

# York Legal Record

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

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YORK, PA, THURSDAY, MARCH 2, 2023

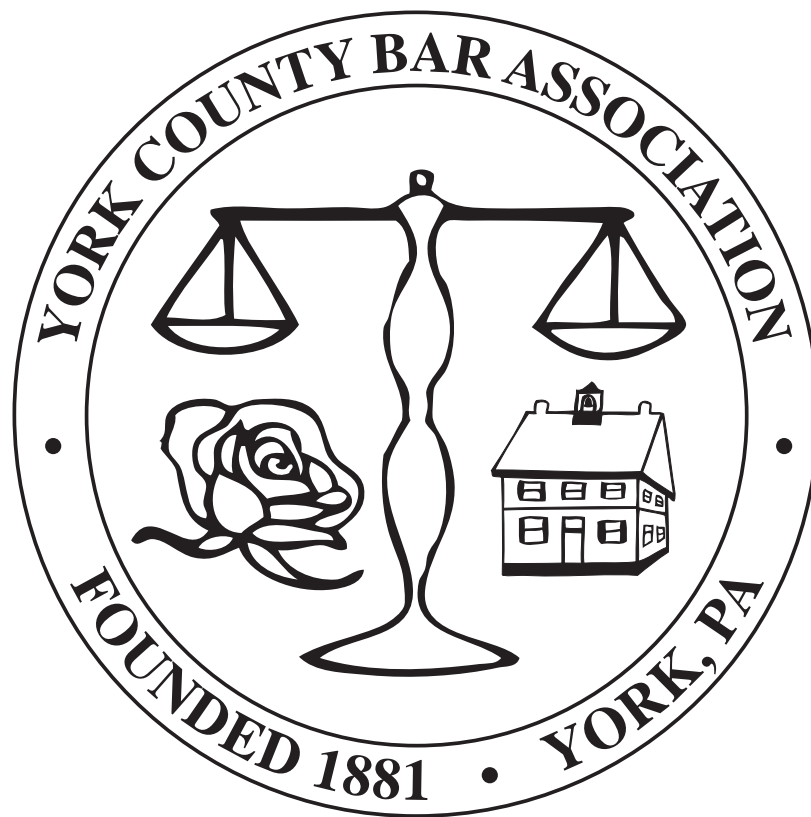
No. 49

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## ARTICLE OF LEGAL INTEREST

PA Supreme Court to Consider Treble Damages in Consumer Finance Case  
by Andrew Condiles, Esq., Attorney, Weltman, Weinberg & Reis Co., L.P.A.

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Dated Material Do Not Delay

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**3<sup>rd</sup> Wednesday** of each  
month

**March 15, 2023**  
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**(M-Th 8:30 am - 4:30 pm;  
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opinions from the York  
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Pleas.

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the bizarre opinions for  
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these opinions to the YLR Editor-  
in-Chief, Carrie Pugh, at  
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## **PA Supreme Court to Consider Treble Damages in Consumer Finance Case**

### **Written By:**

Andrew Condiles, Esq., Attorney, Weltman, Weinberg & Reis Co., L.P.A.

The Pennsylvania Supreme Court agreed to hear a case in which a trial court refused to award a plaintiff treble damages after the defendant was found to have violated the Unfair Trade Practices and Consumer Protection Law (UTCPL). In *Dwyer v. Ameriprise Financial*, Plaintiff alleged that they'd been persuaded to purchase a life insurance policy based on Defendant's intentional misrepresentation regarding the premium thereof. As a result, Defendant was found to have committed the common law torts of Negligent Misrepresentation and Fraudulent Misrepresentation while also violating the UTCPL.

In the damages phase of the case, the court cited the awarding of attorney's fees and damages pursuant to the common law tort claims as the rationale for limiting the award for UTCPL damages. Plaintiff's award was divided into three components: 1) \$75,000 in punitive damages as a result of the common law tort claims, 2) Plaintiff's attorneys' fees in the amount of \$123,175.57 and 3) Compensatory damages in the amount of \$45,569.81, plus interest as a result of Defendant's violation of the UTCPL. Plaintiff asked that the trial court treble (triple) the UTCPL damages, as the statute permits, arguing that such an award would have a deterrent effect. The trial court rejected this request, finding that punitive damages and attorneys' fees to be a sufficient punishment to deter Defendant from engaging in fraudulent behavior in the future. On appeal, the Superior Court affirmed both the trial court's decision and its underlying rationale. Plaintiff's Petition for Allowance of Appeal was granted by the Pennsylvania Supreme Court. Pennsylvania's highest court will decide on the appropriateness of treble damages

pursuant to the UTPCPL when a plaintiff is awarded other damages (Along with points of law raised by Plaintiff that fall outside the purview of this blog post).

The UTPCPL has been used to pursue litigation regarding the allegedly fraudulent activities of a wide variety of consumer-facing businesses. If successful, Plaintiff's litigation would increase the potential penalties imposed on such businesses by opening the door to treble damages pursuant to the UTPCPL. The specter of larger damage awards by Pennsylvania courts makes compliance with the commonwealth's consumer protection laws even more essential.

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**David Confer**  
dconfer@barley.com

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## FIRST PUBLICATION

## ESTATE OF ROBERT E. BASKWILL, DECEASED

Late of Dover Twp., York County, PA.  
Co-Executors: John R. Baskwill and David F. Baskwill, c/o The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408  
Attorney: Tessa Marie Myers, Esquire, The Hamme Law Firm, LLC, 1946 Carlisle Road, York, PA 17408 03.02-3t

## ESTATE OF PAUL WILBERT BENTZEL JR., DECEASED

Late of Manchester Twp., York County, PA.  
Administrator: Paul Wilbert Bentzel, III, c/o Snoke Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402  
Attorney: Amanda Snoke Dubbs, Esquire, Snoke Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 03.02-3t

## ESTATE OF JOHN D. CASSEL, a/k/a J. DONALD CASSEL, DECEASED

Late of York Twp., York County, PA.  
Executor: Steven D. Cassel, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403  
Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 03.02-3t

## ESTATE OF FERNE F. CRUMRINE, DECEASED

Late of Dallastown Boro., York County, PA.  
Co-Executors: Mark R. Crumrine and Barbara A. Boyer, c/o Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401  
Attorney: Gregory E. Gettle, Esquire, Gettle Vaughn Law LLC, 13 East Market Street, York, PA 17401 03.02-3t

## ESTATE OF JOAN D. DeBEAUMONT, DECEASED

Late of New Freedom Boro., York County, PA.  
Executor: Cynthia Stitz, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 03.02-3t

## ESTATE OF GARY WILLIAM DENHARDT, DECEASED

Late of New Freedom Boro., York County, PA.  
Executrix: Natalie Denhardt, a/k/a Natlie Denhardt, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: MacGregor J. Brillhart, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 03.02-3t

## ESTATE OF MARY LOUISE FERTENBAUGH, DECEASED

Late of Dillsburg, York County, PA.  
Executor: Marlin N. Hartman, 21 Locust Lane, Dillsburg, PA 17019  
Attorney: Susan E. Lederer, Esquire, 5011 Locust Lane, Harrisburg, PA 17109 03.02-3t

## ESTATE OF POLLY ANN GLADSTONE, DECEASED

Late of Fawn Twp., York County, PA.  
Executrix: Courtney Raquel Gladstone, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Kristen R. McGuire, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 03.02-3t

## ESTATE OF ROBERT J. HAMMEN, a/k/a ROBERT JAMES HAMMEN, DECEASED

Late of York Twp., York County, PA.  
Executor: Dennis M. Hammen, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401  
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401 03.02-3t

## ESTATE OF LARRY B. HATHAWAY, DECEASED

Late of North Codorus Twp., York County, PA.  
Executor: Shelley Lynn Black, c/o Bellomo & Associates, 3198 East Market Street, York, PA 17402  
Attorney: Bellomo & Associates, 3198 East Market Street, York, PA 17402 03.02-3t

## ESTATE OF THELMA E. HURSH, DECEASED

Late of York Twp., York County, PA.  
Executrix: Lisa A. Strine, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 03.02-3t

## ESTATE OF DEBORAH S. KEENEY, DECEASED

Late of North Codorus Twp., York County, PA.  
Executor: Allen C. Keeney, 9 Chapel Ct., Timonium, MD 21093 03.02-3t

## ESTATE OF FRANCIS J. KIEF, DECEASED

Late of Hopewell Twp., York County, PA.  
Executor: Timothy J. Kief, c/o Bellomo & Associates, 3198 East Market Street, Suite 600, York, PA 17402  
Attorney: Bellomo & Associates, 3198 East Market Street, Suite 600, York, PA 17402 03.02-3t

## ESTATE OF SHIRLEY M. MARKEY, DECEASED

Late of York Twp., York County, PA.  
Executor: John D. Miller, Jr., MPL Law Firm, LLP, 96 So. George Street, Suite 520, York, PA 17401  
Attorney: John D. Miller, Jr., Esquire, MPL Law Firm, LLP, 96 So. George Street, Suite 520, York, PA 17401 03.02-3t

## ESTATE OF JANE L. McCLELLAN, DECEASED

Late of Springettsbury Twp., York County, PA.  
Executrix: Andrea L. Nuthak, 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 03.02-3t

## ESTATE OF WAYNE LEE MIEDWIG, DECEASED

Late of York Twp., York County, PA.  
Executrix: Ruth A. Berney, c/o Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331  
Attorney: Scott J. Strausbaugh, Esquire, Strausbaugh Law, PLLC, 1201 West Elm Avenue, Suite #2, Hanover, PA 17331 03.02-3t

## ESTATE OF DONALD K. PETERS, SR., DECEASED

Late of Carroll Twp., York County, PA.  
Executor: Donald K. Peters, Jr., c/o MARTSON LAW OFFICES, 621 West Main Street, PO Box 300, Thompsontown, PA 17094  
Attorney: Seth T. Mosebey, Esquire, MARTSON LAW OFFICES, 621 West Main Street, PO Box 300, Thompsontown, PA 17094 03.02-3t



**ESTATE OF GERALD G. POSEY,  
DECEASED**

Late of Springettsbury Twp., York County, PA.  
Administrator: Darlene A. Speck, c/o Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401  
Attorney: Andrew F. Kagen, Esquire, Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401  
03.02-3t

**ESTATE OF CHARLES ROBERT  
PSCHERER, DECEASED**

Late of Hanover, Boro., York County, PA.  
Executor: Elizabeth S. Pscherer, 25 Industrial Drive, Hanover, PA 17331  
03.02-3t

**ESTATE OF CRAIG L. RAINEY, DECEASED**

Late of Fairview Twp., York County, PA.  
Administratrix: Regina Shank, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Thomas M. Shorb, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401  
03.02-3t

**ESTATE OF DAVID E. RUPERT, DECEASED**

Late of Hanover Boro., York County, PA.  
Executor: Joseph E. Erb, Jr., c/o Barley Snyder, 14 Center Square, Hanover, PA 17331  
Attorney: Joseph E. Erb, Jr., Esquire, Barley Snyder, 14 Center Square, Hanover, PA 17331  
03.02-3t

