

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT  
June 03, 2024

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:

Docket Number: 2023-SU-000249

Plaintiff(s)

ALLIED FIRST BANK SB DBA  
SERVBANK

vs.

Defendant(s)

STEPHEN SMITH, KNOWN HEIR OF  
DOROTHY M. EDQUIST, DECEASED  
DIANE KAHLER, KNOWN HEIR OF HAROLD  
W. EDQUIST, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER HAROLD  
W. EDQUIST, DECEASED  
SHARON EDQUIST, KNOWN HEIR OF  
HAROLD W. EDQUIST, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER DOROTHY  
M. EDQUIST, DECEASED

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:

STEPHEN SMITH, KNOWN HEIR OF DOROTHY M. EDQUIST, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER DOROTHY M. EDQUIST, DECEASED  
DIANE KAHLER, KNOWN HEIR OF HAROLD W. EDQUIST, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER HAROLD W. EDQUIST, DECEASED  
SHARON EDQUIST, KNOWN HEIR OF HAROLD W. EDQUIST, DECEASED

TRACT NO. 1

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF FAIRVIEW, COUNTY OF YORK, AND  
COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS; TO WIT:

TRACT NO. 2

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF FAIRVIEW, COUNTY OF YORK, AND  
COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS; TO WIT:

Property Address: 4 Vista Drive, New Cumberland, PA 17070

Parcel No. 27-000-06-0026.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-000249

Judgment: \$196,048.45

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Stephen Smith, known Heir of Dorothy M. Edquist, deceased, Unknown Heirs, Successors,  
Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Dorothy M. Edquist, deceased,  
Sharon Edquist, known Heir of Harold W. Edquist, deceased, Diane Kahler, known Heir of Harold W. Edquist, deceased and  
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under  
Harold W. Edquist, deceased

PROPERTY ADDRESS: 4 VISTA DRIVE, NEW CUMBERLAND, PA 17070

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, York County, Pennsylvania**