

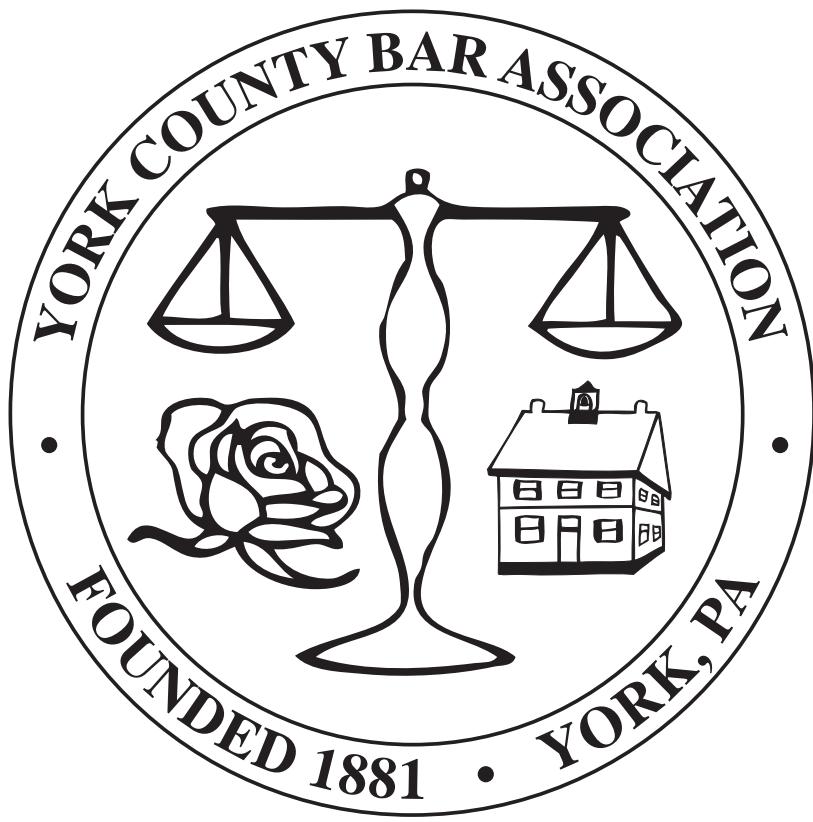
York Legal Record

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

Vol. 136

YORK, PA, THURSDAY, MARCH 9, 2023

No. 50



Dated Material Do Not Delay

Lawyers Concerned for Lawyers

York Support Group Meetings
3rd Wednesday of each
month

March 15, 2023
next meeting

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

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

All information confidential

York Bar Center Operations Update

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

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

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

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

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

Opinions, Opinions, Opinions . . .

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

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

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

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

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

Legal notices must be received by York Legal Record, 137 E. Market St., before noon on Friday. Telephone 717-854-8755 ext. 202.

Subscription: \$55.00 per year to non-members.
Published Weekly, Periodicals Postage Paid, York, PA 17402
U.S.P.S. No. 696140
POSTMASTER: Send address changes to
York Legal Record, 137 E. Market St., York, PA 17401
Web: www.yorkbar.com • E-mail: yorklegalrecord@yorkbar.com

Copyright© 2023 York County Bar Association.

All rights reserved. No part of this journal may be used or reproduced by any means. Graphic, electronic, or mechanical, including photocopying, recording, taping or by any information storage retrieval system without the written permission of the author except in the case of brief quotations embodied in critical articles and reviews, or databases authorized to maintain an archive of this journal with the authorization of this journal.

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

We Know TRANSPORTATION, LOGISTICS & TRADE

Barley Snyder has a group of attorneys dedicated to matters related to the issues and challenges raised by the business of transportation, logistics and trade, including site planning and land use, environmental considerations, human resource issues, warehouse systems, federal, state and local regulatory issues, contractual risk transfer, insurance and safety. This group is led by attorney David Confer who has more than 40 years of experience working in this sector.