**ESTATE OF BRADLEY E. RUTH,  
DECEASED**

Late of Spring Garden Twp., York County, PA.  
Administratrix: Donna Ruth Knepper, c/o Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362  
Attorney: Craig A. Diehl, Esquire, CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362  
03.02-3t

**ESTATE OF ISABELL M. SELLERS,  
DECEASED**

Late of York Twp., York County, PA.  
Executor: Robin S. Seifert, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
03.02-3t

**ESTATE OF VASILIOS G. SKOURAS, a/k/a  
VASILIOS SKOURAS, a/k/a BILL SKOURAS,  
DECEASED**

Late of York Twp., York County, PA.  
Executrix: Golfo Skouras, c/o Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401  
Attorney: Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401  
03.02-3t

**ESTATE OF TIMOTHY S. SLOW, a/k/a  
TIMOTHY SCOTT SLOW, DECEASED**

Late of Windsor Twp., York County, PA.  
Executor: Don Kevin Slow, a/k/a Donald K. Slow, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401  
Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401  
03.02-3t

**ESTATE OF NEDRA JEAN SMITH,  
DECEASED**

Late of Conewago Twp., York County, PA.  
Executor: Robert Creed Eaton, c/o Barley Snyder LLP, 100 E. Market Street, York, PA 17401  
Attorney: Larry C. Heim, Esquire, Barley Snyder LLP, 100 E. Market Street, York, PA 17401  
03.02-3t

**ESTATE OF RITA E. STREETT, DECEASED**

Late of Stewartstown Boro., York County, PA.  
Co-Executors: Daren E. Streett and Jamie S. Miller, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401  
03.02-3t

**ESTATE OF ROBERT ALAN TRYSON,  
DECEASED**

Late of Glen Rock Boro., York County, PA.  
Administrators: Stephani Tryson, 636 Fredericksburg Rd., Ruckersville, VA 22968 and Adam Weinstein, 11701 Falls Rd., Potomac, MD 20854  
Attorney: Kenneth C. Russell, Esquire, Russell Law, P.C., 3500 Reading Way, Huntingdon Valley, PA 19006  
03.02-3t

**ESTATE OF JOHN S. WEAVER, DECEASED**

Late of Hanover Boro., York County, PA.  
Executor: Chad S. Weaver, c/o Genevieve E. Barr, Esquire, 2315 N. Susquehanna Trail, Ste. D, York, PA 17404  
Attorney: Genevieve E. Barr, Esquire, 2315 N. Susquehanna Trail, Ste. D, York, PA 17404  
03.02-3t

**SECOND PUBLICATION**

**ESTATE OF DOROTHY I. BARE,  
DECEASED**

Late of New Freedom Boro., York County, PA.  
Co-Executors: Fred D. Bare, Jr. and Barbara J. Clayton, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: MacGregor J. Brillhart, Esquire, Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
02.23-3t

**ESTATE OF MARY L. BECKER, a/k/a MARY  
LOU BECKER, DECEASED**

Late of Heidelberg Twp., York County, PA.  
Co-Executors: Joseph H. Becker and Kimberly Ann Kauffman, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
Attorney: Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
02.23-3t

**ESTATE OF GENEVIEVE S. BELLENBAUM,  
DECEASED**

Late of West Manchester Twp., York County, PA.  
Executor: James A. Bellenbaum, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401  
Attorney: Frank H. Countess, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401  
02.23-3t

**ESTATE OF ROBERT J. BENNEY,  
DECEASED**

Late of Winterstown Boro., York County, PA.  
Executrix: Sandra Jo Benney, c/o Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356  
Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356  
02.23-3t

**ESTATE OF ELSIE M. CRALEY, DECEASED**

Late of Hallam Boro., York County, PA.  
Administrators: Vickie J. Smeltzer, 80 Pine Grove Road, Hanover, PA 17331 and Orvin W. Craley, II, 445 W. Beaver Street, Hallam, PA 17406  
Attorney: Crabbs & Crabbs, 202 Broadway, Hanover, PA 17331  
02.23-3t

**ESTATE OF JORDAN D. CUNNINGHAM,  
a/k/a JORDAN CUNNINGHAM, DECEASED**

Late of Fairview Twp., York County, PA.  
Executrix: Debora L. Cunningham, c/o Johnson, Duffie, Stewart & Weidner, P.C., 301 Market Street, P.O. Box 109, Lemoyne, PA 17043  
Attorney: Richard W. Stewart, Esquire, Johnson, Duffie, Stewart & Weidner, P.C., 301 Market Street, P.O. Box 109, Lemoyne, PA 17043  
02.23-3t

ESTATE OF MARIA DiTOMMASO, a/k/a  
MARY V. DiTOMMASO, DECEASED  
Late of Fairview Twp., York County, PA.  
Executor: Joseph DiTommaso, c/o JSDC  
Law Offices, Suite C-400, 555 Gettysburg  
Pike, Mechanicsburg, PA 17055  
Attorney: Edward P. Seeber, Esquire, JSDC  
Law Offices, Suite C-400, 555 Gettysburg  
Pike, Mechanicsburg, PA 17055  
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ESTATE OF VIRGINIA Y. EICHELBERGER,  
DECEASED  
Late of Springettsbury Twp., York County,  
PA.  
Executor: Barry L. Boogher, c/o Gettle  
Vaughn Law, 13 East Market Street, York,  
PA 17401  
Attorney: Gregory E. Gettle, Esquire, Gettle  
Vaughn Law, 13 East Market Street, York,  
PA 17401  
02.23-3t

ESTATE OF CHRISTINE L. ELINE,  
DECEASED  
Late of Hanover Boro., York County, PA.  
Executor: Craig A. Eline, c/o Gates & Gates,  
P.C., 250 York Street, Hanover, PA 17331  
Attorney: Samuel A., Gates, Esquire, Gates  
& Gates, P.C., 250 York Street, Hanover,  
PA 17331  
02.23-3t

ESTATE OF DAVID I. ENGEL, a/k/a DAVID  
ISAAC ENGEL, a/k/a DAVID ENGEL, a/k/a,  
DAVE ENGEL, DECEASED  
Late of York, Spring Garden Twp., York  
County, PA.  
Executrix: Jennifer Miller, 340 Silver Maple  
Court, Mt. Wolf, PA 17347  
Attorney: Terence J. Barna, Esquire,  
BENNLAWFIRM, 103 East Market Street,  
P.O. Box 5185, York, PA 17405  
02.23-3t

ESTATE OF RAYMOND FINKE, DECEASED  
Late of Penn Twp., York County, PA.  
Executor: Jason Davenport, 1901 Tea Mint  
Dr., Westminster, MD 21157  
Attorney: G. Steven McKonly, Esquire, 119  
Baltimore Street, Hanover, PA 17331  
02.23-3t

ESTATE OF LaREINA M. FREAM, a/k/a  
LaREINA MAE FREAM, DECEASED  
Late of Penn Twp., York County, PA.  
Executrix: Diane M. Wilhide, c/o Gates &  
Gates, P.C., 250 York Street, Hanover, PA  
17331  
Attorney: Rachel L. Gates, Esquire, Gates &  
Gates, P.C., 250 York Street, Hanover, PA  
17331  
02.23-3t

ESTATE OF WILLIAM D. GANTZ,  
DECEASED  
Late of Codorus Twp., York County, PA.  
Administrator: Judy Gantz, c/o Snoke Dubbs  
& Buhite Law, Inc., 204 St. Charles Way,  
Suite F, York, PA 17402  
Attorney: Amanda Snoke Dubbs, Esquire,  
Snoke Dubbs & Buhite Law, Inc., 204 St.  
Charles Way, Suite F, York, PA 17402  
02.23-3t

ESTATE OF JANET C. GLADFELTER,  
DECEASED  
Late of Chanceford Twp., York County, PA.  
Executor: Kevin F. Gladfelter, c/o Laucks  
& Laucks, PC, 105 West Broadway, Red  
Lion, PA 17356  
Attorney: David M. Laucks, Esquire,  
LAUCKS & LAUCKS, PC, 105 West  
Broadway, Red Lion, PA 17356  
02.23-3t

ESTATE OF STEVEN L. GOODLING,  
DECEASED  
Late of Jackson Twp., York County, PA.  
Administrators: Benjamin S. Goodling  
and Cole S. Goodling, c/o Elder Law  
Firm of Robert Clofine, 340 Pine Grove  
Commons, York, PA 17403  
Attorney: Joy L. Kolodzi, Elder Law Firm of  
Robert Clofine, 340 Pine Grove Commons,  
York, PA 17403  
02.23-3t

ESTATE OF HERBERT D. HINSON,  
DECEASED  
Late of Dover Twp., York County, PA.  
Executrix: Midge Beck, c/o MPL Law Firm,  
LLP, 96 S. George St., Ste. 520, York, PA  
17401  
Attorney: Andrew C. Herrold, Esquire, MPL  
Law Firm, LLP, 96 S. George St., Ste. 520,  
York, PA 17401  
02.23-3t

ESTATE OF THEODORE J. KOCH, JR.,  
DECEASED  
Late of York Twp., York County, PA.  
Executrix: Donna Lee Gamber, c/o John R.  
Lolio, Jr., Esquire, 308 Harper Dr., Ste.  
200, Moorestown, NJ 08057  
Attorney: John R. Lolio, Jr., Esquire,  
Sherman, Silverstein, Kohl, Rose &  
Podolsky, P.A., 308 Harper Dr., Ste. 200,  
Moorestown, NJ 08057  
02.23-3t

ESTATE OF KALE A. LENTZ, DECEASED  
Late of East Manchester Twp., York County,  
PA.  
Executor: Martin A. Lentz, c/o KELSO  
LAW, LLC, 396 Alexander Spring Road,  
Suite 1, Carlisle, PA 17015  
Attorney: Melissa L. Kelso, Esquire,  
KELSO LAW, LLC, 396 Alexander Spring  
Road, Suite 1, Carlisle, PA 17015  
02.23-3t

ESTATE OF BERNICE E. LIGHTY, a/k/a  
BERNICE LIGHTY, DECEASED  
Late of York Twp., York County, PA.  
Co-Executors: Timothy A. Lighty and  
Robert A. Lighty, c/o Andrea S. Anderson,  
Esquire, 901 Delta Road, Red Lion, PA  
17356  
Attorney: Andrea S. Anderson, Esquire, 901  
Delta Road, Red Lion, PA 17356  
02.23-3t

ESTATE OF GAIL D. MILLER, a/k/a GAIL  
DOREEN MILLER, DECEASED  
Late of West Manchester Twp., York County,  
PA.  
Executor: Jessica Miller Sands, c/o Snoke  
Dubbs & Buhite Law, Inc., 204 St. Charles  
Way, Suite F, York, PA 17402  
Attorney: Amanda Snoke Dubbs, Esquire,  
Snoke Dubbs & Buhite Law, Inc., 204 St.  
Charles Way, Suite F, York, PA 17402  
02.23-3t

