

# York Legal Record

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

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Vol. 134

YORK, PA, THURSDAY, MAY 14, 2020

No. 7

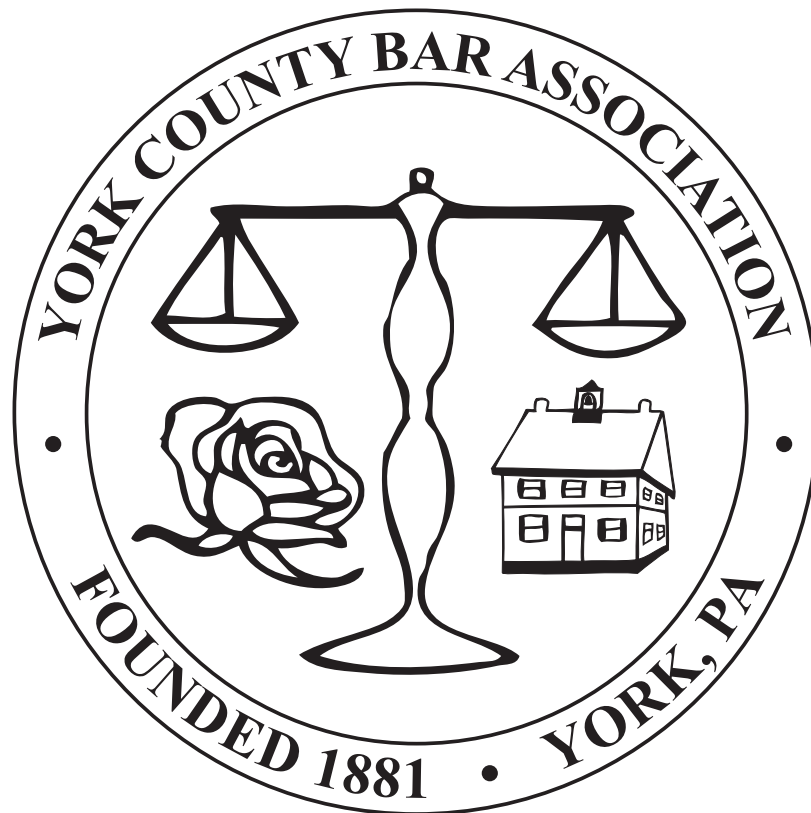
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## EMERGENCY NOTICES

Administrative Order Adopting York County Local Rule of Civil Procedure 205.4 – President Judge Joseph C. Adams

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Dated Material Do Not Delay

**Lawyers Concerned  
for Lawyers**

**York Support Group  
Meetings 2<sup>nd</sup> Thursday of  
each month**

**May 14, 2020 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 (8:30 am – 4:30 pm). All business is being conducted via internet, telephone and email. Please call 717-854-8755 with any questions or email [info@yorkbar.com](mailto:info@yorkbar.com)**

**For notary services email [notary@yorkbar.com](mailto:notary@yorkbar.com)**

**Admittance to and use of the Bar Center is limited to staff and key leadership until further notice.**

**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](mailto:yorklegalrecord@yorkbar.com)

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Subscription: \$45.00 per year to non-members.  
Published Weekly, Periodicals Postage Paid, York, PA 17402  
U.S.P.S. No. 696140  
POSTMASTER: Send address changes to  
York Legal Record, 137 E. Market St., York, PA 17401  
Web: [www.yorkbar.com](http://www.yorkbar.com) • E-mail: [yorklegalrecord@yorkbar.com](mailto:yorklegalrecord@yorkbar.com)

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ISBN: \_\_\_\_\_

Library of Congress Control Number: \_\_\_\_\_

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

IN RE:

AMENDMENT OF  
YORK COUNTY LOCAL RULES  
OF CIVIL PROCEDURE

Thu, Apr 30, 2020 10:40 AM

2020-MI-000229

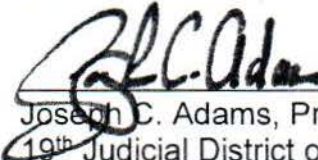
2020 APR 30 AM 10:37  
JUDICIAL CENTER YORK PA

**ADMINISTRATIVE ORDER ADOPTING  
YORK COUNTY LOCAL RULE OF CIVIL PROCEDURE 205.4**

**AND NOW**, this 30th day of April, 2020 it is **ORDERED** that York County Local Rule of Civil Procedure 205.4 is adopted as attached, effective July 9, 2020 for permissive electronic filings and October 1, 2020 for mandatory electronic filings.

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

BY THE COURT,

  
\_\_\_\_\_  
Joseph C. Adams, President Judge  
19th Judicial District of Pennsylvania

Material to be added is bolded and underlined.  
Material to be deleted is bolded and in brackets.

**RULE 205.4. Electronic Filing and Service of Legal Papers****A. Electronic Filing**

**1. Mandatory Electronic Filing. All “legal papers” as defined by P.A.R.C.P. 205.4(a)(2) associated with the civil case types listed in A.2. below shall be filed electronically beginning October 1, 2020. Such filings may be made electronically beginning July 9, 2020.**

**2. Case Types. Electronic filing applies exclusively to the following case types:**

**(a). Tort (intentional, malicious prosecution, motor vehicle, nuisance, premises liability, product liability, slander/libel defamation, and other);**

**(b). Mass Tort (asbestos, tobacco, toxic tort – DES, toxic tort – implant, toxic waste, and other);**

**(c). Professional Liability (dental, legal, medical, and other);**

**(d). Contract (buyer protection, debt collection – credit card; employment dispute, employment dispute – discrimination, and other);**

**(e). Real Property (buyer protection, ejectment, eminent domain/condemnation, ground rent, landlord/tenant dispute (excluding MDJ appeals), mortgage foreclosure – residential, foreclosure – commercial, partition, quiet title, and other);**

**(f). Civil Appeal (board of assessment, board of elections, statutory appeal, zoning board, and other); and**

**(g). Miscellaneous (common law/statutory arbitration, declaratory judgment, mandamus, quo warranto, replevin, and other).**

**3. Registration. Electronic filers must register with CountySuite Portal. All use of the CountySuite Portal shall be in accordance with the CountySuite Portal user manual. All registered users shall be individuals, not law firms, agencies, corporations or other groups.**

**4. Original document. A legal paper filed electronically shall be deemed the original document, but copies of exhibits electronically filed do not constitute the original of the exhibit for evidentiary purposes.**

**5. Neither the prothonotary nor court administrator shall be obligated to print documents that are filed electronically.**



**B. Form of Documents Electronically Filed.**

**1. Format.** To the extent practicable, documents shall be formatted in accordance with the applicable rules governing formatting of paper documents, and in such other and further format as the court may require from time to time. All electronic filings shall be in PDF format. A document may exceed page limitation rules to a maximum of two additional pages when the additional pages are attributed to the electronic conversion of the filing process.

**2. Title of Documents.** The title of each electronically filed document shall include:

**(a).** Descriptive title of the document;

**(b).** Party or parties filing the document;

**(c).** Party or parties against whom relief, if any, is sought; and

**(d).** Nature of the relief sought (e.g. Motion for Summary Judgment of Defendant ABC Corporation Against Plaintiff Jones).

**3. Signature.**

**a.** Each electronically filed document shall be deemed to have been signed by the attorney or party represented by an attorney authorizing such filing and shall bear a facsimile or typographical signature of such person, e.g. “/s/ Adam Attorney”. Each document electronically filed by an attorney shall also include the typed name, address, and telephone number of the attorney or unrepresented party filing such document. Attorneys shall include their Pennsylvania bar number. Each electronically filed declaration and affidavit shall be deemed to have been signed by the declarant or affiant if an attorney or party not represented by an attorney has authorized such filing. Documents containing signatures of third-parties (i.e., unopposed motions, affidavits, stipulations, etc.) may also be filed electronically by indicating in the original that signatures are maintained by the filing party in paper- format.

**b.** The electronic filing of a legal paper constitutes a certification by the filing party that the original hard copy was properly signed and, where applicable, verified, and a certification as provided by the signature to a legal paper under Pa.R.C.P. 1023.1(c), violation of which shall be subject to the sanction provided in Pa.R.C.P. 1023.1(d). The filing party shall maintain the original hard copy of the document filed for two years after the later of: the disposition of the case; the entry of an order resolving the issue raised by the legal paper; or, the disposition by an appellate court of the issue raised by the legal paper. Any other party at any time may serve upon the filing party a notice to produce for inspection the signed hard copy within fourteen days of the service of the notice. The court upon motion may grant appropriate sanctions for failure to produce the signed hard copy pursuant to the notice.



C. Public Access to the Docket.

1. Public access to the prothonotary's docket is available on the Internet at <https://www.yorkcountypa.gov/prothonotary>.

2. The prothonotary shall also make a public access terminal available to the general public to allow access to the court's electronic case record in all electronically filed cases in the prothonotary's office.

D. Filing Fees.

1. All filing fees and payments shall be made at the time of filing with an authorized credit card through the CountySuite Portal. Authorized cards shall include Visa, MasterCard or Discover. Filing fees and payments may not be deposited in advance with the prothonotary.

2. Filing fees billed by CountySuite Portal shall include the prothonotary's statutory filing fees.

3. The prothonotary is authorized to charge a convenience fee as set from time to time for each page of a legal paper or exhibit which is filed in hard copy format and which must be converted to the required format. The convenience fee shall be set by the prothonotary with the approval of the president judge.

E. Sealed Documents.

1. Documents intended to be filed under seal shall be designated by the filing party as "sealed" in the CountySuite Portal. However, designation of documents as "sealed" does not seal the documents. The filing party must submit a proper request for sealing documents in addition to making the designation in the CountySuite Portal.

2. The filing details and document title will appear in the electronic filing system. The documents can be viewed only by the court, prothonotary staff, and case participants.

F. Time of electronic filing.

1. The CountySuite Portal shall provide to the filer, using the email address registered by the filer, a courtesy email acknowledging that the filing was received. An official notification will be displayed in the CountySuite Portal, which includes the time and date, as a pending filing awaiting approval by the prothonotary. The prothonotary shall provide the filer with notification through the CountySuite Portal that the legal paper has been either accepted or rejected.

2. If a legal paper is accepted, it shall be deemed to have been filed as of the date and time it was received by the CountySuite Portal; however, if a legal paper is

submitted without the requisite filing fee, the legal paper shall be deemed to have been accepted for filing as of the date payment is received pursuant to 42 P.S Section 21073(b).

(Comment: As required by Pa.R.C.P. No. 205.4(c) (1) access to the CountySuite Portal shall be available at all times, except for routine maintenance; however, legal documents can only be reviewed by prothonotary staff during normal office hours. Therefore, filers are cautioned to file required legal papers well in advance of any filing deadlines to enable timely correction and re-submission in the event a legal paper is not acceptable for filing.)

G. Service of Legal Papers.

1. Once an electronic filing has been accepted by the prothonotary, it shall be the responsibility of the filing party to provide to the sheriff the proper service fee and documents for original service and writs.

H. Obligation of Registered Electronic Filing Users to Maintain Proper Delivery Information.

1. Parties or attorneys who register to use the CountySuite Portal system shall notify CountySuite Portal within ten days of any change in firm name, delivery address, fax number, or email address.