David Confer
dconfer@barley.com

Barley Snyder

ATTORNEYS AT LAW

WWW.BARLEY.COM | 717-846-8888

YORK • LANCASTER • HARRISBURG • HANOVER • GETTYSBURG • READING
WYOMISSING • SCHUYLKILL HAVEN • MALVERN • HUNT VALLEY, MD • COLUMBIA, MD

ESTATE NOTICES

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

FIRST PUBLICATION

ESTATE OF CHARLES R. ALTLAND, JR., DECEASED

Late of Warrington Twp., York County, PA.
Executor: James D. Altland, c/o Walters & Galloway, PLLC, 54 East Main Street, Mechanicsburg, PA 17055
Attorney: H. Robert Fischer, III, Walters & Galloway, PLLC, 54 East Main Street, Mechanicsburg, PA 17055 03.09-3t

ESTATE OF GLORIA J. ANDERSON, DECEASED

Late of Hopewell Twp., York County, PA.
Executor: William J. Anderson, c/o CGA Law Firm, PC, 135 North George Street, York, PA 17401
Attorney: Craig S. Sharnetzka, Esquire, CGA Law Firm, PC, 135 North George Street, York, PA 17401 03.09-3t

ESTATE OF PATRICIA ANN ANDERSON, a/k/a PATRICIA A. ANDERSON, DECEASED

Late of Conewago Twp., York County, PA.
Executor: Jeffrey A. Anderson, c/o Morris & Vedder, LLP, 32 North Duke Street, P.O. Box 149, York, PA 17405
Attorney: Rand A. Feder, Esquire, Morris & Vedder, LLP, 32 North Duke Street, P.O. Box 149, York, PA 17405 03.09-3t

ESTATE OF CARMEN E. BRILLHART, DECEASED

Late of Carroll Twp., York County, PA.
Executor: Nicole A. Yeingst, c/o Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011
Attorney: Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011 03.09-3t

ESTATE OF JAMES A. DAUB, a/k/a JAMES ALLEN DAUB, DECEASED

Late of West Manchester Twp., York County, PA.
Executrix: Nancy Kopp, a/k/a Nancy Parrott Kopp, c/o MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401
Attorney: David A. Mills, Esquire, MPL Law Firm, 96 S. George Street, Suite 520, York, PA 17401 03.09-3t

ESTATE OF MARY W. DAVIDSON, DECEASED

Late of Hanover Boro., York County, PA.
Executor: Jeffrey W. Davidson, 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 03.09-3t

ESTATE OF REGINA MAE EATON, a/k/a REGINA M. EATON, DECEASED

Late of Lower Windsor Twp., York County, PA.
Executor: Christopher D. Eaton, 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 03.09-3t

ESTATE OF WANDALEE L. GERBER, DECEASED

Late of Penn Twp., York County, PA.
Executrices: Deborah A. Rineman and Dee L. Schriver, 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 03.09-3t

ESTATE OF CHARLES HAKE, a/k/a CHARLES L. HAKE, DECEASED

Late of Dover Twp., York County, PA.
Executor: Christopher Hake, c/o Aevitas Law, PLLC, 275 Hess Boulevard, Suite 101, Lancaster, PA 17601
Attorney: Santo G. Spataro, Esquire, Aevitas Law, PLLC, 275 Hess Boulevard, Suite 101, Lancaster, PA 17601 03.09-3t

ESTATE OF TONI M. HIMES, DECEASED

Late of Springettsbury Twp., York County, PA.
Executor: Roseann Lavia, c/o Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406
Attorney: Alexis K. Swope, Esquire, 50 East Market Street, Hellam, PA 17406 03.09-3t

ESTATE OF EARL EDWARD HOFFMAN, a/k/a EARL E. HOFFMAN, a/k/a EARL HOFFMAN, DECEASED

Late of Carroll Twp., York County, PA.
Administrator: Randy Lee Hoffman, 658 Lynes Road, Dillsburg, PA 17019 03.09-3t

ESTATE OF MARGARET E. HOUTZ, DECEASED

Late of Newberry Twp., York County, PA.
Executor: Michael J. Houtz, 940 Old Quaker Road, Etters, PA 17319
Attorney: Robert M. Walker, Esquire, 23 Central Boulevard, Camp Hill, PA 17011 03.09-3t

ESTATE OF ALBERT H. KOUBA, DECEASED

Late of Spring Garden Twp., York County, PA.
Executor: Mary Alice Dailor, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 03.09-3t

ESTATE OF JUNE A. LANIUS, DECEASED

Late of Jackson Twp., York County, PA.
Executor: Ruth Crabbs Gunnell, Esquire, Crabs & Crabbs, 202 Broadway, Hanover, PA 17331
Attorney: Ruth Crabbs Gunnell, Esquire, Crabs & Crabbs, 202 Broadway, Hanover, PA 17331 03.09-3t

