

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

February 05, 2018

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: 2013-SU-003596-06

Plaintiff(s)
ATLANTICA, LLC

vs.

Defendant(s)
JEROME J. RODGERS
CARMEN J. PEREZ

**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:

JEROME J. RODGERS
CARMEN J. PEREZ

ALL THAT CERTAIN tract of parcel of land and premises, situate, lying, and being in the city of York in the County of York and the Commonwealth of Pennsylvania, more particularly described as follows:

ALL THAT CERTAIN house, lot and piece of land and the improvements thereon erected, situated on the Western side of State Street (between Market and Philadelphia) in the City of York, York County, Pennsylvania, and now or lately known as No. 56 North State Street, bounded and limited as follows, to wit:

On the North by Property now or late of Charles E. Kottcamp; on the East by State Street; on the South by property now or formerly of Harry A. Gruver; on the West by a private Alley Twenty (20) feet wide; having and containing a width of frontage of sixteen (16) feet more or less on the Western side of State Street, and extending at right angles thereto in equal width Westwardly one hundred ten (110) feet, more or less, to said private alley.

TAX ID #: 12-379-08-0019.00-00000

By fee simple deed from Daniel E. Kauffman, single man as set forth in Deed Book 1489, Page 5834 and recorded on 4/11/2002, York County Records.

The source deed as stated above is the last record of vesting filed for this property. There have been no vesting changes since the date of the above referenced source.

BEING the same premises which Daniel E. Kauffman, single man, by deed dated April 5, 2002 and recorded April 22, 2002 in the Recorder of Deeds Office in and for York County, PA in Deed Book 1489, Page 5834, Instrument Number 2002029157, granted and conveyed unto Jerome J. Rodgers and Carmen J. Perez, single persons.

PROPERTY ADDRESS: 56 NORTH STATE STREET, YORK, PA 17403

UPI# 12-379-08-0019.00-00000

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