

York Legal Record

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

Vol. 134

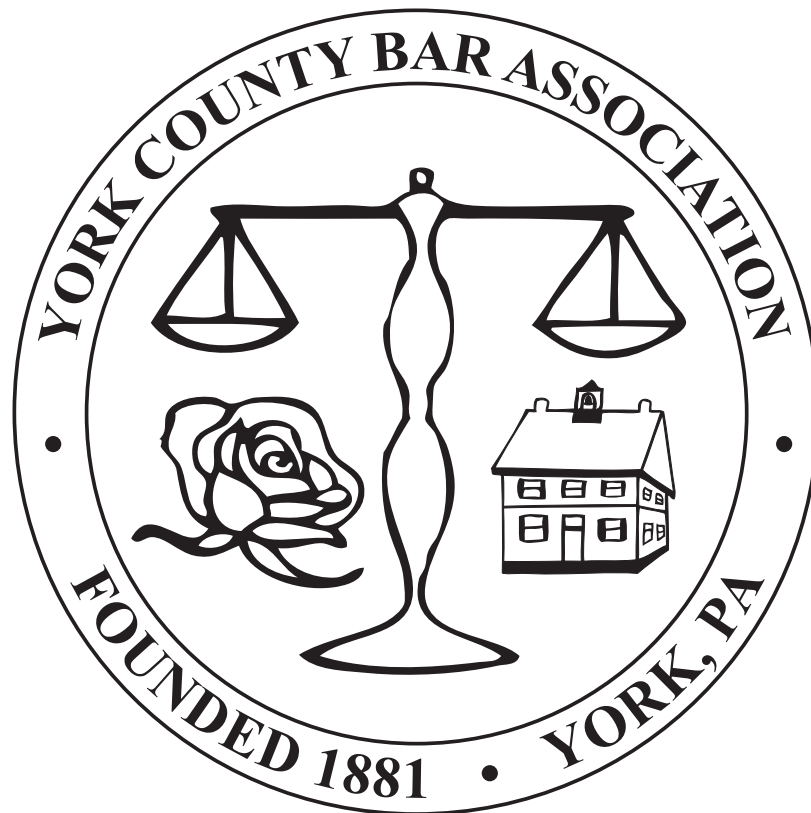
YORK, PA, THURSDAY, JANUARY 14, 2021

No. 42

EMERGENCY NOTICES

Declaration of Judicial Emergency – Jury Trial Suspension Extended through February 28, 2021
– President Judge Maria Musti Cook

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Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
2nd Thursday of each month

January 14, 2021 next meeting

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

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

All information confidential

York Bar Center Operations Update

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

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

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

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

For notary services email notary@yorkbar.com

The York Legal Record is seeking articles

on current legal topics such as case law summaries, legislative updates, or other issues that may be of interest to subscribers. Submissions should be no more than one page in length and should be educational, 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.

Send submissions and inquiries to Jennifer Mischke at yorklegalrecord@yorkbar.com

The York Legal Record is published every Thursday by The York County Bar Association. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the York Legal Record nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content. Carolyn J. Pugh, Esquire, Editor.

The York Legal Record welcomes editorial submissions from members of the bar. Letters and articles to the York Legal Record from readers on all topics concerning the legal profession are welcome. The Publication Board and the Editor reserve the right to select what is to be published. Because of the dynamic nature of the Internet, any web addresses or links contained in this journal may have changed since publication and may no longer be valid. The views and opinions expressed in this publication are those of the authors and do not reflect the opinions or views of the York Legal Record Publication Board, The York County Bar Association, or its members, who hereby disclaims any responsibility for them. The articles printed herein are subject to interpretation consistent with state and federal laws. The intent of the publication is only to offer information of a general nature to help you in your quest for knowledge. In the event you use any of the information in this journal for yourself, which is your constitutional right, the authors, York Legal Record Publication Board, The York County Bar Association, or its members assume no responsibility for your actions. The appearance of a product or service advertisement herein does not constitute an endorsement of the product or service by the York County Bar Association. The York Legal Record makes no representation as to the quality of services offered by advertisers in this publication.

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

IN THE SUPREME COURT OF PENNSYLVANIA**IN RE: 19TH JUDICIAL
DISTRICT DECLARATION OF
JUDICIAL EMERGENCY****31 MM 2020****DECLARATION**

AND NOW, this 7th day of January, 2021, this court's Orders dated November 24, December 9, and December 21, 2020 are amended to suspend jury trials through February 28, 2021. Any postponement caused by the judicial emergency shall be considered a court postponement and shall constitute excludable time for purposes of the application of Pa. R.Crim.P. 600. See *Commonwealth v. Bradford*, 46 A.3d 693 (Pa 2012) and *Commonwealth v. Mills*, 162 A.3d 323 (Pa. 2017).

BY THE COURT:



Maria Musti Cook, President Judge
19th Judicial District

WELCOME TO THE FIRM!