ESTATE OF SHIRLEY MELLINGER, DECEASED

Late of New Freedom Boro., York County, PA.
Executor: Kim Ruth, 240 North Third Street, New Freedom, PA 17349
Attorney: Robert J. Schefer, Esquire, 150 Farm Lane, Suite 100, York, PA 17402 03.09-3t

ESTATE OF MARY NATALIE NARDECCHIA, DECEASED

Late of Spring Garden Twp., York County, PA.
Executor: Alan L. Cigich, c/o Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403
Attorney: Robert Clofine, Esquire, Elder Law Firm of Robert Clofine, 340 Pine Grove Commons, York, PA 17403 03.09-3t

ESTATE OF JOAN E. SHEETZ, DECEASED

Late of Windsor Twp., York County, PA.
Executors: Robert D. Sheetz and John F. Markel, c/o Nikolaus & Hohenadel, 327 Locust Street, Columbia, PA 17512
Attorney: John F. Markel, Esquire, Nikolaus & Hohenadel, 327 Locust Street, Columbia, PA 17512 03.09-3t

ESTATE OF CARL E. SMITH, DECEASED

Late of York Twp., York County, PA.
Executrix: Jane A. Smith, 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 03.09-3t

ESTATE OF LESTER O. PROPTST, DECEASED

Late of Franklin Twp., York County, PA.
Executors: Beverly Moorhead, Sherri Myers, and Mark Propst, c/o Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011
Attorney: Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011 03.09-3t

YORK LEGAL RECORD

ESTATE OF GLORIA G. STALEY, a/k/a
GLORIA GOSNELL STALEY, DECEASED
Late of North Codorus Twp., York County,
PA.
Executor: Dean M. Staley, 6325 Thoman
Drive, Spring Grove, PA 17362
Attorney: Arthur J. Becker, Jr., Esquire,
Becker Law Group, P.C., 529 Carlisle
Street, Hanover, PA 17331 03.09-3t

ESTATE OF VIOLET D. STAUFFER, a/k/a
VIOLET STAUFFER, DECEASED
Late of York Twp., York County, PA.
Executor: Dean H. Stauffer, c/o Douglas P.
France, Esquire, 2675 Eastern Blvd., York,
PA 17402
Attorney: Douglas P. France, Esquire, 2675
Eastern Blvd., York, PA 17402 03.09-3t

ESTATE OF DORIS E. STEVENS,
DECEASED
Late of York Twp., York County, PA.
Executrix: Rebecca C. Myers, 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
03.09-3t

ESTATE OF MAYNARD L. STEWARD, JR.,
DECEASED
Late of Paradise Twp., York County, PA.
Executor: Samuel A. Gates, Esquire, Gates
& Gates, P.C., 250 York Street, Hanover,
PA 17331
Attorney: Samuel A. Gates, Esquire, Gates
& Gates, P.C., 250 York Street, Hanover,
PA 17331 03.09-3t

ESTATE OF SADIE B. WHISLER, a/k/a
SADIE MARTHA WHISLER, DECEASED
Late of Penn Twp., York County, PA.
Executor: Glendon E. Whisler, 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 03.09-3t

ESTATE OF ROBERT P. ZEIGLER, JR.,
DECEASED
Late of Manchester Twp., York County, PA.
Co-Executors: Melanie S. Tate and Kevin J.
Zeller, 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 03.09-3t

