

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: 2018-SU-001016

Plaintiff(s)

BANK OF NEW YORK MELLON TRUST
COMPANY, N.A. AS TRUSTEE FOR
MORTGAGE ASSET MANAGEMENT SERIES I
TRUST

vs.

Defendant(s)

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER SYLVIA WELLS,
DECEASED
KERI NICHOLS, KNOWN HEIR OF SYLVIA
WELLS, DECEASED
JULIE ROTH, KNOWN HEIR OF SYLVIA
WELLS, DECEASED
JOSEPH WELLS, KNOWN HEIR OF SYLVIA
WELLS, DECEASED

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

AS THE REAL ESTATE OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER SYLVIA WELLS, DECEASED
KERI NICHOLS, KNOWN HEIR OF SYLVIA WELLS, DECEASED
JULIE ROTH, KNOWN HEIR OF SYLVIA WELLS, DECEASED
JOSEPH WELLS, KNOWN HEIR OF SYLVIA WELLS, DECEASED

ALL THAT CERTAIN tract of land, with the improvements thereon erected, situate in the Township of
Manchester, County of York and Commonwealth of Pennsylvania, being known as Lot #114 as shown on a Plan
of "Woodland View", the Plan of said lot being more particularly shown on a survey made by Gordon L. Brown,
Registered Surveyor, on 7/1/1954, bounded and described as follows, to wit:

Property Address: 112 Rockwood Avenue, York, PA 17402

Parcel No. 36-000-04-0045.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2018-SU-001016

Judgment: \$83,020.27

Attorney: Katherine M. Wolf, Esquire

To be sold as the Property Of: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or
Associations Claiming Right, Title or Interest from or under Sylvia Wells, deceased, Keri
Nichols, known Heir of Sylvia Wells, deceased, Julie Roth, known Heir of Sylvia Wells,
deceased and Joseph Wells, known Heir of Sylvia Wells, deceased

PROPERTY ADDRESS: 112 ROCKWOOD AVENUE, YORK, PA 17402

UPI# 36-000-04-0045.00-00000

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