ESTATE OF GUY W. NAUGLE, JR., a/k/a  
GUY WALTER NAUGLE, JR., DECEASED  
Late of York Twp., York County, PA.  
Administrator: Ella Louise Kump, c/o CGA  
Law Firm, PC, 135 North George Street,  
York, PA 17401  
Attorney: Jeffrey L. Rehmeier II, Esquire,  
CGA Law Firm, PC, 135 North George  
Street, York, PA 17401  
02.23-3t

ESTATE OF KEVIN PATTERSON,  
DECEASED  
Late of Jackson Twp., York County, PA.  
Administrator: Susan Peters, c/o Trinity  
Law, 1681 Kenneth Road, Building 2,  
York, PA 17408  
Attorney: Patrick J. Schaeffer, Esquire and  
Laura E. Bayer, Esquire, Trinity Law, 1681  
Kenneth Road, Building 2, York, PA 17408  
02.23-3t

ESTATE OF JULIA H. RUBY, DECEASED  
Late of West Manchester Twp., York County,  
PA.  
Executor: Richard R. Reilly, c/o Richard R.  
Reilly, Esquire, 54 N. Duke Street, York,  
PA 17401  
Attorney: Richard R. Reilly, Esquire, 54 N.  
Duke Street, York, PA 17401  
02.23-3t

ESTATE OF CAROLA. SHORTS,  
DECEASED  
Late of York Haven Boro., York County, PA.  
Administratrix: Barbara Shorts, 116 Abbey  
Drive, Mount Wolf, PA 17347  
Attorney: Alex E. Snyder, Esquire, Barley  
Snyder LLP, 14 Center Square, Hanover,  
PA 17331  
02.23-3t



**ESTATE OF MARY JANE SHEETS,  
DECEASED**

Late of West Manchester Twp., York County, PA.  
 Executrix: Terri C. Paxson and Kelli L. Herman, c/o Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402  
 Attorney: Richard H. Mylin, III, Esquire, 2025 E. Market Street, York, PA 17402 02.23-3t

**ESTATE OF FRANCES J. SPANGLER,  
DECEASED**

Late of West Manchester Twp., York County, PA.  
 Executors: Nancy J. Panagacos, 32877 S. Captains Way, Millsboro, DE 19966; and Karen L. Moyer, 2413 John Henry Drive, Sinking Spring, PA 19608  
 Attorney: John M. Stott, Esquire, Brumbach, Mancuso & Fegley, P.C., 11 East Lancaster Avenue, P.O. Box 500, Shillington, PA 19607 02.23-3t

**ESTATE OF JANET L. THOMAS,  
DECEASED**

Late of York City, York County, PA.  
 Executor: Gregory E. Gettle, c/o Gettle Vaughn Law, 13 East Market Street, York, PA 17401  
 Attorney: Gregory E. Gettle, Esquire, Gettle Vaughn Law, 13 East Market Street, York, PA 17401 02.23-3t

**ESTATE OF LESTER W. WEIGLE,  
DECEASED**

Late of East Manchester Twp., York County, PA.  
 CoAdministrators: Harold L. Weigle, 10 Patriot Lane, Willingboro, NJ 08046; and Lois A. Thompson, 673 Ridge Road, Halifax, PA 17032  
 Attorney: Andrew S. Withers, Esquire, Etzweiler and Withers, 105 N. Front Street, Harrisburg, PA 17101 02.23-3t

**ESTATE OF DONALD EUGENE  
WINTERMYER, DECEASED**

Late of Fairview Twp., York County, PA.  
 Executor: Michael G. Hamilton, c/o Gavin Casner Law, 3600 Trindle Road, Suite 102, Camp Hill, PA 17011  
 Attorney: Rosemarie Gavin-Casner, Esquire, Gavin Casner Law, 3600 Trindle Road, Suite 102, Camp Hill, PA 17011 02.23-3t

**ESTATE OF GARY A. ZOHN, DECEASED**

Late of Dover Twp., York County, PA.  
 Executor: Gerald J. Shekletski, 414 Bridge Street, New Cumberland, PA 17070 02.23-3t

**THIRD PUBLICATION**

**ESTATE OF SANDRA J. ANDREWS,  
DECEASED**

Late of York City, York County, PA.  
 Executor: Samantha J. Hughes, a/k/a Samantha J. Kyle, 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 02.16-3t

**ESTATE OF DOLORES M. AUMEN, a/k/a  
DOLORES MARIE AUMEN, DECEASED**

Late of Hanover Boro., York County, PA.  
 Executor: Victoria M. Aumen-Bair, 555 Mt. Misery Road, New Oxford, PA 17350  
 Attorney: Arthur J. Becker, Jr., Esquire, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331 02.16-3t

**ESTATE OF EVA A. BECK, DECEASED**

Late of Springfield Twp., York County, PA.  
 Executor: Thomas Beck, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401  
 Attorney: Timothy Bupp, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 02.16-3t

**ESTATE OF MILDRED N. BOLLINGER,  
DECEASED**

Late of Shrewsbury Twp., York County, PA.  
 Executrix: Christine S. Foore, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
 Attorney: Kristen R. McGuire, Esquire, Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401 02.16-3t

**ESTATE OF MATTHEW P. BOND,  
DECEASED**

Late of Springettsbury Twp., York County, PA.  
 Administrator: Gregory L. Bond, c/o Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402  
 Attorney: Amanda Snoko Dubbs, Esquire, Snoko Dubbs & Buhite Law, Inc., 204 St. Charles Way, Suite F, York, PA 17402 02.16-3t

**ESTATE OF ELDA M. BUNNELL, a/k/a  
ELDA MAE BUNNELL, DECEASED**

Late of Fairview Twp., York County, PA.  
 Executrix: Tiffany S. Langston, 1549 Strawberry Branch Drive, Kinston, NC 28501  
 Attorney: David H. Stone, Esquire, Stone LaFaver & Shekletski, P.O. Box E, New Cumberland, PA 17070 02.16-3t

**ESTATE OF GEORGE CONRAD EASTERLY,  
JR., a/k/a GEORGE C. EASTERLY, JR.,  
DECEASED**

Late of Fairview Twp., York County, PA.  
 Executrix: Marlyn A. Easterly, a/k/a Marlyn Anne Easterly, 175 Fairway Dr., Etters, PA 17319 02.16-3t

**ESTATE OF JEAN E. ECK, DECEASED**

Late of West Manchester Twp., York County, PA.  
 Executors: Edward L. Eck and John D. Eck, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403  
 Attorney: Joy L. Kolodzi, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 02.16-3t

**ESTATE OF MILDRED R. GLATFELTER,  
DECEASED**

Late of Springettsbury Twp., York County, PA.  
 Executor: Steven L. Glatfelter, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
 Attorney: Thomas M. Shorb, Esquire, Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401 02.16-3t

**ESTATE OF MICHAEL A. GURRERI,  
DECEASED**

Late of East Manchester Twp., York County, PA.  
 Executor: Lorenzo Gurreri, III, 324 Delancy Drive, Pittsburgh, PA 15235  
 Attorney: Alex E. Snyder, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 02.16-3t

**ESTATE OF RANDY L. HAKE, a/k/a RANDY  
HAKE, DECEASED**

Late of Dover Twp., York County, PA.  
 Administrator: Alex E. Snyder, Esquire, Barley Snyder, LLP, 14 Center Square, Hanover, PA 17331  
 Attorney: Alex E. Snyder, Esquire, Barley Snyder LLP, 14 Center Square, Hanover, PA 17331 02.16-3t

**ESTATE OF RAY V. JACKSON, a/k/a RAY  
VAUGHN JACKSON, DECEASED**

Late of Lower Chanceford Twp., York County, PA.  
 Executor: Corey Ray Jackson, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402  
 Attorney: Jeffrey R. Bellomo, Esquire, Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 02.16-3t

ESTATE OF DUANE M. KILGORE,  
DECEASED

Late of Lower Chanceford Twp., York County, PA.  
Administratrix: Ina R. Evans, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Jody Anderson Leighty, Esquire, Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

02.16-3t

ESTATE OF NANCY JANE KING,  
DECEASED

Late of York County, PA.  
Executors: Bethany Wenrich, 31 Ashley Dr., Dillsburg, PA 17019, and Trisha Walters, 124 Park Dr., Marysville, PA 17053

02.16-3t

ESTATE OF ALEKSEY LANTSMAN,  
DECEASED

Late of Glen Rock Boro., York County, PA.  
Administratrix: Andissa Petukhova, c/o Kristen L. Behrens, Esquire, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102  
Attorney: Kristen L. Behrens, Esquire, Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Philadelphia, PA 19102

02.16-3t

ESTATE OF BONNIE L. LOUCKS,  
DECEASED

Late of West Manchester Twp., York County, PA.  
Executrix: Tammy L. Loucks, c/o MPL Law Firm, LLP, 96 South George Street, Ste. 520, York, PA 17401  
Attorney: Andrew C. Herrold, Esquire, MPL Law Firm, LLP, 96 South George Street, Ste. 520, York, PA 17401

02.16-3t

ESTATE OF WADE A. MANSPEAKER,  
DECEASED

Late of Dover Twp., York County, PA.  
Administratrix: Tricia I. Manspeaker, c/o Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401  
Attorney: Richard R. Reilly, Esquire, 54 North Duke Street, York, PA 17401

02.16-3t

ESTATE OF JUNE M. MAY, DECEASED

Late of Dover Twp., York County, PA.  
Executor: Jerrold M. May, c/o MPL Law Firm, LLP, 96 South George Street, Ste. 520, York, PA 17401  
Attorney: Andrew C. Herrold, Esquire, MPL Law Firm, LLP, 96 South George Street, Ste. 520, York, PA 17401

02.16-3t

ESTATE OF GERTRUD McMASTER,  
DECEASED

Late of Hanover Boro., York County, PA.  
Executrix: Debra A. Becker, a/k/a Debra M. Becker, 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

02.16-3t

ESTATE OF CAROL ANN MILLER,  
DECEASED

Late of West Manchester Twp., York County, PA.  
Executor: Mark Douglas McPhail, 644 Eagles View, Lancaster, PA 17601

02.16-3t

ESTATE OF HELEN A. ORWIG, a/k/a HELEN L. ORWIG, DECEASED

Late of Hopewell Twp., York County, PA.  
Co-Executrices: Karen B. Orwig and Krista L. Walton, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: Jody Anderson Leighty, Esquire, Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

02.16-3t

ESTATE OF JOHN A. PAVIE, DECEASED

Late of Dover Twp., York County, PA.  
Executor: Carole McGowan, c/o Genevieve E. Barr, Esquire, 2315 N. Susquehanna Trail, Ste. D, York, PA 17404  
Attorney: Genevieve E. Barr, Esquire, 2315 N. Susquehanna Trail, Ste. D, York, PA 17404

02.16-3t

ESTATE OF WILBUR V. POSEY, DECEASED

Late of Chanceford Twp., York County, PA.  
Co-Executors: Gerald W. Posey and Stephanie A. Posey, c/o Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356  
Attorney: Andrea S. Anderson, Esquire, 901 Delta Road, Red Lion, PA 17356

02.16-3t

ESTATE OF TIMMY A. SHANK, DECEASED

Late of Lower Chanceford Twp., York County, PA.  
Co-Administrators: Ryan M. Shank and Kevin M. Shank, c/o MPL Law Firm, LLP, 96 South George Street, Ste. 520, York, PA 17401  
Attorney: Andrew C. Herrold, Esquire, MPL Law Firm, LLP, 96 South George Street, Ste. 520, York, PA 17401

02.16-3t

ESTATE OF PATRICIA A. STAUB,  
DECEASED

Late of Springettsbury Twp., York County, PA.  
Executrix: Carol A. Folckomer, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401  
Attorney: MacGregor J. Brillhart, Esquire, Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401

02.16-3t

ESTATE OF CYNTHIA D. WEBER, a/k/a CYNTHIA D. LINDSEY, DECEASED

Late of Dover, York County, PA.  
Executrix: Catherine Staples, 3541 Fox Run Road, Dover, PA 17315

02.16-3t

**CIVIL NOTICES****ACTION TO  
QUIET TITLE**

**IN THE COURT OF COMMON PLEAS  
OF YORK COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO.: 2023-SU-000430**

TO: David J. Gher, his heirs, personal representatives, executors, administrators, successors and assigns and all persons having or claiming to have any right, lien, title, interest in or claim against 58 Privet Drive, Newberry Township, County of York, Commonwealth of Pennsylvania.