SECOND 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. Hamm, 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	ESTATE OF VASILIOS G. SKOURAS, a/k/a VASILIOS SKOURAS, a/k/a BILL SKOURAS, DECEASED
Late of Carroll Twp., York County, PA.	Late of York Twp., York County, PA.
Executor: Donald K. Peters, Jr., c/o MARTSON LAW OFFICES, 621 West Main Street, PO Box 300, Thompsontown, PA 17094	Executrix: Golfo Skouras, c/o Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401
Attorney: Seth T. Mosebey, Esquire, MARTSON LAW OFFICES, 621 West Main Street, PO Box 300, Thompsontown, PA 17094	Attorney: Dorothy Livaditis, Esquire, 32 South Beaver Street, York, PA 17401
	03.02-3t
ESTATE OF GERALD G. POSEY, DECEASED	ESTATE OF TIMOTHY S. SLOW, a/k/a TIMOTHY SCOTT SLOW, DECEASED
Late of Springettsbury Twp., York County, PA.	Late of Windsor Twp., York County, PA.
Administrator: Darlene A. Speck, c/o Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401	Executor: Don Kevin Slow, a/k/a Donald K. Slow, c/o Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401
Attorney: Andrew F. Kagen, Esquire, Ream Carr Markey Woloshin & Hunter, LLP, 119 East Market Street, York, PA 17401	Attorney: Richard R. Reilly, Esquire, 54 N. Duke Street, York, PA 17401
	03.02-3t
ESTATE OF CHARLES ROBERT PSCHERER, DECEASED	ESTATE OF NEDRA JEAN SMITH, DECEASED
Late of Hanover, Boro., York County, PA.	Late of Conewago Twp., York County, PA.
Executor: Elizabeth S. Pscherer, 25 Industrial Drive, Hanover, PA 17331	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	03.02-3t
ESTATE OF CRAIG L. RAINY, DECEASED	ESTATE OF RITA E. STREETT, DECEASED
Late of Fairview Twp., York County, PA.	Late of Stewartstown Boro., York County, PA.
Administratrix: Regina Shank, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401	Co-Executors: Daren E. Streett and Jamie S. Miller, 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	Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401
	03.02-3t
ESTATE OF DAVID E. RUPERT, DECEASED	ESTATE OF ROBERT ALAN TRYSON, DECEASED
Late of Hanover Boro., York County, PA.	Late of Glen Rock Boro., York County, PA.
Executor: Joseph E. Erb, Jr., c/o Barley Snyder, 14 Center Square, Hanover, PA 17331	Administrators: Stephani Tryson, 636 Fredericksburg Rd., Ruckersville, VA 22968 and Adam Weinstein, 11701 Falls Rd., Potomac, MD 20854
Attorney: Joseph E. Erb, Jr., Esquire, Barley Snyder, 14 Center Square, Hanover, PA 17331	Attorney: Kenneth C. Russell, Esquire, Russell Law, P.C., 3500 Reading Way, Huntingdon Valley, PA 19006
	03.02-3t
ESTATE OF BRADLEY E. RUTH, DECEASED	ESTATE OF JOHN S. WEAVER, DECEASED
Late of Spring Garden Twp., York County, PA.	Late of Hanover Boro., York County, PA.
Administrator: Donna Ruth Knepper, c/o Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362	Executor: Chad S. Weaver, c/o Genevieve E. Barr, Esquire, 2315 N. Susquehanna Trail, Ste. D, York, PA 17404
Attorney: Craig A. Diehl, Esquire, CPA, Law Offices of Craig A. Diehl, 119A West Hanover Street, Spring Grove, PA 17362	Attorney: Genevieve E. Barr, Esquire, 2315 N. Susquehanna Trail, Ste. D, York, PA 17404
	03.02-3t
ESTATE OF ISABELL M. SELLERS, DECEASED	ESTATE OF JORDAN D. CUNNINGHAM, a/k/a JORDAN CUNNINGHAM, DECEASED
Late of York Twp., York County, PA.	Late of Fairview Twp., York County, PA.
Executor: Robin S. Seifert, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402	Executrix: Debora L. Cunningham, c/o Johnson, Duffie, Stewart & Weidner, P.C., 301 Market Street, P.O. Box 109, Lemoyne, PA 17043
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402	Attorney: Richard W. Stewart, Esquire, Johnson, Duffie, Stewart & Weidner, P.C., 301 Market Street, P.O. Box 109, Lemoyne, PA 17043
	02.23-3t

THIRD 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.
Executor: 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: Crabb's & Crabb's, 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.
Executor: Debora L. Cunningham, c/o Johnson, Duffie, Stewart & Weidner, P.C., 301 Market Street, P.O. Box 109, Lemoyne, PA 17043	Executrix: Debora L. Cunningham, c/o 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. Seiber, Esquire, JSDC Law Offices, Suite C-400, 555 Gettysburg Pike, Mechanicsburg, PA 17055
	02.23-3t

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. Lollio, Jr., Esquire, 308 Harper Dr., Ste. 200, Moorestown, NJ 08057
Attorney: John R. Lollio, 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. Rehmeyer 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 CAROL A. 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

CIVIL NOTICES

**ACTION IN
QUIET TITLE**

**IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 2022-SU-003019**

Justin Golder, Plaintiff

v.

