

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

February 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-000629**

**Plaintiff(s)**

CU MEMBERS MORTGAGE, A  
DIVISION OF COLONIAL  
SAVINGS, F.A.

VS.

**Defendant(s)**

JAMES E. BROWN AKA JAMES E. BROWN,  
JR.  
JOHN B. CHAPMAN AKA JOHN B.  
CHAPMAN, JR.

**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:**

JAMES E. BROWN AKA JAMES E. BROWN, JR.  
JOHN B. CHAPMAN AKA JOHN B. CHAPMAN, JR.

ALL THAT CERTAIN lot of ground situated in the Borough of West York, County of York, Commonwealth of Pennsylvania, with a dwelling house thereon erected, known as No. 1729 Monroe Street, bounded on the South by said Monroe Street; on the East by property now or formerly of Harry I. Heckert and Mamie V. Heckert, his wife.

CONTAINING a front on Monroe Street, 14 feet, 06 inches, more or less, and extending in depth Northwardly 220 feet, more or less.

TOGETHER WITH the right to joint use of an alleyway located on the premises adjoining on the West, and extending from the front line of the dwelling house erected thereon, Northwardly 35 feet, more or less.

BEING Parcel ID 88-000-12.0056.00-00000  
BEING KNOWN for informational purposes as 1729 Monroe Street, York, PA

BEING THE SAME PREMISES which was conveyed to James E. Brown and John B. Chapman by Deed of Kneads Therapeutic Massage, LLC T/A Mal Properties, dated 12/03/2015 and recorded 01/11/2016 as Instrument No. 2016001159 BK 2352 PG 7916 in the York County Recorder of Deeds Office, in fee.

PROPERTY ADDRESS: 1729 MONROE STREET, YORK, PA 17404

UPI# 88-000-12-0056.00-00000

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**