TAKE NOTICE THAT Coastline Capital, LLC has filed a Complaint in Action to Quiet Title in the aforesaid Court as of the above term and number, and praying the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or 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 Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER AND WISH TO RETAIN ONE, PLEASE CALL THE NUMBER LISTED BELOW:

LAWYER REFERRAL SERVICE  
717-854-8755

03.02-1t Solicitor

**ARTICLES OF  
INCORPORATION**

JDB Engineering and Consulting P.C. has been incorporated under the provisions of Chapter 29

of the Pennsylvania Business Corporation Law of 1988 as a Professional Corporation.

03.02-1t Solicitor

**CHANGE OF NAME**

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

NOTICE is hereby given that on February 3, 2023, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of D'arnye Winter Pitts to D'arnye Winter Parker. The Court has fixed the day of March 19, 2023 at 1:30 pm in Courtroom #7003, at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of said petitioner should not be granted.

03.02-1t Solicitor

**FICTITIOUS NAME**

NOTICE IS HEREBY GIVEN that Application for Registration of Fictitious Name for: K&M Mobile Automotive for conduct of business in York County, Pennsylvania, with the principal place of business being: 241 Gettysburg Street, Dillsburg, Pennsylvania, 17019, were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on or about January 3, 2023, pursuant to the provisions of the Fictitious Name Act of December 16, 1982, Act 295 (54 Pa.C.S. §311 et seq.).

The name and address of the entity owning or interested in the said business is: K M Mobile Automotive L.L.C., 241 Gettysburg Street, Dillsburg, Pennsylvania, 17019.

03.02-1t Solicitor

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania, setting forth that Matthew Albright, 6450 Old Hanover Rd., Hanover, PA 17331 are the only person(s) owning or interested in a business, the character of which is: Albright Restaurant Group, LLC,

and that the name, style, and designation under which said business is and will be conducted is The Avalon Ale House, and the location where said business is and will be located is 304 Poplar Street, Hanover, PA 17331-2358.

03.02-1t Solicitor

**SHERIFF SALE**

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

**CIVIL DIVISION**

**NO. 2022-SU-001179**

JPMorgan Chase Bank, National Association,  
PLAINTIFF  
VS.

Tad M. Myers and Tad M. Myers, Individually and as known Heir of Loretta J. Myers, deceased and James Myers, known Heir of Loretta J. Myers, deceased and Jeffrey Myers, known Heir of Loretta J. Myers, deceased and Brian Myers, known Heir of Loretta J. Myers, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under known Heir of Loretta J. Myers, deceased,  
DEFENDANTS

**NOTICE OF SHERIFF'S SALE OF REAL  
PROPERTY**

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under known Heir of Loretta J. Myers, deceased  
301 Ducktown Road  
York, PA 17406

Your house (real estate) at:  
301 Ducktown Road, York, PA 17406  
Parcel ID:31000KK0082A000000  
is scheduled to be sold at Sheriff's Sale at York County Administration Building, 28 East Market Street, York, PA 17401 on April 3, 2023 at 2:00PM to enforce the court judgment of \$61,213.38 obtained by JPMorgan Chase Bank, National Association against you.

**NOTICE OF OWNER'S RIGHTS**

**YOU MAY BE ABLE TO PREVENT THIS  
SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to JPMorgan Chase Bank, National Association the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: LOGS Legal Group, LLC. (610) 278-6800.



PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

03.02-1t

Solicitor

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

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

Please send submissions to  
([yorklegalrecord@yorkbar.com](mailto:yorklegalrecord@yorkbar.com)).

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# WE ARE HIRING

## ASSOCIATES AND PARALEGALS

MPL Law Firm is seeking associates and paralegals to support the following practice areas:

- Estate Planning & Administration
- Real Estate & Municipal
- Family / Domestic
- Business & Commercial
- Civil Litigation

Please submit resumes to [lawposition8735@gmail.com](mailto:lawposition8735@gmail.com)



## SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. DANIEL T. ALLEY and MICHAEL S. FASIG, Docket Number: 2018-SU-003193. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

### AS THE REAL ESTATE OF:

DANIEL T. ALLEY  
MICHAEL S. FASIG

By virtue of a Writ of Execution No. 2018-SU-003193

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I  
v.  
DANIEL T. ALLEY; MICHAEL S. FASIG

owner(s) of property situate in the CITY OF YORK, YORK County, Pennsylvania, being 704 SOUTH PERSHING AVENUE, YORK, PA 17401  
Tax ID No. 081650400180000000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$56,679.71

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 704 SOUTH PERSHING AVENUE, YORK, PA 17401

UPI# 081650400180000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of

Common Pleas of York County, Pennsylvania on Judgment of: PEOPLESBANK, A CODORUS VALLEY COMPANY vs. AMERICAN TREE & STUMP REMOVAL, INC. and WESLEY C. ZEPP, Docket Number: 2022-SU-002474. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

### AS THE REAL ESTATE OF:

AMERICAN TREE & STUMP REMOVAL, INC.  
WESLEY C. ZEPP  
By virtue of Writ of Execution No. 2022-SU-002474:

PeoplesBank, A Codorus Valley Company v. American Tree & Stump Removal, Inc. and Wesley C. Zepp

Wesley C. Zepp, owner of property situate in Penn Township, York County, Pennsylvania being:

Tract No. 1: 844 Hartman Avenue, Hanover, Penn Township, York County, Pennsylvania 17331, Tax Parcel No. 44-000-07-0238.00-00000 and Tract No. 2: Hartman Avenue, Hanover, Penn Township, York County, Pennsylvania 17331, Tax Parcel No. 44-000-07-0225.G0-00000.

Improvements: Tract No. 1 - Residential Dwelling; and Tract No. 2 - Other Buildings

Judgment Amount: \$70,371.21

Attorneys for Plaintiff:  
Brubaker Connaughton Goss & Lucarelli LLC

PROPERTY ADDRESS: 844 HARTMAN AVENUE, HANOVER, PA 17331

UPI# 440000702380000000

PROPERTY ADDRESS: HARTMAN AVENUE, HANOVER, PA 17331

UPI# 44000070225G000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: PEOPLESBANK, A CODORUS VALLEY COMPANY vs. BOULDER HOLDINGS, LLC Docket Number: 2022-NO-005248. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

[york.pa.realforeclose.com/](https://york.pa.realforeclose.com/) the following real estate to wit:

### AS THE REAL ESTATE OF:

BOULDER HOLDINGS, LLC

### SHERIFF'S SALE

By virtue of a Writ of Execution issued by PeoplesBank, a Codorus Valley Company Docket No. 2022-NO-005248

PeoplesBank, a Codorus Valley Company v. Boulder Holdings, LLC  
Docket No. 2022-NO-005248

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

6421D Harmony Grove Road, Dover, PA 17315  
Property being known as Parcel ID No. 24000KE0148.00-00000.

Residential real estate with improvements thereon erected.

Eden R. Bucher, Esquire  
Attorney for PeoplesBank, a Codorus Valley Company  
Barley Snyder  
2755 Century Blvd  
Wyomissing, PA 19610  
Attorneys for Plaintiff  
I.D. No. 66626

PROPERTY ADDRESS: 6421D HARMONY GROVE ROAD, DOVER, PA 17315

UPI# 24000KE01480000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2 vs. ERIN C. BOWMAN and STEVEN P. BOWMAN Docket Number: 2021-SU-001441. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:  
ERIN C. BOWMAN

STEVEN P. BOWMAN

ALL THAT CERTAIN TRACT OF LAND SITUATE IN SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA, KNOWN AS LOT #2 ON A FINAL SUBDIVISION PLAN OF PHASE 4 OF STRAWBERRY FIELDS, DRAWING NO. 1866.3.06.00, PREPARED BY C.S. DAVIDSON, INC., CONSULTING CIVIL ENGINEERS, DATED MAY 23, 1989, APPROVED NOVEMBER 1, 1989 BY THE SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS, AND RECORDED NOVEMBER 6, 1989 IN THE OFFICE OF THE RECORDER OF DEEDS OF YORK COUNTY, PENNSYLVANIA 'LO PLAN BOOK JJ, PAGE 674, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NO.: 45.000.09.0002.0

PROPERTY ADDRESS: 3 HARRISON RD, NEW FREEDOM, PA, 17349

BEING the same premises which STEVEN P. BOWMAN AND ERIN C. LINDSAY, NOW KNOWN AS ERIN C. BOWMAN, HUSBAND AND WIFE by Deed dated April 23, 2003 and recorded in the Office of Recorder of Deeds of York County on April 29, 2003 at Book 1563, Page 6857, and INSTRUMENT NO.: 2003039309 granted and conveyed unto STEVEN P. BOWMAN AND ERIN C. LINDSAY, HUSBAND AND WIFE

PROPERTY ADDRESS: 3 HARRISON ROAD, NEW FREEDOM, PA 17349

UPI# 450000900020000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FEDERAL HOME CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2018-2 vs. LINDSEY M. BURKE, AS SURVIVING HEIR TO CHARLES BURKE, DECEASED AND REBECCA A. BURKE, DECEASED; JOSHUA STEPHEN BURKE, AS SURVIVING HEIR TO CHARLES BURKE, DECEASED AND REBECCA A. BURKE, DECEASED; UNKNOWN SURVIVING HEIRS OF CHARLES BURKE, DECEASED; UNKNOWN SURVIVING HEIRS OF REBECCA A. BURKE, DECEASED; and

SARAH CRAMBLETT, AS SURVIVING HEIR TO REBECCA A. BURKE, DECEASED Docket Number: 2022-SU-000804. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LINDSEY M. BURKE, AS SURVIVING HEIR TO CHARLES BURKE, DECEASED AND REBECCA A. BURKE, DECEASED JOSHUA STEPHEN BURKE, AS SURVIVING HEIR TO CHARLES BURKE, DECEASED AND REBECCA A. BURKE, DECEASED UNKNOWN SURVIVING HEIRS OF CHARLES BURKE, DECEASED UNKNOWN SURVIVING HEIRS OF REBECCA A. BURKE, DECEASED SARAH CRAMBLETT, AS SURVIVING HEIR TO REBECCA A. BURKE, DECEASED

Property of Rebecca A. Burke and Charles Burke, as joint tenants with no rights to survivorship

Execution No. 2022-SU-000804

Judgment Amount: \$208,120.84

All the right title, interest and claim of Rebecca A. Burke and Charles Burke, as joint tenants with no rights to survivorship, of in and to:

Property locates at 16142 Draco Road, within the Hopewell Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2309, at page 975, as Instrument No. 2015005620.