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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 ANTHONY J. BRULINSKI, DECEASED  
Late of Shrewsbury Twp., York County, PA.  
Executor: Vincent W. Brulinski, 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 05.14-3t
- ESTATE OF ALFRED FIGASZEWSKI, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: Elaine C. Reed, c/o MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401-2424  
Attorney: John D. Miller, Jr., Esquire, MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401-2424 05.14-3t
- ESTATE OF ANTHONY C. FIORELLO, DECEASED  
Late of Dover Twp., York County, PA.  
Executrix: Belinda Stonecipher, 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 05.14-3t
- ESTATE OF FLORENCE L. FISHER, DECEASED  
Late of Fairview Twp., York County, PA.  
Co-Executors: Lewis T. Fisher, Edward J. Fisher, and Donald H. Fisher, c/o MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401-2424  
Attorney: John D. Miller, Jr., Esquire, MPL LAW FIRM, LLP, 137 East Philadelphia Street, York, PA 17401-2424 05.14-3t
- ESTATE OF CHRISTINA M. GARNER a/k/a CHRISTINE MARIE GARNER, DECEASED  
Late of Fairview Twp., York County, PA.  
Executor: Jamie E. Garner, c/o Amanda Snoko Dubbs, Esq., 294 Dew Drop Road, York, PA 17402  
Attorney: Amanda Snoko Dubbs, Esquire, 294 Dew Drop Road, York, PA 17402 05.14-3t
- ESTATE OF LUCRETIA A. KLINEDINST, DECEASED  
Late of Manchester Twp., York County, PA.  
Administrator-Executor: Dana S. Klinedinst, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
Attorney: Daniel D. Hill, Esquire, 3198 East Market Street, York, PA 17402 05.14-3t
- ESTATE OF GLORIA C. LANE, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executrix: Sharon L. Carney, 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 05.14-3t
- ESTATE OF HELEN L. MATTOX a/k/a HELEN LOUISE MATTOX a/k/a HELEN L. EMENHEISER, DECEASED  
Late of Chanceford Twp., York County, PA.  
Administrator: Christina M. Kauffman, c/o 135 North George Street, York, PA 17401  
Attorney: Devon M. Myers, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 05.14-3t
- ESTATE OF EILEEN THERESA MOFFA, DECEASED  
Late of Heidelberg Twp., York County, PA.  
Administrator: Wendy Oliver, c/o Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331  
Attorney: Scott J. Strausbaugh, Esquire, Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331 05.14-3t
- ESTATE OF RAYMOND R. PALMER a/k/a RAYMOND PALMER, DECEASED  
Late of North York Borough, York County, PA.  
Co-Executors: Jeannette Mildred Palmer and Renee Michelle Karanicolas a/k/a Renee M. Karanicolas, 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 05.14-3t
- ESTATE OF MATILDA E. SCHNEIDER, DECEASED  
Late of Codorus Twp., York County, PA.  
Executor: Ann Marie Cole, 2647 Robert Arthur Road, Westminster, MD 21158  
Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 05.14-3t
- ESTATE OF FRANK SMITH a/k/a FRANK SMITH JR., DECEASED  
Late of York Twp., York County, PA.  
Executor: Frank Smith III, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401  
Attorney: Gregory E. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401 05.14-3t
- ESTATE OF DOROTHY M. WESTERHOLD, DECEASED  
Late of Dover Twp., York County, PA.  
Administrator-Executor: Angela J. Harlacher Kline and Mearl L. Gross, c/o Beacon Law, PLLC, 3701 Carlisle Road, Dover, PA 17315  
Attorney: Mark T. Montanye, Esquire, Beacon Law, PLLC, 3701 Carlisle Road, Dover, PA 17315 05.14-3t
- SECOND PUBLICATION**
- ESTATE OF EDWARD F. ADAMS, DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Robin E. Smith, 151 S. Main Street, Spring Grove, PA 17362  
Attorney: David C. Smith, Esquire, 754 Edgemoor Road, Hanover, PA 17331 05.07-3t
- ESTATE OF JOHN A. ANDREWS, SR. a/k/a JOHN ANTHONY ANDREWS, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: John A. Andrews, Jr., 5421 N. Sunland Drive, Virginia Beach, Virginia 23464  
Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 05.07-3t
- ESTATE OF JAMES P. BRENNAN, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executrix: Cynthia M. Eschenbach, 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 05.07-3t
- ESTATE OF GREGORY ALAN BRIGGS, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Christopher E. Briggs, c/o Kearney Galloway Graybill, LLC, 940 South Queen Street, York, PA 17403  
Attorney: Jack L. Graybill II, Esquire, Kearney Galloway Graybill, LLC, 940 South Queen Street, York, PA 17403 05.07-3t
- ESTATE OF AGNES C. KALE, DECEASED  
Late of Shrewsbury Twp., York County, PA.  
Administrator-Executor: Joseph L. Kale, Jr., 2103 Sinsheim Road, Spring Grove, PA 17362 05.07-3t
- ESTATE OF EDNA E. KING, DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Betty J. King, 110 S. Blettner Avenue, Hanover, PA 17331  
Attorney: David C. Smith, Esquire, 754 Edgemoor Road, Hanover, PA 17331 05.07-3t
- ESTATE OF FREDERICK M. MEADS, DECEASED  
Late of Red Lion Borough, York County, PA.  
Executrix: Andrea Eveler Stanley, 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 05.07-3t

ESTATE OF LYNNETTE K. MECKLEY,  
DECEASED  
Late of Hanover Borough, York County, PA.  
Executrix: Kari L. Eiker, 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 05.07-3t

ESTATE OF CYNTHIA A. MYERS a/k/a  
CYNTHIA ANN MYERS, DECEASED  
Late of York Twp., York County, PA.  
Administrator-Executor: William J. Myers,  
III, c/o J. William Widing, III, Esq.,  
Kozloff Stoudt Attorneys, 2640 Westview  
Drive, Wyomissing, PA 19610  
Attorney: J. William Widing, III, Esquire,  
Kozloff Stoudt Attorneys, 2640 Westview  
Drive, Wyomissing, PA 19610 05.07-3t

ESTATE OF DUEWARD W. PATRICK,  
a/k/a DUEWARD WILLIAM PATRICK,  
DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Colleen Jane Patrick, c/o  
Strausbaugh Law, PLLC, 1201 West Elm  
Avenue, Suite #2, Hanover, PA 17331  
Attorney: Scott J. Strausbaugh, Esquire,  
Strausbaugh Law, PLLC, 1201 West Elm  
Avenue, Suite #2 Hanover, PA 17331  
05.07-3t

ESTATE OF MATTHEW M. REYNOLDS,  
DECEASED  
Late of West Manchester Twp., York County, PA.  
Administrator: Cameron D. Reynolds, 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  
05.07-3t

ESTATE OF EUGENE J. WARDEN,  
DECEASED  
Late of Newberry Twp., York County, PA.  
Administrator-Executor: David E. Warden,  
635 Anthony Drive, Harrisburg, PA 17111  
Attorney: Joseph J. Dixon, Esquire, 126 State  
Street, Harrisburg, PA 17101 05.07-3t

ESTATE OF LAWRENCE G. WHETZEL a/k/a  
LAWRENCE G. WHETZEL, JR., DECEASED  
Late of New Freedom Borough, York  
County, PA.  
Executrix: Diann Stump, c/o 129 East Market  
Street, York, PA 17401  
Attorney: Suzanne H. Griest, Esquire, 129  
East Market Street, York, PA 17401  
05.07-3t

### THIRD PUBLICATION

ESTATE OF JUNE E. FRICK, DECEASED  
Late of Springettsbury Twp., York County, PA.  
Executor: Charles H. Frick, c/o William B.  
Anstine, Jr., Esquire, Anstine & Sparler,  
117 East Market St., York, PA 17401  
Attorney: William B. Anstine, Jr., Esquire,  
Anstine & Sparler, 117 East Market St.,  
York, PA 17401 04.30-3t

ESTATE OF JOHN THOMAS GIBBS,  
DECEASED  
Late of York City, York County, PA.  
Administrator: Richard G. & Alison E.

Gibbs, 537 Sunshine Way, Westminster,  
MD 21157  
Attorney: Gilbert G. Malone, Esquire, 42  
South Duke Street, York, PA 17401  
04.30-3t

ESTATE OF MICHAEL R. KING, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: Diana L. Riley, 2644 Chronister  
Farm Road, York, PA 17402  
Attorney: Steven M. Carr, Esquire, Ream,  
Carr, Markey Woloshin & Hunter LLP, 119  
E. Market Street, York, PA 17401  
04.30-3t

ESTATE OF MARGOT PADILLA,  
DECEASED  
Late of Fairview Twp., York County, PA.  
Executor / Administrator: Helga Munoz,  
313A Sharon Dr., York, PA 17070  
Attorney: Laura C. Reyes Maloney, Esquire,  
Laguna Reyes Maloney, LLP, 1119 North  
Front Street, Harrisburg, PA 17102  
04.30-3t

ESTATE OF DANE R. REID, DECEASED  
Late of West Manchester Twp., York County, PA.  
Executor: John W. Stitt, c/o John W. Stitt,  
Esquire, 1434 W. Market Street, York, PA  
17404  
Attorney: John W. Stitt, Esquire, 1434 W.  
Market Street, York, PA 17404 04.30-3t

## CIVIL NOTICES

### ACTION TO QUIET TITLE

NOTICE IN THE COURT OF  
COMMON PLEAS OF YORK COUNTY,  
PENNSYLVANIA CIVIL DIVISION –  
ACTION TO QUIET TITLE DOCKET #:  
2020-SU-00084 CHRIS D. MORGENSTERN,  
Plaintiff vs. MORTGAGE SELECT, INC.,  
Defendant. TO: Mortgage Select, Inc.: You  
are hereby notified that Plaintiff Chris D.  
Morgenstern has commenced an Action to  
Quiet Title against you which you are required  
to defend. You are required to plead to the  
Complaint within twenty (20) days after service  
has been completed by publication. This action  
concerns real property located in Dillsburg  
Borough, York County, Pennsylvania, with  
Tax Parcel ID No. 58-000-02-0098.00-00000  
and a previous mortgage entered into between  
the parties recorded in the Office of the York  
County Recorder of Deeds as Instrument #:  
2005002077, which has not been marked  
satisfied. If you wish to defend against the  
claims set forth in Plaintiff's Complaint, you  
must enter a written appearance personally or by  
attorney and file your defenses and objections  
in writing 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 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. THIS OFFICE CAN PROVIDE YOU  
WITH INFORMATION ABOUT HIRING A  
LAWYER: LAWYER REFERRAL SERVICE  
York County Bar Center, 137 East Market  
Street, York, Pennsylvania 17401, (717) 854-  
8755. 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.

05.14-1t

Solicitor

### ARTICLES OF INCORPORATION NON-PROFIT CORPORATION

NOTICE is hereby given that Articles  
of Incorporation [are to be filed] were filed  
with the Commonwealth of Pennsylvania  
on: 04/21/2020. The name of the [proposed]  
corporation is: R.E.A.L. Initiatives Inc. The  
purpose[s] of the corporation is [are] Religious  
- Minister to men and women in prison and  
provide programs to both them and their  
families during & after incarceration. The  
corporation is to be incorporated under the



provisions of the Nonprofit Corporation Law of 1988.

05.14-1t Solicitor

## NOTICE

**PUBLIC NOTICE TO  
JESSICA MARIE HOWE,  
NAVIN LYNN KRIDELER, JR. AND  
KYLE WESLEY BARTRAM**

**In Re: Adoption of Isabelle Lynn Krideler  
and Layla Marie Krideler, Minors**

A petition has been filed asking the Court to put an end to all rights you have as a parent to your children, Isabelle Lynn Krideler and Layne Marie Krideler. A Termination of Parental Rights Hearing has been scheduled for July 9, 2020, at 1:30 p.m., in Court Room No. 5002, of the York County Judicial Center, 45 North George Street, York, Pennsylvania, to terminate your parental rights to Isabelle Lynn Krideler (DOB: July 19, 2013), whose Father is Kyle Wesley Bartram and whose Mother is Jessica Marie Howe; and to Layla Marie Krideler (DOB: December 5, 2014), whose Father is Navin Lynn Krideler, Jr. and whose Mother is Jessica Marie Howe. 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.

