

York Legal Record

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

Vol. 138

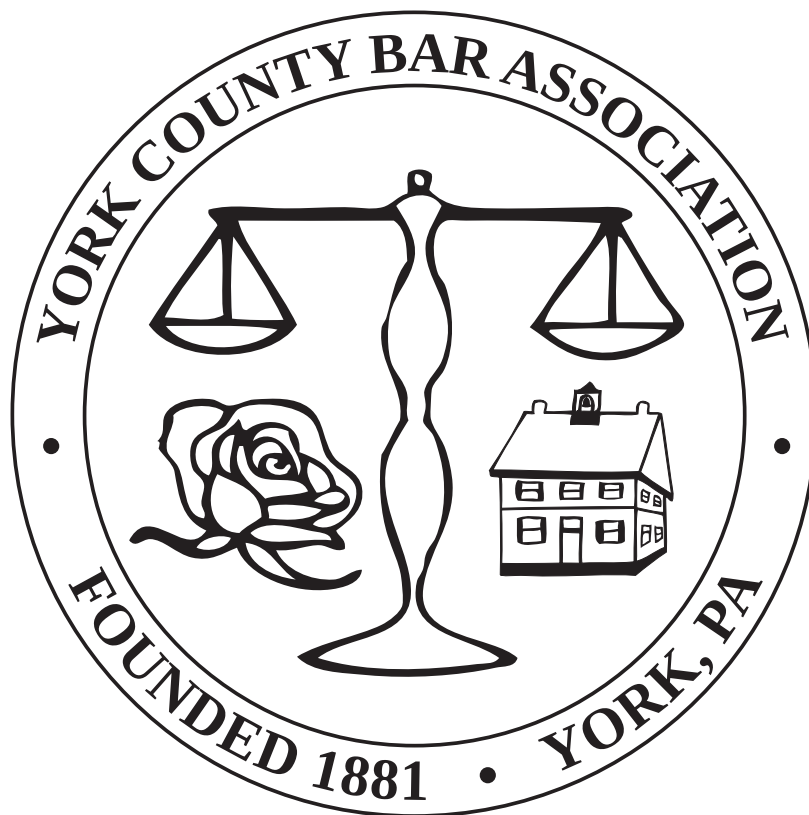
YORK, PA, THURSDAY, MARCH 6, 2025

No. 50

CASES REPORTED

MEMORIAL MINUTE FOR ROBERT M. STRICKLER, ESQUIRE

Page 58



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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

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IN THE COURT OF COMMON PLEAS OF YORK COUNTY,
PENNSYLVANIA
BEFORE HONORABLE MARIA MUSTI COOK, PRESIDENT JUDGE
HONORABLE JOSEPH C. ADAMS, JUDGE
HONORABLE ANDREA MARCECA STRONG, JUDGE
HONORABLE AMBER A. KRAFT, JUDGE
PROCEEDINGS
of the
Bench and Bar of York County, Pennsylvania
Upon the Death of
ROBERT M. STRICKLER, ESQUIRE

Friday, August 9, 2024
Reported by:
Beth L. Ness, RMR
Official Court Reporter

PRESIDENT JUDGE MARIA MUSTI COOK: Good morning, everyone. Welcome to this Minute of Respect for our departed colleague, Attorney Robert M. Strickler. The Bench and Bar Association of York County maintain this tradition to honor a departed member of our bar by a Minute of Respect.

This memorial proceeding is initiated by a Motion of a bar member who presents the Minute of Respect. The Minute is then seconded by other bar members and judges familiar with the late bar member. This tradition allows our bar association members the opportunity to memorialize the professional attributes of our departed member and to relate personal memories that give a more complete picture of the member's life. The Minute of Respect also serves as an ongoing history of our bar association for future generations.

Only members of the bar are permitted to second the Minute. I would ask that any bar member who does intend to rise to second the Minute to please come forward, use the lectern and the microphone, and state your name for the record before you begin your comments.

At this time I'll recognize Craig Milsten, President of the York County Bar Association.

ATTORNEY CRAIG R. MILSTEN: May it please the Court, members of the bench, colleagues, friends and family, it is my sad duty as the president of the bar association to announce the passing of a colleague, Robert Strickler. We will have a motion presented by Attorney Charlie Calkins, and then any attorney who wishes to second the Motion may do so.

THE COURT: Attorney Calkins.

ATTORNEY CHARLES B. CALKINS: Thank you, Your Honor. May it please the Court, President Judge Cook, members of the bench, including the Honorable Thomas Sponaule, I haven't seen him but I think he said he was going to be here from Lancaster, friends, family of Bob Strickler and fellow members of the bar, it is my honor to move for a Minute of Respect for Attorney Robert Mark Strickler, who was a member of the bar for 50 plus years.

This Minute is in memory of his services as an attorney, member of the bar, the community and, most important, the love of his family. Attorney Strickler in my world was referred to as Strick, and we lost Strick on February 21, 2020 after a tragic boating accident in the Florida Keys.

Strick is survived by his loving wife Kate, his daughter Beth, her husband Sean Barba, his grandson, Sean Barba, Jr. He's also survived by his daughter Jennifer, her husband David, and their children Zoe and Samuel.

A week or so before Kate and Bob left for their last winter hiatus in the Keys, Strick, Pete and I were in my office at CGA. We were joking about where all the time has gone, and here are the three of us at CGA having practiced together for our entire professional career.

I said to Pete, I said, do you realize I've been with you for more than half of my life. And being Pete, he said some funny remark, which led Strick to say he had been with Pete for more than three fourths of his life. He could have said the same thing about his clients, having represented some of them for 20, 30 and 40 years. Our transition to CGA was difficult. We had to cut ties with our own firm, but we were welcomed with open arms by CGA.

Strick was a devout Presbyterian, a loyal and steadfast Master Mason, Shriner, and Jester. His Masonic beliefs guided him in every day of his life, whether it be family, professionally, socially or fishing. He was true to his belief of extending a helping hand, kindness and support to his fellow man regardless of who they were.

He practiced his beliefs every day of his life. There isn't enough time in the day to touch upon what Strick, the person, was. He showed compassion to all, left memorable impressions upon everyone regardless if you spent ten minutes or a lifetime with him.

As an example of this, my wife and I, Leslie, were at McCleary's Pub in Marietta. Our friend Dani States, who was the owner, came up to us and expressed her sympathies about Strick. She was crying. She said he was personable and conversational. What a wonderful man, she said. She only talked to him for 15 minutes or so, but he left a lasting impression with her. I said to Dani, how did he get away with only 15 minutes.

He befriended the cleaning people at CGA. They would stop by his office just to talk to him. Once when I was at Lehman Volvo, the service person was using a CGA pen that Strick gave to her. She said with tears in her eyes, I will always keep this pen in remembrance of him, and she still had his business card in her drawer.

Good or bad, he, as did my father, taught me to never say no to someone in need, to always extend a hand and help. He said, people will remember you, they will remain loyal, and they will be a good friend that you, in turn, can rely on.

I first met Strick in December of 1982 and practiced with him until his passing. Throughout that time we had many laughs. We enjoyed kidding each other about things that we did or we didn't do.

To put an emphasis on how long our relationship was and how it developed, I can remember my early days at Kagen, Griffith, et al., that if I had a problem with a case, I would go see Strick. He would get out of his office chair and say, follow me. We would walk down the hall to a file cabinet. He'd pull out a file and say, our answer is in here. I was like a young peep following a mother hen.

As time passed, Strick got older, I got wiser I think, and he would come to me with a problem and say, I got this problem. And I would respond by saying, follow me. We would go to a file cabinet, and I would pull out one of my files and show him the paperwork in order for him to solve his problem.

It was one of those things where, as a young lawyer as you develop and you are mentored by your senior partners, there comes a time when you actually are starting to mentor those older partners who had mentored you. A trust developed. We had a long-term professional relationship that could never be broken.

He was the common man's lawyer. He did not distinguish the work he did between clients on the basis of their wealth or their notoriety. He treated everyone equal and was successful in obtaining many, many referrals because of his style. I learned from that, and he is responsible for the method by which I practice law today and treat my clients.

I have never practiced law with another law firm other than with my original partners at Kagen Griffith and Griffith, Strickler, Lerman, et al., until Pete Solymos. Strick and I went to practice law at CGA. We were inseparable. I guess that's not hard to believe when you practice so long with someone. Although it was difficult for me to adjust to the methods of CGA, it was even tougher for Strick since he did for many, many, many years his way. When Pete and I and Strick first arrived at CGA, we would often talk to each other about how does CGA have time to practice law. What do these people do.

We heard about CGA's contribution to the community, in assisting non-profits, being the solicitor for non-profits, board members on non-profits. We at Griffith Strickler did that, but it wasn't remotely close to what CGA did or what they do today. Now, knowing Strick, he would not want me to continue to embellish on his wonderful attributes. And I can stand here and tell you all of his wonderful clients, big ones, little ones, and I think he would like me to say to you -- tell you about some humorous stories that carried over the 40 plus years that we were together.

One such story is in the early days of our relationship. Strick and I were

on our way back from Hatteras, North Carolina traveling on Route 301. We were about a half mile from the Maryland border. On the dashboard of his station wagon he had my radar detector. And radar detectors in the Commonwealth of Virginia then and now were illegal, so it was unfortunate for us that a sheriff's deputy from King George County was traveling in the opposite direction. He saw the radar detector, he made a U-turn, and he pulled Strick over within 500 yards of the bridge over the Rappahannock River, which we would have been saved if we made it.

After he pulled us over, he walked up to the car and he asked Strick for his driver's license and owner card and then, in a heavy southern drawl, he said, y'all got a radar detector? Strick said -- who really couldn't -- he couldn't tell a lie, but he started to stutter. He looked at me and I said no. He said, here's how we're going to do this. Y'all are going to step out of this car and you are going to get on the side of the road and then I'm going to start to search this car from the back forward. Now, the car was filled with crap, right? So Strick looked at me again, and I said, yes, sir, it's my radar detector. This is the only time I've ever seen Bob Strickler speechless. That's it. I mean you all know that.

I had to take an assignment from Strick in the early years and I sat in the office and he was discussing the file with me. And at that time he smoked cigarettes. And as I was sitting in his office listening to him and looking at him while he smoked, he would twirl the cigarette and then he would blow the smoke out of his nostrils. And I was more focused on the smoke coming out of his nostrils than I was what he was trying to tell me to do. So he finished. Then he'd say, do you understand. And I would say, well, not really because I was watching smoke coming out of your nose.

So Strick, Pete and I, we frequently had lunch at a local club. And this was back in the day when poker machines were illegal. And Strick was their solicitor. I am their solicitor today. So we'd go in, Pete would play Pac-Man, I'd sit at the table and have my lunch, and Strick would play the poker machines. Well, the club was notified that PLCB enforcement was on their way, so somebody from the club goes over and flips the locks on the poker machine wheels and wheels them into the ladies' bathroom where we didn't think anyone would go. I shouldn't say we, it wasn't me, but anyway, where do they go when they first enter? Right to the ladies' room. They wheel these out and Strick says, hey, can I cash in my winnings, and they said no.

So every year Strick always had a garden. Every year I put the garden in since he passed and I think maybe one year before he passed. And then Strick never did like -- he loved scallions and Kate didn't, but I put scallions in just because Strick loves them. And he and I always had a contest about who would be able to pick the first scallion in the spring. So when he and Kate would go down to the Keys, I would get scallions for Strick so he could plant them when he got back, but I would hold them for about two weeks after he got back so that I would win the contest. That only happened one time. He figured me out and that was it.

His passion was fishing. Period. And a few years ago when I was acting as his winter counsel when he'd be off for two months, I had to call him in the middle of the day. So it was a call that was an important call, and he picked up the phone. I said, Strick. He goes, yeah. We started talking for maybe 30 seconds, and all of a sudden he goes, I gotta go, I got a fish on the line. Click. That was it. He called me later. He goes, did you handle it? I said, yeah, it's okay.

My most memorable story of fishing with Strick, we were with Russ Melhorn off the coast of Delaware fishing for Boston mackerel. And it was a party boat, and, you know, you are catching Boston mackerel three, four, five at a time. And it was all laughs and giggles until I smacked Russ Melhorn in the face with about four Boston mackerel. And Russ and I and Strick, we laughed about that for many years.

The day before the tragic accident, I called him and he was on the water. And the call was breaking up, and I said, Strick, I can't hear you. And he said, we're moving to another spot, I'll call you sometime. So I never talked to him after that.

He was a loving husband. He always bragged about Kate's crab dip. They took care of each other through thick and thin. I think Kate won the award for the most surgeries, but they each loved and cherished all the moments they had with each other. True perfection in the Strickler family was Sean, Jr., Zoe and Samuel, and they could do no wrong. He cherished every moment with those three grandchildren. The proudest I've ever seen Strick was when he returned from the Keys with pictures of the grandchildren who

had all caught fish. And I swear for the next six to eight months, if I didn't see them a hundred times, I didn't see them once. They were dog-eared. He showed them to everybody that he ran into. He taught them to eat crabs, clams, oysters. He succeeded with the clams and the crabs but not so much with the oysters. Strick gave oyster shucking lessons in a conference room at CGA. Who does this?

He went to the Eastern Market every Friday. He would bring back fruit, cheese, candy, and he would toss them to you from the hall and say, you need to eat this, and just -- you didn't even get a chance to answer. He just tossed it to you. He was in the U.S. Air Force stationed in Wyoming. Part of his job was to settle claims by ranchers whose steers had been killed on the bombing range at the fort, and he settled all of them. He loved his family. He was truly grateful and fortunate to see his family grow up, prosper, go on to college, and graduate. He'd say to Kate that she had nothing to do with it, but Kate knew better.