Parcel Identification No. 32-000-AL-0021-C0-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 16142 DRACO ROAD, STEWARTSTOWN, PA 17363

UPI# 32000AL0021C000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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. MICHAEL

CHANCE AKA MICHAEL N. CHANCE Docket Number: 2020-SU-000052. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

MICHAEL CHANCE AKA MICHAEL N. CHANCE

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

905 SHERWOOD STREET, HANOVER, PA 17331

Parcel No. 670001600210000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$242,490.58

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 905 SHERWOOD STREET, HANOVER, PA 17331

UPI# 670001600210000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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. KELSIE M. COATS Docket Number: 2022-SU-000339. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KELSIE M. COATS

ALL the following described lot of land with the improvements thereon erected, known and numbered as 1145 North Duke Street, situate in North York Borough, York County, Pennsylvania, bounded and limited as follows, to wit:

Property Address: 1145 North Duke Street  
York, PA 17404



Parcel No. 80-000-05-0082.00-00000  
 Improvements: Residential Dwelling  
 Subject to Mortgage: No  
 Subject to Rent: No  
 C.P. NO. 2022-SU-000339  
 Judgment: \$136,151.58  
 Attorney: Christopher A. DeNardo, Esquire  
 To be sold as the Property Of: Kelsie M. Coats

PROPERTY ADDRESS: 1145 NORTH DUKE STREET, YORK, PA 17404

UPI# 800000500820000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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. BENJAMIN S. CONFAIR Docket Number: 2022-SU-002081. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BENJAMIN S. CONFAIR

DOCKET #2022-SU-002081

ALL THAT CERTAIN tract or Parcel of land and premises, situate, lying and being in the Borough of Dillsburg in the County of York and Commonwealth of Pennsylvania, known as Lot No. 11 and more particularly bounded and described in accordance with subdivision plat known as Chevy Terrace, Section 5, drawn by Larsen & Brilhart, Inc., Engineers and Surveyors, dated April 16, 1970, recorded in Plan Book T, at Page 659, York County records.

PARCEL No. 58-000-02-0288.00-00000  
 PROPERTY ADDRESS: 12 BELAIR DRIVE, DILLSBURG, PENNSYLVANIA 17019

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Benjamin S. Confair

ATTORNEY FOR PLAINTIFF: Powers Kirn, LLC

SHERIFF: Richard P. Keuerleber  
 PROPERTY ADDRESS: 12 BELAIR DRIVE, DILLSBURG, PA 17019

UPI# 580000202880000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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. TAMRA D. COOPER Docket Number: 2019-SU-003495. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TAMRA D. COOPER

ALL that certain lot or piece of ground with buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in West Manheim Township, County of York and State of Pennsylvania, bounded and described according to a Final Plan of Subdivision of Parcel 1 Phase II, South Pointe made by GHI Engineers and Surveyors of Hanover, Pennsylvania, recorded in Plan Book 1740, page 1201, (erroneously stated as Plan Case SS, page 258) as follows to wit:

PARCEL NO.: 52-000-18-0234.00-00000

PROPERTY ADDRESS: 14 NACE DRIVE, HANOVER, PENNSYLVANIA - 17331

BEING the same premises which RITA M. POULSEN, SING by Deed dated March 28, 2019 and recorded in the Office of Recorder of Deeds of York County on April 1, 2019 at Book 2511, Page 3545, and InstNo: 2019012 granted and conveyed unto TAMRA D. COOPER.

PROPERTY ADDRESS: 14 NACE DRIVE, HANOVER, PA 17331

UPI# 520001802340000000

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

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

RICHARD P. KEUERLEBER, Sheriff

Sheriff's Office,  
 3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I vs. TRACEY J. COVEY Docket Number: 2022-SU-001848. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TRACEY J. COVEY

Docket No. 2022-SU-001848

Description: ALL that certain lot of ground with the improvements thereon erected, situate, lying and being in Chanceford Township, York County, State of Pennsylvania, as more fully described in as Instrument Number 2006009002 or Book 1788, Page 1811

Parcel No. 21-000-HM-0113.L0-00000

Property: 2212 Burkholder Road, Red Lion, PA 17356  
 Improvements: Residential Property

PROPERTY ADDRESS: 2212 BURKHOLDER ROAD, RED LION, PA 17356

UPI# 21000HM0113L000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
 Sheriff's Office,  
 3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-HE1, ASSET-BACKED CERTIFICATES SERIES 2006-HE1 vs. HERMAN A. ELLISON, and MONICA ELLISON AKA MONICA L. ELLISON Docket Number: 2016-SU-000215-06. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

## AS THE REAL ESTATE OF:

HERMAN A. ELLISON  
MONICA ELLISON AKA MONICA L. ELLISON

Property of Monica Ellison

Execution No. 2016-SU-000215-06

Judgment Amount: \$534,165.56

All the right title, interest and claim of Monica Ellison, of in and to:

Property locates at 16698 Grant Court, within the Township of Shrewsbury, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2274, at page 1940, as Instrument No. 2014013491.

Parcel Identification No. 45-000-11-0010-00.00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 16698 GRANT COURT, SHREWSBURY, PA 17361

UPI# 450001100100000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: NFM, INC. vs. JERIN FIRTH Docket Number: 2022-SU-002284. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

## AS THE REAL ESTATE OF:

JERIN FIRTH

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

BEING KNOWN AND NUMBERED AS 1835 YORK HAVEN ROAD, YORK HAVEN, PA 17370

UPIN NUMBER 39-000-PH-0030.00-00000

PROPERTY ADDRESS: 1835 YORK HAVEN ROAD, YORK HAVEN, PA 17370

UPI# 39000PH00300000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC vs. ALEXANDER FRETER Docket Number: 2022-SU-002279. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

## AS THE REAL ESTATE OF:

ALEXANDER FRETER

ALL THAT CERTAIN TRACT OF LAND, TOGETHER WITH IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN WEST MANHEIM TOWNSHIP, YORK COUNTY, PENNSYLVANIA, BOUNDED, LIMITED AND DESCRIBED AS FOLLOWS, TO WIT

PARCEL NO.: 52-000-09-0102.00

PROPERTY ADDRESS: 2162 OAKWOOD DRIVE, HANOVER, PA, 17331

BEING the same premises which MERCURY PROPERTIES LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, ERRONEOUSLY REFERRED TO AS A PENNSYLVANIA LIMITED LIABILITY COMPANY ON THE PREVIOUS DEED OF RECORD by Deed dated July 29, 2021 and recorded in the Office of Recorder of Deeds of York County on August 11, 2021 at Book 2671, Page 7360 granted and conveyed unto ALEXANDER FRETER, AN ADULT INDIVIDUAL.

PROPERTY ADDRESS: 2162 OAKWOOD DRIVE, HANOVER, PA 17331

UPI# 520000901020000000

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

thereto within ten (10) days after posting.

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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 MONEY SOURCE INC. vs. ROY GREENWAY, JR., AKA ROY MARCUS GREENWAY, JR. Docket Number: 2022-SU-000124. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

## AS THE REAL ESTATE OF:

ROY GREENWAY, JR., AKA ROY MARCUS GREENWAY, JR.

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

BEING KNOWN AND NUMBERED AS 415 SAGINAW ROAD, MOUNT WOLF, PA 17347

UPIN NUMBER 26-000-MI-0054.D0-00000

PROPERTY ADDRESS: 415 SAGINAW ROAD, MOUNT WOLF, PA 17347

UPI# 26000MI0054D0000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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. KATHRYN E. GROVE, ADMINISTRATRIX OF THE ESTATE OF JEFFREY L. GROVE A/K/A JEFFREY LEONARD GROVE and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEFFREY L. GROVE A/K/A JEFFREY LEONARD GROVE, DECEASED Docket Number: 2022-

SU-001568. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KATHRYN E. GROVE, ADMINISTRATRIX OF THE ESTATE OF JEFFREY L. GROVE A/K/A JEFFREY LEONARD GROVE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEFFREY L. GROVE A/K/A JEFFREY LEONARD GROVE, DECEASED

By virtue of a Writ of Execution No. 2022-SU-001568

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

v. KATHRYN E. GROVE, ADMINISTRATRIX OF THE ESTATE OF JEFFREY L. GROVE A/K/A JEFFREY LEONARD GROVE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEFFREY L. GROVE A/K/A JEFFREY LEONARD GROVE, DECEASED

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

122 WILLOW ST, WRIGHTSVILLE, PA 17368  
Tax ID No. 91-000-04-0085.00  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$52,439.53

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 122 WILLOW STREET, WRIGHTSVILLE, PA 17368

UPI# 910000400850000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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. ABIEL HERNANDEZ Docket Number: 2022-SU-002101. And to me directed, I will expose at

public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ABIEL HERNANDEZ

By virtue of a Writ of Execution No. 2022-SU-002101

WELLS FARGO BANK, N.A.  
v.  
ABIEL HERNANDEZ

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

816 PENNSYLVANIA AVE, YORK, PA 17404  
Tax ID No. 14-475-12-0008.00-00000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$117,922.81

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 816 PENNSYLVANIA AVENUE, YORK, PA 17404

UPI# 144751200080000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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. DONNA HESS and RAYMOND C. HESS A/K/A RAYMOND C. HESS JR Docket Number: 2022-SU-001781. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DONNA HESS  
RAYMOND C. HESS A/K/A RAYMOND C. HESS JR.

ALL that certain tract or parcel of land and premises, situate, lying and being, in the Township of Newberry, in the County of York and Commonwealth of Pennsylvania, more particularly described as follows:

Property Address: 480 Miller Road  
York Haven, PA 17370

Parcel No. 39-000-OG-0052.D0-00000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2022-SU-001781  
Judgment: \$144,170.60

Attorney:

To be sold as the Property Of: Donna Hess and Raymond C. Hess a/k/a Raymond C. Hess Jr.

PROPERTY ADDRESS: 480 MILLER ROAD, YORK HAVEN, PA 17370

UPI# 39000OG0052D0000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CSMC 2019-RPL7 TRUST vs. ERIC O. HOKE Docket Number: 2022-SU-002073. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ERIC O. HOKE

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

Property of Erik O. Hoke

Execution No. 2022-SU-002073

Judgment Amount: \$140,904.26

All the right title, interest and claim of Erik O. Hoke, of in and to:

Property locates at 1951 Park Street, within Dover Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1931, at page 4283, as Instrument No. 2007082223.