05.07-3t Solicitor

**SHERIFF SALES**

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE1 vs. ERIC J. ALLRED Docket Number: 2018-SU-002359. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ERIC J. ALLRED

ALL THAT CERTAIN lot of ground situate, lying and being in the Borough of Shrewsbury, County of York and State of Pennsylvania. Being more fully described in Book 1843, Page 921, dated September 1, 2006, recorded September 25, 2006 in the York County Recorder of Deeds

Address: 219 Cardinal Drive, Shrewsbury, PA 17361

Parcel ID No. 840000600370000000

PROPERTY ADDRESS: 219 CARDINAL DRIVE, SHREWSBURY, PA 17361

UPI# 84-000-06-0037.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 AMERICAN GENERAL MORTGAGE LOAN TRUST 2009-1, AMERICAN GENERAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2009-1 C/O NATIONSTAR MORTGAGE LLC DBA MR COOPER vs. STEVEN ALTLAND Docket

Number: 2018-SU-000255. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEVEN ALTLAND

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

1255 Conewago Avenue Manchester PA 17345  
PARCEL #: 390000200420000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$57,223.55

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 1255 CONEWAGO AVENUE, MANCHESTER, PA 17345

UPI# 39-000-02-0042.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. DUSTIN E. ANDERSON and AMANDA L. ANDERSON Docket Number: 2019-SU-002146. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DUSTIN E. ANDERSON  
AMANDA L. ANDERSON

SHORT LEGAL FOR ADVERTISING:

ALL that tract of land in the Borough of Wrightsville, York County, Pennsylvania, being approximately 50 x 150. HAVING THEREON ERRECTED A DWELLING HOUSE KNOWN AND NUMBERED AS: 104 MULBERRY STREET WRIGHTSVILLE, PA 17368

PARCEL NO: 91-000-04-0098.00-00000  
York Instrument No. 2009-063536  
TO BE SOLD AS THE PROPERTY OF  
DUSTIN E. ANDERSON AND AMANDA L.  
ANDERSON ON JUDGMENT NO. No. 2019-SU-002146

PROPERTY ADDRESS: 104 MULBERRY STREET, WRIGHTSVILLE, PA 17368

UPI# 91-000-04-0098.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA vs. ANJUM Z. ANSARI Docket Number: 2019-SU-003405. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANJUM Z. ANSARI

DOCKET #2019-SU-003405

ALL THAT CERTAIN tract or parcel of land situate in Fairview Township, York County, Pennsylvania.

TAX PARCEL #27-000-11-0102-00

PROPERTY ADDRESS: 515 Benyou Lane, New Cumberland, PA 17070

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Anjum Z. Ansari

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

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 515 BENYOU LANE, NEW CUMBERLAND, PA 17070

UPI# 27-000-11-0102.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of AMERIHOM MORTGAGE COMPANY, LLC vs. KRISTEN BALABAN and MATTHEW BALABAN Docket Number: 2019-SU-003776. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KRISTEN BALABAN  
MATTHEW BALABAN

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

10 Oak Hills Drive Hanover PA 17331  
PARCEL #: 520000502100000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$181,707.41

Attorneys for Plaintiff  
KML Law Group P.C

PROPERTY ADDRESS: 10 OAK HILLS DRIVE, HANOVER, PA 17331

UPI# 52-000-05-0210.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 GROWMARK FS, LLC vs. BANEY FARM, LLC, LESTER L. BANEY, III and SHIRLEY

ANN BANEY Docket Number: 2018-SU-001462. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BANEY FARM, LLC  
LESTER L. BANEY, III  
SHIRLEY ANN BANEY

1. & 2. Farm and land situate in Dover Township, York County, Pennsylvania located at 3870 Bull Road, Dover, PA.

PARCEL #24-000-LG-0150.00-00000 & 24-000-LG-0152.A0-00000

PROPERTY ADDRESS: 3870 BULL ROAD, DOVER, PA 17315

UPI# 24-000-LG-0150.00-00000 & 24-000-LG-0152.A0-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 SPRINGFIELD TOWNSHIP, YORK COUNTY, SEWER AUTHORITY vs. ERIC BAUMGARDNER and KAREN BAUMGARDNER Docket Number: 2018-SU-001989. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ERIC BAUMGARDNER  
KAREN BAUMGARDNER

AS THE REAL ESTATE OF:  
ERIC BAUMGARDNER &  
KAREN BAUMGARDNER

Owners of property situate in Seven Valleys Borough, York County, Pennsylvania, being 122 Church Street (a/k/a 122 South Church Street), Seven Valleys, PA 17360.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 122 CHURCH STREET (A/K/A 122 SOUTH CHURCH STREET), SEVEN VALLEYS, PA 17360

UPI #83-000-02-0027.00-00000

PROPERTY ADDRESS: 122 CHURCH STREET, A/K/A 122 SOUTH CHURCH STREET, SEVEN VALLEYS, PA 17360

UPI# 83-000-02-0027.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2004-3 vs. JAMES BELL Docket Number: 2019-SU-003461. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES BELL

ALL that certain lot of ground, situate on the South side of West College Avenue Extended, in the City of York, York County, Pennsylvania, known and numbered as 616 West College Avenue, bounded, limited and described as follows, to wit:

Property Address: 616 West College Avenue York, PA 17401

Parcel No. 092330600060000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2019-SU-003461  
Judgment: \$86,402.16  
Attorney:

To be sold as the Property Of: James Bell

PROPERTY ADDRESS: 616 WEST COLLEGE AVENUE, YORK, PA 17401

UPI# 09-233-06-0006.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania 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

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

241 REYNOLDS MILL ROAD,  
YORK, PA 17403

PARCEL #: 54-000-GI-0119.A0-00000

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# 54-000-GI-0119.A0-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. DAVID W. BOSLEY A/K/A DAVID WAYNE BOSLEY and MARY P. BOSLEY Docket Number: 2019-SU-002273. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DAVID W. BOSLEY  
A/K/A DAVID WAYNE BOSLEY  
MARY P. BOSLEY

ALL THAT CERTAIN parcel of land situate, lying and being in SPRINGETTSBURY TOWNSHIP, York County, Commonwealth of Pennsylvania, being known as Lot No. 26 as shown on subdivision plan of Phase I, Druck Valley Manor, made by C.S. Davidson, Civil Engineers, York, Pennsylvania in Plan Book HH, page 58

BEING Parcel ID 460003500260000000 BEING KNOWN for informational purposes only as 1610 Valley Vista Drive, York, PA 17406 BEING THE SAME PREMISES as conveyed in Deed to DAVID W. BOSLEY AND MARY P. BOSLEY, HUSBAND AND WIFE by deed from SHERIDAN LEE ALPAUGH, SINGLE MAN dated February 15, 2006 and recorded February 21, 2006, Book 1792 Page 2444 Instrument Number 2006014446 in York County Recorder of Deeds office, in fee.

PROPERTY ADDRESS: 1610 VALLEY VISTA DRIVE, YORK, PA 17406

UPI# 46-000-35-0026.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. JERRY L. BOYD and KAREN L. BOYD Docket Number: 2019-SU-002239. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JERRY L. BOYD  
KAREN L. BOYD

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

2737 WILLAPA DRIVE, DOVER, PA 17315  
Parcel No. 24-000-10-0161.00-00000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$96,931.72

Attorneys for Plaintiff  
Romano, Garubo & Argentieri, LLC

PROPERTY ADDRESS: 2737 WILLAPA DRIVE, DOVER, PA 17315  
UPI# 24-000-10-0161.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PHH MORTGAGE CORPORATION vs. LISA A. BRYANT A/K/A LISA BRYANT and PAUL D. KRESS, JR Docket Number: 2019-SU-003298. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LISA A. BRYANT A/K/A LISA BRYANT  
PAUL D. KRESS, JR

ALL the following described tract of land situated in the BOROUGH OF WINDSOR, (formerly Township of Windsor), County of York and Commonwealth of Pennsylvania. Being more fully described in Book 1657, Page 3443, dated May 28, 2004, recorded June 7, 2004 in the York County Recorder of Deeds.  
Address: 106 E. Main Street, Windsor, PA 17366  
Parcel ID No. 89-000-01-0028.00

PROPERTY ADDRESS: 106 EAST MAIN STREET, WINDSOR, PA 17366

UPI# 89-000-01-0028.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania 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 #: 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# 44-000-17-0132.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. GEORGE E. BURKE and ANN S. BURKE Docket Number: 2020-SU-000002. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

lowing real estate to wit:

AS THE REAL ESTATE OF:

GEORGE E. BURKE  
ANN S. BURKE

By virtue of a Writ of Execution No. 2020-SU-000002

PNC Bank, National Association  
v.  
George E. Burke  
Ann S. Burke

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

850 Victoria Drive, Red Lion, PA 17356-9506  
Parcel No. 530003600740000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$160,389.18

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 850 VICTORIA DRIVE, RED LION, PA 17356

UPI# 53-000-36-0074.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. F/K/A FULTON BANK vs. EUGENE R. CAMPBELL and GIANA C. CAMPBELL Docket Number: 2019-SU-003624. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

EUGENE R. CAMPBELL  
GIANA C. CAMPBELL

Eugene R. Campbell and Giana C. Campbell, owners of property situate in York, Springettsbury Township, York County, Pennsylvania, being

2205 East Market Street, York, PA 17402  
Parcel No. 46-000-02-0156.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$134,528.53

Attorney for Plaintiff  
Marc A. Hess, Esquire / Henry & Beaver LLP

PROPERTY ADDRESS: 2205 EAST MARKET STREET, YORK, PA 17402

UPI# 46-000-02-0156.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 FAIRVIEW TOWNSHIP vs. CHRISTOPHER A CAMPLESE and LAURI A CAMPLESE Docket Number: 2015-SU-000873-21. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER A CAMPLESE  
LAURI A CAMPLESE

By virtue of a Writ of Execution No.: 2015-SU-000873-21

Fairview Township v. Christopher A. Campese and Lauri A. Campese, owners of property situate FAIRVIEW TOWNSHIP, YORK County, Pennsylvania being:

27-000-0237L000000,  
New Cumberland, Pennsylvania 17070  
Parcel No.: 528 Lewisberry Road, Fairview Township, New Cumberland, PA 17070

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$2,935.23

Attorneys for Plaintiff  
Stock and Leader

PROPERTY ADDRESS: 528 LEWISBERRY ROAD, NEW CUMBERLAND, PA 17070

UPI# 27-000-RF-0237.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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2015-14BTT vs. JENNIFER JILL CARMAN A/K/A JENNIFER J. CARMAN A/K/A J. CARMAN, EXECUTRIX TO THE ESTATE OF ANN M. STEKLY Docket Number: 2019-SU-001303. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JENNIFER JILL CARMAN  
A/K/A JENNIFER J. CARMAN  
A/K/A J. CARMAN, EXECUTRIX TO THE  
ESTATE OF ANN M. STEKLY

ALL THAT CERTAIN tract of real estate with improvements thereon erected, situate, lying and being in the Township of Shrewsbury, County of York and Commonwealth of Pennsylvania. Being more fully described in Deed Book 58Q, at Page 341, dated September 15, 1965 and recorded in the Office of Recorder of Deeds of York County on October 16, 1965.