He helped me throughout my career. I am deeply indebted to him. In his later years he would thank me for helping him and would say, without you helping me over the years, I wouldn't be able to help you. And it's funny how something that might seem insignificant becomes very significant in your life. We all have those memories, and I miss him to this day and will always miss him.

As I said before, Strick was always helping people by looking out for family, friends, clients and strangers. Up to the last moment of his memorable life, on that fateful fishing trip as the other vessel was bearing down on the boat he and his buddy Jim were on, he only had time to yell out and warn Jim of the other vessel. This caused Jim, who was kneeling over the bilge pump, to stand up and take a step and a half to the side. Had Strick not yelled out, Jim would have been killed also.

I leave you all on this day of remembering our friend, Robert Mark Strickler, with a verse from a song entitled "Into the Mystic" by Van Morrison. "We were born before the wind, also younger than the sun. 'Ere the bonnie boat was won as we sailed into the mystic. Hark now, hear the sailors cry. Smell the sea and feel the sky. Let your soul and spirit fly into the mystic. Yeah, when that foghorn blows, I will be coming home. Yeah, when that foghorn blows, I wanna hear it. I don't have to fear it."

God bless you, Kate. God bless your children and your grandchildren. Hold his memory close to your heart as the circle of life moves on. Remember his words. I thank this Honorable Court and the members of the bar, family and friends. I will never forget Strick as a partner, a friend, a mentor and a fellow Mason who looked out for everybody. To all of you, be good to your fellow man. Help those who can't help themselves. God bless you all, this Honorable Court, and I thank you.

PRESIDENT JUDGE MARIA MUSTI COOK: Thank you. Would any member of the bar care to rise to second the Minute so well presented by Attorney Calkins? Attorney Herrold.

ATTORNEY JOHN C. HERROLD: May it please the Court, members of the bench, colleagues, and family of Robert Strickler, I am John Herrold and I rise to second the Motion so ably presented by Mr. Calkins. As a newly minted attorney, I was fortunate enough to be selected by the law firm of Markowitz, Kagen and Griffith as an associate of the firm. At that time Bob Strickler was a partner in the firm. As we all realize, new lawyers know little or nothing about the mechanics of the practice of law, and I was no exception.

But I quickly realized that Bob Strickler was the person in the firm to go to for advice and counsel. No matter how heavy his caseload, his door was always open. He would graciously take whatever time was necessary to give a young lawyer advice and counsel. I will always be indebted to Bob for that time and advice, the time and advice he gave to that young lawyer. May he rest in peace.

PRESIDENT JUDGE MARIA MUSTI COOK: Thank you. Any other members of the bar? Attorney Hoffmeyer.

ATTORNEY WILLIAM F. HOFFMEYER: Your Honor, members of the bench, I probably have known or knew Strick longer than anybody in this room except perhaps his lovely lady. We graduated from York High in the class of '54. That's 1954. We practiced law on the first and second block of East Market Street most of our practicing years. I'm not going to go into a lot of detail on that. What I am going to say, however, is not pleasant.

Bob and I were great boaters except we did two different things with our boats. Bob fished. I cruised. I've owned a fair number of boats in the 40-foot range, traveled frequently back and forth to Florida and the intracoastal. Bob went offshore and fished.

The bottom line is, as far as I'm concerned, Bob Strickler was murdered. When you are running a boat the size of the one that ran him down, you'd never leave the wheel. You never take your hands off the clutch, which makes the boat go forward, neutral and reverse, same as a gear shift, and you never, ever leave your hands away from the throttle. And to put a boat on autopilot – and every boat I've had has had autopilot and I've never used it once. To put your boat on autopilot and go below to go to the bathroom, as far as I'm concerned, the owner of that boat committed murder. You can't have a boat that large and not know the consequences of leaving the wheel and not being in control of your boat. Period. The end.

Bob and I knew each other for all those years from probably 1952 when we first started at York High through 1954 and then back here in our practice days. Another area I knew Bob very, very well and his lady, both Bob and I were members of the Masonic fraternity. And I became the second vice president of the York County Shrine Club. And when it was time to move up to the first vice presidency, I was asked if I could recommend somebody in the fraternity who I thought would make a great second vice president and then president. I said right away, Bob Strickler. And he became second vice president.

There was a catch, as I'm sure his lady remembers. Under Zembo Temple, which is in Harrisburg, there are, I forget how many anymore, eight, ten counties. Every officer of every county was expected to attend the formal dinner and dance of every other county chapter. Do you know how much driving that is? And typically we'd all be in the same car. And Bob eventually, of course, became the president of the York County Shrine Club and he did a hell of a job. I could go on for quite a while. I'm not going to obviously. There's others that want to speak. I can just say that he was a heck of a guy who I knew from the time we were in, what, tenth grade, and he was also a real character.

PRESIDENT JUDGE MARIA MUSTI COOK: Any other members of the bar? Attorney Porter.

ATTORNEY JOHN C. PORTER: Members of the bench, fellow members of the bar, family members, my name is John C. Porter. I had the privilege of working for Bob Strickler at the law firm of Griffith, Strickler, Lerman, Solymos and Calkins.

I grew up in Northern York County. I spent a period of time in Philadelphia. I was looking for a job in York. I had an initial interview and then I had an interview with the whole firm, all of the partners, and one of the things that Bob Strickler wanted to know was whether or not I would support the firm in its support of the Special Olympics. And of course I would. It was a good nonprofit. I wanted to get involved in the community, and I thought that that was a good opportunity. I heard Attorney Calkins say that Strick would give him a file and tell him the answer was in there. I didn't realize that that was a Strick thing.

I remember going into his office once and thinking, you know, this guy's name is on the shingle, he's got to have all of the answers, right? And I went in and I asked him the question, and he paged his secretary and asked her to bring in a file and give it to me and he said, the answer is in there. And, you know, my initial thought was, you know, that's sort of lazy that he's not giving me the answer, he's just giving me a file. And then I realized that he was sort of teaching me to fish, right? He could tell me where the fish are, but I still had to go and I had to find it. And it was a good lesson.

I remember a time when I was talking to Strick about a case and it was a particularly contentious piece of litigation, and his mind immediately went to what does the client think about how much money they are spending on litigation and is it something that should be settled, have the parties discussed settlement. And so I realized I guess that Bob Strickler was a negotiator and a diplomat.

I also learned working for years in that firm that he held family dear, and that extended to my family, to my daughter. As circumstances would have it, there were times when my daughter needed to come to work with me. And it was perhaps more frequently than she would have liked, and I was a little bit concerned as to how the firm would accept that. And she was a pretty well behaved child and usually kept herself busy in a conference room while I

continued to practice law. And at some point Bob Strickler encountered her, and he and my daughter Lily came into my office and they were smiling. And I'm thinking, okay, uh-oh, what's going on. And he wanted to know if he could give Lily a piece of fruit that he had gotten from the Eastern Market. It must have been Friday, right? And Lily, of course, is, you know, all excited about this, and it became a regular routine to the point that one day Strick came into my office with fruit and asked if Lily was in the office that day. And I realized then how accepting he was of the fact that I was not just an attorney, I was not just someone there to take care of the clients, but that I was a person who had a family. I certainly didn't know Bob Strickler as well as some of the rest of you, but he touched my heart and he touched my family and I second the Motion of Attorney Calkins. Thank you.

PRESIDENT JUDGE MARIA MUSTI COOK: Thank you. Judge Brillhart.

THE HONORABLE MICHAEL J. BRILLHART: May it please the Court, President Judge Musti Cook, I'm Michael Brillhart.

Madame Stenographer, members of the bench, current and past, family and friends and colleagues, I got to know Strick when I came to the practice of law maybe a year before John Herrold, a year or so. I believe that was 1969. I came to know him as a man, devoted family member to his lovely wife and two daughters, got to know him in the practice of law for a number of years, and got to know him as a fisherman, got to go to Pot-Nets and cast a line with him. He was a special person. His memory will always be with me. Charlie Calkins mentioned something about being mesmerized by Strick smoking I would assume a cigarette and the smoke streaming from his nostrils. I have another one.

Many of you know that Strick really struggled with tobacco. I don't know how many times he quit. He would get upset with himself. He would quit. Invariably he'd come back but to a new medium. It went from pipe to cigar to cigarillos to cigarettes. He battled with it all. One day I remember as we were getting ready to wrap up the day, he looked at me and he said, have you ever tried chewing tobacco. I dropped my head and I said, I have, Strick, as a little boy my grandfather let me try some of his. He said, well, are you ready to go again. He gave me some. And as he followed me out Market Street as we went home, I was spitting profusely. Anybody that's ever tried chewing tobacco knows it just makes you salivate, and he laughed, and we talked about that so many times. He said, did it make you sick. I said, well, close but not. My memory will be fondly with him, and condolences to Kate and Beth.

PRESIDENT JUDGE MARIA MUSTI COOK: Thank you. Any other members? Judge Linebaugh.

THE HONORABLE STEPHEN P. LINEBAUGH: Stephen Linebaugh. May it please the Court, President Judge Musti Cook, members of the bench, fellow members of the bar, friends and family of Bob Strickler, I rise to second the Motion so ably presented by Attorney Charles Calkins.

I just wanted to briefly say that Bob Strickler was probably the kindest, most friendly, nicest man that I met. He with his kindness and just being friendly and being a great guy to be around was something that is memorable, and it's the way he practiced law. He was never a tough guy, never mean. He didn't have to do that because it just – his personality came through.

When I was a law clerk, I started in 1972, and Bob's office was on Market Street. He was frequently over in the lawyers' lounge. And whenever I would be in that little office, I would hear him out there, I'd have to go out and sit and talk to him. And I spent a lot of time with him. He and my first partner, Hugh Manifold, were great friends, and they started at the Markowitz firm together, remained really close friends, and Bob loved to come over to our office on Duke Street to sit and talk to Hugh about fishing and about boats.

My recollection is I think at one time they owned a boat together and/or they had a boat that Bob had and wanted to sell, and they had this great story about somebody who they were worried was a shady character who bought their boat. But he was just a friendly guy, he was a pleasant person, he was an excellent lawyer, and the legal community of York and the community at large has lost a real towering figure with the passing of Bob Strickler. I second the Motion. Thank you.

PRESIDENT JUDGE MARIA MUSTI COOK: Thank you. Judge Uhler.

THE HONORABLE JOHN C. UHLER: President Judge Cook, members

of the bench, members of the bar, family of Bob Strickler and friends of Bob Strickler, I rise to second the Motion capably presented by Charlie Calkins as the Minute of Respect and I do so with sadness because I, too, lost a very close friend with whom I had the recent pleasure to practice law with him at CGA.

I first encountered Bob when I was a nearly sprout in the York County Bar Association in about 1975. And he knew my father, who had been active with the Shrine Club and had been a president I think back in '56 or something like that, and we became good, communicating friends. And it was in the 1980s that I remember I had my first encounter with him from a legal standpoint when I happened to have been DA and there was a very tragic homicide case which he and Pete Solymos got involved with. It was a murder of a significant business person in York, and Bob and Pete took on the assignment of representing this 15-year-old boy.

And it was a case that sent shudders through the community, and Bob and Pete took it very seriously. And recognized then that while I always enjoyed the friendship of Bob before, that he was a serious advocate on behalf of his clients. We got to know one another better after there was resolution to that matter, and indeed I was favored with the opportunity to go on large, private boats with Bob seeking tuna 20 plus miles out on Bob's own boat. And I enjoyed thoroughly the little rowboat that we managed to putter around in while Bob retrieved his crabs and the like. Bob had a unique way of preparing crabs. I'll never forget that. And don't ask me to do it anymore, I never had the wherewithal or the makings to do that, but I thoroughly -- Bob's enjoyment of the water rightfully promoted his name as Captain Bob, as he was called by many.

But Bob, when I went on the bench, had the good fortune and we shared -- he secured the follow-up of one -- particularly one of my major clients which promoted Bob's love of Budweiser from that point forward. And interestingly, when I encountered Bob at CGA later on after I left the bench, and he and Charlie and Pete came over to CGA, he still had my files and the little notes. Back then we didn't have computerized ticking points or a manner of collecting that information. We had these little pink note slips, and I had a big spike that I would put them on. And Bob had each and every one of those, so he was a bit of a pack rat in that regard.

But Bob's lessons -- and I wish there were more younger practitioners here. Bob's lessons of the practice of law were all so important. Bob's friendliness has been recognized. He could talk your ear off at a moment's chance, but, importantly, Bob would extend and exude that friendship to his clients. His clients were some of the most loyal that I ever saw, even those that I had the good fortune of dealing with subsequent to our joinder together at CGA. Bob made it a practice to stop by and visit his clients, to call his clients and to check in on them not when there's a case pending necessarily but beyond that.

It was a matter of friendship. I happened to be good client development, but that was not his purpose. He was not someone that was creating an annuity program by checking off the hours. To the contrary, he was doing this out of friendship, out of checking in on his clients to see if they were doing okay. And when I mentioned the annuity aspect, and it was mentioned often in the preceding comments, Bob would take seriously the hard discussion with clients, have you thought of settlement. And he would proceed then to try to exact the best settlement that his client could achieve. These practice pointers are huge because as attorneys, we're to be counselors at law. Being the champion soldier all the time is not what we should be achieving.

I truly loved Bob Strickler. I'll not forget the knocks on the door on Sunday evenings when he came to our home door with two cantaloupes in his hand. This man was a real treasure both professionally to our bar association, to our community, as a community leader. I'm not going to get into his love of politics, that's for another time, that's for another opportunity, but he has been a valuable resource for York County and one that we should all emulate. And Bob's friendliness, his love of mankind should be alegory for all of us. My sincere condolences. I know some time has passed, but you never forget Bob Strickler, who was a very unique and wonderful human being. Thank you.

PRESIDENT JUDGE MARIA MUSTI COOK: Attorney Malone.