Green Tree Servicing, LLC, now Ditech
Financial, LLC, as successor and assignee
to New Century Mortgage Corporation,
Defendants

25 Buttonwood Lane
Hallam Borough
UPI No. 66-000-02-0003.B0-C0025

**TO: GREEN TREE SERVICING, LLC,
NOW DITECH FINANCIAL, LLC, AS
SUCCESSOR AND ASSIGNEE TO NEW
CENTURY MORTGAGE CORPORATION**

YOU ARE HEREBY NOTIFIED: That
on December 16th, 2022, the Plaintiff filed a
Quiet Title Action, endorsed with a Notice to
Defend, against you in the Court of Common
Pleas of York County, Pennsylvania, Docketed
at No. 2022-SU-003019, wherein the
Plaintiff seeks legal title in fee simple and to
terminate any Estate, right, title or interest
that you may have in the Real Estate located
at: **25 BUTTONWOOD LANE, HALLAM
BOROUGH, UPI NO. 66-000-02-0003.B0-
C0025**, pursuant to that Deed dated March
14th, 2005, and recorded on April 4th, 2005,
from Cornerstone at Buttonwood Limited
Partnership, to the Plaintiff, Justin Golder, as
shown in Record Book 1715, Page 4346.

03.09-1t

Solicitor

**ARTICLES OF
INCORPORATION**

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

03.09-1t

Solicitor

**IN THE COURT OF COMMON PLEAS
OF YORK COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2011-FC-000094-02**

DIVORCE

**MARYANN P. COOK, Plaintiff
vs
HARRY B. COOK, Defendant**

NOTICE is hereby given that a 3301(d) Affidavit and 3301(d) Counter-Affidavit, and Notice of Intention to File Praecept to Transmit Record have been filed in the Court of Common Pleas, York County, Pennsylvania by Maryann P. Cook, Plaintiff vs. Harry B. Cook, Defendant, No. 2011-FC-000094-02

TO: Harry B. Cook

**NOTICE TO DEFEND AND CLAIM
RIGHTS**

If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so the case may proceed without you and a decree of divorce or annulment may be entered against you by the Court. A judgment may also be entered against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children. When the ground for divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available at the Office of the Prothonotary at 45 North George Street, York, Pennsylvania 17401.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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

Lawyer Referral Service of the
York County Bar Association
The York County Bar Center
137 East Market Street
York, Pennsylvania 17401
Telephone: (717) 854-8755

03.09-1t

Solicitor

NOTICE

ACTION IN ASSUMPSIT

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

NO: 2023-SU-000106

**DEBT COLLECTION SOLUTION, LLC,
Plaintiff
vs.**

**ESTATE OF EILENE L. BENNINGHOVE
and THE HEIRS OF DAVID A. MARTIN,
deceased owner, reputed owners, or
whomever may be the owners, Defendants**

TO: the heirs of David A. Martin, deceased owner, and his heirs, successors, administrators, and assigns.

YOU ARE HEREBY NOTIFIED that the Plaintiff, Debt Collection Solutions, LLC, have commenced an Action in Assumpsit, endorsed with a notice to defend, against you in the Court of Common Pleas of York County, Pennsylvania, docketed to No. 2023-SU-000106, which you are required to defend, and wherein the Plaintiff seeks judgment in their favor and against you with respect to delinquent taxes discharged by the Plaintiff pursuant to 72 P.S. Sec. 5860.501.

The Complaint seeks a judgment against the Defendants in the total amount of \$5,698.92. You are hereby notified to plead to the above-referenced Complaint on or before twenty (20) days from the date of this publication or a judgment will be entered against you.

NOTICE

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

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

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

137 East Market Street
York, Pennsylvania 17401
Telephone No. (717) 854-8755

AVISO

Le han demandado en corte. Si usted desea defender contra las demandas dispuestas en las paginas siguientes, usted debe tomar la accion en el plazo de veinte (20) dias despues de esta queja y se sirve el aviso, incorporando un aspecto escrito personalmente o y archivando en escribir con la corte sus ddefensas u objeciones a las demandas dispuestas contra usted el abogado le advierte que que si usted no puede hacer asi que el caso puede proceder sin usted y un juicio se puede incorporar contra usted compra la corte sin aviso adicional para cualquier dinero demandado en la queja o para cualquier otra demanda o relevacion pedida por el demandante. Usted puede perder el dinero o la caracteristica de otra endereza importante a usted.