Address: 3557 Steltz Road,  
New Freedom, PA 17349

Parcel ID No.: 45-000-AI-0011.A.

PROPERTY ADDRESS: 3557 STELTZ ROAD,  
NEW FREEDOM, PA 17349

UPI# 45-000-AI-0011.A0-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PHH MORTGAGE CORPORATION vs. HEATHER LYNN COLEMAN and MICHAEL STEVEN COLEMAN A/K/A MICHAEL COLEMAN Docket Number: 2019-SU-003299. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HEATHER LYNN COLEMAN  
MICHAEL STEVEN COLEMAN  
A/K/A MICHAEL COLEMAN

ALL THE FOLLOWING FOUR (4) CERTAIN tracts of land situate on the right of way line of Northcrest Drive in the Township of Newberry, County of York and State of Pennsylvania. Being more fully described in Book 1730, Page 3818, dated May 23, 2005, recorded June 8, 2005 in the York County Recorder of Deeds.

Address: 90 Northcrest Drive,  
York Haven, PA 17370

Parcel ID No. 390000704110000000

PROPERTY ADDRESS: 90 NORTHCREST  
DRIVE, YORK HAVEN, PA 17370

UPI# 39-000-07-0411.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST SERIES INABS 2007-A, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES INABS 2007-A vs. KELLY COLLIER Docket Number: 2019-SU-003771. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KELLY COLLIER

ALL THAT CERTAIN, lot of land, with the improvements thereon erected, situated in the CITY OF YORK, York County, Pennsylvania. Being more fully described in deed book Book 1871, Page 3181 dated January 25, 2007 and recorded in the Office of Recorder of Deeds of York County on January 26, 2007.

Address: 124 West Jackson Street,  
York, PA 17403

PARCEL ID: 080-160-06-0012

PROPERTY ADDRESS: 124 WEST JACKSON  
STREET, YORK, PA 17403

UPI# 08-160-06-0012.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of AMERIHOME MORTGAGE COMPANY, LLC vs. TAMRA D. COOPER Docket Number: 2019-SU-003495. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TAMRA D. COOPER

By virtue of a Writ of Execution No. 2019-SU-003495

Amerihome Mortgage Company, LLC  
v.  
Tamra D. Cooper

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

14 Nace Drive, Hanover, PA 17331-9411  
Parcel No. 520001802340000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$282,209.03

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 14 NACE DRIVE,



HANOVER, PA 17331  
UPI# 52-000-18-0234.00-00000

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
05.07-3t York County, Pennsylvania

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. STEVEN M. CULOTTA and CHRISTINE L. KRAFT Docket Number: 2019-SU-003648. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEVEN M. CULOTTA  
CHRISTINE L. KRAFT

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

435 Carlisle Street Hanover PA 17331  
PARCEL #: 670001800420000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$122,530.43

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 435 CARLISLE STREET, HANOVER, PA 17331

UPI# 67-000-18-0042.00-00000

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 HOME POINT FINANCIAL CORPORATION vs. SARAH COWGILL Docket Number: 2019-SU-003811. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SARAH COWGILL

By virtue of a Writ of Execution No. 2019-SU-003811

Home Point Financial Corporation  
v.  
Sarah Cowgill

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

150 South East Street,  
Spring Grove, PA 17362-1216  
Parcel No. 850000202220000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$157,767.60

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 150 SOUTH EAST STREET, SPRING GROVE, PA 17362

UPI# 85-000-02-0222.00-00000

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

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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, SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II, INC., BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-7 vs. TYRUS E. DASHER and CATHY M. ENSOR Docket Number: 2018-SU-001826. And to me directed, I will expose at

public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TYRUS E. DASHER  
CATHY M. ENSOR

ALL THAT CERTAIN tract of land with improvements thereon erected situate, lying and being in Seven Valleys Borough, York County, Pennsylvania. Being more fully described in Book 1356, Page 2001, dated March 30, 1999, recorded April 5, 1999 in the York County Recorder of Deeds.

Address: 114-116 Church Street,  
Seven Valleys, PA 17360

Parcel ID No. 830000200300000000

PROPERTY ADDRESS: 114-116 CHURCH STREET, SEVEN VALLEYS, PA 17360

UPI# 83-000-02-0030.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-9 vs. ELAINE DAVIS, ROGER W. DAVIS and THE UNITED STATES OF AMERICA Docket Number: 2019-SU-003282. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ELAINE DAVIS  
ROGER W. DAVIS  
THE UNITED STATES OF AMERICA

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

84 Rose Of Sharon Drive  
Newberry Township PA 17319  
PARCEL #: 390000804580000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL

DWELLING

Judgment Amount \$71,859.12

Attorneys for Plaintiff  
KML Law Group P.C.

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

UPI# 39-000-08-0458.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. JUSTIN E. EVANS and HOLLY L. AMRHEIN Docket Number: 2019-SU-003174. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JUSTIN E. EVANS  
HOLLY L. AMRHEIN

By virtue of a Writ of Execution No. 2019-SU-003174

JPMorgan Chase Bank, National Association  
v.  
Justin E. Evans  
Holly L. Amrhein

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

22 South Front Street,  
New Freedom, PA 17349-7952  
Parcel No. 780000101410000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$136,235.62

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 22 SOUTH FRONT STREET, NEW FREEDOM, PA 17349

UPI# 78-000-01-0141.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of SUN WEST MORTGAGE COMPANY, INC. vs. ROBERT F. FAKE Docket Number: 2019-SU-003100. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT F. FAKE

Advertising Description

DOCKET #2019-SU-003100

ALL that certain tract of land with the improvements thereon erected. Situate in York Township. York County. Pennsylvania

PARCEL No. 54000020219A000000

PROPERTY ADDRESS: 115 WEST CHURCH STREET A/K/A 115 W. CHURCH STREET, YORK, PA 17402

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: ROBERT F. FAKE ATTORNEY FOR PLAINTIFF: POWERS KIRN, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 115 WEST CHURCH STREET, A/K/A 115 W. CHURCH STREET, YORK, PA 17402

UPI# 54-000-02-0219.A0-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION vs. KEITH A. FAUTH and MISTY D. MACKLIN, AKA MISTY FAUTH, AKA MISTY D. FAUTH Docket Number: 2019-SU-003198. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KEITH A. FAUTH  
MISTY D. MACKLIN,  
AKA MISTY FAUTH,  
AKA MISTY D. FAUTH

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 582 RIVERVIEW DRIVE, WRIGHTSVILLE, PA 17368

UPIN NUMBER 350000200340000000

PROPERTY ADDRESS: 582 RIVERVIEW DRIVE, WRIGHTSVILLE, PA 17368

UPI# 35-000-02-0034.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK, SUCCESSOR BY MERGER TO SUNTRUST MORTGAGE, INC. vs. MARK A. FERREE A/K/A MARK FERREE Docket Number: 2019-SU-003828. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the fol-

lowing real estate to wit:

AS THE REAL ESTATE OF:

MARK A. FERREE A/K/A MARK FERREE

By virtue of a Writ of Execution No. 2019-SU-003828

Truist Bank, Successor by Merger to Suntrust Bank, Successor by Merger to Suntrust Mortgage, Inc.

v. Mark A. Ferree a/k/a Mark Ferree

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

702 Windsor Street, York, PA 17403-1038 Parcel No. 480000301180000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$102,716.12

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 702 WINDSOR STREET, YORK, PA 17403

UPI# 48-000-03-0118.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 NRZ PASS-THROUGH TRUST XI-B vs. LAKEISHA S. GALLOWAY A/K/A LAKEISHA GALLOWAY Docket Number: 2019-SU-003222. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LAKEISHA S. GALLOWAY A/K/A LAKEISHA GALLOWAY

ALL THAT CERTAIN lot or piece of ground known as Unit 10 on Plan Book SS-283 of

Peacefields situate in Manchester Township, County of York, Commonwealth of Pennsylvania. Being more fully described in Book 1773, Page 2579 at Instrument No. 2005092458, dated November 10, 2005, recorded November 28, 2005 in the York County Recorder of Deeds.

Address: 343 Bruaw Drive, York, PA 17406

Parcel ID No. 360004400100000000

PROPERTY ADDRESS: 343 BRUAW DRIVE, YORK, PA 17406

UPI# 36-000-44-0010.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 WEI MORTGAGE LLC N/K/A ARC HOME LLC vs. MICHEL C. GENTAY and NADINE M. GENTAY Docket Number: 2019-SU-002835. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHEL C. GENTAY NADINE M. GENTAY

ALL those certain tracts of land with the improvements thereon erected situate in Penn Township, York County, Pennsylvania. Being more fully described in Deed Book 1300, Page 6155, dated August 29, 1997, recorded September 3, 1997 in York County Recorder of Deeds.

Address: 785 Black Rock Road, Hanover, PA 17331

PARCEL NO.: 440001301280000000 and 44000130128A000000

PROPERTY ADDRESS: 785 BLACK ROCK ROAD, HANOVER, PA 17331

UPI# 44-000-13-0128.00-00000 & 44-000-13-0128.A0-00000

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 with-

in 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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. SARAH E. GEORGE and JOSHUA T. WARNER Docket Number: 2019-SU-001119. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SARAH E. GEORGE JOSHUA T. WARNER

All that certain piece or parcel or Tract of land situate in the Township of Dover, York County, Pennsylvania, and being known as 4120 Trabert Court, Dover, Pennsylvania 17315.

TAX MAP AND PARCEL NUMBER: 24-000-26-0146.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$139,857.07

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Sarah E. George and Joshua T. Warner

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

PROPERTY ADDRESS: 4120 TRABERT COURT, DOVER, PA 17315

UPI# 24-000-26-0146.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. STEPHANIE GREENWELL, AS ADMINISTRATRIX OF THE ESTATE OF JAMES C. AIKENS, III, DECEASED Docket Number: 2019-SU-001063. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

STEPHANIE GREENWELL, AS ADMINISTRATRIX OF THE ESTATE OF JAMES C. AIKENS, III, DECEASED

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

560 Black Rock Road Hanover PA 17331 PARCEL #: 440001600420000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$94,476.16

Attorneys for Plaintiff KML Law Group P.C.

PROPERTY ADDRESS: 560 BLACK ROCK ROAD, HANOVER, PA 17331

UPI# 44-000-16-0042.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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, A DEL-AWARE LIMITED LIABILITY COMPANY vs. DONNA LEE HAKE Docket Number: 2019-SU-003281. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DONNA LEE HAKE

Being the Owner(s) of property situate in the Borough of Windsor, York County and State of Pennsylvania, being

164 WEST MAIN STREET, WINDSOR, PA 17366

PARCEL #: 89-000-02-0137-00-00000

Improvements thereon: Residential Dwelling

Judgment Amount: \$87,849.47

Attorneys for Plaintiff: KML LAW GROUP P.C.