ATTORNEY GILBERT G. MALONE: May it please the Court, members of the bench, bar, I'm honored to second the Motion so ably presented by Mr. Calkins.

I came to know Bob Strickler not long after I came to active practice in York County in January of 1967 after my release from military service. At that time Bob was one of the young lawyers around and we all kind of got to know each other and become friends, people like Bill Neff, Bill Hoffmeyer, Don Reihart, Mike Laucks, Jon Countess, Gary Gilbert, Dave Bupp, Jay Yost, and there's some others that I probably omitted, but, sadly, I think Don Reihart, Bill Hoffmeyer and I are the only ones left.

But anyway, I soon found that, you know, Bob Strickler was really a nice guy, although in the early years of my practice I worked for Stock & Leader doing plaintiffs' litigation primarily and Bob worked in a firm that did a lot of insurance defense work. I do not remember any litigation which he was involved with in those early years. My let's say experience with Bob interms of practice of law mainly arose from his long time, long time representation of the York County Solid Waste Authority and my representation of Hopewell Township. His outfit wanted to place a landfill in Hopewell Township which we did not want and tried to do everything we could to prevent it happening, but somehow they got to do it.

And, of course, despite the fact that we were so assured by everybody, by them, DEP and everything, this was going to be a very safe enterprise, there would be no contamination whatsoever, but lo and behold, it leaked. Peoples' wells were contaminated and it was a heck of a mess, and lots of litigation arose out of that. Needless to say, in the whole process there was a lot of meetings down in Hopewell Township dealing with these issues and other meetings we had. There was litigation in federal court up in Harrisburg, and, frankly, Bob and I often traveled to these together but we only had to take one car instead of two. And despite -- I want to say despite the very acrimonious relationships of our clients, Bob and I got along real well. We didn't have any acrimonious relationships.

I always enjoyed Bob talking. He loved fishing. I wasn't a fisherman, but he also loved Penn State football. And I was a football fan, too, so we had a lot of discussions about Penn State football. In fact, years later in the late nineties, I think it was '99 but I'm not sure, I can't remember what, but Penn State played in the Fiesta Bowl against Texas in Phoenix. And my oldest son and his family live out in Phoenix, so I wanted to get tickets. And Bob was a season ticket holder at Penn State and he was able to get me tickets. Of course I paid for them, but, you know, it wasn't easy to get tickets. You had to get them off of -- either from Texas or from Penn State. There weren't many, you know. It was hard to get tickets.

But anyway, I want to say we -- I really enjoyed the relationship with Bob even though I didn't always enjoy his clients and the way things worked out. I kind of remember one thing when we finally finished the litigation in Harrisburg when we had these lawsuits brought against the authority and, of course, the township was also a plaintiff.

Anyway, the Court decided on, you know, the landfill had to pay attorney fees to the winners. And we were absolutely amazed, I remember talking about it on the way home, the amount of attorney fees the plaintiffs' attorneys got compared to the way Bob and I were getting paid. It was amazing how much they were. I would have thought that the Authority should have fought those attorney fees as being excessive, but they didn't. But anyway, that's how it was. I remember that. In an ironic turn of events later on, we mentioned one of my -- the widow of one of my long time clients who was active in a local township that I represented, we were close friends, but his widow, when her estate came along, they hired Bob as an attorney. But then when the manager of the landfill, long time manager after she died, her family hired me as the attorney. We both thought that was kind of ironic. Anyway, I really enjoyed Bob. He was a good friend. I was shocked and tremendously saddened by what happened to him. He was a good friend and I miss him and I know everyone here does as well. Thank you very much.

PRESIDENT JUDGE MARIA MUSTI COOK: Attorney Smith.

ATTORNEY GLENN J. SMITH: May it please the Court, President Judge, bench, colleagues, friends, family of Strick, I, too, second the Minute wonderfully presented by Attorney Calkins. I had the pleasure of being hired by Griffith, Strickler, Lerman, Solymos and Calkins, what the receptionist often answered the phone with was just law firm, I guess probably around 2004 if my memory serves.

Strick was a larger-than-life person. A young lawyer coming right out of the DA's office, he was everything you wanted to be. He was involved in the community, he had a practice that you couldn't buy, he did the right thing for his clients, but probably the most important lesson I learned from him

was the practice of law wasn't just about the law. You had to have some fun along the way, and Strick knew how to have fun.

I'll share just one anecdote. There's plenty. Some I can share here, some I can't. You can hit me up later. I probably wasn't with the firm more than two or three weeks. They had hired me in December and it was just about time to get the firm ready for Christmas.

Charlie might remember this, I don't know if you were involved or not, but Strick came to my door and he said, hey, we need to get the Christmas tree for the law firm. And I assumed he needed the young guy to carry the tree back to the firm. So we got in the pickup truck and we drove to the gas station which is now a Rutter's over on the corner of Mount Rose and 83. And he said, go pick out the tree, pick out the nicest one you can find. So I got it. I picked it up. I carried it over to the counter. He slapped me on the back and said, you got this one, right? And he walked away. I'm a young lawyer, not a lot of money. I'm like, oh, my God, what just happened. He let me sweat for a little bit and then he came back and he bought it. But that was Bob. He always managed to have fun in his practice.

The practice of law, as we all know, is so serious, but you gotta have some fun along the way. It's hard to come by mentors today. Bob was that. He was my mentor. There was never a time I couldn't call him. There was never a time that I couldn't stop by and ask a question. He was always there. I remember the last time I spoke with him. It was at I believe it was the annual dinner for the bar association. We were sitting next to each other at the table and we were making plans to have a drink for when he got back. I still had the drink. He'll be missed. I think about him often.

PRESIDENT JUDGE MARIA MUSTI COOK: Any other members of the bar? Anyone from the bench?

Strick was one of my favorite members of what I refer to as the old guard. He was a senior attorney when I was just getting my feet wet. He was always pleasant, willing to answer questions, and always took a personal interest in how your life was going. For those of you who had the privilege to have him be your mentor, you are very blessed. It was always an absolute pleasure to run into Strick, whether it was at the old courthouse, at bar association events, or, in more recent years, just walking down George Street, him coming or going from CGA. He's always been a professional, a gentleman, always greeted you with a warm smile and a hug, and I miss him terribly and he will be missed by our legal community. My sympathies to his family and to the CGA family and his former firm members. I direct that a copy of these comments be spread upon the Minutes of the York County Bar Association and that a copy be sent to the family of Robert M. Strickler. Please rise for a moment of silence before we adjourn in his memory.

(Moment of silence.)

PRESIDENT JUDGE MARIA MUSTI COOK: We are adjourned. Thank you all for coming.
(The proceeding concluded.)

CERTIFICATION

I hereby certify that the proceedings are contained fully and accurately in the notes taken by me on the proceeding of the above cause, and that this copy is a correct transcript of the same.

Beth L. Ness

Beth L. Ness, RMR
Official Court Reporter

Beth L. Ness
Official Court Reporter

Barley Snyder

ATTORNEYS AT LAW

Welcome to the firm!

Kim, Tom and Rebecca are the newest attorneys to join our York office. Kim is a member of the firm's Litigation Practice Group. Tom and Rebecca are members of the firm's Business and Real Estate practice groups.



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ESTATE NOTICES

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

FIRST PUBLICATION

ESTATE OF DAVID A. AMSPACHER, DECEASED

Late of Chanceford Twp., York County, PA.
 Administrator: Michael L. Amspacher, c/o
 Eveler & DeArment LLP, 2997 Cape
 Horn Road, Suite A-6, Red Lion, PA
 17356
 Attorney: Eveler & DeArment LLP, 2997
 Cape Horn Road, Suite A-6, Red Lion, PA
 17356 03.06-3t

ESTATE OF NORMA G. BAKER, DECEASED

Late of Shrewsbury Twp., York County, PA.
 Executor: Michael Koller, 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 03.06-3t

ESTATE OF BRIGITTE BILIS, DECEASED

Late of Fairview Twp., York County, PA.
 Administrator: Erik Bilis, 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 03.06-3t

ESTATE OF DELORES V. BRILLHART, DECEASED

Late of Dover Twp., York County, PA.
 Executrix: Pamela K. Mummert, 8922
 Maple Grove Road, Abbottstown, PA
 17301
 Attorney: Matthew L. Guthrie, Esquire,
 Barley Snyder LLP, 14 Center Square,
 Hanover, PA 17331 03.06-3t

ESTATE OF ROBERT DANIEL BROWN, DECEASED

Late of York County, PA.
 Executor: Lisa D. Welch, 196 S. Stratton
 Street, Gettysburg, PA 17325 03.06-3t

ESTATE OF ANN R. CAMPBELL, DECEASED

Late of Jackson Twp., York County, PA.
 Executor: Michael Prowell, 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 03.06-3t

ESTATE OF JEAN E. CARSON, DECEASED

Late of Springettsbury Twp., York County,
 PA.
 Executor: James H. Carson, 41 N. Penryn
 Rd., Manheim, PA 17545
 Attorney: Justin J. Bollinger, Esquire,
 Gibbel, Kraybill & Hess, 2933 Lititz Pike,
 Lancaster, PA 17606 03.06-3t

ESTATE OF CARL C. CRANE, DECEASED

Late of York Twp., York County, PA.
 Executor: John H. Spillman, 478 Woodland
 View Drive, York, PA 17406 3.06-3t

ESTATE OF AUDREY LOUISE DEMMITT, DECEASED

Late of York City, York County, PA.
 Administrator: Deborah A. Demmitt, c/o
 Kearney Graybill, LLC, 940 South Queen
 Street, York, PA 17403
 Attorney: Jack L. Graybill, II, Esquire,
 Kearney Graybill, LLC, 940 South Queen
 Street, York, PA 17403 03.06-3t

ESTATE OF JOHN DONALD DUNCAN JR., DECEASED

Late of Stewartstown Boro., York County,
 PA.
 Administratrix: Gloria Jean Duncan, c/o
 Dethlefs-Pykosh Law Group, LLC, 2132
 Market Street, Camp Hill, PA 17011
 Attorney: Katherine L. McDonald, Esquire,
 Dethlefs-Pykosh Law Group, LLC, 2132
 Market Street, Camp Hill, PA 17011 03.06-3t

ESTATE OF BARBARA L. EVERHART, DECEASED

Late of Dover Twp., York County, PA.
 Executor: Gregg R. Everhart, c/o Blake &
 Schanbacher Law Firm, LLC, 29 East
 Philadelphia Street, York, PA 17401
 Attorney: Kurt A. Blake, Esquire, Blake
 & Schanbacher Law Firm, LLC, 29 East
 Philadelphia Street, York, PA 17401 03.06-3t

ESTATE OF THEODORE J. HARMAN, JR., DECEASED

Late of Fairview Twp., York County, PA.
 Administratrix: Theresa Ann Lehman, c/o
 Bellomo & Associates, LLC, 3198 East
 Market Street, York, PA 17402
 Attorney: Bellomo & Associates, LLC, 3198
 East Market Street, York, PA 17402 03.06-3t

ESTATE OF IRENE REGINA HERNANDEZ, a/k/a IRENE R. HERNANDEZ, DECEASED

Late of Shrewsbury Twp., York County, PA.
 Executor: Deborah Kall, 2 Keeney Sunset
 Drive, Shrewsbury, PA 17361
 Attorney: Robert L. Buzzendore, Esquire, 30
 N. George Street, York, PA 17401 03.06-3t

ESTATE OF PAGE L. KARLAK, DECEASED
Late of Springettsbury Twp., York County, PA.

Co-Executors: Elizabeth Lyn English and
 Brett Roy Johnson, 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
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ESTATE OF JEFFREY LEE KELLENBERGER, DECEASED

Late of North Codorus Twp., York County,
 PA.
 Executrix: Jordan E. Porter, 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 03.06-3t

ESTATE OF ROBERT W. KEMPINSKI, DECEASED

Late of Windsor Twp., York County, PA.
 Executor: Kieth Kempinski, 126 Nicholas
 Lane, York, PA 17402 03.06-3t

ESTATE OF VICTOR KORNBAU, a/k/a VICTOR J. KORNBAU, DECEASED

Late of Spring Garden Twp., York County,
 PA.
 Executor: Brian Kornbau, 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 03.06-3t

ESTATE OF RODNEY E. LATTISAW, JR., DECEASED

Late of Manchester Twp., York County, PA.
 Administratrix: Kimberly Lattisaw, 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 03.06-3t

ESTATE OF RICHARD M. LEVAN, DECEASED

Late of East Manchester Twp., York County,
 PA.
 Administratrix: Eileen Smith LeVan, 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 03.06-3t

ESTATE OF SIDNEY R. LEWIS, DECEASED

Late of Dallastown Boro., York County, PA.
 Co-Executors: Debra S. Harrington and
 Dennis R. Lewis, 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 03.06-3t

ESTATE OF PAMELA A. LIVINGSTON, DECEASED
Late of Hellam Twp., York County, PA.
Executor: Jay N. Kostenbauder, 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 03.06-3t

ESTATE OF KEITH E. MICHAEL, DECEASED
Late of Windsor Twp., York County, PA.
Administrator: Wayne L. Lauer, c/o Andrea S. Anderson Law Offices, P.C., 901 Delta Road, Red Lion, PA 17356
Attorney: Andrea S. Anderson, Esquire, Andrea S. Anderson Law Offices, P.C., 901 Delta Road, Red Lion, PA 17356 03.06-3t

ESTATE OF EUGENE H. MILLER, a/k/a EUGENE HERBERT MILLER, DECEASED
Late of Manheim Twp., York County, PA.
Executor: Larry Miller, 5673 Allison Mill Road, Glenville, PA 17329
Attorney: Wm. D. Schrack III, Esquire, BENNLAWFIRM, 124 W. Harrisburg Street, Dillsburg, PA 17019 03.06-3t

