

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

August 10, 2020

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-000354**

**Plaintiff(s)**

U.S. BANK NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS TRUSTEE FOR THE  
CIM TRUST 2018-R6  
MORTGAGE-BACK NOTES,  
SERIES 2018-R6

vs.

**Defendant(s)**

NICOLE R. ABELL, AS BELIEVED HEIR  
AND/OR ADMINISTRATOR TO THE ESTATE  
OF KRISTIN A. KEMPF, AKA KRISTEN A.  
KEMPF, AKA KRISTEN KEMPF  
JEFFREY M. DARR, AS BELIEVED HEIR  
AND/OR ADMINISTRATOR TO THE ESTATE  
OF KRISTIN A. KEMPF, AKA KRISTEN A.  
KEMPF, AKA KRISTEN KEMPF  
AMANDA D. KEMPF, AS BELIEVED HEIR  
AND/OR ADMINISTRATOR TO THE ESTATE  
OF KRISTIN A. KEMPF, AKA KRISTEN A.  
KEMPF, AKA KRISTEN KEMPF  
ZACHARY J. KEMPF, AS BELIEVED HEIR  
AND/OR ADMINISTRATOR TO THE ESTATE  
OF KRISTIN A. KEMPF, AKA KRISTEN A.  
KEMPF, AKA KRISTEN KEMPF  
UNKNOWN HEIRS AND/OR  
ADMINISTRATORS OF THE ESTATE OF  
KRISTIN A. KEMPF, AKA KRISTEN A.  
KEMPF, AKA KRISTEN KEMPF

**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:**

NICOLE R. ABELL, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF KRISTIN A. KEMPF, AKA KRISTEN A. KEMPF, AKA KRISTEN KEMPF  
JEFFREY M. DARR, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF KRISTIN A. KEMPF, AKA KRISTEN A. KEMPF, AKA KRISTEN KEMPF  
AMANDA D. KEMPF, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF KRISTIN A. KEMPF, AKA KRISTEN A. KEMPF, AKA KRISTEN KEMPF  
ZACHARY J. KEMPF, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF KRISTIN A. KEMPF, AKA KRISTEN A. KEMPF, AKA KRISTEN KEMPF  
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF KRISTIN A. KEMPF, AKA KRISTEN A. KEMPF, AKA KRISTEN KEMPF

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF NORTH CODORUS, YORK COUNTY, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 1381 KRAFTS MILL ROAD, SPRING GROVE, PA 17325

UPIN NUMBER 40-000-DF-0060.H0-00000

PROPERTY ADDRESS: 1381 KRAFTS MILL ROAD, SPRING GROVE, PA 17325

UPI# 40-000-DF-0060.H0-00000

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**