

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

April 05, 2021

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-002279**

**Plaintiff(s)**

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-2 C/O OCWEN LOAN SERVICING, LLC

vs.

**Defendant(s)**

PAUL SOWERS, JR A/K/A PAUL L. SOWERS, JR A/K/A PAUL LAVERE SOWERS, JR A/K/A PAUL L. SOWERS  
KIMBERLY SOWERS A/K/A KIMBERLY MARIE SOWERS A/K/A KIMBERLY M. BOYD

**And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:**

**AS THE REAL ESTATE OF:**

PAUL SOWERS, JR A/K/A PAUL L. SOWERS, JR A/K/A PAUL LAVERE SOWERS, JR A/K/A PAUL L. SOWERS  
KIMBERLY SOWERS A/K/A KIMBERLY MARIE SOWERS A/K/A KIMBERLY M. BOYD

ALL THAT CERTAIN lot or parcel of ground, with the improvements thereon erected, situate in Yorkanna Borough (formerly Lower Windsor Township) York County, Pennsylvania, bounded and limited as follows, to wit: BEGINNING at a stone; thence by lands now or formerly of W.H. Mergenthaler, South forty-nine (49) degrees East twenty-two and five-tenths (22.5) perches to a stone; thence by lands now or formerly of Isaiah Winter, of which this was formerly a part, South thirty-five (35) degrees West three and seven-tenths (3.7) perches to a stone; thence by lands now or formerly of Henry C. Leiphart, North forty-eight and one-half (48-1/2) degrees West twenty-two and nine-tenths (22.9) perches to a stone in a public road; thence along said road and by lands now or formerly of J.W. Horn, North forty-one (41) degrees East three and four-tenths (3.4) perches to a stone and place of BEGINNING. CONTAINING eighty (80) perches of land, neat measure.

ALSO KNOWN AS 59 Main Street, Yorkana, PA 17402

PARCEL ID 93-000-01-0015.00-00000

BEING the same premises which Rheda S. MC Coy by Nelson Carl Mc Coy, Attorney in fact by Power of Attorney dated 2/8/2002 intended to be forthwith recorded by Deed dated January 12, 2005 and recorded in the Office of Recorder of Deeds of York County on March 9, 2005 at Book 1710, Page 2767 granted and conveyed unto Paul Sowers, Jr. and Kimberly Sowers, as Tenants by the Entirety

PROPERTY ADDRESS: 59 MAIN STREET, YORKANA, PA 17402

UPI# 93-000-01-0015.00-00000

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**