J. Robert Katherman
ATTORNEY



Jayne Katherman
ATTORNEY



Stacey MacNeal
ATTORNEY



Linda Shaffer
PARALEGAL



Katelyn Rohrbaugh
ATTORNEY

Barley Snyder

ATTORNEYS AT LAW

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**Opinions, Opinions,
 Opinions . . .**

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

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

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



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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 DOROTHY P. BECK, DECEASED
Late of Conewago Twp., York County, PA.
Executrix: Tracy A. Miller, c/o 2997 Cape Horn Road, A-6, Red Lion, PA 17356
Attorney: Erik D. Spurlin, Esquire, Estate & Elder Law Firm of Erik Spurlin, 2997 Cape Horn Road, A-6, Red Lion, PA 17356 01.14-3t
- ESTATE OF ARLAMAE H. BOLTON, DECEASED
Late of Hellam Twp., York County, PA.
Executors: Cynthia E. Hoke and Gregory E. Bolton, 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 01.14-3t
- ESTATE OF JESTINE BOWMAN, DECEASED
Late of York City, York County, PA.
Administrator: Alex E. Snyder, c/o Christopher A. Naylor, Esquire, 100 E. Market Street, York, PA 17401
Attorney: Christopher A. Naylor, Esquire, Barley Snyder LLP, 100 E. Market Street, York, PA 17401 01.14-3t
- ESTATE OF RACHEL R. BROWN, DECEASED
Late of York Twp., York County, PA.
Executor: John W. LeCates and David S. LeCates, 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 01.14-3t
- ESTATE OF DARLENE L. BRUNSON, DECEASED
Late of Spring Garden Twp., York County, PA.
Executors: Lori A. Brunson and Ronald L. Brunson, c/o 2997 Cape Horn Road, A-6, Red Lion, PA 17356
Attorney: Erik D. Spurlin, Esquire, Estate & Elder Law Firm of Erik Spurlin, 2997 Cape Horn Road, A-6, Red Lion, PA 17356 01.14-3t
- ESTATE OF WILLIAM F. BURHANS, a/k/a WILLIAM BURHANS, DECEASED
Late of Conewago Twp., York County, PA.
Executor: Tammie Lynn Harlacker, 1418 Baltimore St., Suite 12-274, Hanover, PA 17331 01.14-3t
- ESTATE OF ANN H. CASTALDI, DECEASED
Late of Springettsbury Twp., York County, PA.
Administrator: David P. Castaldi, c/o 2997 Cape Horn Road, A-6, Red Lion, PA 17356
Attorney: Erik D. Spurlin, Esquire, Estate & Elder Law Firm of Erik Spurlin, 2997 Cape Horn Road, A-6, Red Lion, PA 17356 01.14-3t
- ESTATE OF CARL A. DAEHNKE, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Linda M. Folcomer, c/o 129 E. Market St., York, PA 17401
Attorney: John C. Herrold, Esquire, Griest, Himes, Herrold, Reynosa LLP, 129 East Market Street, York, PA 17401 01.14-3t
- ESTATE OF GERALD M. GINGERICH, DECEASED
Late of North Codorus Twp., York County, PA.
Executrix: Janice E. Stitt, c/o John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404 01.14-3t
- ESTATE OF VINCENT E. GROFT, DECEASED
Late of York Twp., York County, PA.
Executor: Garth E. Groft, 2164 Southbrook Drive, York, PA 17403
Attorney: Matthew L. Guthrie, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 01.14-3t
- ESTATE OF HELEN J. HALL a/k/a HELEN JEAN HALL, DECEASED
Late of Warrington Twp., York County, PA.
Administrator-Executor: Marianne H. Acri, c/o Jackson Law Firm, PLLC., 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055
Attorney: Jackson Law Firm, PLLC., 1215 Manor Drive, Suite 202, Mechanicsburg, PA 17055 01.14-3t
- ESTATE OF LORRAINE M. HALL, DECEASED
Late of Hanover Borough, York County, PA.
Executrix: Roxonne H. Schloyer, c/o Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire, 515 Carlisle Street, Hanover, PA 17331 01.14-3t
- ESTATE OF MARGARET E. HANEY, DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Karen Sheffer, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402 01.14-3t
- ESTATE OF LOIS J. JACOBS, DECEASED
Late of Dover Twp., York County, PA.
Executrix: Kimberly A. Lentz, c/o 135 North George Street, York, PA 17401
Attorney: Leanne M. Miller, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 01.14-3t
- ESTATE OF PHYLLIS E. MILLER a/k/a PHYLLIS ELAINE MILLER, DECEASED
Late of York Twp., York County, PA.
Co-Executrices: Shonna Kiser and Michele E. Buser, c/o 129 East Market Street, York, PA 17401
Attorney: Suzanne H. Griest, Esquire, 129 East Market Street, York, PA 17401 01.14-3t
- ESTATE OF GLENN M. REED, DECEASED
Late of Warrington Twp., York County, PA.
Executrix: Donna M. Reed, c/o 129 East Market Street, York, PA 17401
Attorney: Suzanne H. Griest, Esquire, 129 East Market Street, York, PA 17401 01.14-3t
- ESTATE OF ANTONIO MAURICE ROLLINS, DECEASED
Late of Windsor Twp., York County, PA.
Administratrix: Alisha L. Gordon, c/o 2997 Cape Horn Road, A-6, Red Lion, PA 17356
Attorney: Erik D. Spurlin, Esquire, Estate & Elder Law Firm of Erik Spurlin, 2997 Cape Horn Road, A-6, Red Lion, PA 17356 01.14-3t
- ESTATE OF CARL F. ROTH, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Keith A. Roth, c/o John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404
Attorney: John W. Stitt, Esquire, 1434 W. Market St., York, PA 17404 01.14-3t
- ESTATE OF JOYCE D. RUBY, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Scott T. Green, c/o 2025 E. Market Street, York, PA 17402
Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 01.14-3t
- ESTATE OF JOSEPH J. SCHAEFFER, DECEASED
Late of Jackson Twp., York County, PA.
Administrator-Executors: Vickie S. Everhart, Sharon L. Klock, and Judith A. Tunney, c/o William F. Hoffmeyer, Esq, 30 N. George St., York, PA 17401
Attorney: William F. Hoffmeyer, Esquire, Hoffmeyer & Semmelman, LLC, 30 N. George St., York, PA 17401 01.14-3t
- ESTATE OF MARGARET V. SCIORTINO, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Joanne Batoha, 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 01.14-3t
- ESTATE OF RICKY L. SECHRIST, DECEASED
Late of Codorus Twp., York County, PA.
Administratrix: Teri K. Sechrist, c/o 2997 Cape Horn Road, A-6, Red Lion, PA 17356
Attorney: Erik D. Spurlin, Esquire, Estate & Elder Law Firm of Erik Spurlin, 2997 Cape Horn Road, A-6, Red Lion, PA 17356 01.14-3t