PROPERTY ADDRESS: 164 WEST MAIN STREET, WINDSOR, PA 17366

UPI# 89-000-02-0137.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 HOME POINT FINANCIAL CORPORATION vs. CONSTANCE H. HARTLAUB Docket Number: 2019-SU-001778. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CONSTANCE H. HARTLAUB

By virtue of a Writ of Execution No. 2019-SU-001778

Home Point Financial Corporation v. Constance H. Hartlaub

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

2036 Wyatt Circle, Dover, PA 17315-3676 Parcel No. 240002500490000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$138,750.33

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 2036 WYATT CIRCLE, DOVER, PA 17315

UPI# 24-000-25-0049.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2 vs. LAWRENCE HARTMAN and AIMEE HARTMAN Docket Number: 2019-SU-003406. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LAWRENCE HARTMAN AIMEE HARTMAN

SHORT DESCRIPTION OF PROPERTY

Docket No. 2019-SU-003406

Description: ALL THAT CERTAIN parcel of land in Springettsbury Township, York County, Commonwealth of PA, as more fully described in Book 1864, Page 3333

Parcel No. 460000101690000000

Property: 26 South Rockburn Street, York, PA 17402

Improvements: Residential Property PROPERTY ADDRESS: 26 SOUTH ROCKBURN STREET, YORK, PA 17402

UPI# 46-000-01-0169.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIV-

EN THAT on June 08, 2020 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 NRZ PASS-THROUGH TRUST X vs. MIRTA HARTMAN and RICHARD E. HARTMAN, JR. Docket Number: 2019-SU-003411. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MIRTA HARTMAN  
RICHARD E. HARTMAN, JR.

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

700 Jessop Place York PA 17401  
PARCEL #: 081790100010000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$47,341.35

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 700 JESSOP PLACE, YORK, PA 17401

UPI# 08-179-01-0001.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O’Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA S/B/M WACHOVIA BANK, NATIONAL ASSOCIATION vs. MARY HEISEY, AKA MARY F. HEISEY Docket Number: 2019-SU-003072. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARY HEISEY,  
AKA MARY F. HEISEY

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 728 SOUTH GEORGE STREET, YORK, PA 17403

UPIN NUMBER 08-145-04-0005.00-00000

PROPERTY ADDRESS: 728 SOUTH GEORGE STREET, YORK, PA 17403

UPI# 08-145-04-0005.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. KATRINA S. HOGG A/K/A KATRINA SUZANNE HOGG A/K/A KAT SUZANNE HOGG and LARRY V. HOGG Docket Number: 2019-SU-000762. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KATRINA S. HOGG  
A/K/A KATRINA SUZANNE HOGG  
A/K/A KAT SUZANNE HOGG  
LARRY V. HOGG

Being the Owner(s) of property situate in Hellam Township, York County and State of Pennsylvania, being 5611 MOUNT PISGAH ROAD, YORK, PA 17406

PARCEL #: 31000KL00780000000

Improvements thereon: Residential Dwelling

Judgment Amount: \$55,195.48

Attorneys for Plaintiff:  
KML LAW GROUP P.C.

PROPERTY ADDRESS: 5611 MOUNT PISGAH ROAD, YORK, PA 17406

UPI# 31-000-KL-0078.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF’S SALE–NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 UPLAND MORTGAGE LOAN TRUST A C/O CARRINGTON MORTGAGES SERVICES, LLC vs. CASSANDRA L. HOOVER, AS HEIR TO THE ESTATE OF DONALD P. KINDIG MELANIE J. MAXWELL A/K/A MELANIE J. GRAFFIUS, AS HEIR TO THE ESTATE OF DONALD P. KINDIG THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DONALD P. KINDIG, DECEASED and THE UNITED STATES OF AMERICA Docket Number: 2019-SU-002241. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CASSANDRA L. HOOVER, AS HEIR TO THE ESTATE OF DONALD P. KINDIG MELANIE J. MAXWELL A/K/A MELANIE J. GRAFFIUS, AS HEIR TO THE ESTATE OF DONALD P. KINDIG THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DONALD P. KINDIG, DECEASED THE UNITED STATES OF AMERICA

SHORT DESCRIPTION OF PROPERTY  
Docket No. 2019-SU-002241

Description: ALL THAT CERTAIN parcel of land in Spring Garden Township, York County, Commonwealth of PA, as more fully described in Book 516, Page 412

Parcel No. 480001802960000000

Property: 1332 South Ogontz Street, York, PA 17403

Improvements: Residential Property

PROPERTY ADDRESS: 1332 SOUTH OGONTZ STREET, YORK, PA 17403

UPI# 48-000-18-0296.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. ROBERT J. INNERS and MARGARET K. INNERS Docket Number: 2019-SU-002587. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT J. INNERS  
MARGARET K. INNERS

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

713 East Market Street York PA 17403  
PARCEL #: 123740700040000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$88,944.80

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 713 EAST MARKET STREET, YORK, PA 17403

UPI# 12-374-07-0004.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 WINDSOR TOWNSHIP vs. ANTWAN N. JACKSON AND APRIL M. REED JACKSON,

OWNERS, REPUTED OWNERS OR WHO-EVER MAY BE THE OWNER Docket Number: 2019-SU-003064. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANTWAN N. JACKSON AND  
APRIL M. REED JACKSON, OWNERS,  
REPUTED OWNERS OR WHOEVER MAY  
BE THE OWNER

By virtue of a Writ of Execution No. 2019-SU-003064

Windsor Township  
vs.  
Antwan Jackson,  
April Reed Jackson

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

365 Palomino Drive, York, PA 17402

Parcel No. 530003300530000000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$2,765.82

Attorneys for Plaintiff  
Charles A. Rausch  
Blakey Yost Bupp & Rausch, LLP

PROPERTY ADDRESS: 365 PALOMINO DRIVE, YORK, PA 17402

UPI# 53-000-33-0053.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. PENNY KEATOR, AKA PENNY E. KEATOR and JOHN KEATOR, II, AKA JOHN M. KEATOR, II, AKA J. M. KEATOR, II Docket Number: 2019-SU-003437. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PENNY KEATOR,  
AKA PENNY E. KEATOR  
JOHN KEATOR, II,  
AKA JOHN M. KEATOR, II,  
AKA J. M. KEATOR, II

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 1568 GUILDFORD LANE, YORK, PA 17404

UPIN NUMBER 360003801420000000

PROPERTY ADDRESS: 1568 GUILDFORD LANE, YORK, PA 17404

UPI# 36-000-38-0142.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 DRB, INC. D/B/A SUPERIOR HOMES vs. WILLIAM S. KELLER Docket Number: 2013-SU-003465-94. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM S. KELLER

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

2735 Roosevelt Ave., York, PA 17408  
Parcel No. 36-000-KG-0043.00-00000

Improvements thereon: Residential Dwelling

Judgement Amount: \$126,538.18

Attorneys for Plaintiff:  
Robert S. Cronin, Jr., Esquire  
Matthew S. Bleacher, Esquire  
Nikolaus & Hohenadel, LLP  
212 North Queen Street  
Lancaster, PA 17603

PROPERTY ADDRESS: 2735 ROOSEVELT



AVENUE, YORK, PA 17408

UPI# 36-000-KG-0043.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of CALIBER HOME LOANS, INC. vs. JOSHUA F. KIEHNER A/K/A JOSHUA KIEHNER and KELLY E. KIEHNER A/K/A KELLY KIEHNER Docket Number: 2019-SU-003599. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSHUA F. KIEHNER  
A/K/A JOSHUA KIEHNER  
KELLY E. KIEHNER  
A/K/A KELLY KIEHNER

By virtue of a Writ of Execution No. 2019-SU-003599

Caliber Home Loans, Inc.  
v.  
Joshua F. Kiehner a/k/a Joshua Kiehner  
Kelly E. Kiehner a/k/a Kelly Kiehner

owner(s) of property situate in the SPRINGGETTSBURY TOWNSHIP, YORK County, Pennsylvania, being 1711 Paulson Drive, York, PA 17406-2457  
Parcel No. 46000090111C000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$222,935.77

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1711 PAULSON DRIVE, YORK, PA 17406

UPI# 46-000-09-0111.C0-00000

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.

in 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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 LSF9 MASTER PARTICIPATION TRUST vs. ALMEDA I. LANDIS Docket Number: 2015-SU-001695-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ALMEDA I. LANDIS

By virtue of a Writ of Execution No. 2015-SU-001695-06

Lsf9 Master Participation Trust  
v.  
Almeda I. Landis

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

576 Green Valley Road, York, PA 17403-9518  
Parcel No. 540004001030000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$162,939.91

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 576 GREEN VALLEY ROAD, YORK, PA 17403

UPI# 54-000-40-0103.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of AMERIHOM

AMERIHOM MORTGAGE COMPANY, LLC vs. HANNAH LEIPHART and DUSTIN R. SMITH Docket Number: 2019-SU-003245. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

HANNAH LEIPHART  
DUSTIN R. SMITH

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

64 South Pleasant Avenue Dallastown PA 17313  
PARCEL #: 560000402440000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$110,082.94

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 64 SOUTH PLEASANT AVENUE, DALLASTOWN, PA 17313

UPI# 56-000-04-0244.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of TRUIST BANK vs. MOLLY B. LEISTER A/K/A MOLLY CRAIG Docket Number: 2019-SU-001224. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MOLLY B. LEISTER  
A/K/A MOLLY CRAIG

All that certain piece or parcel or Tract of land situate in Penn Township, York County, Pennsylvania, and being known as 167 C Bowman Road, Hanover, Pennsylvania 17331.

TAX MAP AND PARCEL NUMBER: 440000

1100210000000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$121,530.27

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Molly B. Leister a/k/a Molly Craig

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

PROPERTY ADDRESS: 167 C BOWMAN ROAD, HANOVER, PA 17331

UPI# 44-000-11-0021.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 HSI ASSET SECURITIZATION CORPORATION TRUST 2005-OPT1, MORTGAGE-PASS-THROUGH CERTIFICATES, SERIES 2005-OPT1 C/O PHH MORTGAGE CORPORATION vs. LATASHA G. LLOYD Docket Number: 2019-SU-002755. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LATASHA G. LLOYD

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate on the south side of East Philadelphia Street, in the twelfth ward of the City of York, County of York and Commonwealth of Pennsylvania. Being more fully described in Deed Book 1749, Page 6831, dated August 19, 2005 and recorded in the Office of Recorder of Deeds of York County on August 24, 2005.

Address: 846 E Philadelphia Street, York, PA 17403-1119

Parcel ID No. 123720700610000000

PROPERTY ADDRESS: 846 EAST PHILADELPHIA STREET, YORK, PA 17403

UPI# 12-372-07-0061.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 STATE FARM BANK, F.S.B. vs. RUSSELL M. LLOYD Docket Number: 2019-SU-002527. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RUSSELL M. LLOYD

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

820 East Philadelphia Street York PA 17403 PARCEL #: 123720700480000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$48,305.04

Attorneys for Plaintiff KML Law Group P.C.

PROPERTY ADDRESS: 820 EAST PHILADELPHIA STREET, YORK, PA 17403

UPI# 12-372-07-0048.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 DITECH FINANCIAL LLC vs. JOHN P. LOBIANCO Docket Number: 2019-SU-003463. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN P. LOBIANCO

SHORT DESCRIPTION FOR ADVERTISING ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF WRIGHTSVILLE, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 524 CHERRY STREET, WRIGHTSVILLE, PA 17368

PARCEL NUMBER: 910000204250000000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 524 CHERRY STREET, WRIGHTSVILLE, PA 17368

UPI# 91-000-02-0425.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. BARBARA C. LUTZ Docket Number: 2019-SU-003320. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BARBARA C. LUTZ

All the following described tract of land lying and being situate in West Manchester Township, County of York, and Commonwealth of Pennsylvania, designated as Lot #146 on the Farmln Acres (Phase II) Plan as revised recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book FF, Page 301, and as more fully bounded and described as follows to wit:

Property Address: 2445 Heather Road York, PA 17408

Parcel No. 51000090146000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2019-SU-003320  
Judgment: \$95,385.84  
Attorney:

To be sold as the Property Of: Barbara C. Lutz

PROPERTY ADDRESS: 2445 HEATHER ROAD, YORK, PA 17408

UPI# 51-000-09-0146.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 SUCCESSOR TRUSTEE TO LASSALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2007-HE4, ASSET-BACKED CERTIFICATES, SERIES 2007-HE4 C/O SELECT PORTFOLIO SERVICING, INC. vs. JODY L. MARSH and MICHAEL E. MAGARA, JR. Docket Number: 2019-SU-003610. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JODY L. MARSH  
MICHAEL E. MAGARA, JR.