ESTATE OF JUNE MARIE MILLER, DECEASED
Late of West Manchester Twp., York County, PA.
Executor: Barry L. 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 03.06-3t

ESTATE OF FLORENCE P. MYERS, DECEASED
Late of Penn Twp., York County, PA.
Executor: Gary L. Myers, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 03.06-3t

ESTATE OF JOHN C. NORRIS, DECEASED
Late of Springettsbury Twp., York County, PA.
Co-Administratrices c.t.a.: Patricia Slaughter and Lisa Pawson, 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 03.06-3t

ESTATE OF GARY R. PEPO, DECEASED
Late of Lower Windsor Twp., York County, PA.
Co-Executrices: Melanie A. Waltemyer and Michelle E. Vogelsong, c/o Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356
Attorney: Eveler & DeArment LLP, 2997 Cape Horn Road, Suite A-6, Red Lion, PA 17356 03.06-3t

ESTATE OF ADAM J. PHILLIPS, DECEASED
Late of North Hopewell Twp., York County, PA.
Executor: Bruce A. Tice, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 03.06-3t

ESTATE OF RICHARD M. PILQUIST, a/k/a RICHARD MORRIS PILQUIST, DECEASED
Late of Shrewsbury Twp., York County, PA.
Executrix: Jennifer Hillenbrand, c/o Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402 03.06-3t

ESTATE OF PHILIP EUGENE RUTH, DECEASED
Late of York Twp., York County, PA.
Executor: Kimberly Anne Welch, 2115 Eden Road, York, PA 17406 03.06-3t

ESTATE OF YVONNE E. SAUDER, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Ralph F. Sauder, 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 03.06-3t

ESTATE OF JOHN E. SAYLER, JR., a/k/a JOHN ELLIOTT SAYLER, JR., a/k/a JOHN SAYLER, JR., a/k/a JOHN ELLIOTT SAYLER, a/k/a JOHN E. SAYLER, a/k/a JOHN SAYLER DECEASED
Late of Fairview Twp., York County, PA.
Executrix: Karen J. Pieters, c/o Bogar & Hipp Law Offices, LLC, One West Main Street, Shiremanstown, PA 17011
Attorney: James D. Bogar, Esquire, Bogar & Hipp Law Offices, LLC, One West Main Street, Shiremanstown, PA 17011 03.06-3t

ESTATE OF PHYLLIS MARIE SHOFF, DECEASED
Late of Springettsbury Twp., York County, PA.
Executor: Melinda M. Shoff, c/o FrancePaskeySwope, 2675 Eastern Boulevard, York, PA 17402
Attorney: Douglas P. France, Esquire, FrancePaskeySwope, 2675 Eastern Boulevard, York, PA 17402 03.06-3t

ESTATE OF CARROLL L. SMYSER, DECEASED
Late of York Twp., York County, PA.
Co-Executors: Chad M. Smyser and Thomas M. Benedict, 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 03.06-3t

ESTATE OF JOHN H. SNEERINGER, DECEASED
Late of West Manheim Twp., York County, PA.
Co-Executors: Steven A. Sneeringer, 3509 Juneberry Court, Reisterstown, MD 21136 and Barbara L. Smith, 710 Group Mill Road, New Oxford, PA 17350 03.06-3t

ESTATE OF DIANE L. STILWELL, a/k/a DIANE A. STILWELL, DECEASED
Late of Peach Bottom Twp., York County, PA.
Executrix: Danielle E. Boehm, c/o Stock and Leader, 221 West Philadelphia Street, Suite 600, York, PA 17401
Attorney: Jody Anderson Leighty, Esquire, STOCK AND LEADER, 221 West Philadelphia Street, Suite 600, York, PA 17401 03.06-3t

ESTATE OF MARY E. WALLMUTH, DECEASED
Late of West Manchester Twp., York County, PA.
Co-Executrices: Dawn Nichole Foster and Kathy Hickman, 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 03.06-3t

ESTATE OF MYRTLE C. WELTY, DECEASED
Late of Hanover Boro., York County, PA.
Co-Executrices: Jeanette A. Crook and Vicki A. Moomaw, 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 03.06-3t

ESTATE OF PAUL WICKEY, a/k/a PAUL E. WICKEY, DECEASED
Late of Monaghan Twp., York County, PA.
Executor: Carol J. Wickey, c/o Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011
Attorney: Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP, 3435 Market Street, Camp Hill, PA 17011 03.06-3t

ESTATE OF STEVEN G. WITMER, DECEASED
Late of Newberry Twp., York County, PA.
Executrix: Theresa Witmer, 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 03.06-3t

SECOND PUBLICATION

ESTATE OF KENNETH C. ARVIN, a/k/a
KENNETH CARLEE ARVIN, DECEASED
Late of West Manchester Twp., York County,
PA.
Co-Executors: Jon C. Arvin and Jeffrey D.
Klinedinst, 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 02.27-3t

ESTATE OF DOLORES J. AUMEN,
DECEASED
Late of Spring Grove Boro., York County,
PA.
Executrix: Michele J. Fair, c/o Strausbaugh
Law, PLLC, 1201 West Elm Avenue, Suite
#2, Hanover, PA 17331
Attorney: Scott J. Strausbaugh, Esquire,
Strausbaugh Law, PLLC, 1201 West Elm
Avenue, Suite #2, Hanover, PA 17331
02.27-3t

ESTATE OF HELEN M. BADDERS,
DECEASED
Late of York Twp., York County, PA.
Executor: Candy S. DeHoff, c/o Gettle
Vaughn Law LLC, 13 E. Market Street,
York, PA 17401
Attorney: Gregory E. Gettle, Esquire, Gettle
Vaughn Law LLC, 13 E. Market Street,
York, PA 17401 02.27-3t

ESTATE OF NORMA M. BERKHEIMER,
a/k/a NORMA MAE BERKHEIMER,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Executrix: Tracey Johnson, 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 02.27-3t

ESTATE OF MELVIN F. BOYLES SR.,
DECEASED
Late of Dover Twp., York County, PA.
Executor: Melvin F. Boyles Jr., 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 02.27-3t

ESTATE OF EDGAR LEO GISE, JR.,
DECEASED
Late of York Twp., York County, PA.
Administratrix: Jennifer Johnston, c/o MPL
Law Firm LLP, 96 S. George Street, Suite
520, York, PA 17401
Attorney: Erik D. Spurlin, Esquire, MPL
Law Firm LLP, 96 S. George Street, Suite
520, York, PA 17401 02.27-3t

ESTATE OF GLENN D. GRAHAM,
DECEASED
Late of Windsor Twp., York County, PA.
Co-Executors: Dean M. Graham and Daniel
C. Graham, c/o Eveler & DeArment LLP,
2997 Cape Horn Road, Suite A-6, Red
Lion, PA 17356
Attorney: Eveler & DeArment LLP, 2997
Cape Horn Road, Suite A-6, Red Lion, PA
17356 02.27-3t

ESTATE OF NORMA J. HARBOLD, a/k/a
NORMA JEAN HARBOLD, DECEASED
Late of Dover Twp., York County, PA.
Administrator: Kathy A. Minnier, 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 02.27-3t

ESTATE OF EVELYN MAE HARTMAN,
DECEASED
Late of Heidelberg Twp., York County, PA.
Administrator: Gary J. Hartman, 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 02.27-3t

ESTATE OF ADELLE A. HOH, a/k/a ADELLE
ANNE HOH, DECEASED
Late of Manchester Twp., York County, PA.
Executor: Sara R. Hoh, c/o Charles J. Long,
Esquire, 135 N. George Street, Suite 225,
York, PA 17401
Attorney: Charles J. Long, Esquire, 135 N.
George Street, Suite 225, York, PA 17401
02.27-3t

ESTATE OF GLORIA MAY HOLLINGER,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Executor: Marcella M. Marcocelli, c/o
Kearney Graybill, LLC, 940 South Queen
Street, York, PA 17403
Attorney: Jack L. Graybill II, Esquire,
Kearney Graybill, LLC, 940 South Queen
Street, York, PA 17403 02.27-3t

ESTATE OF EDWARD J. KEARNS,
DECEASED
Late of Shrewsbury Twp., York County, PA.
Executor: Michael J. Kearns, Jr., c/o
Bellomo & Associates, LLC, 3198 East
Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402
02.27-3t

ESTATE OF MARY LOU KRUMMECK,
DECEASED
Late of Hanover Boro., York County, PA.
Executrix: Holly L. Hoke, 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 02.27-3t

ESTATE OF MERVIN E. LIVINGSTON,
DECEASED
Late of Dover Twp., York County, PA.
Executor: Lori Fischer, c/o Snoko Dubbs
Law, Inc., 204 St. Charles Way, Suite F,
York, PA 17402
Attorney: Snoko Dubbs Law, Inc., 204 St.
Charles Way, Suite F, York, PA 17402
02.27-3t

ESTATE OF DONALD E. MARKELWITZ,
DECEASED
Late of Carroll Twp., York County, PA.
Executrix: Lisa A. Marszalek, 317 Carol
Street, New Cumberland, PA 17070
02.27-3t

ESTATE OF DONNY RAY MILLER,
DECEASED
Late of Penn Twp., York County, PA.
Administratrix: Robin Lynn Miller, 940
Westminster Avenue, Hanover, PA 17331
Attorney: Clayton A. Lingg, Esquire,
MOONEY LAW, 230 York Street,
Hanover, PA 17331 02.27-3t

ESTATE OF PHYLLIS RITZ, DECEASED
Late of Manchester Twp., York County, PA.
Executrix: Ronda Kae Szala, 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
02.27-3t

ESTATE OF ALAN G. SHANABROUGH,
DECEASED
Late of Manchester Twp., York County, PA.
Administrator: Barbara G. Sirolli, c/o
Kearney Graybill, LLC, 940 South Queen
Street, York, PA 17403
Attorney: Jack L. Graybill II, Esquire,
Kearney Graybill, LLC, 940 South Queen
Street, York, PA 17403 02.27-3t

ESTATE OF RICHARD E. SHELLEY,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Administratrix: Cathy L. Shelley, c/o Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403
Attorney: Joy L. Kolodzi, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403
02.27-3t

ESTATE OF CHARLES P. SIERRA,
DECEASED
Late of Wrightsville Boro., York County, PA.
Executor: George M. Sierra, c/o May Herr &
Grosh LLP, 234 N. Duke Street, Lancaster,
PA 17602
Attorney: Bradley A. Zuke, Esquire, May
Herr & Grosh LLP, 234 N. Duke Street,
Lancaster, PA 17602 02.27-3t

ESTATE OF EVELYN C. TAYLOR, a/k/a
EVELYN C. WOJTKOWIAK, DECEASED
Late of Glen Rock Boro., York County, PA.
Executor: Charles W. Taylor, Jr., c/o Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403
Attorney: Joy L. Kolodzi, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403
02.27-3t

ESTATE OF LILLIAN M. WALTERS,
a/k/a LILLIAN MAGDELANE WALTERS,
DECEASED
Late of Hopewell Twp., York County, PA.
Executor: James E. Walters, Jr., 63
Covington Drive, Shrewsbury, PA 17361
Attorney: Robert L. Buzzendore, Esquire, 30
N. George Street, York, PA 17401
02.27-3t

ESTATE OF WARREN D. WAMBAUGH,
DECEASED
Late of West Manchester Twp., York County,
PA.
Executor: Julie Wambaugh, 8437 Supernal
Way, Salt Lake City, UT 84121 02.27-3t

ESTATE OF JoANN A. WARFEL, DECEASED
Late of West Manchester Twp., York County,
PA.
Executor: Deborah Stough, 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 02.27-3t

ESTATE OF GLENN WILEY, DECEASED
Late of Manchester Twp., York County, PA.
Administrator: Brian E. Wiley, 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 02.27-3t

THIRD PUBLICATION

ESTATE OF MICHAEL LEE BESHORE,
DECEASED
Late of Manchester Twp., York County, PA.
Administrator: Elizabeth Beshore Ruby, c/o
Kearney Graybill, LLC, 940 South Queen
Street, York, PA 17403
Attorney: Jack L. Graybill II, Esquire,
Kearney Graybill, LLC, 940 South Queen
Street, York, PA 17403 02.20-3t

ESTATE OF MARION V. BIEVENOUR,
DECEASED
Late of Spring Garden Twp., York County,
PA.
Executor: Timothy E. Bievenour, c/o Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403
Attorney: Joy L. Kolodzi, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403 02.20-3t

ESTATE OF HARRY M. BROOKS, JR.
DECEASED
Late of Newberry Twp., York County, PA.
Executrix: Mary L. Barker, 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 02.20-3t

ESTATE OF HAROLD R. CAMPBELL,
DECEASED
Late of York Twp., York County, PA.
Executrix: Beverly A. Kyle, 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 02.20-3t

ESTATE OF BRIAN M. COSTELLA,
DECEASED
Late of Manchester Twp., York County, PA.
Executors: Todd L. Dunkleberger and Brian
M. Costella Jr., c/o Bellomo & Associates,
LLC, 3198 East Market Street, York, PA
17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402 02.20-3t

ESTATE OF ALLEN G. DEFIBAUGH, a/k/a
ALLEN GROVE DEFIBAUGH, DECEASED
Late of Penn Twp., York County, PA.
Executor: William Ronald Schmidt, 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 02.20-3t

ESTATE OF JOANNE E. EATON,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Executor: Carl A. Eaton, 58 South 4th
Street, Box 383, Mt. Wolf, PA 17347
Attorney: Jill M. Wineka, Esquire, Purcell,
Krug & Haller, 1719 North Front Street,
Harrisburg, PA 17102 02.20-3t