ESTATE OF PAULINE J. SIAR, DECEASED
 Late of Hellam Twp., York County, PA.
 Executors: Harry J. Siar and Benjamin M.
 Siar, 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
 01.14-3t

ESTATE OF MARGIE E. SMITH, DECEASED
 Late of York Twp., York County, PA.
 Co-Executors: Paula Smith Keller and
 Brenton P. Smith, c/o 2997 Cape Horn
 Road, A-6, Red Lion, PA 17356
 Attorney: Erik D. Spurlin, Esquire, Estate
 & Elder Law Firm of Erik Spurlin, 2997
 Cape Horn Road, A-6, Red Lion, PA
 17356 01.14-3t

ESTATE OF EUGENE J. STERNER,
 DECEASED
 Late of West Manchester Twp., York County, PA.
 Executrix: Lori Grove a/k/a Lori Sue Grove,
 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 01.14-3t

ESTATE OF VIVIAN E. TAYLOR,
 DECEASED
 Late of Manchester Twp., York County, PA.
 Administratrices: Colleen R. Flory and Lisa
 J. Taylor, c/o 2997 Cape Horn Road, A-6,
 Red Lion, PA 17356
 Attorney: Erik D. Spurlin, Esquire, Estate
 & Elder Law Firm of Erik Spurlin, 2997
 Cape Horn Road, A-6, Red Lion, PA
 17356 01.14-3t

ESTATE OF RONALD J. WILLIAMS,
 DECEASED
 Late of Spring Grove Borough, York County, PA.
 Administrator C.T.A.: Michael W. Nalli, 150
 Pleasant Drive, Suite 101, Aliquippa, PA
 15001
 Attorney: Michael W. Nalli, Esquire, 150
 Pleasant Drive, Suite 101, Aliquippa, PA
 15001 01.14-3t

ESTATE OF JOAN R. ZORTMAN,
 DECEASED
 Late of York Twp., York County, PA.
 Executor: Mark A. Zortman, c/o 135 North
 George Street, York, PA 17401.
 Attorney: Leanne M. Miller, Esquire, CGA
 Law Firm, PC, 135 North George Street,
 York, PA 17401. 01.14-3t

THE JUNE D. QUANCE
 SUPPLEMENTAL NEEDS TRUST
 Notice is hereby given that Darrell D. Quance,
 Dustin A. Quance and Kim Q. Smith are the
 Trustees of the above named Trust. All persons
 indebted to June D. Quance are requested to
 make payment and all those having claims
 against June D. Quance are directed to present
 the same to: Darrell D. Quance, Dustin A.
 Quance and Kim Q. Smith, Trustees, c/o Daniel
 D. Hill, Esquire, Bellomo & Associates, LLC,
 3198 East Market Street, York, PA 17402.
 01.14-3t

SECOND PUBLICATION

ESTATE OF RICHARD ALLEN CHRISMER,
 a/k/a RICHARD A. CHRISMER a/k/a
 RICHARD CHRISMER, DECEASED
 Late of City of York, York County, PA.
 Administratrix: Teresa Bush, c/o 2675
 Eastern Blvd., York, PA 17402
 Attorney: Douglas P. France, Esquire, 2675
 Eastern Blvd., York, PA 17402 01.07-3t

ESTATE OF BEVERLY L. HIESTER,
 DECEASED
 Late of Fairview Twp., York County, PA.
 Administrator-Executor: Meredith L. Eason,
 c/o Jackson Law Firm, PLLC, 1215
 Manor Drive, Suite 202, Mechanicsburg,
 PA 17055
 Attorney: Jackson Law Firm, PLLC, 1215
 Manor Drive, Suite 202, Mechanicsburg,
 PA 17055 01.07-3t

ESTATE OF ERNESTINE HOFF, a/k/a TINA
 HOFF, DECEASED
 Late of West Manchester Twp., York County, PA.
 Executor: Niles S. Benn, Esquire, 103 East
 Market Street, York, PA 17401
 Attorney: Terence J. Barna, Esquire,
 BENNLAWFIRM, 103 East Market Street,
 P.O. Box 5185, York, PA 17405-5185
 01.07-3t

ESTATE OF GEORGE ROBERT JONES,
 DECEASED
 Late of West Manheim Twp., York County, PA.
 Administrator-Executor: Shelli Jones
 Panebaker, 345 Clover Lane, Hanover, PA
 17331
 Attorney: Victoria Gallen Schutt, Esquire,
 Kreitz / Gallen Schutt, 1210 Broadcasting
 Road, Suite 103, Wyomissing, PA 19610
 01.07-3t

ESTATE OF CAROL M. PICKER,
 DECEASED
 Late of Fawn Grove Borough, York County, PA.
 Executor: Randy A. Picker, 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 01.07-3t