ALL THAT CERTAIN lot or piece of ground situate in Penn Township, County of York, Commonwealth of Pennsylvania. Being more fully described in Deed Book 1873, Page 4371 at Instrument No. 2007010307, dated November 21, 2006 and recorded in the Office of Recorder of Deeds of York County on February 6, 2007. Address: 557 1/2 McAllister Street, Hanover, PA 17331 Parcel ID No. 44000030084A000000

PROPERTY ADDRESS: 557 1/2 MCALLISTER STREET, HANOVER, PA 17331

UPI# 44-000-03-0084.A0-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. JOSHUA A. MARTINEZ Docket Number: 2017-SU-002593. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOSHUA A. MARTINEZ

By virtue of a Writ of Execution No. 2017-SU-002593

Wells Fargo Bank, NA  
v.  
Joshua A. Martinez

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

60 Lincoln Place, Manchester, PA 17345-1018  
Parcel No. 26000020158000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$110,836.18

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 60 LINCOLN PLACE, MANCHESTER, PA 17345

UPI# 26-000-02-0158.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Exe-

cution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of MIDFIRST BANK vs. DON C. MCKETHAN, AKA DON MCKETHAN and OLEATHIA A. MCKETHAN Docket Number: 2019-SU-003707. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DON C. MCKETHAN,  
AKA DON MCKETHAN  
OLEATHIA A. MCKETHAN

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 2200 GOLDEN EAGLE DRIVE, AKA 2200 GOLDEN EAGLE DRIVE 115, YORK, PA 17408

UPIN NUMBER 5100032013800C0115

PROPERTY ADDRESS: 2200 GOLDEN EAGLE DRIVE, AKA 2200 GOLDEN EAGLE DRIVE 115, YORK, PA 17408

UPI# 51-000-32-0138.00-C0115

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. ANGELINA Y. MINTON A/K/A ANGELINA MINTON and DEBORAH A. BROWNE A/K/A DEBORAH BROWNE Docket Number: 2019-SU-001633. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ANGELINA Y. MINTON  
A/K/A ANGELINA MINTON  
DEBORAH A. BROWNE  
A/K/A DEBORAH BROWNE

Advertising Description

DOCKET #2019-SU-001633



ALL THAT Lot of ground situate in Dover Township, York, Commonwealth of Pennsylvania.

PARCEL No. 24-000-12-0129-00-00000

PROPERTY ADDRESS: 3276 E. PHEASANT DRIVE A/K/A 3276 PHEASANT DRIVE, DOVER, PA 17315

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: ANGELINA Y. MINTON A/K/A ANGELINA MINTON and DEBORAH A. BROWNE A/K/A DEBORAH BROWNE

ATTORNEY FOR PLAINTIFF: POWERS KIRN, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 3276 EAST PHEASANT DRIVE, A/K/A 3276 PHEASANT DRIVE, DOVER, PA 17315

UPI# 24-000-12-0129.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. TREVOR MULL Docket Number: 2019-SU-003250. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TREVOR MULL

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

6683 Fair School Road Glen Rock PA 17327 PARCEL #: 22000BH00240000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$29,132.34

Attorneys for Plaintiff

KML Law Group P.C.

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

UPI# 22-000-BH-0024.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of COLONIAL SAVINGS, F.A. vs. BETZY V. MUNOZ and OLGA M. RAMIREZ Docket Number: 2019-SU-003755. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BETZY V. MUNOZ OLGA M. RAMIREZ

ALL that certain property situated in York Township of York County and commonwealth of Pennsylvania, Being more fully described in a Deed dated September 27, 2018 and recorded October 9, 2018, among the land records of the County and state set forth above, in Deed volume 2490 and page 7132 Instrument No. 2018044238.

Address: 2849 Fiesta Drive; York, Pa 17403 Tax Map or Parcel ID NO.: 54-000-21-0012-00-00000

PROPERTY ADDRESS: 2849 FIESTA DRIVE, YORK, PA 17403

UPI# 54-000-21-0012.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. BRIAN NICKENS Docket Number: 2019-SU-003810. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN NICKENS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN WEST MANCHESTER TOWNSHIP, YORK COUNTY, PENNSYLVANIA. BEING MORE FULLY DESCRIBED IN DEED BOOK 2483, PAGE 923, DATED AUGUST 7, 2018 AND RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF YORK COUNTY ON AUGUST 14, 2018.

ADDRESS: 2248 CHESTNUT ROAD, YORK, PA 17408

PARCEL ID 51-000-12-0161-00-00000

PROPERTY ADDRESS: 2248 CHESTNUT ROAD, YORK, PA 17408

UPI# 51-000-12-0161.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. ALLEN B NOLL, SR. Docket Number: 2019-SU-002872. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ALLEN B NOLL, SR.

All that certain piece or parcel or Tract of land situate in Chanceford Township, York County, Pennsylvania, and being known as 11374 Smith Hollow Road, Brogue, Pennsylvania 17309 & Smith Hollow Road, Brogue, Pennsylvania 17309.

TAX MAP AND PARCEL NUMBER: 21-000-GN-0017.00000 & 21-000-GN-0017.A0-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$153,565.84

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Allen B Noll Sr.

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

PROPERTY ADDRESS: 11374 SMITH HOLLOW ROAD, BROGUE, PA 17309

UPI# 21-000-GN-0017.00-00000

PROPERTY ADDRESS: SMITH HOLLOW ROAD, BROGUE, PA 17309

UPI# 21-000-GN-0017.A0-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of QUICKEN LOANS INC. vs. WILLIAM PERRY Docket Number: 2019-SU-001680 And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WILLIAM PERRY

ALL THAT CERTAIN lot, piece or parcel of land located in Manheim Township, York County, Commonwealth of Pennsylvania, bounded and described. BEING Parcel ID 37000BF00230000000 BEING KNOWN for informational purposes only as 5357 Blue Hill Road, Glenville, PA 17329 BEING THE SAME PREMISES as conveyed in Deed to WILLIAM PERRY, AS SOLE OWNER by deed from CR PROPERTY GROUP, LLC dated November 6, 2017 and recorded November 15, 2017, Book 2447 Page 3673 Instrument Number 2017052678 in York County Recorder of Deeds office, in fee.

PROPERTY ADDRESS: 5357 BLUE HILL ROAD, GLENVILLE, PA 17329

UPI# 37-000-BF-0023.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 LOANDEPOT.COM, LLC vs. ZACHARY PERRY and SALLY PERRY Docket Number: 2019-SU-000989. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ZACHARY PERRY  
SALLY PERRY

By virtue of a Writ of Execution No. 2019-SU-000989

Loandepot.Com, LLC  
v.  
Zachary Perry  
Sally Perry

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

1360 Hambiltonian Way, York, PA 17404-9143  
Parcel No. 360002400930000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$278,025.16

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1360 HAMBILTONIAN WAY, YORK, PA 17404

UPI# 36-000-24-0093.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 NRPL TRUST 2018-2 C/O WILMINGTON SAVINGS FUND SOCIETY, FSB vs. JEFFREY D. POLIGNONE Docket Number: 2019-SU-002573. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JEFFREY D. POLIGNONE

SHORT DESCRIPTION OF PROPERTY

Docket No. 2019-SU-002573

Description: ALL THAT CERTAIN parcel of land in the City of York, York County, Commonwealth of PA, as more fully described in Book 1933, Page 551

Parcel No. 134420200080000000

Property: 627 North Pershing Avenue, York, PA 17404  
Improvements: Residential Property

PROPERTY ADDRESS: 627 NORTH PERSHING AVENUE, YORK, PA 17404

UPI# 13-442-02-0008.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 ABERDEEN PROVING GROUND FEDERAL CREDIT UNION vs. DOUGLAS R. POPE Docket Number: 2019-SU-002631. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DOUGLAS R. POPE

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

BEING KNOWN AS: 614 Chestnut Street, Borough of Delta, PA 17314.

TAX PARCEL NO.: 57-000-01-0130-00-00000 Residential Property.

TO BE SOLD AS THE property of Sylvia P. Sanzone and Douglas R. Pope.

PROPERTY ADDRESS: 614 CHESTNUT STREET, DELTA, PA 17314

UPI# 57-000-01-0130.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of WELLS FARGO BANK, NA vs. KEVIN L. POTTER Docket Number: 2018-SU-001731. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KEVIN L. POTTER

By virtue of a Writ of Execution No. 2018-SU-001731

Wells Fargo Bank, NA  
v.  
Kevin L. Potter

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

680 Misty Hill Drive, Delta, PA 17314-7926  
Parcel No. 430000901080000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$279,282.53

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 680 MISTY HILL

DRIVE, DELTA, PA 17314

UPI# 43-000-09-0108.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of BANK OF AMERICA, N.A. vs. JEFFREY C. POTTS and REBECCA V. POTTS Docket Number: 2019-SU-003531. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JEFFREY C. POTTS  
REBECCA V. POTTS

By virtue of a Writ of Execution No. 2019-SU-003531

Bank of America, N.A.  
v.  
Jeffrey C. Potts  
Rebecca V. Potts

owner(s) of property situate in the YORK CITY, 14TH, YORK County, Pennsylvania, being

1509 Continental Road, York, PA 17404-1909  
Parcel No. 146100300110000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$51,378.85

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 1509 CONTINENTAL ROAD, YORK, PA 17404

UPI# 14-610-03-0011.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. ROBERT S. PRICE Docket Number: 2019-SU-002061. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT S. PRICE

ALL THAT certain tract of land, situate in Springettsbury Township, York County, Pennsylvania. Being more fully described in Deed Book 2297, Page 4473 at Instrument No. 2014048244, dated October 11, 2014 and recorded in the Office of Recorder of Deeds of York County on October 29, 2014.