ESTATE OF ROBERT L. EATON,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Administratrix: Angela S. Shaffer, 3125
York Haven Road #48, Manchester, PA
17345
Attorney: Jill M. Wineka, Esquire, Purcell,
Krug & Haller, 1719 North Front Street,
Harrisburg, PA 17102 02.20-3t

ESTATE OF WILLIAM C. ELINE, a/k/a
WILLIAM CURTIS ELINE, DECEASED
Late of West Manheim Twp., York County,
PA.
Executor: Troy W. Eline, 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 02.20-3t

ESTATE OF MARIETTA L. FOX, DECEASED
Late of Hanover Boro., York County, PA.
Executrix: Amy Kline, c/o Bellomo &
Associates, LLC, 3198 East Market Street,
York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402 02.20-3t

ESTATE OF JACK G. KIRBY, DECEASED
Late of the City of York, York County, PA.
Executor: Elizabeth A. DaLessio, 623 S. 6th
Street, Reading, PA 19602 02.20-3t

ESTATE OF CLARENCE DANIEL LAUER II,
DECEASED
Late of Hanover Boro., York County, PA.
Executrix: Sandra L. Lauer, 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 02.20-3t

ESTATE OF PHYLLIS L. MILLER,
DECEASED
Late of the City of York, York County, PA.
Executor: Elizabeth A. DaLessio, 623 S. 6th
Street, Reading, PA 19602 02.20-3t

ESTATE OF EUGENE CLARK MORELOCK,
JR., DECEASED
Late of Chanceford Twp., York County, PA.
Co-Administrators: Eugene C. Morelock Sr.
and Jeremy E. Morelock, c/o Strausbaugh
Law, PLLC, 1201 West Elm Avenue, Suite
#2, Hanover, PA 17331
Attorney: Scott J. Strausbaugh, Esquire,
Strausbaugh Law, PLLC, 1201 West Elm
Avenue, Suite #2, Hanover, PA 17331 02.20-3t

ESTATE OF PERRY L. NEWCOMER,
DECEASED
Late of North Codorus Twp., York County,
PA.
Executrix: Pamela S. Newcomer, c/o
Strausbaugh Law, PLLC, 104 Baltimore
Street, Gettysburg, PA 17325
Attorney: Miranda L. Blazek, Esquire,
Strausbaugh Law, PLLC, 104 Baltimore
Street, Gettysburg, PA 17325 02.20-3t

ESTATE OF THOMAS J. PHILLIPS, a/k/a
THOMAS JACOB PHILLIPS, DECEASED
Late of Paradise Twp., York County, PA.
Executrix: Ruth A. Sexton, c/o CGA Law
Firm, PC, 135 North George Street, York,
PA 17401
Attorney: Sharon E. Myers, Esquire, CGA
Law Firm, PC, 135 North George Street,
York, PA 17401 02.20-3t

ESTATE OF DANIEL R. ROYSTER, JR.,
DECEASED
Late of Springettsbury Twp., York County,
PA.
Executor: Kent McComas, 31 N. Kershaw
Street, York, PA 17402
Attorney: Megan E. Will, Esquire, 226 E.
Market Street, York, PA 17403 02.20-3t

ESTATE OF VALERIE FRANCES SEDLAK,
DECEASED
Late of Shrewsbury Twp., York County, PA.
Executor: Barry Bowen, 17049 Keeney Mill
Road, New Freedom, PA 17349 02.20-3t

ESTATE OF KATHY D. SHAFFER,
DECEASED
Late of Dover Twp., York County, PA.
Executrix: Samantha D. Shaffer, c/o Blake
& Schanbacher Law Firm, LLC, 29 East
Philadelphia Street, York, PA 17401
Attorney: Kurt A. Blake, Esquire, Blake
& Schanbacher Law Firm, LLC, 29 East
Philadelphia Street, York, PA 17401 02.20-3t

ESTATE OF KAY M. SHIN, DECEASED
Late of York County, PA.
Executor: Yong H. Shin, c/o Bellomo &
Associates, LLC, 3198 East Market Street,
York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402 02.20-3t

**ESTATE OF EARL C. SHOWVER,
DECEASED**

Late of Newberry Twp., York County, PA.
Executor: David E. Showver, c/o Elder Law
Firm of Robert Clofine, 340 Pine Grove
Commons, York, PA 17403
Attorney: Joy L. Kolodzi, Esquire, Elder
Law Firm of Robert Clofine, 340 Pine
Grove Commons, York, PA 17403

02.20-3t

**ESTATE OF LARRY E. SNYDER,
DECEASED**

Late of Goldsboro Boro., York County, PA.
Executrix: Karen M. Heishman, c/o
MARTSON LAW OFFICES, 10 East High
Street, Carlisle, PA 17013
Attorney: Hubert X. Gilroy, Esquire,
MARTSON LAW OFFICES, 10 East High
Street, Carlisle, PA 17013

02.20-3t

ESTATE OF NANCY D. STINE, DECEASED

Late of Dover, York County, PA.
Executor: Michael R. Stine, c/o Nikolaus
& Hohenadel, LLP, 327 Locust Street,
Columbia, PA 17512
Attorney: Nathan E. Saxton, Esquire,
Nikolaus & Hohenadel, LLP, 327 Locust
Street, Columbia, PA 17512

02.20-3t

**ESTATE OF DAVID W. STONESIFER,
DECEASED**

Late of Hanover Boro., York County, PA.
Executor: Linda R. Stonesifer, 225 Locust
Street, Hanover, PA 17331
Attorney: G. Steven McKonly PC, 119
Baltimore Street, Hanover, PA 17331

02.20-3t

**ESTATE OF RICHARD C. THOMAS,
DECEASED**

Late of Jackson Twp., York County, PA.
Executor: Donna L. Glatfelter, 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

02.20-3t

**ESTATE OF WILLIAM EDWARD
VAUGHAN, JR., DECEASED**

Late of Hellam Twp., York County, PA.
Executor: Susan M. Bodenhemier, c/o
Bellomo & Associates, LLC, 3198 East
Market Street, York, PA 17402
Attorney: Bellomo & Associates, LLC, 3198
East Market Street, York, PA 17402

02.20-3t

**ESTATE OF JAMES L. ZARTMAN,
DECEASED**

Late of Hanover Boro., York County, PA.
Executrix: Sara B. Zartman, c/o Barley
Snyder LLP, 14 Center Square, Hanover,
PA 17331
Attorney: Joseph E. Erb, Jr., Esquire, Barley
Snyder LLP, 14 Center Square, Hanover,
PA 17331

02.20-3t

CIVIL NOTICES

CHANGE OF NAME

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

NOTICE is hereby given that on February 20th, 2025, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Makenzie Marie Day, a minor, to Miles Colson Day. The court has fixed the day of April 1st, 2025 at 11:30 a.m. in Courtroom #6005 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

03.06-1t

Solicitor

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

NOTICE is hereby given that on February 10, 2025, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Asher Lerew Ladd to Asher Parker Robinson. The court has fixed the day of April 22, 2025 at 9:30 a.m. in Courtroom #7003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

03.06-1t

Solicitor

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

NOTICE is hereby given that on February 10, 2025, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Helen Sage Ladd to Helen Sage Robinson. The court has fixed the day of April 22, 2025 at 9:30 a.m. in Courtroom #7003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

03.06-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on February 10, 2025, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Isabel Ruby Ladd to Isabel Ruby Robinson. The court has fixed the day of April 22, 2025 at 9:30 a.m. in Courtroom #7003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

03.06-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on February 10, 2025, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Levi Robert Ladd to Levi Matthew Robinson. The court has fixed the day of April 22, 2025 at 9:30 a.m. in Courtroom #7003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

03.06-1t

Solicitor

IN THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA

NOTICE is hereby given that on December 30th, 2024, a petition for change of name was filed in the Court of Common Pleas, requesting a decree to change the name of Maicie Marie Moulton to Maicie Marie Leiphart. The court has fixed the day of April 22nd, 2025 at 9:30 a.m. in Courtroom #7003 at the York County Judicial Center, as the time and place for the hearing on said petition when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

03.06-1t

Solicitor

DISSOLUTION NOTICE

NOTICE is hereby given to all persons interested or who may be affected that **JIM HAKE'S SPORTING GOODS, INC.** a Pennsylvania Corporation having a registered address at 100 Willow Street, Wrightsville, PA 17368, is about to file Articles of

Dissolution with the Department of State of the Commonwealth of Pennsylvania and that its Board of Directors are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution under the Pennsylvania Business Corporation Law of 1988.

03.06-1t

Solicitor

FICTITIOUS NAME

NOTICE is hereby given that a certificate was filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania on February 14, 2025, setting forth that Cardiovascular Specialists of York, LLC is the only interested entity in a business, the character of which is: wound care services, and that the name, style, and designation under which said business is and will be conducted is: **Advanced Wound Care Specialists** and the location where said business is and will be located is: 1600 6th Avenue, Suite 106, York, Pennsylvania 17403.

03.06-1t

Solicitor

Notice is hereby given a certificate was or will be filed under the Fictitious Name Act approved May 24, 1945 in the Office of the Secretary of the Commonwealth of Pennsylvania setting forth that Brandon M. Bowlin are the only person(s) owning or interested in a business, the character of which is 2436 grandview rd, Hanover, pa 17331, and that the name, style, and designation under which said business is and will be conducted is **D2K Fence and Landscape** and the location where said business is and will be located is 2436 Grandview Rd., Hanover, pa, 17331.

03.06-1t

Solicitor

PUBLIC NOTICE

ACTION IN ASSUMPSIT

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

NO: 2024-SU-003342

**DEBT COLLECTION SOLUTION, LLC,
Plaintiff**

vs.

DALE K. FORCE, Defendant

TO: Dale K. Force, Defendant

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. 2024-SU-003342, 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 Defendant in the total amount of \$5,454.24. 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.

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

03.06-1t

Solicitor

ACTION IN ASSUMPSIT

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

NO: 2024-SU-003338

DEBT COLLECTION SOLUTION, LLC,
Plaintiff

vs.

WARREN MCALICHER, Defendant

TO: Warren McAlicher, Defendant

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. 2024-SU-003338 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 Defendant in the total amount of \$5,878.95. 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.

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

03.06-1t

Solicitor

The York Legal Record Publication Board is seeking articles

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

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Opinions, Opinions, Opinions . . .

The York Legal Record
wants decisions and
opinions from the York
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or fax 717-843-8766.

SHERIFF SALES

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: SELECT PORTFOLIO SERVICING, INC. vs. JAMES E. ADAMS Docket Number: 2023-SU-002255. 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 E. ADAMS

ALL THE FOLLOWING DESCRIBED TRACT OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN SPRINGFIELD TOWNSHIP, YORK COUNTY, PENNSYLVANIA, BOUNDED AND LIMITED AS FOLLOWS TO WIT:

TOGETHER with the undivided Allocated Interest appurtenant to the Unit as more particularly set forth in the aforesaid Declaration, as last amended.

TOGETHER with the right to use any Limited Common Elements appurtenant to the Unit being conveyed herein, pursuant to the Declaration and Declarant Plats and Plans, as last amended.

UNDER AND SUBJECT to a certain Amended and Restated Declaration of Development Covenants for Logan's Reserve dated April 19, 2004 and recorded in York County Record Book 1650, Page 4867; to the Declaration; to any and all covenants, conditions, restrictions, rights-of-way, easements and agreements of record in the aforesaid Office, including but not limited to, the prohibitions set forth in that certain Permanent Conservation Easement Logan's Reserve Wetlands Easement recorded in Record Book 1592, Page 7535 and that certain Permanent Conservation Easement Logan's Reserve Vegetated Stream Buffer Easement recorded in Record Book 1592, Page 7545; and to matters which a physical inspection and survey of the Unity and Common Elements would disclose.

Premises being: 7604 Pinewild Road, Seven Valleys, PA 17360-9164

Parcel No. 470-000-09-0041.0

BEING the same premises which JAMES E. ADAMS AND NATALIE ADAMS by Deed dated April 7, 2015 and recorded in the Office of Recorder of Deeds of York County on April 7, 2015 at Book 2315, Page 5891 granted and conveyed unto James E. Adams, Natalie Adams departed this life on July 30, 2023.

PROPERTY ADDRESS: 7604 PINEWILD ROAD, SEVEN VALLEYS, PA 17360-9164

UPI# 470000900410000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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: TOWD POINT MORTGAGE TRUST 2020-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE vs. ALL UNKNOWN HEIRS OF SHERRY A. CLAYTOR, DECEASED Docket Number: 2023-SU-001972. 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:

ALL UNKNOWN HEIRS OF SHERRY A. CLAYTOR, DECEASED

Premises being: 345 Simpson Street, York, PA 17403
Parcel No. 12-405-15-0087-00.00000

PROPERTY ADDRESS: 345 SIMPSON STREET, YORK, PA 17403

UPI# 124051500870000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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: FLAGSTAR BANK, N.A. vs. DENIS A. ATCHLEY, JR., AS SURVIVING HEIR OF DENIS A. ATCHLEY A/K/A DENIS A. ATCHLEY, SR., DECEASED and UNKNOWN SURVIVING HEIRS OF DENIS

A. ATCHLEY A/K/A DENIS A. ATCHLEY, SR., DECEASED Docket Number: 2024-SU-002487. 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:

DENIS A. ATCHLEY, JR., AS SURVIVING HEIR OF DENIS A. ATCHLEY A/K/A DENIS A. ATCHLEY, SR., DECEASED UNKNOWN SURVIVING HEIRS OF DENIS A. ATCHLEY A/K/A DENIS A. ATCHLEY, SR., DECEASED

Property of Denis A. Atchley a/k/a Denis A. Atchley, Sr., Deceased

Execution No. 2024-SU-002487

Judgment Amount: \$146,739.83

All the right title, interest and claim of Denis A. Atchley a/k/a Denis A. Atchley, Sr., Deceased, of in and to:

Property located at 771 Plank Road, within Hopewell Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2429, at page 1103, as Instrument No. 2017030909.