**THE BURNHAM REVOCABLE
 (NOW IRREVOCABLE)
 TRUST DATED APRIL 12, 2018**
 Notice is hereby given that Jonathan D.
 Burnham is the Successor Trustee of the above
 named Trust. All persons indebted to Alan D.
 Burnham are requested to make payment and all
 those having claims against Alan D. Burnham
 are directed to present the same to: Jonathan D.
 Burnham, Successor Trustee, c/o Daniel D. Hill,
 Esquire, Bellomo & Associates, LLC, 3198 East
 Market Street, York, PA 17402. 01.07-3t

THIRD PUBLICATION

ESTATE OF SUE A. BAKER a/k/a
 SUE ALLANE BAKER, DECEASED
 Late of Penn Twp., York County, PA.
 Executor: Richard A. Johnson, 13103 Fork
 Road, Baldwin, MD 21013
 Attorney: Matthew L. Guthrie, Esquire,
 Barley Snyder LLP, 14 Center Square,
 Hanover, PA 17331 12.30-3t

ESTATE OF JOSEPH T. BRENNER,
 DECEASED
 Late of Wrightsville Borough, York County, PA.
 Executor: Keith T. Brenner c/o 327 Locust
 Street, Columbia, PA 17512
 Attorney: John F. Markel, Esquire, Nikolaus
 & Hohenadel, 327 Locust Street,
 Columbia, PA 17512 12.30-3t

ESTATE OF MARIE I. CHMIELEWSKI,
 DECEASED
 Late of Shrewsbury, York County, PA.
 Administrator-Executor: Linda Carson, 104
 Skyview Dr., Shrewsbury, PA 17361
 12.30-3t

ESTATE OF BARBARA E. FAKE (GIBB),
 DECEASED
 Late of Red Lion Borough, York County, PA.
 Administrator-Executor: Erin C. Darby, 411
 Wallicks Road, York, PA 17406 12.30-3t

ESTATE OF CANDACE L. FLUMAN,
 DECEASED
 Late of Dillsburg Borough, York County, PA.
 Executor: Willmore Fluman Jr., c/o Robert
 C. Saidis, Esquire, Saidis, Shultz &
 Fisher, 100 Sterling Parkway, Suite 300,
 Mechanicsburg, PA 17050.
 Attorney: Robert C. Saidis, Esquire, SAIDIS,
 SHULTZ & FISHER, 100 Sterling
 Parkway, Suite 300, Mechanicsburg, PA
 17050 12.30-3t

ESTATE OF CHARLAYNE J. GRIM,
 DECEASED
 Late of West Manchester Twp., York County, PA.
 Executor: Eryn Goolsby, c/o S. HARPER
 LLC, 5000 Ritter Rd., STE 202,
 Mechanicsburg, PA 17055
 Attorney: Scott A. Harper, Esquire, S.
 HARPER LLC, 5000 Ritter Rd., STE 202,
 Mechanicsburg, PA 17055 12.30-3t

ESTATE OF NANCY LEE KUMONTIS a/k/a
 NANCY L. KUMONTIS, DECEASED
 Late of York Twp., York County, PA.
 Administratrix: Margie L. Snyder, c/o Laucks
 & Laucks, PC, 105 West Broadway, Red
 Lion, PA 17356
 Attorney: David M. Laucks, Esquire,
 LAUCKS & LAUCKS, PC, 105 West
 Broadway, Red Lion, PA 17356 12.30-3t

ESTATE OF JAMES H. NEFF, DECEASED
 Late of Mount Wolf Borough, York County, PA.
 Executrix: Cheryl Ann Heilman, c/o 135
 North George Street, York, PA 17401
 Attorney: Richard K. Konkel, Esquire, CGA
 Law Firm, PC, 135 North George Street,
 York, PA 17401 12.30-3t

ESTATE OF MADALIN G. NORTON,
 DECEASED
 Late of Manchester Twp., York County, PA.
 Executor: Hanson Quickel, a/k/a Hanson W.
 Quickel, Jr., 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 East, 221 West
 Philadelphia Street, Suite 600 York, PA
 17401-2991 12.30-3t

ESTATE OF ROBERT LEE ROEDTS a/k/a
ROBERT L. ROEDTS, DECEASED
Late of Manchester Borough, York County, PA.
Administrator: Kathleen L. Roedts, c/o
Laucks & Laucks, PC, 105 West
Broadway, Red Lion, PA 17356
Attorney: David M. Laucks, Esquire,
LAUCKS & LAUCKS, PC, 105 West
Broadway, Red Lion, PA 17356 12.30-3t

ESTATE OF DAVID SCHLENOFF,
DECEASED
Late of New Freedom Borough, York County,
PA.
Co-Executors: Rebecca Malone and Jessica
Pruett, c/o 135 North George Street, York,
PA 17401
Attorney: Craig S. Sharnetzka, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 12.30-3t

ESTATE OF GLENN F. SHAFFER, JR.,
DECEASED
Late of York Twp., York County, PA.
Co-Executors: Kevin S. Shaffer and Dodie K.
Spahr, c/o 129 East Market Street, York,
PA 17401
Attorney: Suzanne H. Griest, Esquire, 129
East Market Street, York, PA 17401
12.30-3t

ESTATE OF LINDA L. SHAFFER,
DECEASED
Late of Hanover Borough, York County, PA.
Executor: Chadley S. Shaffer, c/o Elinor
Albright Rebert, Esquire, 515 Carlisle
Street, Hanover, PA 17331
Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
12.30-3t