Address: 265 Pleasant Acres Road, York, PA 17402

Parcel ID No.: 46000270006H000000

PROPERTY ADDRESS: 265 PLEASANT ACRES ROAD, YORK, PA 17402

UPI# 46-000-27-0006.H0-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. ADRIAN J. RENTZEL Docket Number: 2019-SU-000782. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ADRIAN J. RENTZEL



ALL THAT CERTAIN piece, parcel or tract of land, together with the improvements thereon erected, situate in the Township of Manchester, County of York and Commonwealth of Pennsylvania. Being more fully described in Deed Book 2256, Page 1643 as Instrument No. 2013059409, dated 10/21/2013, recorded 10/23/2013 in the York County Recorder of Deeds. Address: 2718 Lewisberry Road, York, PA 17404 Parcel ID No. 36-000-05-0064

PROPERTY ADDRESS: 2718 LEWISBERRY ROAD, YORK, PA 17404

UPI# 36-000-05-0064.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL RENTZEL

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

1890 ROOSEVELT AVENUE, YORK, PA 17408

PARCEL #: 51000JH00150000000

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# 51-000-JH-0015.00-00000

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 with-

in 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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. CYNTHIA M. RINEHOLT Docket Number: 2020-SU-000064. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CYNTHIA M. RINEHOLT

By virtue of a Writ of Execution No. 2020-SU-000064

Freedom Mortgage Corporation  
v.  
Cynthia M. Rineholt

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

78-80 East Main Street, Windsor, PA 17366  
Parcel No. 890000100160000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$57,568.08

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 78-80 EAST MAIN STREET, WINDSOR, PA 17366

UPI# 89-000-01-0016.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Exe-

cution 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 MORTGAGE, A DIVISION OF NATIONAL CITY BANK vs. DIEGO RIVERA JR. AKA DIEGO RIVERA Docket Number: 2019-SU-002359. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DIEGO RIVERA JR. AKA DIEGO RIVERA

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

1123 E South Street York PA 17403  
PARCEL #: 48000130078000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$92,881.18

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 1123 EAST SOUTH STREET, YORK, PA 17403

UPI# 48-000-13-0078.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. ARTHUR T. ROBERTS Docket Number: 2019-SU-003821. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ARTHUR T. ROBERTS

SHERIFF'S SALE

By virtue of a Writ of Execution No. 2019-SU-003821

PENNSYLVANIA HOUSING FINANCE AGENCY Plaintiff

vs ARTHUR T. ROBERTS Defendant (s)

Real Estate: 380 RIVER ROAD, YORK HAVEN, PA 17370

Municipality: NEWBERRY TOWNSHIP

Short Description: Lot 1, Minor Subdivision Plan for Todd D. and Meg K. Feaser, Plan Book 2059, page 1316

See Instrument: 2013037568

Tax Parcel #: 39000PH00960000000

Assessment: \$111,590

Improvement thereon: a residential dwelling house as identified above

TO BE SOLD AS THE PROPERTY OF ARTHUR T. ROBERTS ON JUDGMENT NO. No. 2019-SU-003821

PROPERTY ADDRESS: 380 RIVER ROAD, YORK HAVEN, PA 17370

UPI# 39-000-PH-0096.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. ERIK E. SANCHEZ Docket Number: 2019-SU-003793. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ERIK E. SANCHEZ

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 70 MCCLELLAN LANE, HANOVER, PA 17331

UPIN NUMBER 440001300170000000

PROPERTY ADDRESS: 70 MCCLELLAN LANE, HANOVER, PA 17331

UPI# 44-000-13-0017.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. JOYCE E. SANTIAGO A/K/A JOYCE SANTIAGO and CODY M. SANTIAGO, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF TIMOTHY M. SANTIAGO Docket Number: 2019-SU-003389. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

JOYCE E. SANTIAGO A/K/A JOYCE SANTIAGO CODY M. SANTIAGO, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF TIMOTHY M. SANTIAGO

By virtue of a Writ of Execution No. 2019-SU-003389

Nationstar Mortgage LLC d/b/a Mr. Cooper v. Joyce E. Santiago a/k/a Joyce Santiago Cody M. Santiago, in His Capacity as Executor and Devisee of The Estate of Timothy M. Santiago

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

114 South 4th Street, a/k/a 114 South Fourth Street, Mount Wolf, PA 17347 Parcel No. 770000200350000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$83,264.68

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 114 SOUTH 4TH STREET, A/K/A 114 SOUTH FOURTH

STREET, MOUNT WOLF, PA 17347

UPI# 77-000-02-0035.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. LACEY B. SAUER Docket Number: 2019-SU-003833. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LACEY B. SAUER

By virtue of a Writ of Execution No. 2019-SU-003833

Pennymac Loan Services, LLC v. Lacey B. Sauer

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

301 Kurtz Avenue, York, PA 17401-2165 Parcel No. 081720200170000000 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$80,139.55

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 301 KURTZ AVENUE, YORK, PA 17401

UPI# 08-172-02-0017.00-00000

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,  
05.07-3t York County, Pennsylvania

AS THE REAL ESTATE OF:

TRISHIA SIPE

SHORT LEGAL DESCRIPTION

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 LSF9 MASTER PARTICIPATION TRUST vs. JOSHUA W. SEMON Docket Number: 2018-SU-001033. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

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

BEING KNOWN AND NUMBERED AS 2090 MOUNT ZION ROAD, YORK, PA 17406

UPIN NUMBER 46000KI00460000000

PROPERTY ADDRESS: 2090 MOUNT ZION ROAD, YORK, PA 17406

UPI# 46-000-KI-0046.00-00000

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: 54000320018000000

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# 54-000-32-0018.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. TRISHIA SIPE Docket Number: 2019-SU-001533. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. SNEBBAKER A/K/A PATRICIA M. SMITH WAYNE E. SNEBBAKER A/K/A WAYNE SNEBBAKER, IN HIS CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF PATRICIA M. SNEBBAKER A/K/A PATRICIA M. SMITH DIANE L. SNEBBAKER A/K/A DIANE SNEBBAKER, IN HER CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF PATRICIA M. SNEBBAKER A/K/A PATRICIA M. SMITH DESTRY A. ARNOLD, IN HIS CAPACITY AS HEIR OF THE ESTATE OF PATRICIA M. SNEBBAKER 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. SNEBBAKER A/K/A PATRICIA M. SMITH, DECEASED Docket Number: 2018-SU-002548. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania 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. SNEBBAKER  
A/K/A PATRICIA M. SMITH  
WAYNE E. SNEBBAKER  
A/K/A WAYNE SNEBBAKER,  
IN HIS CAPACITY AS  
CO-ADMINISTRATOR OF THE ESTATE OF  
PATRICIA M. SNEBBAKER  
A/K/A PATRICIA M. SMITH  
DIANE L. SNEBBAKER  
A/K/A DIANE SNEBBAKER,  
IN HER CAPACITY AS  
CO-ADMINISTRATOR OF THE ESTATE OF  
PATRICIA M. SNEBBAKER  
A/K/A PATRICIA M. SMITH  
DESTRY A. ARNOLD, I  
N HIS CAPACITY AS HEIR OF THE ESTATE  
OF PATRICIA M. SNEBBAKER  
A/K/A PATRICIA M. SMITH  
UNKNOWN HEIRS, SUCCESSORS, AS-  
SIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER  
PATRICIA M. SNEBBAKER  
A/K/A PATRICIA M. SMITH, DECEASED

By virtue of a Writ of Execution No. 2018-SU-002548

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 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

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

68 South Landvale Street,  
York Haven, PA 17370-9008  
Parcel No. 94000010011A000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$72,500.83

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

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



UPI# 94-000-01-0011.A0-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. LARRY D. SMITH Docket Number: 2019-SU-001776. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

LARRY D. SMITH

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

14731 Trout School Road Felton PA 17322  
PARCEL #: 25000DL0055B000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$220,354.51

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 14731 TROUT SCHOOL ROAD, FELTON, PA 17322

UPI# 25-000-DL-0055.B0-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 MEL-LON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-11CB, MORTGAGE PASS-THROUGH CERIFICATES, SERIES 2006-11CB vs. EDWARD C. SNEERINGER, CECILY SNEERINGER and ELIZABETH J. SNEERINGER Docket Number: 2018-SU-003298. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

EDWARD C. SNEERINGER  
CECILY SNEERINGER  
ELIZABETH J. SNEERINGER

ALL THAT CERTAIN PROPERTY SITUATED IN THE BOROUGH OF RED LION, COUNTY OF YORK AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE FULLY DESCRIBED IN A DEED DATED 2/13/2006 AND RECORDED 3/20/2006, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED VOLUME 1798 AND PAGE 466. ADDRESS: 310 North Main Street, Red Lion, PA 17356

PARCEL ID NO. 82-000-06-0105.00-00000

PROPERTY ADDRESS: 310 NORTH MAIN STREET, RED LION, PA 17356

UPI# 82-000-06-0105.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PHH MORTGAGE CORPORATION vs. BILLY HOWARD STANFIELD Docket Number: 2019-SU-003710. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

BILLY HOWARD STANFIELD

ALL THAT CERTAIN parcel of land, being Lot #209, Biscayne Woods, Phase 1, Final Subdivision Plan, York township, York County Pennsylvania. Being more fully described in Book

1845, Page 6247, dated September 27, 2006 and recorded in the Office of Recorder of Deeds of York County on October 5, 2006.

Address: 236 Country Ridge Drive, Red Lion, PA 17356

Parcel ID No. 540006102090000000

PROPERTY ADDRESS: 236 COUNTRY RIDGE DRIVE, RED LION, PA 17356

UPI# 54-000-61-0209.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania 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: Morris A. Scott, Esquire  
To be sold as the Property Of: Heather A. Stare

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

UPI# 09-212-01-0012.00-00000

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 with-

in 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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. KAREN L. STEVENS and STACIE STEVENS Docket Number: 2019-SU-003106. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

KAREN L. STEVENS  
STACIE STEVENS

ALL THAT CERTAIN piece, parcel or lot of ground together with the improvements thereon erected, situate lying and being on Fulton Street (between Hanover Street and Terrace Avenue) in the Borough of Hanover, York County, Pennsylvania, bounded and limited as follows, to wit:

BEING KNOWN AS: 309 Fulton Street, Hanover, PA 17331.

TAX PARCEL NO.: 67-000-04-0344-00-0000 Residential Property.

TO BE SOLD AS THE property of Karen L. Stevens and Stacie Stevens.

PROPERTY ADDRESS: 309 FULTON STREET, HANOVER, PA 17331

UPI# 67-000-04-0344.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 DITECH FINANCIAL LLC vs. TIMOTHY N. STEWARD and KELLY M. STEWARD Docket Number: 2019-SU-003065. And to me directed, I will expose at public sale in the York County

Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY N. STEWARD  
KELLY M. STEWARD

By virtue of a Writ of Execution No. 2019-SU-003065

Ditech Financial LLC  
v.  
Timothy N. Steward  
Kelly M. Steward

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

700 Daylight Drive, York, PA 17402-9226  
Parcel No. 540001601970000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$144,108.22

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 700 DAYLIGHT DRIVE, YORK, PA 17402

UPI# 54-000-16-0197.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of PENNSYLVANIA STATE EMPLOYEES CREDIT UNION vs. PAULA J. SUTER Docket Number: 2019-SU-002886. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

PAULA J. SUTER

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF PAULA J. SUTER, OF, IN AND TO:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF RED LION, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA. HAVING ERRECTED THEREON A DWELLING KNOWN AND NUMBERED AS 268 NORTH MAIN STREET, RED LION, PA 17356. DEED BOOK VOLUME 1489, PAGE 3102, PIN NUMBER 820000600910000000.