**USTED DEBE LLEVAR ESTE PAPEL
SU ABOGADO INMEDIATAMENTE. SI
USTED NO HACE QUE UN ABOGADO
VAYA A O LLAME POR TELEFONO LA
OFICINA DISPUESTA ABAJO. ESTA
OFICINA PUEDE PROVEER DE USTED
LA INFORMACION SOBRE EMPLEAR
A UN ABOGADO. SI USTED NO PUEDE
PERMITIRSE AL HIRE A UN ABOGADO,
ESTA OFICINA PUEDE PODER PROVEER
DE USTED LA INFORMACION SOBRE
LAS AGENCIAS QUE LOS SERVICIOS
JURIDICOS DE LA OFERTA DE MAYO
A LAS PERSONAS ELEGIBLES EN UN
HONORARIO REDUCIDO O NINGUN
HONORARIO.**

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

03.09-1t

Solicitor

Lawyer Referral Service of
The York County Bar Association
(Attorney Connections)
The York County Bar Center

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/ 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. 18663.06.00, 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
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 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
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: 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
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. 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: 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:

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

UPI 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

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

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

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

UPI# 26000MI0054D000000

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

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

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 JEFRREY 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 JEFREY 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 JEFREY 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: 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:

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# 39000OG0052D000000

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

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

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

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: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-4 vs. GREGORY A. KROUSE AKA GREGORY KROUSE and CHRISTINA L. KROUSE AKA CHRISTINA KROUSE Docket Number: 2020-SU-000394. And to me

17019

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

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 138 MARTEL
CIRCLE, DILLSBURG, PA 17019

UPI# 2000010007000000

Notice is further given that all parties in interest and claimants that a Schedule of Proposed Distribution will be filed by the Sheriff of York County not later than thirty (30) days after the sale and Distribution will be made in accordance with the schedule unless exceptions are filed 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 17345

PROPERTY 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 QUICKEEN LOANS, LLC F/K/A QUICKEEN 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 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. Erickson and Alice M. Erickson, widow, and Estate of Glenn S. Erickson, 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

UPI 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: 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:

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 Kirn, 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 DALLASTOWN

OF

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

CITY OF YORK REQUEST FOR PROPOSALS

The City of York, Pennsylvania, is seeking proposals from qualified Law Firms for professional legal services and representation related to the position of Assistant City Solicitor. The Request for Proposals is available for review at:

[https://www.yorkcity.org/
business/request-for-
proposals/](https://www.yorkcity.org/business/request-for-proposals/)

Responses are due by March 24, 2023 at 3:00PM.

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



New Confidential Lawyers' Helpline

**Alcohol, Drugs,
Gambling, Stress,
Depression,
Anxiety**

1-888-999-1941

*Call for a free
consultation.*

**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.

YCBA Wellness Series - March

Happy Spring!

March 20th marks the first day of Spring! Spring is a great time to get outside for a walk (although I am not complaining about some of the “bonus” days we had in February.) Walking, and even just spending time outside in nature can improve your physical and mental health. It may lead to better sleep, can reduce depression, and may boost your immune system.

Optimally, you should try to walk for 30-minutes a day. Some studies show that 10,000 steps per day is ideal, but for many, that sounds too daunting. Start with at least a 10-minute walk over lunch or meet with a friend for a walk after work, at least 3 times a week. Before you know it, walking will become a habit.



Lynnore K. Seaton, Esq.
YCBA President

Walk and Talk on the Rail Trail

Weather permitting – join us at John C. Rudy Park for a walk on the rail trail. After you enter the park from Mundis Race Road, go to the first parking lot on the left (by the playground). All walkers welcome!

Date: March 26, 2023

Time: 2:00pm

Location: John C. Rudy Park, 400 Mundis Race Rd, York, PA 17406

RSVP By: March 23 to membersupport@yorkbar.com so we know who to expect!



Yoga and Stretching Class

Join York County Bar Association member Larry C. Heim and Marie-Noelle Walsh of Yoga For Life for a free Yoga and Stretching Class! All levels are welcome. From beginners to experts, everyone will benefit. ***Limited to the first 16 to RSVP!**

Date: March 27, 2023

Time: 6:00pm - 7:00pm

Location: 1638 East Market St, Floor 2, York, PA 17403

RSVP By: March 23 to membersupport@yorkbar.com.