ESTATE OF JOSEPH B. SPENCER, JR.,
DECEASED
Late of Fawn Twp., York County, PA.
Executor: Jeffrey A. Spencer, c/o Stock and
Leader, 221 West Philadelphia Street,
Suite 600, York, PA 17401
Attorney: Jody Anderson Leighty, Esquire,
STOCK AND LEADER, Susquehanna
Commerce Center East, 221 West
Philadelphia Street, Suite 600, York, PA
17401-2991 12.30-3t

ESTATE OF SANDRA F. STAUFFER,
DECEASED
Late of Red Lion Borough, York County, PA.
Executor: Jud F. Stauffer, 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 12.30-3t

ESTATE OF JOSEPH M. STOVER,
DECEASED
Late of West Manchester Twp., York County, PA.
Executrix: Lisa A. Stover, c/o 135 North
George Street, York, PA 17401
Attorney: Frank H. Countess, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 12.30-3t

ESTATE OF WILLIAM B. VAN SANT,
DECEASED
Late of Penn Twp., York County, PA.
Executrix: Jane D. Browning, c/o Elinor
Albright Rebert, Esquire, 515 Carlisle
Street, Hanover, PA 17331

Attorney: Elinor Albright Rebert, Esquire,
515 Carlisle Street, Hanover, PA 17331
12.30-3t

ESTATE OF DORIS M. WERNER,
DECEASED
Late of North Codorus Twp., York County, PA.
Executor: Larry E. Werner, c/o Law Offices
of Craig A. Diehl, 119A West Hanover
Street, Spring Grove, PA 17362
Attorney: Craig A. Diehl, Esquire, CPA,
Law Offices of Craig A. Diehl, 119A West
Hanover Street, Spring Grove, PA 17362
12.30-3t

ESTATE OF CHARLES B. WHITTAKER,
DECEASED
Late of York Twp., York County, PA.
Executrix: Hollace A. Kominsky, c/o 135
North George Street, York, PA 17401
Attorney: Frank H. Countess, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 12.30-3t

ESTATE OF CALVIN V. YOX, DECEASED
Late of Penn Twp., York County, PA.
Executor: George I. Merryman, 406
Parkview Lane, Hanover, PA 17331
Attorney: Arthur J. Becker, Jr., Esquire
Becker Law Group, P.C., 529 Carlisle
Street, Hanover, PA 17331 12.30-3t

ORPHAN'S 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 **February 3,
2021 at 9:00 a.m** and will be called in the order
named for audit and distribution by said Court,
in **Courtroom No. 7002, on the 7th floor of the
York County Judicial Center at 45 North
George St. in the City of York, Pennsylvania.**

**1. FISH – The First and Final Account of
Patricia M. Fish, Executrix of the Last Will
and Testament of Russell Edward Fish,
Late of Hanover Borough, York County,
Pennsylvania, deceased, 6719-0741. (Wesley
Yang, Esq.)**

**2. TROUT – The First and Final Account
of Beth L. Trout-Landen, Executrix of the
Last Will and Testament of Frances D. Trout
a/k/a Chi Chi Trout, Late of Springettsbury
Township, York County, Pennsylvania,
deceased, 6720-0489. (Donald L. Reihart,
Esq.)**

**3. ROUSCHER – The First and Final
Account of Andrew W. Rouscher, Executor
of the Last Will and Testament of Rose M.
Rouscher, Late of Mount Wolf Borough,
York County, Penn- sylvania, deceased, 6719-
1324. (Erik D. Spurlin, Esq.)**

4. LEASE – The First and Final Account of

**Drew R. Lease, Executor of the Last Will and
Testament of Daniel R. Lease, Late
of Manheim Township, York County,
Pennsylvania, deceased, 6719-2175. (Erik D.
Spurlin, Esq.)**

**FILED IN THE OFFICE OF THE CLERK
OF ORPHANS' COURT DIVISION OF
THE COMMON PLEAS COURT, YORK
COUNTY, PENNSYLVANIA ON OR
BEFORE JANUARY 6, 2021.**

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

01.14-2t

CIVIL NOTICES

ARTICLES OF INCORPORATION

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Commonwealth of Pennsylvania, Department of State, at Harrisburg, Pennsylvania on December 11, 2020, for the purpose of obtaining a Certificate of Incorporation.

The name of the corporation organized under the Pennsylvania Business Corporation Law of 1988, Act of December 21, 1988, P.L. 1444, No. 177, as amended and supplemented, is

Evan Mattos Landscaping, Inc.
9697 Carlisle Road
Dillsburg, PA 17019

Brian C. Linsenbach, Esquire
Stone, Wiley & Linsenbach P.C.
3 North Baltimore Street
Dillsburg, PA 17019

01.14-1t Solicitor

**ARTICLES OF INCORPORATION
NON-PROFIT CORPORATION**

NOTICE IS HEREBY GIVEN that on December 9, 2020, Articles of Incorporation were filed with the Secretary of State of the Commonwealth of Pennsylvania for Zangi Bikes, Inc., a non-profit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

Zangi Bikes, Inc.
3050 Freysville Road
Red Lion, PA 17356

01.14-1t Solicitor

CHANGE OF NAME

**IN THE COURT OF COMMON PLEAS OF
YORK COUNTY, PENNSYLVANIA**

NOTICE is hereby given that on 12/11/2020, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of: Amberle Haines to: Amberle Snowden. The Court has fixed the day of 02/25/2021 at 10:00 a.m. in Courtroom #TBD, 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.

