K/A PATRICIA M.
SMITH; DIANE L. SNELBAKER
A/K/A DIANE SNELBAKER,
IN HER CAPACITY AS
CO-ADMINISTRATOR OF THE
ESTATE OF PATRICIA M. SNELBAKER
A/K/A PATRICIA M. SMITH;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER
PATRICIA M. SNELBAKER
A/K/A PATRICIA M. SMITH. DECEASED

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

68 SOUTH LANDVALE STREET,
YORK HAVEN, PA 17370
Tax ID No. 94000010011A000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$79,176.94

Attorneys for Plaintiff

Brock & Scott, PLLC

PROPERTY ADDRESS: 68 SOUTH LANDVALE STREET, YORK HAVEN, PA 17370

UPI# 94000010011A000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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 NATIONAL MORTGAGE ASSOCIATION vs. PATRICIA A. SMITH and GALLEN D. SMITH Docket Number: 2018-SU-003254. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

PATRICIA A. SMITH
GALLEN D. SMITH

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

7270 HARMONY GROVE ROAD,
WELLSVILLE, PA 17365
Parcel No. 49-000-LE-0002-B0-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$201,151.03

Attorneys for Plaintiff
KML Law Group, P.C.

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

UPI# 49000LE0002B000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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 THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-2 vs. PHILIP E. SMITH Docket Number: 2021-SU-001075. 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:

PHILIP E. SMITH

By virtue of Writ of Execution No. 2021-SU-001075

Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series, 2019-2 v. Philip E. Smith, 7600 Harmony Grove Road, Wellsville, Warrington Township, PA 17365, Tax Parcel No. 49-000-LD-0012.00-00000. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$112,465.00.

Attorneys for Plaintiff:
Kenya Bates, Esquire
Stern & Eisenberg, PC
1581 Main Street, Suite 200
The Shops at Valley Square
Warrington, PA 18976
Phone: (215) 572-8111

PROPERTY ADDRESS: 7600 HARMONY GROVE ROAD, WELLSVILLE, PA 17365

UPI# 49000LD00120000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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. JAIME SOTO, JR. Docket Number: 2019-SU-000509. 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:

JAIME SOTO, JR.

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

BEING KNOWN AND NUMBERED AS 2601 NORTHLAND AVENUE, YORK, PA 17406

UPIN NUMBER 360000401130000000

PROPERTY ADDRESS: 2601 NORTHLAND AVENUE, YORK, PA 17406

UPI# 360000401130000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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 F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-2 vs. PAUL SOWERS, JR A/K/A PAUL L. SOWERS, JR A/K/A PAUL LAVERE SOWERS, JR A/K/A PAUL L. SOWERS KIMBERLY SOWERS A/K/A KIMBERLY MARIE SOWERS A/K/A KIMBERLY M. BOYD Docket Number: 2018-SU-002279. 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 SOWERS, JR
A/K/A PAUL L. SOWERS, JR
A/K/A PAUL LAVERE SOWERS, JR
A/K/A PAUL L. SOWERS
KIMBERLY SOWERS
A/K/A KIMBERLY MARIE SOWERS
A/K/A KIMBERLY M. BOYD

ALL THAT CERTAIN lot or parcel of ground, with the improvements thereon erected, situate in Yorkanna Borough (formerly Lower Windsor Township) York County, Pennsylvania, bounded and limited as follows, to wit:

ALSO KNOWN AS 59 Main Street, Yorkana, PA 17402 a/k/a 59 Main Street, Yorkana, PA 17406

PARCEL ID 930000100150000000

BEING the same premises which Rheda S. MC Coy by Nelson Carl Mc Coy, Attorney in fact by Power of Attorney dated 2/8/2002 intended to be forthwith recorded by Deed dated January 12, 2005 and recorded in the Office of Recorder of Deeds of York County on March 9, 2005 at Book 1710, Page 2767 granted and conveyed unto Paul Sowers, Jr. and Kimberly Sowers, as Tenants by the Entirety

PROPERTY ADDRESS: 59 MAIN STREET, YORKANA, PA 17402

UPI# 930000100150000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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. HEATHER A. STARE Docket Number: 2019-SU-003769. 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:

HEATHER A. STARE

ALL THAT CERTAIN house and lot of ground situate on the south side of West Poplar Street, in the Ninth Ward of the City of York, York County, Pennsylvania, and known as Number 822, bounded and described as follows, to wit:

Property Address: 822 West Poplar Street, York, PA 17401

Parcel No. 092120100120000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2019-SU-003769
Judgment: \$24,304.76
Attorney: Kristen D. Little, Esquire
To be sold as the Property Of: Heather A. Stare

PROPERTY ADDRESS: 822 WEST POPLAR STREET, YORK, PA 17401

UPI# 092120100120000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on June 06, 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. CARISSA SUMMERS Docket Number: 2020-SU-002543. 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:

CARISSA SUMMERS

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

5 Susquehanna Drive York Haven PA 17370
PARCEL #: 390002600690000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$139,054.03

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 5 SUSQUEHANNA DRIVE, YORK HAVEN, PA 17370

UPI# 390002600690000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGE T. ANDERSON III Docket Number: 2021-SU-001460. 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 GEORGE T. ANDERSON III

By virtue of a Writ of Execution No. 2021-SU-001460

FREEDOM MORTGAGE CORPORATION

v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGE T. ANDERSON III

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

2970 BALTIMORE PIKE, HANOVER, PA 17331 and BALTIMORE PIKE, HANOVER, PA 17331 Tax ID No. 52-000-AE-0038.00-00000 and 52-000-AE-0034.A0-0000 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$137,054.43

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 2970 BALTIMORE PIKE, HANOVER, PA 17331

UPI# 52000AE00380000000

PROPERTY ADDRESS: BALTIMORE PIKE, HANOVER, PA 17331

UPI# 52000AE0034A0000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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. STEPHANIE M. WAREHIME Docket Number: 2019-SU-003205. 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:

STEPHANIE M. WAREHIME

ALL THAT CERTAIN Condominium unit in the property known, named and identified in the Declaration referred to below as "Stonebridge Crossing, a Condominium", located in Dover Township, York County, Commonwealth of Pennsylvania, which has heretofore been sub-

mitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. Section 3101, et. Seq., by the recording in the York County Recorder of Deeds Office a Declaration dated May 20, 1991 and recorded May 20, 1991, in Land Record Book 170, Page 1116, being and designed in such Declaration as Lot No 62-B and also known as 3137 Sunshine Drive, Dover, Pennsylvania, as more fully described in such Declaration, as amended, together with a proportionate undivided interest in the common elements of such Condominium as set forth in such Declaration as so amended and as further amended by any future amendments thereto hereafter recorded in the aforesaid office.

Property Address: 3137 Sunshine Drive, Dover, PA 17315

Parcel No. 24000210001B0C0070
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2019-SU-003205
Judgment: \$85,457.39

Attorney: Kristen D. Little, Esquire
To be sold as the Property Of: Stephanie M. Warehime

PROPERTY ADDRESS: 3137 SUNSHINE DRIVE, DOVER, PA 17315

UPI# 24000210001B0C0070

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on June 06, 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. KEYSHA WATERS Docket Number: 2019-SU-003820. 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:

KEYSHA WATERS

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

212 Church Road York PA 17406
PARCEL #: 36-000-LH-0010.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$118,983.42

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 212 CHURCH ROAD, YORK, PA 17406
UPI# 36000LH00100000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
05.12-3t York County, Pennsylvania



CBY Systems Inc. (The Credit Bureau of York) has entered into an Affinity Program with the York County Bar Association. **The program will provide discounted rates on CBY's Debt Collection Services for any NEW referral from the Association.** CBY will then contribute a percentage of the money collected back to the YCBA.

Other benefits and features include:

- Discounted commission rates on new accounts regardless of their age
- Discounted commission rates on accounts that have been worked by other collection agencies (second placements)
- **Waive first year's annual fee and a reduced fee of \$35 per year thereafter (NOTE: Existing Clients of CBY can "Opt IN" to the reduced annual fee by emailing info@cbby.com but are not eligible for discounted commission rates)**
- CBY does not use Automatic Dialing Systems so we are permitted by law to call more cell phone numbers than agencies who use Automatic Dialers
- CBY does not "score" your accounts to predetermine them as uncollectible, we work ALL of your accounts equally to collect more money for you
- All accounts are reported to the 3 national credit bureaus for up to 7 years
- CBY has dedicated "skip tracing" staff to relocate/cross reference your clients
- CBY is a member in good standing of the American Collectors Association
- These and other benefits enable CBY to consistently exceed the national average for successful collection percentages and returning money to clients

Questions or want to enroll? Contact CBY Systems, Inc., 33 S. Duke St., York, PA 17401 via email: info@cbby.com or call 717-843-8685 OR 1-800-717-4229

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LOOKING FOR ESTATE NOTICES

OR OTHER LEGAL NOTICES
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