

# 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: 2018-SU-003216

Plaintiff(s)

TRUIST BANK, FORMERLY  
KNOWN AS BRANCH  
BANKING AND TRUST  
COMPANY

vs.

Defendant(s)

EMORY SMITH JR., KNOWN SURVIVING  
HEIR OF EMORY C. SMITH SR.  
MELISSA RUPPERT, KNOWN SURVIVING  
HEIR OF EMORY C. SMITH, SR.  
LOLA GONZALEZ KNOWN SURVIVING HEIR  
OF EMORY C. SMITH SR  
UNKNOWN SURVIVING HEIRS OF EMORY C.  
SMITH SR.

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:

EMORY SMITH JR., KNOWN SURVIVING HEIR OF EMORY C. SMITH SR.  
MELISSA RUPPERT, KNOWN SURVIVING HEIR OF EMORY C. SMITH, SR.  
LOLA GONZALEZ KNOWN SURVIVING HEIR OF EMORY C. SMITH SR  
UNKNOWN SURVIVING HEIRS OF EMORY C. SMITH SR.

All that certain piece or parcel or Tract of land situate in the Township of Conewago, York County, Pennsylvania, and being known as 115 Pine Tree Road, York, Pennsylvania 17404.

TAX MAP AND PARCEL NUMBER: 23-000-04-0038.00-00000

THE IMPROVEMENTS THEREON ARE: 2007 Commodore Libra Mobile Home which is Permanently Affixed and Attached to the Land

REAL DEBT: \$106,167.44

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Emory Smith Jr., Known Surviving Heir of Emory C. Smith Sr., Melissa Ruppert, Known Surviving Heir of Emory C. Smith Sr., Lola Gonzalez Known Surviving Heir of Emory C. Smith Sr, and Unknown Surviving Heirs of Emory C. Smith Sr.

McCabe, Weisberg & Conway, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

PROPERTY ADDRESS: 115 PINE TREE ROAD, YORK, PA 17404

UPI# 23-000-04-0038.00-00000

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