01.14-1t Solicitor

FICTITIOUS NAME

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on November 17, 2020 for **Daily Grind Fantasy Sports** at 120 N. Keeseey St. York, PA 17402. The name and address of each individual interested in the business is Christian Matthew Downs at 120 N.Keeseey St., York, PA 17402. This was filed in accordance with 54 Pa.C.S. 311.

01.14-1t Solicitor

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on November 18, 2020 for **Marilyn's Originals** at 464 Shelley's Lane, Eppers, PA 17319. The name and address of each individual interested in the business is Marilyn Marguerite Zerance at 464 Shelley's Lane, Eppers, PA 17319. This was filed in accordance with 54 Pa.C.S. 311.

01.14-1t Solicitor

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that The Foundation for a Christian Civilization, Inc. are the only person(s) owning or interested in a business, the character of which is: Non profit charitable organization, and that the name, style and designation under which said business is and will be conducted is: Return to Order and the location where said business is and will be located is: 1358 Jefferson Road, Spring Grove, PA 17362.

01.14-1t Solicitor

NOTICE

**PUBLIC NOTICE TO
JENNIFER LEE YAKE,
JUSTIN RICHARD YAKE, AND
JORDAN TYLER BELL**

**In Re: Adoption of Jameson Ryker Bell, 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, Jameson Ryker Bell. A Termination of Parental Rights Hearing has been scheduled for

February 22, 2021, at 10:00 a.m., in Court Room No. 6005, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Jameson Ryker Bell (DOB: December 8, 2019), whose Fathers are Justin Richard Yake and Jordan Tyler Bell and whose Mother is Jennifer Lee Yake. 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/component/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.

12.30-3t Solicitor

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 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: KINSLEY CONSTRUCTION, INC vs. 120 YORK, LLC Docket Number: 2020-NO-005130. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

120 YORK, LLC

SHERIFF'S SALE

By virtue of a Writ of Execution issued by Kinsley Construction, Inc. Docket No. 2020-NO-005130

Kinsley Construction, Inc. v. 120 York, LLC Docket No. 2020-NO-005130

Owners of property situate in York City, York County, Pennsylvania

210 East York Street, York, Pennsylvania 17403

Property being known as Parcel ID No. 071260200360000000.

Commercial office building with improvements thereon erected.

Scott F. Landis, Esquire
Attorney for Kinsley Construction, Inc.
Barley Snyder
100 East Market Street
York, PA 17401
Attorneys for Plaintiff
I.D. No. 69798

PROPERTY ADDRESS: 210 EAST YORK STREET, YORK, PA 17403

UPI# 07-126-02-0036.00-00000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY

GIVEN THAT on February 08, 2021 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 ANDERSON Docket Number: 2019-SU-003537. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEPHANIE ANDERSON

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

Property Address: 21 Bill Dugan Drive, Etters, PA 17319

Parcel No. 39-000-08-0732-0000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2019-SU-003537
Judgment: \$136,718.75

Attorney:
To be sold as the Property Of: Stephanie Anderson

PROPERTY ADDRESS: 21 BILL DUGAN DRIVE, ETTERS, PA 17319

UPI# 39-000-08-073.20-000000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 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 SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-3 vs. GRACE A. BEASLEY and STACI BEASLEY-BROWN Docket Number: 2020-SU-000776. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

GRACE A. BEASLEY
STACI BEASLEY-BROWN

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

322 Mesa Lane York PA 17408
PARCEL #: 33000120026D000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$146,900.28

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 322 MESA LANE, YORK, PA 17408

UPI# 33-000-12-0026.D0-00000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 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: CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. vs. PAUL BEAVERSON Docket Number: 2019-SU-003644. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PAUL BEAVERSON

SHORT LEGAL DESCRIPTION
Paul Beaverson, owner(s) of property situate the Borough of York Haven, York County, and Commonwealth of Pennsylvania being:
20 Second St, York Haven, PA 17370
Parcel No. 940000100680000000
Acreage: 006
Improvements thereon: Residential Dwelling
Judgment Amount: \$122,698.90
Attorneys for Plaintiff
Richard M, Squire & Associates, LLC

PROPERTY ADDRESS: 20 SECOND STREET, YORK HAVEN, PA 17370

UPI# 94-000-01-0068.00-00000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 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. JONATHAN D. CRESSLER A/K/A JONATHAN CRESSLER Docket Number: 2020-SU-000533. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JONATHAN D. CRESSLER
A/K/A JONATHAN CRESSLER

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

345 Robin Hill Circle
York, PA 17404
Parcel No. 360002602610000000

Improvements thereon: Residential Dwelling

Judgment Amount: \$127,972.52

Attorneys for Plaintiff
Powers Kim, LLC

PROPERTY ADDRESS: 345 ROBIN HILL CIRCLE, YORK, PA 17404

UPI# 36-000-26-0251.00-00000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of

Common Pleas of York County, Pennsylvania on Judgment of: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING vs. DIANE DUBBS, IN HER CAPACITY AS HEIR OF ALLEN R. DUBBS, DEBORAH DUBBS, IN HER CAPACITY AS HEIR OF ALLEN R. DUBBS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALLEN R. DUBBS Docket Number: 2019-SU-002009. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DIANE DUBBS, IN HER CAPACITY AS HEIR OF ALLEN R. DUBBS
DEBORAH DUBBS, IN HER CAPACITY AS HEIR OF ALLEN R. DUBBS
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALLEN R. DUBBS

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

BEING KNOWN AS: 170 HICKORY RIDGE CIRCLE YORK, PA 17404

BEING PARCEL NUMBER:
230001100120000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 170 HICKORY RIDGE CIRCLE, YORK, PA 17404

