

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

December 09, 2019

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: 2019-SU-000169**

**Plaintiff(s)**

U.S. BANK NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS TRUSTEE FOR THE  
RMAC TRUST, SERIES  
2016-CTT

vs.

**Defendant(s)**

TRACEY LAURICE LEDBETTER

**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:**

TRACEY LAURICE LEDBETTER

ALL THAT CERTAIN piece, parcel, or tract of land situated in Dover Township, York County, Pennsylvania, being known as Lot 10 as shown on a revised final subdivision plan of Brownstone Manor Phase I Final prepared by Johnston and Associates, Inc. Drawing No. 2004-15 for Altieri Enterprises, Inc. Sheet 2 as revised 09/07/2004 and recorded in the Office of the Recorder of Deeds in and for York County on 02/24/2005 in Plan Book 1707, page 4370 and bounded and described as follows:

BEGINNING at a point along the eastern right-of-way line of Carriage Lane approximately 100.00' northeast of its intersection with Stonehouse Lane; thence N. 40 degrees 11'00" E. 75.00' to a point; thence S. 49 degrees 49'00" E. 108.00' to a point; thence S. 40 degrees 11'00" W. 75.00' to a point; thence N. 49 degrees 49'00" W. 75.00' to a point; thence N. 49 degrees 49'00" W. 108.00' to the point of BEGINNING.

SUBJECT to a 10' sanitary sewer easement along the side (northeast) property line and a sanitary sewer easement of varying dimensions along the rear (northeast) corner of the property as shown on Johnston and Associates, Inc. Drawing No. 2004-15 Sheet 2, latest revision date 09/07/2004.

Title to said Premises vested in Harold L. Ledbetter, Jr. and Tracey Laurice Ledbetter by Deed from Richmond American Homes of Maryland, Inc. dated December 12, 2006 and recorded on December 15, 2006 in the York County Recorder of Deeds in Book 1862, Page 2894 as Instrument No. 2006099062.

The said Harold L. Ledbetter, Jr. departed this life on June 7, 2012, whereupon, title vested in Tracey Laurice Ledbetter, his wife.

Being known as: 2560 Carriage Lane, Dover, PA 17315

Tax Parcel Number: 24-000-35-0010.00-00000

This property was brought to Sheriff Sale on August 5, 2019 by Brownstone Manor Homeowners Association due to default in payments for assessments by the defendants Harold L Ledbetter, Jr and Tracey Laurice Ledbetter under a Writ of Execution issued on the 4th day of March 2019. The property was sold to Brownstone Manor Homeowners Association for \$2,103.40 at Sheriff's costs. The property was deeded and recorded in the York County Recorder's Office to Brownstone Manor Homeowners Association on September 16, 2019, Book 2535 Page 8498.

PROPERTY ADDRESS: 2560 CARRIAGE LANE, DOVER, PA 17315

UPI# 24-000-35-0010.00-00000

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**