Parcel Identification No. 32-000-01-0339.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 771 PLANK ROAD, NEW FREEDOM, PA 17349

UPI# 320000103390000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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. JOHANA IVETTE BAEZ A/K/A JOHANA BAEZ and MIGUEL ANGEL TORRES Docket Number: 2024-SU-002388. 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:

JOHANA IVETTE BAEZ A/K/A JOHANA BAEZ
MIGUEL ANGEL TORRES

Property of Johana Ivette Baez and Miguel Angel Torres

Execution No. 2024-SU-002388

Judgment Amount: \$118,479.66

All the right title, interest and claim of Johana Ivette Baez and Miguel Angel Torres, of in and to:

Property located at 112 North Diamond Street, within the Township of West Manchester, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2516, at page 5586, as Instrument No. 2019018787.

Parcel Identification No. 51-000-04-0268.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 112 NORTH DIAMOND STREET, YORK, PA 17404

UPI# 510000402680000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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: TRADITIONS BANK, F/K/A YORK TRADITIONS BANK vs. JASON S. BEECHER Docket Number: 2024-SU-002664. 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 S. BEECHER

AS THE REAL ESTATE OF:

JASON S. BEECHER

Owner of property situate in Windsor Township,

York County, Pennsylvania, being 1015 White Oak Road, Windsor, PA 17366.

Improvements thereon: Residential Dwelling

PROPERTY ADDRESS: 1015 WHITE OAK ROAD, WINDSOR, PA 17366

UPI #53-000-HK-0266.B0-00000

PROPERTY ADDRESS: 1015 WHITE OAK ROAD, WINDSOR, PA 17366

UPI# 53000HK0266B000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-3 vs. CHRISTOPHER BROWN, AS KNOWN HEIR OF JOHN E. BROWN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, AND ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER JOHN E. BROWN, DECEASED; and PAMELA MCDONALD, KNOWN HEIR OF JOHN E. BROWN, DECEASED Docket Number: 2022-SU-000730. 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 BROWN, AS KNOWN HEIR OF JOHN E. BROWN, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, AND ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER JOHN E. BROWN, DECEASED

PAMELA MCDONALD, KNOWN HEIR OF JOHN E. BROWN, DECEASED

By virtue of a Writ of Execution No. 2022-SU-000730

The Bank of New York Mellon fka The Bank of New York, As Trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2007-3 vs. Christopher Brown, as Known Heir

of John E. Brown, Deceased, Pamela McDonald, Known Heir of John E. Brown, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, and Associations Claiming Right Title or Interest from or under John E. Brown, Deceased

Property: 2595 York Haven Road, Manchester, PA 17345 and York Haven Road, Manchester, PA 17345

Parcel No. 39-000-24-0005.00 & 39-000-24-0035.00

The improvements thereon are: Residential Dwelling

Seized and taken in execution as the property of: Christopher Brown, as Known Heir of John E. Brown, Deceased and Pamela McDonald, Known Heir of John E. Brown, Deceased

Attorney: Kiera McFadden-Roan, Esquire
Pincus Law Group, PLLC

PROPERTY ADDRESS: 2595 YORK HAVEN ROAD, MANCHESTER, PA 17345

UPI# 390002400050000000

PROPERTY ADDRESS: YORK HAVEN ROAD, MANCHESTER, PA 17345

UPI# 390002400350000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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. AMY CAMPBELL and JOSHUA THOMAS CAMPBELL Docket Number: 2024-SU-003043. 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:

AMY CAMPBELL
JOSHUA THOMAS CAMPBELL

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 2024-SU-003043

PENNSYLVANIA HOUSING FINANCE

AGENCY,
PLAINTIFF

VS
AMY CAMPBELL AND JOSHUA THOMAS
CAMPBELL,
DEFENDANTS

REAL ESTATE: 59 FLANDERS COURT,
HANOVER, PA 17331

MUNICIPALITY: TOWNSHIP OF WEST
MANHEIM

DIMENSIONS: Lot No. 298, Plan of South
Pointe, Phase III, Parcel 11A,
Plan Book 2124, Page 3809 and Supplement
Declaration in Book GG-2874, Pages 2873-
2875.

SEE INSTRUMENT #: 2019-037596

TAX PARCEL #: 52-000-18-0298.00-00000

ASSESSMENT: \$243,430

IMPROVEMENTS THEREON: A
RESIDENTIAL DWELLING HOUSE AS
IDENTIFIED ABOVE.

TO BE SOLD AS THE PROPERTY OF AMY
CAMPBELL AND JOSHUA THOMAS
CAMPBELL ON JUDGMENT NO. 2024-SU-
003043

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

PROPERTY ADDRESS: 59 FLANDERS
COURT, HANOVER, PA 17331

UPI# 520001802980000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on April 07, 2025 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. EDWARD F. DABNEY and ANGELEA M.
JONES Docket Number: 2024-SU-000809. And
to me directed, I will expose at public sale at
<https://york.pa.realforeclose.com/> the following
real estate to wit:

AS THE REAL ESTATE OF:

EDWARD F. DABNEY
ANGELEA M. JONES

property situate in the Township of Windsor,
York County, Pennsylvania, being 1590 Pleader
Lane, York, PA 17402. Parcel No. 53-000-33-
0172.00-00000. TITLE TO SAID PREMISES
VESTED IN Edward F. Dabney and Angelea
M. Jones, by Deed from GEMCRAFT HOMES
FOREST HILL, LLC, a Maryland Limited
Liability Company, dated April 25, 2014,
recorded May 2, 2014, in Book 2276, Page 6551.

PROPERTY ADDRESS: 1590 PLEADER
LANE, YORK, PA 17402

UPI# 530003301720000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on April 07, 2025 At 2:00
O'Clock, PM, prevailing time, by virtue of a
Writ of Execution issued out of the Court of
Common Pleas of York County, Pennsylvania on
Judgment of: PLANET HOME LENDING, LLC
vs. CLAIR V. DAVIS Docket Number: 2024-
SU-001279. 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:

CLAIR V. DAVIS

By virtue of a Writ of Execution No. 2024-SU-
001279

Planet Home Lending, LLC
v.
Clair V. Davis

Owners of property situate in West Manchester
Township, York County, and Commonwealth
of Pennsylvania, being known and numbered as
1833 West Market Street, York, PA 17404

Parcel Number: 51-000-04-0339.00-00000

Improvements thereon: Residential Dwelling

Judgment Amount: \$89,203.40

ATTORNEYS FOR PLAINTIFF
Padgett Law Group
700 Darby Road, Suite 100
Havertown, PA 19083

PROPERTY ADDRESS: 1833 WEST MARKET
STREET, YORK, PA 17404

UPI# 510000403390000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on April 07, 2025 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. LOIS T DROUGHT Docket Number: 2024-
SU-001763. 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:

LOIS T DROUGHT

By virtue of a Writ of Execution No. 2024-SU-
001763

SANTANDER BANK, N.A.
v.
LOIS T DROUGHT

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

240 ROBIN HILL CIRCLE, YORK, PA 17404
Tax ID No. 36-000-26-0141.00-0000 aka
360002601410000000
(Acreage or street address)
Improvements thereon: RESIDENTIAL
DWELLING
Judgment Amount: \$12,704.15

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 240 ROBIN HILL
CIRCLE, YORK, PA 17404

UPI# 360002601410000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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 DIVISION OF ORRSTOWN BANK, SUCCESSOR TO PEOPLESBANK, A CODORUS VALLEY COMPANY vs. DARRYL P. FOWLKES, A/K/A DARYL P. FOWLKES Docket Number: 2020-SU-001509. 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:

DARRYL P. FOWLKES, A/K/A DARYL P. FOWLKES

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situated in the Twelfth Ward of the City of York, County of York and State of Pennsylvania, being on the west side of and known as No. 210 South Sherman Street, bounded, limited and described as follows:

ON THE NORTH by property now or formerly of Michael Lauber, and on the East by said South Sherman Street, on the South by property now or formerly of Frank Lynch and on the West by a fifteen (15) feet wide private alley; containing in frontage on said South Sherman Street, twenty-one (21) feet and extending in depth Westwardly of uniform width throughout a distance of one hundred thirty-two feet to said private alley.

TO BE SOLD as the property of DARRYL P. FOWLKES A/K/A DARYL P. FOWLKES

PROPERTY ADDRESS: 210 SOUTH SHERMAN STREET, YORK, PA 17403

UPI# 123961000120000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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. JEFFREY M. GARBER and THE UNITED STATES OF AMERICA Docket Number: 2024-SU-001990. And to me directed, I will expose at

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

AS THE REAL ESTATE OF:

JEFFREY M. GARBER
THE UNITED STATES OF AMERICA

Owner(s) of property situate in the BOROUGH OF HANOVER, YORK County, Pennsylvania, being
875 East Walnut Street Hanover PA 17331
PARCEL #: 670000200330000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$107,105.63
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 875 EAST WALNUT STREET, HANOVER, PA 17331

UPI# 670000200330000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST vs. MICHEL C. GENTAY and NADINE M. GENTAY Docket Number: 2024-SU-000317. 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:

MICHEL C. GENTAY
NADINE M. GENTAY

By virtue of a Writ of Execution No. 2024-SU-000317

U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for RCAF Acquisition Trust
v.

Michel C. Gentay and Nadine M. Gentay

Owners of property situate and located in Penn Township, County of York, and Commonwealth of Pennsylvania, being known and numbered as 785 Black Rock Road, Hanover, PA 17331

Parcel Number: 44-000-13-0128.A0-00000

Improvements thereon: Residential Dwelling

Judgment Amount: \$109,023.82

ATTORNEYS FOR PLAINTIFF
Padgett Law Group
700 Darby Road, Suite 100
Havertown, PA 19083

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

UPI# 44000130128A000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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: MCLP ASSET COMPANY, INC. vs. LAUREN RB GERLACH AKA LAUREN R.B. GERLACH and BRIAN S. GERLACH Docket Number: 2016-SU-002296-06. 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:

LAUREN RB GERLACH AKA LAUREN R.B. GERLACH
BRIAN S. GERLACH

Owner(s) of property situate in HANOVER BOROUGH, YORK County, Pennsylvania, being
101 McAllister Street Hanover PA 17331
PARCEL #: 670000501790000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$172,328.06
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 101 MCALLISTER STREET, HANOVER, PA 17331

UPI# 670000501790000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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. FRANKIE GONZALEZ RODRIGUEZ A/K/A FRANKIE RODRIGUEZ A/K/A FRANKIE GONZALEZ and ASHLEY J. GONZALEZ BERRIOS A/K/A ASHLEY GONZALEZ A/K/A ASHELY GONZALEZ A/K/A ASHELY BERRIOS Docket Number: 2024-SU-002726. 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:

FRANKIE GONZALEZ RODRIGUEZ A/K/A FRANKIE RODRIGUEZ A/K/A FRANKIE GONZALEZ

ASHLEY J. GONZALEZ BERRIOS A/K/A ASHLEY GONZALEZ A/K/A ASHELY GONZALEZ A/K/A ASHELY BERRIOS A/K/A ASHELY BERRIOS

By virtue of a Writ of Execution No. 2024-SU-002726

SANTANDER BANK N.A.

v.
FRANKIE GONZALEZ RODRIGUEZ A/K/A FRANKIE RODRIGUEZ A/K/A FRANKIE GONZALEZ; ASHLEY J. GONZALEZ BERRIOS A/K/A ASHLEY GONZALEZ A/K/A ASHELY GONZALEZ A/K/A ASHELY BERRIOS

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

4571S SALEM CHURCH RD, DOVER, PA 17315

Tax ID No. 24-000-JF-0047.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$195,405.33

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 4571 SOUTH SALEM CHURCH ROAD, DOVER, PA 17315

UPI# 24000JF00470000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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: TRADITIONS BANK vs. JERMAINE O. GRANT and NIJEMA T. GRANT Docket Number: 2024-SU-001398. 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:

JERMAINE O. GRANT
NIJEMA T. GRANT

SHERIFF'S SALE

By virtue of a Writ of Execution issued by Traditions Bank
Docket No. 2024-SU-001398

Traditions Bank v. Jermaine O. Grant and Nijema T. Grant
Docket No. 2024-SU-001398.

Jermaine O. Grant and Nijema T. Grant, Owners of property situate in Dover Township, York County, Pennsylvania

3660 Fox Chase Drive, York, PA 17315

Property being known as Parcel ID No. 24-000-18-0044.00-00000.

Premises consist of a Residential Two-Story House with detached garage.