UPI# 23-000-11-0012.00-00000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 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: MATRIX FINANCIAL SERVICES CORPORATION vs. SHANNON L. ELENA, AKA SHANNON ELENA and EDWIN ELENA GUTIERREZ Docket Number: 2019-SU-003438. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the

following real estate to wit:

AS THE REAL ESTATE OF:

SHANNON L. ELENA,
AKA SHANNON ELENA
EDWIN ELENA GUTIERREZ

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 1129 SOUTH PINE STREET, YORK, PA 17403

UPIN NUMBER 156010300040000000

PROPERTY ADDRESS: 1129 SOUTH PINE STREET, YORK, PA 17403

UPI# 15-601-03-0004.00-00000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 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. ELLEN ERVIN AKA ELLEN W. ERVIN Docket Number: 2020-SU-001275. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ELLEN ERVIN AKA ELLEN W. ERVIN

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

12649 Laurel Road, Brogue, PA 17309
PARCEL #: 210000300350000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$243,911.34

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 12649 LAUREL ROAD, BROGUE, PA 17309

UPI# 21-000-03-0035.00-00000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: LOANCARE, LLC vs. LEAH FLANDERS A/K/A LEAH M. FLANDERS A/K/A LEAH M. QUINAN FLANDERS A/K/A LEAH MAYVIS FLANDERS, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF MAYVIS QUINAN A/K/A MAYVIS E. QUINAN A/K/A MAYVIS ELSIE QUINAN Docket Number: 2019-SU-003207. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LEAH FLANDERS
A/K/A LEAH M. FLANDERS
A/K/A LEAH M. QUINAN FLANDERS
A/K/A LEAH MAYVIS FLANDERS,
INDIVIDUALLY AND AS EXECUTRIX OF
THE ESTATE OF MAYVIS QUINAN
A/K/A MAYVIS E. QUINAN
A/K/A MAYVIS ELSIE QUINAN

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

BEING KNOWN AS: 107 RAYPAULA DRIVE SHREWSBURY, PA 17361

PARCEL NUMBER:84-000-06-0018.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 107 RAYPAULA DRIVE, SHREWSBURY, PA 17361

UPI# 84-000-06-0018.00-00000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 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 WIRELESS EXPERIENCE OF MARYLAND, INC. vs. HIGHROCK, INC., MOLLY MARGARET HECK and TRAVIS WITMER Docket Number: 2020-SU-000499. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HIGHROCK, INC.
MOLLY MARGARET HECK
TRAVIS WITMER

By virtue of a Writ of Execution No.: 2020-SU-000499

The Wireless Experience of Maryland, Inc. v. Highrock, Inc., Molly Margaret Heck and Travis Witmer, owners of property situate Partly in Jackson and Paradise Townships, YORK County, Pennsylvania being:

7877 Gnatstown Road,
Partly in Jackson and Paradise Townships,
Hanover, York County, Pennsylvania 17331

Parcel No.: 33-000-FE0187-00000528

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$52,128.98

Attorneys for Plaintiff
Stock and Leader

PROPERTY ADDRESS: 7877 GNATSTOWN ROAD, HANOVER, PA 17331

UPI# 33-000-FE-0187.00-00000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania

on Judgment of: CARRINGTON MORTGAGE SERVICES, LLC vs. JOYA. MACLAUREN and THE UNITED STATES OF AMERICA Docket Number: 2020-SU-001520. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOYA. MACLAUREN
THE UNITED STATES OF AMERICA

SHORT DESCRIPTION OF PROPERTY

Docket No. 2020-SU-001520

Description:ALL THAT CERTAIN parcel of land in Windsor Borough, York County, Commonwealth of PA, as more fully described in Instrument No. 2014020562

Parcel No. 890000200640000000

Property: 5 West Main Street, Windsor, PA 17366

Improvements: Residential Property

PROPERTY ADDRESS: 5 WEST MAIN STREET, WINDSOR, PA 17366

UPI# 89-000-02-0064.00-00000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 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: VALERIE JO ALIAGA and RAUL ALIAGA vs. RHONDA LEE MURRAY Docket Number: 2020-SU-001004. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RHONDA LEE MURRAY

ALL that certain lot of ground, with the improvements thereon erected, situate on the East side of South Sherman Street in the City of York, County of York, Commonwealth of Pennsylvania, known and numbered as 343 South Sherman Street, bounded and described as follows, to wit:

343 South Sherman Street
York City, York County, Pennsylvania
UPI: 12-416-14-0052.00-00000

PROPERTY ADDRESS: 343 SOUTH SHERMAN STREET, YORK, PA 17403

UPI# 12-416-14-0052.00-00000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 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. DEBORAH MYERS, IN HER CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF MARILYN J. HARTMAN, DECEASED, TAMMY WAGNER, IN HER CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF MARILYN J. HARTMAN, DECEASED, BRIAN HARTMAN, IN HIS CAPACITY AS KNOWN HEIR, DEVISEE AND/OR DISTRIBUTE OF THE ESTATE OF MARILYN J. HARTMAN, DECEASED, MICHELLE OSBORN, IN HER CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF MARILYN J. HARTMAN, DECEASED and UNKNOWN HEIRS OF THE ESTATE OF MARILYN J. HARTMAN, DECEASED Docket Number: 2019-SU-001936. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DEBORAH MYERS, IN HER CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF MARILYN J. HARTMAN, DECEASED TAMMY WAGNER, IN HER CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF MARILYN J. HARTMAN, DECEASED BRIAN HARTMAN, IN HIS CAPACITY AS KNOWN HEIR, DEVISEE AND/OR DISTRIBUTE OF THE ESTATE OF MARILYN J. HARTMAN, DECEASED MICHELLE OSBORN, IN HER CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF MARILYN J. HARTMAN, DECEASED UNKNOWN HEIRS OF THE ESTATE OF MARILYN J. HARTMAN, DECEASED

