

# 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: 2017-SU-001543**

<u><b>Plaintiff(s)</b></u>		<u><b>Defendant(s)</b></u>
COLONIAL SAVINGS, F.A.	VS.	CHELSEA R. JOHNSTON LEONEL BRUNO

**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:**

CHELSEA R. JOHNSTON  
LEONEL BRUNO

ALL THAT CERTAIN lot of land with the improvements thereon erected, situate in the Township of Dover, York County, Pennsylvania, being Lot No. 53, Lot No. 54, Lot No. 55 and Lot No. 56 in the plot bound by Mill Road, Carlisle Avenue, Royal Street and Grandview Avenue and which lots are shown on a plot or draft has been entered of record in the Office of the Recorder of Deeds for the County of York, State of Pennsylvania, bounded and described and being more fully bounded and limited by courses and distances as follows, to wit:

TRACT NO. 1 (Lot No. 53 and Lot No. 54)

On the North by Lot No. 55; on the East by Carlisle Avenue; on the South by Lot No. 52; and on the West by Lot No. 133 and Lot No. 134 of the above mentioned plot.

Having a frontage on said Carlisle Avenue of forty (40) feet and extending westwardly of a width throughout of one hundred thirty-four and eight tenths (134.8) feet and one hundred thirty-five and one tenth (135.1) feet respectively to said Lot No. 133 and Lot No. 134.

TRACT NO. 2 (Lot No. 55 and Lot No. 56)

On the North by Lot No. 57; on the East by Carlisle Avenue; on the South by Lot No. 54; and on the West by Lot No. 135 and Lot No. 136 of the above mentioned plot.

Having a frontage on said Carlisle Avenue of forty (40) feet and extending westwardly of a width throughout of one hundred thirty-five and three tenths (135.3) feet and one hundred thirty-five and six tenths (135.6) feet respectively to said Lot No. 135 and Lot No. 136.

BEING THE SAME PREMISES which Matthew S. Murray, an adult individual by deed dated January 25, 2013 and recorded February 8, 2013 in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Record Book 2216, Page 927, granted and conveyed unto CR Property Group, LLC, a Pennsylvania Limited Liability Company.

BEING known and number as property 2810 Carlisle Road York, PA 17408

BEING the same premises in which CR Property Group, LLC, A PA Limited Liability Company, by deed dated February 25, 2013 and recorded in the Office of Recorder of Deeds in and for York County on March 14, 2013 at Book 2221, Page 1006 and Instrument #2013014373, conveyed unto Leonel Bruno, Adult Individual and Chelsea R. Johnston, Adult Individual.

Parcel No. 24-000-06-0019.00-00000

PROPERTY ADDRESS: 2810 CARLISLE ROAD, YORK, PA 17408

UPI# 24-000-06-0019.00-00000

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**