Brandon D. Pack, Esquire
Attorney for Plaintiff
Barley Snyder
2755 Century Blvd
Wyomissing, PA 19610
I.D. No. 311976

PROPERTY ADDRESS: 3660 FOX CHASE DRIVE, DOVER, PA 17315

UPI# 240001800440000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST vs. TIMOTHY HYMILLER Docket Number: 2024-SU-002711. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

TIMOTHY HYMILLER

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF HANOVER, YORK COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 706 GRANT DRIVE HANOVER, PA 17331
BEING PARCEL NUMBER: 67-000-23-0004.00-00000
IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 706 GRANT DRIVE, HANOVER, PA 17331

UPI# 670002300040000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK NATIONAL ASSOCIATION vs. MICHAEL JOHNSON Docket Number: 2024-SU-001593. 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 JOHNSON

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

BEING KNOWN AS: 245 LEADER HEIGHTS

RD YORK, PA 17402

BEING PARCEL NUMBER: 54-000-24-0143.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 245 LEADER HEIGHTS ROAD, YORK, PA 17402

UPI# 540002401430000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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: SERVBANK, SB vs. GRACE A. KAHLER Docket Number: 2024-SU-001979. 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:

GRACE A. KAHLER

By virtue of a Writ of Execution No. 2024-SU-001979

Servbank, SB
v.
Grace A. Kahler

Owners of property situate in the Borough of Red Lion, York County, and Commonwealth of Pennsylvania, being known and numbered as 319 Atlantic Avenue, Red Lion, PA 17356

Parcel Number: 82-000-05-0181.00-00000

Improvements thereon: Residential Dwelling

Judgment Amount: \$142,929.69

ATTORNEYS FOR PLAINTIFF
Padgett Law Group
700 Darby Road, Suite 100
Havertown, PA 19083

PROPERTY ADDRESS: 319 ATLANTIC AVENUE, RED LION, PA 17356

UPI# 820000501810000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. vs. TODD B. KAUFFMAN Docket Number: 2024-SU-001685. 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:

TODD B. KAUFFMAN

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

BEING KNOWN AS: 2124 NEW BRIDGEVILLE RD RED LION, PA 17356

BEING PARCEL NUMBER: 21 -000 -GM -0035.C0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 2124 NEW BRIDGEVILLE ROAD, RED LION, PA 17356

UPI# 21000GM0035C000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FULTON BANK, N.A. vs. ROSALYN ROMAIN LEE and ADRIANE LEE-DUFF Docket Number: 2024-SU-002198. 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:

ROSALYN ROMAIN LEE
ADRIANE LEE-DUFF

All that certain piece or parcel or Tract of land situate in the Township of West Manchester, York County, Pennsylvania, and being known as 2310 Bannister Street, York, Pennsylvania 17408.

TAX MAP AND PARCEL
NUMBER:51-000-05-0107.00-00000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$195,690.33

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Adriane Lee-Duff and Rosalyn Romaine Lee

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

PROPERTY ADDRESS: 2310 BANNISTER STREET, YORK, PA 17408

UPI# 510000501070000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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: AMERISAVE MORTGAGE CORPORATION vs. STEVEN LISCEK, AS ADMINISTRATOR C.T.A. TO THE ESTATE OF LILLIAN M. LISCEK Docket Number: 2024-SU-002740. 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:

STEVEN LISCEK, AS ADMINISTRATOR C.T.A. TO THE ESTATE OF LILLIAN M. LISCEK

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

BEING KNOWN AND NUMBERED AS 214 WESTMINSTER AVE, HANOVER, PA 17331

UPIN NUMBER 44-000-07-0265.00-00000

PROPERTY ADDRESS: 214 WESTMINSTER AVENUE, HANOVER, PA 17331

UPI# 440000702650000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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. TRENT E. MANGUM and NICOLE M. BARNHART Docket Number: 2023-SU-000997. 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:

TRENT E. MANGUM
NICOLE M. BARNHART

DOCKET #2023-SU-000997

All that certain lot or parcel of land situate in Newberry Township, York County, Pennsylvania.

PARCEL No. 39-000-06-0094.00-00000

PROPERTY ADDRESS: 15 BUNKER LANE, ETTERS, PENNSYLVANIA 17319

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Trent E. Mangum and Nicole M. Barnhart

ATTORNEY FOR PLAINTIFF: Powers Kim, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 15 BUNKER LANE, ETTERS, PA 17319

UPI# 390000600940000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A. S/B/M TO CCO MORTGAGE CORP. F/K/A CHARTER ONE MORTGAGE CORP. F/K/A AMERICAN HOME FUNDING, INC. vs. DARREN CRAIG MOORE, AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF ETHERLYN L. MOORE A/K/A ETHERLYN LARGRASHA MOORE, DECEASED and DAMON TROY MOORE, AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF ETHERLYN L. MOORE A/K/A ETHERLYN LARGRASHA MOORE, DECEASED Docket Number: 2024-SU-002669. 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:

DARREN CRAIG MOORE, AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF ETHERLYN L. MOORE A/K/A ETHERLYN LARGRASHA MOORE, DECEASED

DAMON TROY MOORE, AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF ETHERLYN L. MOORE A/K/A ETHERLYN LARGRASHA MOORE, DECEASED

DOCKET #2024-SU-002669

ALL OF THE FOLLOWING described lot of ground, with the improvements thereon erected, situate, lying and being on the West side of Jessop Place, in the 8th Ward of the City of York, County of York, Commonwealth of Pennsylvania.

TAX PARCEL #08-178-01-0018.00-00000

PROPERTY ADDRESS: 640 Jessop Place, York, PA 17401

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Darren Craig Moore, as Co-Personal Representative of the Estate of Etherlyn L. Moore a/k/a Etherlyn Largrasha Moore, Deceased and Damon Troy Moore, as Co-Personal Representative of the Estate of Etherlyn L. Moore a/k/a Etherlyn Largrasha Moore, Deceased

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

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 640 JESSOP PLACE, YORK, PA 17403

UPI# 081780100180000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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 INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICAS STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1 vs. BETH ANNE MORTER, KNOWN HEIR OF CHARLES D. MORTER, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES D. MORTER, DECEASED Docket Number: 2022-SU-000641. 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:

BETH ANNE MORTER, KNOWN HEIR OF CHARLES D. MORTER, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES D. MORTER, DECEASED

ALL THOSE CERTAIN two tracts of land being situate on the east and west sides of Cardinal Lane, aka Silver Lake Road, a private road, approximately 30 feet wide, in Fairview Township, York County, Pennsylvania, more particularly bounded and described as follows, as based on a re-survey of said tracts performed by Strausser Surveying and Engineering, Inc., in February and March of 2021, Project No. 21003OCO.

Property Address: 876 Cardinal Lane, Lewisberry, PA 17339

Parcel No. 270002500360000000, and 270002500310000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2022-SU-000641

Judgment: \$214,277.03

Attorney:

To be sold as the Property Of: Beth Anne Morter, Known Heir of Charles D. Morter, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Charles D. Morter, Deceased

PROPERTY ADDRESS: 876 CARDINAL LANE, LEWISBERRY, PA 17339

UPI# 270002500300000000 & 270002500360000000

PROPERTY ADDRESS: SILVER LAKE ROAD, LEWISBERRY, PA 17339

UPI# 270002500310000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3 vs. REVERDY L. ORRELL, IV and SARA ORRELL Docket Number: 2024-SU-002039. 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:

REVERDY L. ORRELL, IV
SARA ORRELL

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Windsor, County of York and Commonwealth of Pennsylvania, being Lot No. 104 on said Plan, bounded and described according to a Revised Final Subdivision Plan of Chatham Creek Phase 2 prepared by RGS Associates, dated 3-12-2004, last revised 11-11-2004 and recorded in Plan Book SS page 817, as follows, to wit:

Property Address: 485 Stabley Lane, Windsor, PA 17366

Parcel No. 53-000-34-0104.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2024-SU-002039

Judgment: \$201,365.93

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Reverdy L. Orrell, IV and Sara Orrell

PROPERTY ADDRESS: 485 STABLEY LANE, WINDSOR, PA 17366

UPI# 530003401040000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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. JOSHUA R. PENNINGTON and JACQUELINE MARIE PENNINGTON Docket Number: 2024-SU-001484. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOSHUA R. PENNINGTON
JACQUELINE MARIE PENNINGTON

DOCKET #2024-SU-001484

ALL THAT CERTAIN TRACT OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN EAST PROSPECT BOROUGH (FORMERLY LOWER WINDSOR TOWNSHIP), YORK COUNTY, PENNSYLVANIA

PARCEL No. 60-000-01-0058.00-00000

PROPERTY ADDRESS: 53 WEST MAPLE STREET, WRIGHTSVILLE, PENNSYLVANIA 17368

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Joshua R.

Pennington and Jacqueline Marie Pennington

ATTORNEY FOR PLAINTIFF: Powers Kim, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 53 WEST MAPLE STREET, WRIGHTSVILLE, PA 17368

UPI# 600000100580000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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. KEVIN D. PERKINS Docket Number: 2020-SU-000720. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

KEVIN D. PERKINS

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

473 Short Road Thomasville PA 17364

PARCEL #: 33000IF00490000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$145,537.50

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 473 SHORT ROAD, THOMASVILLE, PA 17364

UPI# 33000IF004900000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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 J vs. JOHN E. POOLE, JR and THE UNITED STATES OF AMERICA Docket Number: 2024-SU-001912. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOHN E. POOLE, JR
THE UNITED STATES OF AMERICA

Docket No. 2024-SU-001912

Description: ALL THAT CERTAIN parcel of land in Dover Township, York County, Commonwealth of PA, as more fully described in Book 1897-604.

Parcel No. 24-000-26-0148.22-00000

Property: 4112 Trabert Court, Dover, PA 17315

Improvements: Residential Property

PROPERTY ADDRESS: 4112 TRABERT COURT, DOVER, PA 17315

UPI# 240002601480000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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: CMG MORTGAGE, INC. vs. MARIO RUGGHIA, JR Docket Number: 2024-SU-002058. 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:

MARIO RUGGHIA, JR

By virtue of a Writ of Execution No. 2024-SU-002058

CMG MORTGAGE, INC.
v.
MARIO RUGGHIA JR

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

362 MARYLAND AVE, YORK, PA 17404
Tax ID No. 14-551-10-0003.00-00000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$154,105.40

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 362 MARYLAND AVENUE, YORK, PA 17404

UPI# 145511000030000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD1 vs. BYRON E. SCHWARTZ A/K/A BYRON SCHWARTZ and ELIZABETH D. SCHWARTZ Docket Number: 2024-SU-002563. 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:

BYRON E. SCHWARTZ A/K/A BYRON SCHWARTZ
ELIZABETH D. SCHWARTZ

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

Property Address: 252 Tri Hill Road, York, PA 17403

Parcel No. 48-000-23-0176.B0-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2024-SU-002563

Judgment: \$302,025.86

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Byron E. Schwartz a/k/a Byron Schwartz and Elizabeth D. Schwartz

PROPERTY ADDRESS: 252 TRI HILL ROAD, YORK, PA 17403

UPI# 48000230176B000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF9 MASTER PARTICIPATION TRUST vs. JOSHUA W. SEMON Docket Number: 2018-SU-001033. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOSHUA W. SEMON

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

PARCEL NUMBER: 540003200180000000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$199,722.69

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

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

PROPERTY ADDRESS: 113 BRANT DRIVE, DALLASTOWN, PA 17313

UPI# 540003200180000000

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

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK vs. MELISSA SHARPE, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; VERONIKA MCCLAIN, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERIC W. KELLEY, DECEASED; RYAN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; LAUREN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; JORDAN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; TOPANGA KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; and KENDRA MCCLAIN, KNOWN HEIR OF ERIC W. KELLEY Docket Number: 2022-SU-002812. 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:

MELISSA SHARPE, KNOWN HEIR OF ERIC W. KELLEY, DECEASED

VERONIKA MCCLAIN, KNOWN HEIR OF ERIC W. KELLEY, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERIC W. KELLEY, DECEASED

RYAN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED

LAUREN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED

JORDAN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED

TOPANGA KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED

KENDRA MCCLAIN, KNOWN HEIR OF ERIC W. KELLEY

By virtue of a Writ of Execution No. 2022-SU-002812

TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK

v.
MELISSA SHARPE, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERIC W. KELLEY, DECEASED; RYAN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; LAUREN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; JORDAN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; KENDRA MCCLAIN, KNOWN HEIR OF ERIC W. KELLEY; VERONIKA MCCLAIN, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; TOPANGA KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED

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

639 PENNSYLVANIA AVE, YORK, PA 17404
Tax ID No. 14-480-12-0007.00-00000

(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$94,110.42

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 639 PENNSYLVANIA AVENUE, YORK, PA 17404

UPI# 144801200070000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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: ESTATE OF ROBERT ARDOUIN vs. CASTEL SIMON Docket Number: 2023-NO-006132. 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:

CASTEL SIMON

Property of Castel Simon

Execution No. 2023-NO-006132

Judgment Amount: \$171,655.00

All the right title, interest and claim of Castel Simon, of in and to:

Property located at 125 North Queen Street, within the City of York, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2618, at page 6953, as Instrument No. 2020066050.

Parcel Identification No. 020280100340000000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 125 NORTH QUEEN STREET, YORK, PA 17403

UPI# 0202801003400

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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: CROSSCOUNTRY MORTGAGE, LLC vs. RAYCHEL A SMITH and AARON J SMITH Docket Number: 2024-SU-003028. 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:

RAYCHEL A SMITH
AARON J SMITH

By virtue of a Writ of Execution No. 2024-SU-003028

CROSSCOUNTRY MORTGAGE, LLC
v.
RAYCHEL A. SMITH; AARON J. SMITH

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

50 WEDGEWOOD CIRCLE, ETTERS, PA 17319
Tax ID No. 39-000-06-0064.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$238,559.33

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 50 WEDGEWOOD CIRCLE, ETTERS, PA 17319

UPI# 390000600640000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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. BONNIE L STEINMETZ Docket Number: 2024-SU-002727. 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:

BONNIE L STEINMETZ

By virtue of a Writ of Execution No. 2024-SU-002727

SANTANDER BANK N.A.
v.
BONNIE L STEINMETZ

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

4391 BEAUMONT RD, DOVER, PA 17315
Tax ID No. 24-000-15-0081.00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$42,505.84

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 4391 BEAUMONT ROAD, DOVER, PA 17315

UPI# 240001500810000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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. AMANDA R. STRAUSBAUGH and CHRISTOPHER L. STRAUSBAUGH Docket Number: 2023-SU-001871. 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:

AMANDA R. STRAUSBAUGH
CHRISTOPHER L. STRAUSBAUGH

Parcel No. 42-000-FD-0017-A0

DOCKET NO. 2023 - SU - 001871 -Civil Term
LEGAL DESCRIPTION

ALL the following described piece, parcel or tract of land situate, lying and being partly in Paradise Township and partly in Heidelberg Township, York County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING for a corner at a chestnut oak at lands now or formerly of J.B.M. Baker and Warren Hafer Estate; thence along lands of said Warren Hafer Estate and lands now or formerly Jacob Sterner, South thirty-four and one-half (34-1/2) degrees East, eighty-four and four-tenths (84.4) perches to stone and post; thence along lands now or formerly of Daniel Eberly Estate, North twenty-seven and one-half (27-1/2) degrees East, nine (9) perches to a stone and post; thence along lands now or formerly John Strambaugh, North thirty-four and one half (34-1/2) degrees West, eighty two and four tenths (82.4) perches to a stone; thence along lands now or formerly J.B.M Baker, South thirty-nine and one-half (39-1/2) degrees West, eight (8) perches to a chestnut oak, the place of the BEGINNING.