Parcel Identification No. 24-000-KF-0187.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue



North Wales, PA 19454

PROPERTY ADDRESS: 1951 PARK STREET,  
DOVER, PA 17315

UPI# 24000KF01870000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BANKUNITED N.A. vs. JAMES ALLEN KNARR and RENA M. KNARR Docket Number: 2022-SU-000817. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JAMES ALLEN KNARR  
RENA M. KNARR

ALL THAT CERTAIN tract or parcel of land and premises, with the improvements thereon erected, situate, lying and being in the TOWNSHIP OF NEWBERRY, in the County of York and Commonwealth of Pennsylvania, more particularly described as follows:

Property Address: 140 Reeser Drive  
York Haven, PA 17370

Parcel No. 39-000-13-0119.00-00000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2022-SU-000817  
Judgment: \$218,835.59  
Attorney: Christopher A. DeNardo, Esquire  
To be sold as the Property Of: James Allen Knarr and Rena M. Knarr

PROPERTY ADDRESS: 140 REESER DRIVE,  
YORK HAVEN, PA 17370

UPI# 390001301190000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. JOAN M. KRIEG AKA JOAN M. WEAVER, RENEE D. SMITH and ROBERT W. SMITH Docket Number: 2016-SU-002698. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOAN M. KRIEG AKA JOAN M. WEAVER  
RENEE D. SMITH  
ROBERT W. SMITH

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

BEING KNOWN AS: 3650 NEW PARK ROAD  
NEW PARK, PA 17352

BEING PARCEL NUMBER: 28-000-DM-0045-B0-00000

IMPROVEMENTS: RESIDENTIAL  
PROPERTY

PROPERTY ADDRESS: 3650 NEW PARK  
ROAD, NEW PARK, PA 17352

UPI# 28000DM0045B0000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

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

AS THE REAL ESTATE OF:

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

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

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

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$132,938.31

Attorneys for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 1329 WANDA  
DRIVE, HANOVER, PA 17331

UPI# 52000160041F000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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. CHRISTOPHER D. KUZMA Docket Number: 2022-SU-002029. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CHRISTOPHER D. KUZMA

DOCKET #2022-SU-002029

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in Carroll Township, York County, Pennsylvania.

PARCEL No. 20-000-10-0007-00-00000

PROPERTY ADDRESS: 138 MARTEL  
CIRCLE, DILLSBURG, PENNSYLVANIA

17019

IMPROVEMENTS: RESIDENTIAL  
DWELLINGSOLD AS PROPERTY OF: Christopher D  
KuzmaATTORNEY FOR PLAINTIFF: Powers Kirm,  
LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 138 MARTEL  
CIRCLE, DILLSBURG, PA 17019

UPI# 200001000070000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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. ANDREW E. LEWIS, AKA ANDREW LEWIS Docket Number: 2022-SU-000728. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ANDREW E. LEWIS, AKA ANDREW LEWIS

ALL THAT TRACT OF LAND SITUATE,  
LYING AND BEING IN THE a township OF  
HOPEWELL, YORK, PENNSYLVANIABEING KNOWN AND NUMBERED AS  
15802 MADDOX ROAD, STEWARTSTOWN,  
PA 17363

UPIN NUMBER 32-000-CJ-0060.E0-00000

PROPERTY ADDRESS: 15802 MADDOX  
ROAD, STEWARTSTOWN, PA 17363

UPI# 32000CJ0060E000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: JOYCE E. GREEN vs. LARRY E. MCDANIEL, JR. and PAULA KROUSE, TERRE TENANT Docket Number: 2022-SU-000131. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LARRY E. MCDANIEL, JR.  
PAULA KROUSE, TERRE TENANT

ALL THAT CERTAIN described tract of land with the improvements thereon erected, situate in the Village of Strinestown, CONEWAGO TOWNSHIP, York County, Pennsylvania, more particularly bounded as follows:

UPI No. 23-000-02-0055.00-00000

Premises being: 5681 Susquehanna Trail,  
Manchester, PA 17345PROPERTY ADDRESS: 5681  
SUSQUEHANNA TRAIL, MANCHESTER,  
PA 17345

UPI# 230000200550000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs. BRITTANY MCLEWEE and GEORGE MCLEWEE Docket Number: 2022-SU-001590. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRITTANY MCLEWEE  
GEORGE MCLEWEE

All that certain in piece of ground situate on the north side of West Poplar Street in the Borough of West York, County of York and State of Pennsylvania; bounded, limited and described as follows, to wit:

Address: 131 South Highland Avenue York, PA  
17404

Parcel Id: 88-000-05-0045.00-00000

Being the same premises that Ryan M. Errickson and Alice M. Errickson, widow, and Estate of Glenn S. Errickson, by deed dated 3/27/2020 and recorded 3/27/2020 in the office of the Recorder of Deeds in the County of York, Commonwealth of Pennsylvania in Book 2565, Page 3197 and as Instrument No. 2020013964 granted and conveyed to Brittany Mclewee and George Mclewee, husband and wife, as tenants by the entirety, their heirs and assigns

PROPERTY ADDRESS: 131 SOUTH  
HIGHLAND AVENUE, YORK, PA 17404-5609

UPI# 880000500450000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BELCO COMMUNITY CREDIT UNION vs. BELINDA MILLER, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF JEFFREY A. MILLER, DECEASED, and THE UNITED STATES OF AMERICA Docket Number: 2021-SU-001420. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BELINDA MILLER, IN HER CAPACITY AS  
EXECUTRIX OF THE ESTATE OF JEFFREY  
A. MILLER, DECEASED  
THE UNITED STATES OF AMERICA

ALL THAT CERTAIN TRACT OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING ON THE EAST SIDE OF WATER STREET, IN THE BOROUGH OF SPRING GROVE, YORK COUNTY, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 5 S.  
WATER STREET, SPRING GROVE, PA 17362

UPIN NUMBER 850000200920000000

PROPERTY ADDRESS: 5 SOUTH WATER STREET, SPRING GROVE, PA 17362

UPI# 850000200920000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SPRINGHILL INVESTMENTS, LLC vs. JASON MITCHELL, RYAN MITCHELL, and HEATHER MITCHELL, A/K/A HEATHER MITHCELL Docket Number: 2017-SU-003335. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JASON MITCHELL  
RYAN MITCHELL  
HEATHER MITCHELL, A/K/A HEATHER MITHCELL

AS THE REAL ESTATE OF:

JASON MITCHELL, HEATHER MITCHELL, A/K/A HEATHER MITHCELL, AND RYAN MITCHELL

Owners of property situate in Spring Garden Township, York County, Pennsylvania, being 1517 South George Street, York, PA 17403.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 1517 SOUTH GEORGE STREET, YORK, PA 17403

UPI #48-000-24-0106.00-00000

PROPERTY ADDRESS: 1517 SOUTH GEORGE STREET, YORK, PA 17403

UPI# 480002401060000000

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

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

RICHARD P. KEUERLEBER, Sheriff

Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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. BRIAN D. MORRIS Docket Number: 2022-SU-002339. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN D. MORRIS

DOCKET #2022-SU-002339

ALL THE FOLLOWING DESCRIBED TRACT OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF HANOVER, YORK COUNTY, PENNSYLVANIA.

PROPERTY ADDRESS: 300 4TH STREET, HANOVER, PENNSYLVANIA 17331

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Brian D. Morris

ATTORNEY FOR PLAINTIFF: Powers Kim, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 300 4TH STREET, HANOVER, PA 17331

UPI# 670001100950000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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. BRIAN C. MOYER Docket Number: 2022-SU-001381. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRIAN C. MOYER

ALL that certain tract of land, with the improvements thereon erected, situate, lying and being in YORKANA BOROUGH, formerly Lower Windsor Township, York County, Pennsylvania, bounded and described as follows, to wit:

Property Address: 67 South Main Street, York, PA 17408 A/K/A 67 Main Street, Yorkana PA 17406

Parcel No. 93-000-01-0011.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2022-SU-001381

Judgment: \$141,022.60

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Brian C. Moyer

PROPERTY ADDRESS: 67 SOUTH MAIN STREET, YORK PA 17408, A/K/A 67 MAIN STREET, YORKANA, PA 17406

UPI# 930000100110000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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. TAD M. MYERS; JAMES MYERS, KNOWN HEIR OF LORETTA J. MYERS, DECEASED; TAD M. MYERS, INDIVIDUALLY AND AS KNOWN HEIR OF LORETTA J. MYERS, DECEASED; JEFFREY MYERS, KNOWN HEIR OF LORETTA J. MYERS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KNOWN HEIR OF LORETTA J. MYERS, DECEASED; and BRIAN MYERS, KNOWN HEIR OF LORETTA J. MYERS, DECEASED Docket Number: 2022-SU-001179. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TAD M. MYERS  
JAMES MYERS, KNOWN HEIR OF LORETTA J. MYERS, DECEASED  
TAD M. MYERS, INDIVIDUALLY AND AS KNOWN HEIR OF LORETTA J. MYERS,



## DECEASED

JEFFREY MYERS, KNOWN HEIR OF LORETTA J. MYERS, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KNOWN HEIR OF LORETTA J. MYERS, DECEASED BRIAN MYERS, KNOWN HEIR OF LORETTA J. MYERS, DECEASED

ALL THAT FOLLOWING DESCRIBED PIECE OR PARCEL OF LAND SITUATE IN HELLAM TOWNSHIP, YORK COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

Property Address: 301 Ducktown Road  
York, PA 17406

Parcel No. 31000KK0082A000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2022-SU-001179  
Judgment: \$61,213.38  
Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Tad M. Myers, Tad M. Myers, Individually and as known Heir of Loretta J. Myers, deceased, James Myers, known Heir of Loretta J. Myers, deceased, Jeffrey Myers, known Heir of Loretta J. Myers, deceased, Brian Myers, known Heir of Loretta J. Myers, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under known Heir of Loretta J. Myers, deceased

PROPERTY ADDRESS: 301 DUCKTOWN ROAD, YORK, PA 17406

UPI# 31000KK0082A000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: BOROUGH OF JEFFERSON vs. ROBERT PAYNE and SARAH PAYNE Docket Number: 2021-NO-005973. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ROBERT PAYNE

SARAH PAYNE

AS THE REAL ESTATE OF:

ROBERT PAYNE  
SARAH PAYNE

Owners of property situate in Jefferson Borough, York County, Pennsylvania being 22 York and Walnut Street, Codorus, Pennsylvania 17311

The foregoing description is in accordance with a Deed recorded on 10/9/2009 and being, a part of Lot No. 33 of the general plan of lots of the Borough of Jefferson, York County, Pennsylvania.