PROPERTY ADDRESS: 268 NORTH MAIN STREET, RED LION, PA 17356

UPI# 82-000-06-0091.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 FAIRVIEW TOWNSHIP vs. MARK SWINNICH and KRISTIN SWINNICH Docket Number: 2017-SU-002012. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

MARK SWINNICH  
KRISTIN SWINNICH

SHORT DESCRIPTION

By virtue of a Writ of Execution No.: 2017-SU-002012

Fairview Township v. Mark A. Swinnich and Kristin J. Swinnich, owners of property situate FAIRVIEW TOWNSHIP, YORK County, Pennsylvania being:

515 Windy Way,  
New Cumberland, Pennsylvania 17070  
Parcel No.: 27-000-38-0138.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$2,774.44

Attorneys for Plaintiff  
Stock and Leader

PROPERTY ADDRESS: 515 WINDY WAY, NEW CUMBERLAND, PA 17070

UPI# 27-000-38-0138.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. ERIC TAYLOR and DONNAMARIE TAYLOR Docket Number: 2019-SU-003436. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

ERIC TAYLOR  
DONNAMARIE TAYLOR

SHORT LEGAL DESCRIPTION

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

BEING KNOWN AND NUMBERED AS 709 BLOSSOM DRIVE, HANOVER, PA 17331

UPIN NUMBER 670002301580000000

PROPERTY ADDRESS: 709 BLOSSOM DRIVE, HANOVER, PA 17331

UPI# 67-000-23-0158.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. RENE L. TESTER and KEVIN W. TESTER Docket Number: 2019-SU-003111. And to me

directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

RENE L. TESTER  
KEVIN W. TESTER

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

7974 Blue Hill Road Glenville PA 17329  
PARCEL #: 37000AF0030K000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$204,297.59

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 7974 BLUE HILL ROAD, GLENVILLE, PA 17329

UPI# 37-000-AF-0030.K0-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. THE UNKNOWN HEIRS OF ANDREW J. DOUGLAS DECEASED, RENEE LAUER SOLEY IN THEIR CAPACITY AS HEIR OF ANDREW J. DOUGLAS DECEASED, ROBERT K. DOUGLAS SOLEY IN THEIR CAPACITY AS HEIR OF ANDREW J. DOUGLAS, DECEASED Docket Number: 2019-SU-002993. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

THE UNKNOWN HEIRS OF  
ANDREW J. DOUGLAS DECEASED  
RENEE LAUER SOLEY IN THEIR  
CAPACITY AS HEIR OF  
ANDREW J. DOUGLAS DECEASED  
ROBERT K. DOUGLAS SOLEY IN THEIR  
CAPACITY AS HEIR OF

ANDREW J. DOUGLAS DECEASED

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

3300 Night In Gale Drive Dover PA 17315  
PARCEL #: 240001201660000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$157,223.59

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 3300 NIGHT IN GALE DRIVE, DOVER, PA 17315

UPI# 24-000-12-0166.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 NEW RESIDENTIAL MORTGAGE, LLC vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DERINDA HEAPS A/K/A DERINDA J. HEAPS, DECEASED Docket Number: 2019-SU-002796. And to me directed, I will expose at public sale in the York County Judicial 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  
DERINDA HEAPS  
A/K/A DERINDA J. HEAPS, DECEASED

By virtue of a Writ of Execution No. 2019-SU-002796

Ditech Financial LLC

v.  
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Derinda Heaps a/k/a Derinda J. Heaps, Deceased

owner(s) of property situate in the HALLAM



BOROUGH, YORK County, Pennsylvania, being 50 Buttonwood Lane, Hallam, PA 17406-9064 Parcel No. 66000020003B0C0050 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$131,563.28

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 50 BUTTONWOOD LANE, HALLAM, PA 17406

UPI# 66-000-02-0003.B0-C0050

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. SCOTT R. WARD and TESSIA M. WARD Docket Number: 2019-SU-000445. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

SCOTT R. WARD TESSIA M. WARD

ALL THAT CERTAIN parcel of land with the improvements thereon erected, located in Dover Township, York County, Pennsylvania. Being more fully described in Book 2425, Page 1516 at Instrument No. 2017026551, dated June 9, 2017, recorded June 13, 2017 in York County Recorder of Deeds.

Address: 3174 Jessica Road, Dover, PA 17315

PARCEL NO.: 240003001010000000

PROPERTY ADDRESS: 3174 JESSICA ROAD, DOVER, PA 17315

UPI# 24-000-30-0101.00-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 CL45 MW LOAN 1, LLC vs. WAYNESBORO RECYCLING, LLC Docket Number: 2019-SU-002901. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WAYNESBORO RECYCLING, LLC

By virtue of Writ of Execution No. 2019-SU-002901

CL 45 MW LOAN 1, LLC v. WAYNESBORO RECYCLING, LLC

Of property situate in Yoe a/k/a York,

York County, Pennsylvania, being known as 150 South Orchard Street

Tax Parcel No. 54-000HJ-0030.C0-00000

Improvements thereon: dwelling know as 150 South Orchard Street, York a/k/a York, PA 17313

Judgment amount \$571,743.23

PROPERTY ADDRESS: 150 SOUTH ORCHARD STREET, YOE A/K/A YORK, PA 17313

UPI# 54-000-HJ-0030.C0-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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 MERIDIAN RECYCLING LIMITED vs. WAYNESBORO RECYCLING, LLC, ET AL

Docket Number: 2017-NO-006636. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

WAYNESBORO RECYCLING, LLC, ET AL

ALL THAT CERTAIN lot of land located in York Township, York County, PA, located at 150 S. Orchard Street, identified as Parcel #54-000-HJ-0030.C0-00000.

Improvements: light industrial building

Case #2017-NO-006636 Meridian Recycling Limited vs.

Waynesboro Recycling, LLC, et al

Joseph A. McNelis III, Esquire/Atty 315906 Fox Rothschild LLP

Ten Sentry Parkway, Suite 200, PO Box 3001 Blue Bell, PA 19422 (610) 397-6500

Attorneys for Plaintiff, Meridian Recycling Limited

PROPERTY ADDRESS: 150 SOUTH ORCHARD STREET, YOE, PA 17313

UPI# 54-000-HJ-0030.C0-00000

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, 05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. DOREEN K. WEEKS and CHRISTOPHER T. WEEKS Docket Number: 2016-SU-001785-06. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

DOREEN K. WEEKS CHRISTOPHER T. WEEKS

SHORT DESCRIPTION

DOCKET NO: 2016-SU-001785-06

ALL THAT CERTAIN lot or piece of ground situate in Manchester Township, County of York,

and Commonwealth of Pennsylvania

TAX PARCEL NO: 36-000-45-0002-00-00000  
PROPERTY ADDRESS 3415 Raintree Road  
York, PA 17404

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Christopher T. Weeks and Doreen K. Weeks

ATTORNEY'S NAME: Roger Fay, Esquire

SHERIFF'S NAME: York County Sheriff

PROPERTY ADDRESS: 3415 RAINTREE ROAD, YORK, PA 17404

UPI# 36-000-45-0002.00-00000

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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. CHRISTOPHER E. WINGLE and ANGELINA M. WINGLE Docket Number: 2019-SU-002609. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER E. WINGLE  
ANGELINA M. WINGLE

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

465 Big Sky Drive Eters PA 17319  
PARCEL #: 650000200360000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$77,160.46

Attorneys for Plaintiff  
KML Law Group P.C.

PROPERTY ADDRESS: 465 BIG SKY DRIVE, ETTERS, PA 17319

UPI# 65-000-02-0036.00-00000

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

bution 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,  
05.07-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on June 08, 2020 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. CHARLES C. WOODARD A/K/A CHARLES CHRISTOPHER WOODARD Docket Number: 2018-SU-000873. And to me directed, I will expose at public sale in the York County Judicial Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

CHARLES C. WOODARD A/K/A  
CHARLES CHRISTOPHER WOODARD

By virtue of a Writ of Execution No. 2018-SU-000873

Santander Bank, N.A.  
v.  
Charles C. Woodard a/k/a Charles Christopher Woodard

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

324 East King Street, York, PA 17403-5604  
Parcel No. 061050200130000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$39,109.49

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 324 EAST KING STREET, YORK, PA 17403

UPI# 06-105-02-0013.00-00000

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,  
05.07-3t York County, Pennsylvania

## Do you participate in the YCBA's Attorney Connection Lawyer Referral Service?

If not, you're missing out on a free member benefit that is here to match you with individuals looking for an attorney!

Just ask T.L. Kearney with The Law Office of Christopher A. Ferro, LLC

"I always look forward to getting the DUI referrals from the Bar.  
It's a great program - keep them coming!"

Participation in the Attorney Connection and Modest Means programs will help you build your practice by providing consultations with potential clients.

- Over \$200,000 was earned directly from Bar referrals by attorneys participating in this program!
  - The Lawyer Referral program does have a percentage fee schedule for when the case includes fee-based representation (the fees are used to support the program's operating expenses). No percentage fee is due if less than \$500 is collected; 10% is due for amounts collected between \$500 and \$10,000; and 20% is due for amounts collected over \$10,000.
- Lawyer Referral program marketing is increasing referrals, with steady growth from 275 in 2015 to 439 in 2019!
- Improved referral placement has increased the percentage of consultations that turn into fee-based clients, with over 7% growth!
- In its first full year, the Modest Means program made 75 referrals. In 2019, we more than doubled that with 167 referrals! The Modest Means program allows criminal and family law practitioners to provide legal assistance, at a reduced fee for the working poor, while still building fee-based clientele. No additional fees are shared with the YCBA.

To sign up, just complete the [application](#), [panel selection form](#), and [experience panel forms](#).

For more information or if you have any questions, please contact Janelle ([janelle.black@yorkbar.com](mailto:janelle.black@yorkbar.com) or 717-854-8755 x204).





### YCBA Remote Online Notary Services (RON)

The York County Bar Association is pleased to offer Remote Online Notarization as a member benefit. Please review the checklist below to prepare your clients for the notarial act appointment.

Email [notary@yorkbar.com](mailto:notary@yorkbar.com) with any questions or to schedule an appointment.

- Ask your clients (the signers) about technology availability
  - Each signer needs their own email address and their own device to use for the notarial act (desktop, laptop or large tablet, smart phones are not recommended)
  - Each device must have a functional camera and microphone that is accessible by their internet browser. *If the browser cannot access the camera and/or microphone then the notarial act cannot occur.*
  - Each device must have a supported browser – Chrome, Firefox or Safari (other browsers will not work) and a strong internet connection (as connection cannot cut out during notary session. If so, it has to be started over)
  
- Advise your client (the signer) that portions of the notarial act will be audio and video recorded
  
- Advise your client (the signer) that they will need to have their Driver's License or valid state ID accessible for the notarial act
  
- Prepare your clients (the signers) for identity verification
 

First, ask them the following questions (if they cannot pass the ID requirements, they will not be able to complete the remote notarization).

The answers to at least 5 of these must be YES:

  - ✓ Are they a US citizen?
  - ✓ Do they have a valid state driver's license or valid state ID (passport is not accepted)?
  - ✓ Do they have a valid social security number?
  - ✓ Do they have a credit history that spans at least 5 years?
  - ✓ Are they over 18 (old enough to have enough history)?
  - ✓ Do they have a valid US mobile number?

Second, advise them that they need to provide an individual email (email MUST be unique as sharing email addresses is not permitted) and will receive emailed instructions from DocVerify (our remote online notary program) that they will need to complete for identity verification before the notarial act can be performed.

When prompted, signers/participants must give DocVerify permission to use microphone and camera. At no point is it necessary to allow permission to know your location.
  
- Review the remote notary process with your clients (signers)
  - Attorney provides completed and reviewed final documents to notary who will upload to DocVerify.
  - Attorney provides names and contact emails for all signers/participants to the notary
  - Each signer/participant will be notified (via email from DocVerify) that they are required to go through the ID verification process. Upon completion of the ID verification process, each participant will follow prompts to create their e-signatures by either text OR signature pad.
  - Once the participants have completed the ID verification process, the notary is notified. At this point the notary can continue the remote notary process.
  - The Attorney should plan to participate via conference call with signers during the notarial act in case the signers have any questions regarding the documents being notarized.
  - Once the participants have entered their signatures and had their video recorded, the notary will complete the notarial act.
  - Each participant will receive the notarized document via their email address.
  - **Attorney, please note:**
    - **witnesses are not necessary when utilizing remote online notarization process.** If a witness signature line is present in your documents, it may be advisable to indicate "this notarial act involved the use of communication technology" on that space.
    - **the notary will not be able to access the documents after the completion of the notarial act as DocVerify protocol to protect the privacy of the documents.**

# LOOKING FOR ESTATE NOTICES

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