

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT
October 06, 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:

Docket Number: 2024-SU-001201

Plaintiff(s)
PHH MORTGAGE
CORPORATION

vs.

Defendant(s)
PAMELA KAY HOSTETLER, SOLELY IN HER
CAPACITY AS KNOWN HEIR OF VIVIAN M.
KARNS, DECEASED
PHYL J MINISHAK, SOLELY IN HER
CAPACITY AS KNOWN HEIR OF VIVIAN M.
KARNS, DECEASED
STEVEN M KARNS, SOLELY IN HIS
CAPACITY AS KNOWN HEIR OF VIVIAN M.
KARNS, DECEASED
THE UNKNOWN HEIRS OF VIVIAN M.
KARNS
THE UNKNOWN HEIRS OF ROBERT E.
KARNS
BARBARA ANN HERR, SOLELY IN HER
CAPACITY AS KNOWN HEIR OF VIVIAN M.
KARNS, DECEASED
DONALD LEE KARNS, SOLELY IN HIS
CAPACITY AS KNOWN HEIR OF VIVIAN M.
KARNS, 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:

PAMELA KAY HOSTETLER, SOLELY IN HER CAPACITY AS KNOWN HEIR OF VIVIAN M. KARNS, DECEASED
THE UNKNOWN HEIRS OF ROBERT E. KARNS
BARBARA ANN HERR, SOLELY IN HER CAPACITY AS KNOWN HEIR OF VIVIAN M. KARNS, DECEASED
DONALD LEE KARNS, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF VIVIAN M. KARNS, DECEASED
PHYL J MINISHAK, SOLELY IN HER CAPACITY AS KNOWN HEIR OF VIVIAN M. KARNS, DECEASED
STEVEN M KARNS, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF VIVIAN M. KARNS, DECEASED
THE UNKNOWN HEIRS OF VIVIAN M. KARNS

ALL that certain tract of land situate in the Township of Warrington, County of York and Commonwealth of Pennsylvania, being
more particularly bounded and described as follows, to wit:

Premises being: 3266 Rosstown Road, Wellsville, PA 17365
Parcel No. 49-000-ME-0120.BO

BEING the same premises which Mid Penn Bank by Deed dated April 18, recorded in the Office of Recorder of Deeds of York
County on April 18, at Book 872, Page 487, conveyed unto Richard C. Karns and Vivian M. Karns. Richard C. Karns departed
this life on June 4, 2024. Vivian M. Karns departed this life on October 28, 2023.

PROPERTY ADDRESS: 3266 ROSSTOWN ROAD, WELLSVILLE, PA 17365

UPI# 49000ME0120B000000

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