Parcel #42-000-FD-0017-A0

TO BE SOLD AS THE PROPERTY OF CHRISTOPHER L. STRAUSBAUGH AND AMANDA R. STRAUSBAUGH ON JUDGMENT ENTERED AT THE ABOVE NUMBER AND TERM

PROPERTY ADDRESS: 7942 WEST HIGH ROCK ROAD, HANOVER, PA 17331

UPI# 42000FD0017A000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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: GUILD MORTGAGE COMPANY LLC vs. JOSHUA SUAREZ and TRAMAIN S BROWN Docket Number: 2024-SU-002853. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

JOSHUA SUAREZ
TRAMAIN S BROWN

SHORT LEGAL DESCRIPTION

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF WEST YORK, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 1111 WEST PRINCESS STREET, YORK, PA 17404

UPIN NUMBER 88-000-01-0086.00-00000

PROPERTY ADDRESS: 1111 W PRINCESS ST, YORK, PA 17404

UPI# 880000100860000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISTITION TRUST vs. AARON E. SWEENEY, SR. Docket Number: 2015-SU-002504-06. 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:

AARON E. SWEENEY, SR.

All that certain piece or parcel or Tract of land situate in East Manchester Township, York County, Pennsylvania, and being known as 4200 North George Street Ext, Manchester, Pennsylvania 17345.

TAX MAP AND PARCEL
NUMBER:26-000-02-0005

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$278,564.21

SEIZED AND TAKEN IN EXECUTION AS
THE PROPERTY OF: Aaron E. Sweeney, Sr.

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

PROPERTY ADDRESS: 4200 NORTH
GEORGE STREET EXTENDED,
MANCHESTER, PA 17345

UPI# 260000200050000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on April 07, 2025 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: LEGACY MORTGAGE ASSET
TRUST 2020-RPL1 vs. THE WIRELESS
EXPERIENCE OF MARYLAND, INC.;
TRAVIS L. WITMER; and MOLLY M. HECK
Docket Number: 2023-SU-000786. And to me
directed, I will expose at public sale at [https://
york.pa.realforeclose.com/](https://york.pa.realforeclose.com/) the following real
estate to wit:

AS THE REAL ESTATE OF:

THE WIRELESS EXPERIENCE OF
MARYLAND, INC.
TRAVIS L. WITMER
MOLLY M. HECK

By virtue of a Writ of Execution No. 2023-SU-
000786

LEGACY MORTGAGE ASSET TRUST 2020-
RPL1

v.

TRAVIS L. WITMER, MOLLY HECK,
AND THE WIRELESS EXPERIENCE OF
MARYLAND, INC.

owners of property situate in TOWNSHIP OF
PARADISE AND PARTLY IN TOWNSHIP OF
JACKSON, York County, Pennsylvania, being

7877 GNATSTOWN ROAD, HANOVER, PA
17331
Parcel No. 33-000-FE-0187-00-00000
(Acreage or street address)

Improvements thereon: RESIDENTIAL
DWELLING

Judgment Amount: \$269,502.22

Attorneys for Plaintiff
ECKERT SEAMANS CHERIN & MELLOTT,
LLC

PROPERTY ADDRESS: 7877 GNATSTOWN
ROAD, HANOVER, PA 17331

UPI# 33000FE01870000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on April 07, 2025 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: SERVBANK, SB vs. UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER GUSELLA BRABHAM,
DECEASED; ELAINE B. STARKEY, SOLELY
IN CAPACITY AS HEIR OF GUSELLA
BRABHAM, DECEASED; EVETTA
WILLIAMS, SOLELY IN CAPACITY
AS HEIR OF GUSELLA BRABHAM,
DECEASED; MARY A. BRABHAM, SOLELY
IN CAPACITY AS HEIR OF GUSELLA
BRABHAM, DECEASED; and RAYMOND
SEASE, SR., SOLELY IN CAPACITY AS HEIR
OF GUSELLA BRABHAM, DECEASED
Docket Number: 2024-SU-002429. And to me
directed, I will expose at public sale at [https://
york.pa.realforeclose.com/](https://york.pa.realforeclose.com/) the following real
estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER GUSELLA
BRABHAM, DECEASED

ELAINE B. STARKEY, SOLELY IN
CAPACITY AS HEIR OF GUSELLA
BRABHAM, DECEASED

EVETTA WILLIAMS, SOLELY IN CAPACITY
AS HEIR OF GUSELLA BRABHAM,
DECEASED

MARY A. BRABHAM, SOLELY IN
CAPACITY AS HEIR OF GUSELLA
BRABHAM, DECEASED

RAYMOND SEASE, SR., SOLELY IN
CAPACITY AS HEIR OF GUSELLA
BRABHAM, DECEASED

DOCKET #2024-SU-002429

ALL THAT CERTAIN DESCRIBED
LOT OR PIECE OF GROUND, WITH
IMPROVEMENTS THEREON ERECTED,
SITUATE IN WEST MANCHESTER
TOWNSHIP, COUNTY OF YORK,
COMMONWEALTH OF PENNSYLVANIA.

PARCEL No. 51-000-12-0085.00-00000

PROPERTY ADDRESS: 2351 BIRCH ROAD,
YORK, PENNSYLVANIA 17408

IMPROVEMENTS: RESIDENTIAL
DWELLING

SOLD AS PROPERTY OF: Gusella Brabham,
Deceased

ATTORNEY FOR PLAINTIFF: Powers Kim,
LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 2351 BIRCH ROAD,
YORK, PA 17408

UPI# 510001200850000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY
GIVEN THAT on April 07, 2025 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. UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER MICHAEL
C. PARSON, DECEASED, and ALVITA D.
RILEY A/K/A ALVITA SHOCKLEY A/K/A

ALVITA PARSON, HEIR OF THE ESTATE OF MICHAEL C. PARSON, DECEASED Docket Number: 2023-SU-002236. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL C. PARSON, DECEASED

ALVITA D. RILEY A/K/A ALVITA SHOCKLEY A/K/A ALVITA PARSON, HEIR OF THE ESTATE OF MICHAEL C. PARSON, DECEASED

Docket No. 2023-SU-002236

Description: ALL THAT CERTAIN tract of land in the City of York, York County, Commonwealth of PA.

Parcel No. 13-454-03-0058.00-00000

Property: 278 Park Street, York, PA 17401

Improvements: Residential Property

PROPERTY ADDRESS: 278 PARK STREET, YORK, PA 17401

UPI# 134540300580000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: FULTON BANK NATIONAL ASSOCIATION vs. UNKNOWN SURVIVING HEIRS OF ROARK M. MITZELL Docket Number: 2024-SU-000562. And to me directed, I will expose at public sale at <https://york.pa.realforeclose.com/> the following real estate to wit:

AS THE REAL ESTATE OF:

UNKNOWN SURVIVING HEIRS OF ROARK M. MITZELL

All that certain piece or parcel or Tract of land situate in the City of York-11th Ward, York County, Pennsylvania, and being known as 585 West Philadelphia Street, York, Pennsylvania

17403.
TAX MAP AND PARCEL NUMBER: 110309
0500160000000

THE IMPROVEMENTS THEREON ARE:
Residential Dwelling

REAL DEBT: \$52,194.81

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Unknown Surviving Heirs of Roark M. Mitzell

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

PROPERTY ADDRESS: 585 WEST
PHILADELPHIA STREET, YORK, PA 17403

UPI# 113090500160000000

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 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: CHANGE LENDING, LLC DBA CHANGE HOME MORTGAGE vs. MATTHEW WALUKONIS Docket Number: 2024-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:

MATTHEW WALUKONIS

Owner(s) of property situate in YORK TOWNSHIP, YORK County, Pennsylvania, being
440 Carriage Lane Red Lion PA 17356
PARCEL #: 54000GK0352A0C0440
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$235,798.90
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 440 CARRIAGE LANE, RED LION, PA 17356

UPI# 54000GK0352A0C0440

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,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE-NOTICE IS HEREBY GIVEN THAT on April 07, 2025 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs. JACQUELINE R WARRICK, KNOWN HEIR OF JOSEPH P WARRICK, DECEASED and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH P WARRICK Docket Number: 2024-SU-001494. 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:

JACQUELINE R WARRICK, KNOWN HEIR OF JOSEPH P WARRICK, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH P WARRICK

By virtue of a Writ of Execution No. 2024-SU-001494

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. v.

JACQUELINE R WARRICK, KNOWN HEIR OF JOSEPH P WARRICK, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH P WARRICK

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

103 HILLCREST DR, HANOVER, PA 17331

Tax ID No. 52-000-11-0052.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$203,011.31

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 103 HILLCREST DRIVE, HANOVER, PA 17331

UPI# 520001100520000000

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.

the Real Estate aforesaid by

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.06-3t York County, Pennsylvania

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

RICHARD P. KEUERLEBER, Sheriff
Sheriff's Office,
03.06-3t York County, Pennsylvania

SHERIFF'S SALE--NOTICE IS HEREBY GIVEN THAT on April 07, 2025 At 2:00 O'Clock, PM, prevailing time, by virtue of a Writ of Execution issued out of the Court of Common Pleas of York County, Pennsylvania on Judgment of: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BKPL-EG HOLDING TRUST vs. RONALD R. ZORBAUGH Docket Number: 2023-SU-000565. 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:

RONALD R. ZORBAUGH

By virtue of Writ of Execution No. 2023-SU-000565

U.S. Bank Trust National Association, as Trustee of BKPL-EG Holding Trust v Ronald R. Zorbaugh

Docket Number: 2023-SU-000565

Property to be sold is situated in the Township of West Manchester Township, County of York and Commonwealth of Pennsylvania.

Commonly known as: 1630 South Drive, West Manchester Township, PA 17408

Parcel Number: 51-000-09-0108.00-0000000

Improvements thereon of the residential dwelling or lot (if applicable): Residential

Judgment Amount: \$407,003.09

Attorneys for the Plaintiff:
1325 Franklin Avenue, Suite 160
Garden City, NY 11530
(212) 471-5100

PROPERTY ADDRESS: 1630 SOUTH DRIVE,
YORK, PA 17408

UPI# 510000901080000000

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

Spring
'25

Guardianship
Tracking System
Online Workshops



Overview

The Administrative Office of the Pennsylvania Courts (AOPC) is offering a series of online workshops that show court-appointed guardians how to use the Guardianship Tracking System (GTS®). The GTS makes it possible for guardians of adult incapacitated persons to file inventory and annual reports online from any internet-accessible computer.

These online workshops are conducted through WebEx. Registration is required. You are welcome to attend any session that fits your schedule.

Workshop Topics

- ✔ Overview of the GTS
- ✔ How to log in to the GTS
- ✔ How to navigate the GTS Dashboard
- ✔ How to submit guardianship reports online
- ✔ How to determine if a report was accepted by the court
- ✔ Discuss additional support for GTS submissions

**This is the same subject matter covered in all past workshops.*

Online Workshop Schedule

TUESDAY	08 April	08 AM
THURSDAY	24 April	02 PM
FRIDAY	09 May	10 AM
TUESDAY	20 May	05 PM
MONDAY	09 June	09 AM
THURSDAY	26 June	01 PM



Both registration and the workshop are completed through WebEx. Attending a session requires a computer or laptop with an internet connection.



Registration instructions appear on the next page.

GTS Workshop Registration Instructions

Anyone planning on attending a workshop must register for their preferred session through WebEx. Registration can be completed using the following steps:



Step 1



Go to our WebEx website

Complete one of the following:

- Scan the QR code with your mobile device and proceed to Step 3.
- Navigate to WebEx (<https://pacourts.webex.com>) and continue to Step 2.

Step 2



Access the WebEx Training Page

On this webpage, click on the three horizontal lines  appearing to the left and select WebEx Training from the menu. Note: The WebEx Training page may try to open in a new browser page or tab. If you have popup blockers enabled, the page may not open. You may need to disable popup blockers, or authorize one-time access if prompted, and then try opening the page again.

Step 3



Choose a Training Class

A full list of training classes offered by the AOPC displays on the WebEx Training page – Look for classes with a topic name starting with the acronym **GTS**. If needed, hover your mouse pointer over any of these topic names to see the full name of the class. Click on the **Register** link for the preferred training class.

Step 4



Complete the Registration Form

Complete the registration page. All fields are required. Please provide as much registration information as possible. If there are items that do not apply to the person registering, enter NONE in the field.

Step 5



Complete Your Registration

Click the **Register** button at the bottom of the screen. You will receive a confirmation e-mail, and a reminder e-mail will be sent a few days prior to training.

You will receive instructions for logging into the online classroom and any applicable training documents will be e-mailed to you prior to your scheduled session.

Cancellations: If you register for a class and later decide not to attend, instructions for cancelling a registration are included in the confirmation and reminder emails.

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OR OTHER LEGAL NOTICES
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search statewide to determine
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