Short Description

Sheriff's Sale

Owner(s) of Property situate in the Township of Warrington, York County, Pennsylvania, being

675 Yeager Road, Wellsville, PA 17365
Parcel No. 49000ME0064L000000

Judgment Amount \$148,813.57

The Pincus Law Group, PLLC
Nicole LaBletta, Esquire
2929 Arch Street, Suite 1700
Philadelphia, PA 19104

PROPERTY ADDRESS: 675 YEAGER ROAD, WELLSVILLE, PA 17365

UPI# 49-000-ME-0064.L0-00000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 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. MARYJANE L. OVERBY and JERRY L. OVERBY Docket Number: 2020-SU-001664. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARYJANE L. OVERBY
JERRY L. OVERBY

Property of MaryJane L. Overby and Jerry L. Overby, as joint tenants

Execution No. 2020-SU-001664

Judgment Amount: \$265,837.58

All the right title, interest and claim of MaryJane L. Overby and Jerry L. Overby, as joint tenants, of in and to:

Property locates at 520 Lakeview Drive, within the Jackson Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1882, at page 5133, Instrument No. 2007022044.

Parcel Identification No. 33-000-10-0031.00-

00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue, North Wales, PA 19454

PROPERTY ADDRESS: 520 LAKEVIEW DRIVE, SPRING GROVE, PA 17362

UPI# 33-000-10-0031.00-00000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on February 08, 2021 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. HSING-TSE PERRIER Docket Number: 2019-SU-003388. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HSING-TSE PERRIER

By virtue of a Writ of Execution No. 2019-SU-003388

Freedom Mortgage Corporation
v.
Hsing-Tse Perrier

owner(s) of property situate in the MANCHES-TER TOWNSHIP, YORK County, Pennsylvania, being

1948 Duella Court, York, PA 17404-1330
Parcel No. 360001501120000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$116,342.57

Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1948 DUELLA COURT, YORK, PA 17404

UPI# 36-000-15-0112.00-00000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FIRST NATIONAL BANK OF PENNSYLVANIA vs. MARC A. SHAUB and TERESA K. SHAUB Docket Number: 2020-SU-000830. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARC A. SHAUB
TERESA K. SHAUB

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF MARC A. SHAUB AND TERESA K. SHAUB, OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF NEWBERRY, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 2890 YORK HAVEN ROAD, MANCHESTER, PENNSYLVANIA 17345. DEED BOOK VOLUME 1469, PAGE 8829, PIN NUMBER 39-000-NI-0183-00000.

PROPERTY ADDRESS: 2890 YORK HAVEN ROAD, MANCHESTER, PA 17345

UPI# 39-000-NI-0183.00-00000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 08, 2021 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania

on Judgment of: SANTANDER BANK, N.A. vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HOLLY A. KERNS A/K/A HOLLY KERNS A/K/A HOLLY ANNE KERNS, DECEASED Docket Number: 2020-SU-001310. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania 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 HOLLY A. KERNS A/K/A HOLLY KERNS A/K/A HOLLY ANNE KERNS, DECEASED

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2020-SU-001310

Santander Bank, N.A.
V.
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Holly A. Kerns a/k/a Holly Kerns a/k/a Holly Anne Kerns, Deceased

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

22 Heidelberg Avenue, York, PA 17404-1817
Parcel No. 360000701530000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$71,168.44

Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 22 HEIDELBERG AVENUE, YORK, PA 17404

UPI# 36-000-07-0153.00-00000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 08, 2021 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. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LAURA EMENHEISER, DECEASED Docket Number: 2019-SU-003641. And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania 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 LAURA EMENHEISER, DECEASED

ALL that trace of land with improvements thereon erected, known and numbered as 138 West Gay Street, situate in Red Lion Borough, York County, Pennsylvania, bounded and limited as follows, to wit:

Property Address: 138 West Gay Street, Red Lion, PA 17356

Parcel No. 820000300050000000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2019-SU-003641
Judgment: \$108,794.13

Attorney:
To be sold as the Property Of: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Laura Emehaiser, deceased

PROPERTY ADDRESS: 138 WEST GAY STREET, RED LION, PA 17356

UPI# 82-000-03-0005.00-00000

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,
01.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on February 08, 2021 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. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD B. TATTERSALL A/K/A RICHARD BARTON

TATTERSALL, DECEASED Docket Number:
2020-SU-000430 Plaintiff(s). And to me
directed, I will expose at public sale in the York
County Administrative Center, City of York,
County of York, Commonwealth of Pennsylvania
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
RICHARD B. TATTERSALL
A/K/A RICHARD BARTON TATTERSALL,
DECEASED

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

BEING KNOWN AS: 152 WEST BRUCE
ROAD FAWN GROVE, PA 17321

BEING PARCEL NUMBER:
28000CN0051E000000

IMPROVEMENTS: RESIDENTIAL PROPER-
TY

PROPERTY ADDRESS: 152 WEST BRUCE
ROAD, FAWN GROVE, PA 17321

UPI# 28-000-CN-0051.E0-00000

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,
01.07-3t York County, Pennsylvania

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