

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

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: 2015-SU-000436-06**

**Plaintiff(s)**

WILMINGTON SAVINGS FUND  
SOCIETY, FSB, D/B/A  
CHRISTIANA TRUST, NOT  
INDIVIDUALLY BUT AS  
TRUSTEE FOR PRETIUM  
MORTGAGE ACQUISITION  
TRUST

vs.

**Defendant(s)**

BOBBY BEADY  
MELISSA BEADY

**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:**

BOBBY BEADY  
AKA BOBBY L. BEADY  
MELISSA BEADY  
AKA MELISSA Y. BEADY

All that certain piece of land with the improvements thereon erected known as 156 South Pershing Avenue (formerly South Water Street), in the City of York, County of York, State of Pennsylvania, bounded and limited as follows, to wit:

On the north by property of Salvatore DiStifano; on the east by South Pershing Avenue (formerly Water Street); on the South by property of John E. Snyder; on the West by property formerly of Frank Irons, now of George F. Motters & Sons; having and containing a width or frontage of 18 feet 6 inches more or less on South Pershing Avenue and extending in depth same width westward 77 feet 7 inches more or less to property of said Matter Company.

BEING the same premises which The Creelman Group, L.P. a Pennsylvania Limited Partnership and Christine M. Keeney, single woman by Deed dated 1/14/2008 and recorded 1/18/2008 in the Recorder's Office of York County, Pennsylvania, Deed Book 1943 Page 7399 granted and conveyed unto Bobby L. Beady and Melissa Y. Beady, husband and wife.

Parcel #: 04-067-01-0023.00-00000

156 South Pershing Avenue, York, PA

PROPERTY ADDRESS: 156 SOUTH PERSHING AVENUE, YORK, PA 17403

UPI# 04-067-01-0023.00-00000

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**