Property Address: 22 York & Walnut Street,  
Codorus, PA 17311

UPI# 73-000-02-0057.00-00000

PROPERTY ADDRESS: 22 YORK AND WALNUT STREET, CODORUS, PA 17311

UPI# 730000200570000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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. DOLORES A. POTTS Docket Number: 2022-SU-000984. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

DOLORES A. POTTS

SHERIFF'S SALE  
BY VIRTUE OF A WRIT OF EXECUTION  
NO. 2022-SU-000984

PLAINTIFF: PENNSYLVANIA HOUSING FINANCE AGENCY  
DEFENDANT: DOLORES A. POTTS

REAL ESTATE: 4770 CARLISLE ROAD, DOVER, PA 17315  
MUNICIPALITY: DOVER TOWNSHIP

SHORT DESCRIPTION: 250 X 50; LOT NO. 3; PLOT OF LOTS BY HARRY PATTERSON.

SEE INSTRUMENT: 2020009930

TAX PARCEL #:24-000-KF-0123.00-00000  
ASSESSMENT: \$82,030.00

IMPROVEMENT THEREON: A  
RESIDENTIAL DWELLING HOUSE

TO BE SOLD AS THE PROPERTY OF DOLORES A. POTTS ON JUDGMENT NO. 2022-SU-000984

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

PROPERTY ADDRESS: 4770 CARLISLE ROAD, DOVER, PA 17315

UPI# 24000KF01230000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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. SAMUEL QUINONES Docket Number: 2020-SU-001558. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

SAMUEL QUINONES

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN DOVER TOWNSHIP, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA.

BEING KNOWN AS: 4301 BEAUMONT RD DOVER, PA 17315

BEING PARCEL NUMBER:  
240001501480000000

IMPROVEMENTS: RESIDENTIAL  
PROPERTY

PROPERTY ADDRESS: 4301 BEAUMONT ROAD, DOVER, PA 17315

UPI# 240001501480000000

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

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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. CLARENCE R. RANKINS Docket Number: 2022-SU-001586. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CLARENCE R. RANKINS

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TWELFTH WARD OF THE CITY OF YORK, YORK COUNTY, PENNSYLVANIA

BEING KNOWN AS: 203 S ALBEMARLE ST YORK, PA 17403

BEING PARCEL NUMBER: 12-399-16-0025.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 203 SOUTH ALBEMARLE STREET, YORK, PA 17403

UPI# 123991600250000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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. JOSE A. RIOS Docket Number: 2022-SU-002646. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOSE A. RIOS

SHERIFF'S SALE  
BY VIRTUE OF A WRIT OF EXECUTION  
NO: 2022-SU-002646

PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF  
VS  
JOSE A. RIOS, DEFENDANT

REAL ESTATE: 81 WEST MAIN STREET, DALLASTOWN, PA 17313

MUNICIPALITY: BOROUGH OF DALLASTOWN

DIMENSIONS: 30 X 193

INSTRUMENT #: 2019-037897

TAX PARCEL #: 56-000-02-0008.00

ASSESSMENT: \$91,650.00

IMPROVEMENTS: A SINGLE-FAMILY RESIDENTIAL DWELLING HOUSE

TO BE SOLD AS THE PROPERTY OF JOSE A. RIOS ON JUDGMENT NO. 2022-SU-002646

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

PROPERTY ADDRESS: 81 WEST MAIN STREET, DALLASTOWN, PA 17313

UPI# 560000200080000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: MTGLQ INVESTORS, LP vs. JOANNE ROLLINS and NATHAN ROLLINS Docket Number: 2022-SU-002699. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOANNE ROLLINS  
NATHAN ROLLINS

By virtue of a Writ of Execution No. 2022-SU-002699

MTGLQ Investors LP

v.

Joanne Rollins and Nathan Rollins

Owners of property situate in York County, Pennsylvania, being  
105 Mill Run Road, York, PA 17404  
Parcel Number: 23-000-09-0075.00-00000  
Improvements thereon: Residential Dwelling  
Judgment Amount: \$653,435.36  
ATTORNEYS FOR PLAINTIFF  
Padgett Law Group

PROPERTY ADDRESS: 105 MILL RUN ROAD, YORK, PA 17404

UPI# 230000900750000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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. BRENDA J. SINGER and JOHN R. SINGER Docket Number: 2022-SU-001707. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

BRENDA J. SINGER  
JOHN R. SINGER

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

BEING KNOWN AS: 3872 SHAFFERS CHURCH ROAD GLEN ROCK, PA 17327

BEING PARCEL NUMBER: 22-000-DG0089-C-0000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 3872 SHAFFERS CHURCH ROAD, GLEN ROCK, PA 17327

UPI# 22000DG0089C000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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. PARAMPREET SINGH and THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE Docket Number: 2022-SU-002086. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

PARAMPREET SINGH  
THE UNITED STATES OF AMERICA,  
DEPARTMENT OF TREASURY, INTERNAL  
REVENUE SERVICE

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

BEING KNOWN AND NUMBERED AS 6  
LOGAN DRIVE, NEW FREEDOM, PA 17349

UPIN NUMBER 78-000-13-0057.00-00000

PROPERTY ADDRESS: 6 LOGAN DRIVE,  
NEW FREEDOM, PA 17349

UPI# 780001300570000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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 at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

LARRY D. SMITH

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

14731 TROUT SCHOOL ROAD, FELTON, PA 17322

Parcel No. 25000DL0055B000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$185,475.21

Attorneys for Plaintiff  
KML Law Group, P.C.

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

UPI# 25000DL0055B000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WBL SPO II, LLC vs. KRYSZTOF SONTAG and PATRICIA SONTAG Docket Number: 2022-SU-000749. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KRYSZTOF SONTAG  
PATRICIA SONTAG

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

BEING KNOWN AS: 35 ANTHONY AVENUE, HANOVER, YORK COUNTY, PENNSYLVANIA

PARCEL NUMBER: 44-000-CE-0178-G0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 35 ANTHONY AVENUE, HANOVER, PA 17331

UPI# 44000CE0178G000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CITIMORTGAGE, INC. vs. ERIC SUMWALT A/K/A ERIC G. SUMWALT and LAUREN D. SUMWALT Docket Number: 2022-SU-001702. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

ERIC SUMWALT A/K/A ERIC G. SUMWALT  
LAUREN D. SUMWALT

ALL THAT CERTAIN TRACT OF LAND,  
WITH THE IMPROVEMENTS THEREON  
ERECTED, SITUATE IN FELTON BOROUGH,  
YORK COUNTY, PENNSYLVANIA,  
BOUNDED AND DESCRIBED AS  
FOLLOWS:

ALSO KNOWN AS 64 Main Street, Felton, PA 17322

PARCEL ID 62-000-01-0107.00-00000

BEING the same premises which MICHAEL TEYRAL AND JENNIFER TEYRAL, HUSBAND AND WIFE by Deed dated 03/31/2005 and recorded in the Office of Recorder of Deeds of York County on 04/05/2005 at Book 1715, Page 8426 granted and conveyed unto ERIC G. SUMWALT AND LAUREN D. SUMWALT, HUSBAND AND WIFE.

PROPERTY ADDRESS: 64 MAIN STREET, FELTON, PA 17322

UPI# 620000101070000000

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



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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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. STACEY WEBER Docket Number: 2019-SU-000141. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

STACEY WEBER

By virtue of a Writ of Execution No. 2019-SU-000141

FREEDOM MORTGAGE CORPORATION  
v.  
STACEY WEBER

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

1220 MOUNT ROSE AVENUE, A/K/A 1220 MT ROSE AVENUE, YORK, PA 17403  
Tax ID No. 480001302050000000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$115,137.83

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 1220 MOUNT ROSE AVENUE, A/K/A 1220 MT ROSE AVENUE, YORK, PA 17403

UPI# 480001302050000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FIRST NATIONAL BANK

OF PENNSYLVANIA, SUCCESSOR BY MERGER TO HOWARD BANK vs. KENNETH I. WOOD; and KEVIN D. WOOD, IN CAPACITIES AS CO-ADMINISTRATORS OF THE ESTATE OF GARY D. WOOD, DECEASED; and KURTIS E. WOOD Docket Number: 2022-SU-001809. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KENNETH I. WOOD  
KEVIN D. WOOD, IN CAPACITIES AS CO-ADMINISTRATORS OF THE ESTATE OF GARY D. WOOD, DECEASED  
KURTIS E. WOOD

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF KENNETH I. WOOD; and KURTIS E. WOOD; and KEVIN D. WOOD, in capacities as Co-Administrators of the Estate of Gary D. Wood, Deceased, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF YORK AND TOWNSHIP OF PEACH BOTTOM. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 99 JONQUIL ROAD, DELTA, PA 17314. DBV 2046, PAGE 4611, AND PARCEL NO. 43-4-216.

Execution No. 2022-SU-001809

PROPERTY ADDRESS: 99 JONQUIL ROAD, DELTA, PA 17314

UPI# 430000402160000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2018-RPL6 TRUST vs. JUSTIN ZARTMAN Docket Number: 2022-SU-002329. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JUSTIN ZARTMAN

Property of Justin E. Zartman

Execution No. 2022-SU-002329

Judgment Amount: \$89,797.93

All the right title, interest and claim of Justin E. Zartman, of in and to:

Property locates at 13 Berlin Street, within the Borough of Jefferson, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1769, at page 6683, as Instrument No. 2005088104.

Parcel Identification No. 73-000-02-0070.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 13 BERLIN STREET, CODORUS, PA 17311

UPI# 730000200700000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 03, 2023 At 2:00 O'Clock, PM, 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. CRAIG ZIMMERMAN and MEREDITH ZIMMERMAN Docket Number: 2022-SU-002170. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

CRAIG ZIMMERMAN  
MEREDITH ZIMMERMAN

By virtue of a Writ of Execution No. 2022-SU-002170

SANTANDER BANK, N.A.

v.  
CRAIG ZIMMERMAN; MEREDITH ZIMMERMAN

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

4 N PEARL ST, YORK, PA 17404  
Tax ID No. 88-000-13-0120  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL  
DWELLING  
Judgment Amount: \$86,911.11

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 4 NORTH PEARL  
STREET, YORK, PA 17404

UPI# 880001301200000000

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

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

RICHARD P. KEUERLEBER, Sheriff  
Sheriff's Office,  
3.02-3t York County, Pennsylvania

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# YCBA NEWS

## WELCOME NEW BAR STAFF, Yaelimar Caraballo!

Yaelimar "Yae" Caraballo was welcomed to the York County Bar as its first bilingual staff member on February 21. As the part-time Administrative Coordinator, Yae's fluency in Spanish will be a great asset to the organization as she is the first point of contact for members of public who call the Bar in need of legal services. Yae is greatly interested in criminal and labor and employment law. She is passionate about equity in the justice system and is currently taking Paralegal classes at HACC.



In addition to being a part-time staff member and student, Yae is a full-time mom of two girls who keep her motivated to pursue her goals. She is focused on realizing her true potential and is determined to give her children the lifestyle that she didn't have as a child and wants them to grow up knowing their rights. Yae also sees her success as way to repay her extended family for their unwavering support of her dreams and aspirations. Born and raised in Puerto Rico, Yae is a true beach bum at heart. She loves animals, nature, meditation, enjoys exploring new foods and restaurants, networking, listening to all types of music, journaling, healing, and becoming a better version of herself each day.