Check out this interesting article: [Yoga vs. Stretching: Science Says This Is Better For Well-Being](#)



YORK COUNTY BAR FOUNDATION

137 East Market Street, York, PA 17401
 Telephone: (717) 854-8755
 Fax: (717) 843-8766 email: info@yorkbar.com

March 1, 2023

Dear Community Member,

May 1st marks the annual celebration of Law Day USA. As part of the York County Bar Association and York County Bar Foundation celebration of Law Day, the Liberty Bell Award is presented in recognition of the volunteer efforts of a non-lawyer in York County.

As co-Chairs of the Liberty Bell Award Sub-committee, it is our responsibility to seek community leaders to nominate candidates. Because of your community-minded spirit, we are asking you to participate in this process.

The committee seeks to recognize a non-lawyer member of the York community, who through his/her volunteer efforts:

- Promotes a better understanding of our Constitution and the Bill of Rights,
- Encourages greater respect for the law and courts,
- Stimulates a deeper sense of individual responsibilities so that citizens recognize their duties as well as their rights,
- Contributes to the effective functioning of our institutions of government,
- Fosters a better understanding and appreciation of the role of law in our society?

If you know of a person that is particularly deserving of the award, please submit a nomination petition containing the individual's name, background information **and reasons why you believe he/she is deserving of the award**. All nomination petitions should be forwarded by Friday, March 24, 2023, to the York County Bar Center, 137 East Market Street, York, PA 17401. All nomination petitions will be reviewed by the Liberty Bell Award Selection Committee who will select a winner. The Award will be presented at the Bar Association's Law Day program on Monday, May 1 at noon. We cordially invite you to attend the event.

Recent recipients of the Liberty Bell Award have included: Dr. Luther B. Sowers, Rabbi Irwin Goldenberg, Thomas W. Wolf, Marty Hodges, Florence Jolly, Jerri Zimmerman, Charlie Lehman, Daniel P. Elby, Jonathan Liss, Gordon Freireich, Michael Helfrich, Ryan Sattler, Jan Herrold, Ray Crenshaw, Carolyn Steinhauser, Barre Shepp, Anthony Stabile, Joanne Borders, Robert Pullo, Robert Woods, Delaine Toerper, Barbara Rupp, Cheril Chronister, Don Gogniat, Genevieve Ray, Cheryl Peterson, Jim McClure, and Stacey Dietz.

The Liberty Bell Award is the most prestigious award that the Bar Association presents, and we are extremely interested in selecting a worthy recipient. Your input is greatly appreciated.

Sincerely Yours,

Suzanne H. Griest
 Co-Chair Liberty Bell Award Sub-Committee

Maria Musti Cook
 Co-Chair Liberty Bell Award Sub-Committee





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

MEMBER FDIC 

LOOKING FOR ESTATE NOTICES

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

Go to 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"/> 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
with your items by March 24th

CLE – PROFESSIONAL BANKING FOR ATTORNEYS

TOPIC: **SPECIALTY ATTORNEY BANK ACCOUNTS**

SPEAKER: **JAMES COOMBES, LOLA LAMNATOS, EMILY MINK – TRADITIONS BANK**

DATE: **WEDNESDAY, MARCH 29, 2023**

TIME: **LUNCH - NOON – 12:30 PM; PROGRAM 12:30 PM-1:30 PM**

CREDIT: **1 SUBSTANTIVE**

LOCATION: **ADMINISTRATION BUILDING, 28 E. MARKET ST., 3rd FLOOR TRAINING ROOM, YORK, PA 17401**

Material covered will include: Estate Checking Accounts, Attorney Partner Loans, Court Ordered Trusts, IOLTA Accounts, and 1031/Exchange Accounts/Qualified Intermediary Accounts. The presenters will cover information relative to the attorney starting out as well as the experienced attorney buying in and situations that can arise along the way.

The PACLE Board approved this program for 1 hour substantive credit. To receive credit, all attendees must be in their seat by 12:30 pm. Late arrivals will receive no credit.

Specialty Attorney Bank Accounts **Wednesday, March 29, 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
<input type="checkbox"/> \$60.00 - Credit – Non-Member of YCBA, Member of another Bar	<input type="checkbox"/> 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
	<input type="checkbox"/> Legal Assistant/Paralegals
	<input type="checkbox"/> No Credit, Member of the Bench – No Charge

RESERVATION DEADLINE: **Thursday, March 23, 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.