Yae brings a variety of customer service experience skills, from bartending at the York Hollywood Casino to working in the pharmaceutical industry and hospitality, to her role at the Bar and is excited and truly grateful to have the opportunity to work within the field of her career choice.





## ATTORNEY BANKING

### WE OFFER

#### Private Banking

Personalized service from local bankers you can trust.

#### Estate Checking Accounts

- No minimum balance
- No monthly service fee
- Tiered competitive interest rates
- Free online banking and mobile banking\*
- Free Remote Deposit Capture for the first 12 months

#### Attorney Partner Loans

Financing various partner costs associated with ownership or buy in.

#### Court Order Trusts

- Certificates of Deposit or Savings Accounts availability
- Competitive terms and rates offered
- Free financial advisory at age of majority

#### IOLTA Accounts

- No minimum balance
- No monthly service fee
- Competitive interest rates
- Free online banking and mobile banking\*
- Free Remote Deposit Capture for the first 12 months

#### 1031 Exchange Accounts/ Qualified Intermediary accounts

- One signature needed for unlimited 1031 set ups
- Tiered competitive interest rates

\*Standard data and text messaging rates may apply.

## Traditions Bank understands your needs.

We know running a law practice can be challenging. To save you time and money, we offer a team of financial experts dedicated to understanding your needs, building real relationships, and delivering solutions customized to your law firm.

At Traditions Bank, we offer the tools that attorneys need. We know your time is money, so we have streamlined the process to set up accounts and Trusts for you, making it more convenient and efficient.

From starting out to buying in, and everything along the way, we're here to help you make your mark.

For more information call

**Jim Coombes, (NMLS# 456987) at 717-747-2673**  
Senior Branch Manager, Downtown York Branch



## TRADITIONS BANK

[www.Traditions.Bank](http://www.Traditions.Bank)

MEMBER FDIC 

# LOOKING FOR ESTATE NOTICES

OR OTHER LEGAL NOTICES  
REQUIRING PUBLICATION  
IN A PA LEGAL JOURNAL?

Go to [www.palegalads.org](http://www.palegalads.org)

This FREE site allows you to  
search statewide to determine  
whether a specific legal notice  
has been published.



## CLE – TEXTBEHIND®

**TOPIC:** TextBehind – Legal Mail Solution for Correctional Institutions  
**SPEAKERS:** Zia Rana, CEO - Text Behind  
**DATE :** WEDNESDAY, MARCH 15, 2023  
**TIME:** BOXED LUNCH – 11:30 AM; PRESENTATION NOON – 1:00 PM  
**CREDIT:** 1 SUBSTANTIVE  
**LOCATION:** CLE ROOM, YCBA, 137 E. MARKET ST, YORK, PA 17401

**NOTE: LIMITED TO FIRST 25 to SIGN-UP! NO WALK-INS!  
NO EXCEPTIONS!**

Covered in this presentation will be:

- Mail Management Life-Cycle and Series of Issues - presenter will define the contraband smuggling and impersonation issues related to legal mail, including all postal mail coming to correctional facilities nationwide. The processes and considerations afforded by the correctional facility staff to mitigate these issues create a significant drain on financial, personnel, and operational resources for the institution. Consequently, valuable resources are taken away from the other, more important aspects of facility management.
- TextBehind DOCS Presentation - Software is cloud-based and service designed to mitigate contraband and attorney impersonation concerns while improving safety, security, transparency, and facility mailroom operational efficiencies. The system aims to make legal mail processing safer and faster for the facility staff, attorneys, and inmates, likely resulting in a reduced volume of mail-related grievances.

**The PACLE Board approved this program for 1 hour substantive credit. To receive credit, all attendees must be signed on by Noon. Late arrivals will receive no credit.**

-----  
**TextBehind – Legal Mail Solution  
for Correctional Institutions  
Wednesday, March 15, 2023**

<input type="checkbox"/> \$40.00 - Credit - Member YCBA	<input type="checkbox"/> \$35.00 -Credit-Member/5 years or less practice
<input type="checkbox"/> \$30.00 – No Credit – Member YCBA	<input type="checkbox"/> \$30.00 - Member YCBA Legal Assistant/Paralegals
<input type="checkbox"/> \$60.00 - Credit – Non-Member of YCBA, Member of another Bar	<input type="checkbox"/> \$35.00 – Non-Member YCBA Legal Assistant/Paralegals
<input type="checkbox"/> \$50.00 No Credit -Non-Member of YCBA, Member of Another Bar	<input type="checkbox"/> No Credit, Member of the Bench – No Charge

**RESERVATION DEADLINE: Wednesday, March 8, 2023**

NAME: \_\_\_\_\_

ATTORNEY ID#: \_\_\_\_\_ EMAIL: \_\_\_\_\_

Please make check payable to YORK COUNTY BAR ASSOCIATION & mail to:  
CLE, York County Bar Center, 137 E. Market Street, York, PA 17401

***NOTE: If paying by credit card, there will be a 4% surcharge to cover the cost of the credit card fee.***

## CLE - FACING RACE AND RACISM

**TOPIC:** FACING RACE AND RACISM

**SPEAKER:** DR. MONEA ABDUL-MAJEED

**DATE :** MONDAY, MARCH 27, 2023

**TIME:** ZOOM PROGRAM 12:00 PM – 2:00 PM

**CREDIT:** 2 HOURS ETHICS CREDIT

**LOCATION:** ZOOM

This virtual training will focus on the context of race and racism in the United States and York County. Dr. Monea will discuss systemic racism, provide shared vocabulary, and explain the need for programs such as Brick by Brick. Objectives include:

- Building an historical foundation for understanding systemic racism
- Examine and understand white supremacy culture and anti-Blackness
- Examine privilege, power, and how they manifest in the York community

**The PACLE Board approved this program for 2-hour ethics credit. To receive credit, all attendees must be signed on by Noon. Late arrivals will receive no credit.**

-----

### **Facing Race and Racism** **Monday, March 27, 2023**

<input type="checkbox"/> \$40.00 - Credit - Member YCBA	<input type="checkbox"/> \$35.00 -Credit-Member/5 years or less practice
<input type="checkbox"/> \$30.00 – No Credit – Member YCBA	<input type="checkbox"/> \$30.00 - Member YCBA Legal Assistant/Paralegals
<input type="checkbox"/> \$60.00 - Credit – Non-Member of YCBA, Member of another Bar	<input type="checkbox"/> \$35.00 – Non-Member YCBA Legal Assistant/Paralegals
<input type="checkbox"/> \$50.00 No Credit -Non-Member of YCBA, Member of Another Bar	<input type="checkbox"/> \$35.00 – Non-Member YCBA, Non-Atty., No Other Category
	<input type="checkbox"/> No Credit, Member of the Bench – No Charge

**RESERVATION DEADLINE: Wednesday, March 22, 2023**

NAME: \_\_\_\_\_

ATTORNEY ID#: \_\_\_\_\_ EMAIL: \_\_\_\_\_

Please make check payable to YORK COUNTY BAR ASSOCIATION & mail to:  
CLE, York County Bar Center, 137 E. Market Street, York, PA 17401

***NOTE: If paying by credit card, there will be a 4% surcharge to cover the cost of the credit card fee.***



🎵 Play an instrument? Bring it along to perform sing-a-longs between songs!



Pizza | Drinks | Karaoke  
TUESDAY, MARCH 28, 2023  
6:30 PM – 8:30 PM

ELKS CLUB

223 N George St, York, PA 17401

**RSVP Required**

**FREE** for members to attend - **\$10 for Guests** (no children).  
Members will receive 2 drink tickets - cash bar available for guests.

Bring a snack or a dessert to share  
RSVP to [membersupport@yorkbar.com](mailto:membersupport@yorkbar.com)  
with your items by March 24th

**President**  
*Christine Millinder*  
Centre County

**1st Vice President**  
*Sarah Edwards*  
Butler County

**2nd Vice President**  
*Sherry Magretti Hamilton*  
Westmoreland County

**3rd Vice President**  
*Tracey Patton*  
Beaver County



**Secretary**  
*Sharon K. Ackerman*  
Somerset County

**Treasurer**  
*Stacey L. Zerbe*  
Snyder County

**Legislative Analyst**  
*Sherry Magretti Hamilton*  
Westmoreland County

**Solicitor**  
*David C. Cleaver, Esquire*  
Chambersburg, PA 17201

***Registers of Wills & Clerks of Orphans' Court  
Association of Pennsylvania  
2022-2023***

**PRESS RELEASE**

**For IMMEDIATE RELEASE**

The Registers of Wills & Clerks of Orphans' Court Association of PA is planning for the transition to retirement of our longtime Solicitor, David Cleaver, in January 2024. As such, the Association is now accepting applications for the position of Solicitor to the statewide Association.

Following is a job description of the statewide Solicitor position summarizing the qualifications required along with roles and responsibilities. Qualified candidates must:

- Be a graduate of an accredited school of law, with the degree of Bachelor of Law or Juris Doctor, plus admission to practice before the Bar of Pennsylvania and several Pennsylvania Courts of Appeal.
- Demonstrate knowledge and practical experience with the Pennsylvania Probate, Estates, and Fiduciaries Code.
- Demonstrate knowledge and practical experience in adoptions and guardianships in Pennsylvania.
- Demonstrate a working understanding of Pennsylvania marriage law.
- Perform research pursuant to the provision of legal opinions; preparation of contracts; establishment of authorities; and commencement of or response to litigation.
- Have the ability to make presentations to the Association at spring and summer conferences and discuss recent case law and legislation affecting Registers and Clerks.

The statewide Solicitor position pays \$15,000 per year, plus a \$2,000 stipend for office support. In addition, all travel expenses are paid by the Association for attendance at Spring and Summer conferences.

Interested applicants are asked to mail a letter of interest along with a resume by March 15, 2023, to Association Secretary Sharon Ackerman at: 111 East Union Street, Suite 145, Somerset, PA 1550 or to her email address at [sackerman@co.somerset.pa.us](mailto:sackerman@co.somerset.pa.us).

The application review timeline is as follows:

- March 15, 2023-Letters of Intent and Resumes Due
- Spring 2023--Virtual Interviews will be Conducted
- June 1, 2023--Finalists will be notified if they move on to CLE Presentations at Summer Conference
- July 10-14, 2023-Finalists Present on CLE Topic at Summer Conference in Philadelphia, PA
- Fall 2023-New Solicitor Announced

For any questions, contact either of the co-chairs of the solicitor search committee, Jean Marfizo King at [jmking@dauphincounty.gov](mailto:jmking@dauphincounty.gov) or Fran Kovaleski at [Kovaleskif@lackawannacounty.org](mailto:Kovaleskif@lackawannacounty.org).

Sincerely,

A handwritten signature in blue ink that reads "Christine M. Millinder".

Christine M. Millinder

Register of Wills & Clerk of Orphans' Court, Centre County

President of Registers of Wills & Clerks of Orphans' Court Association of Pennsylvania