

# 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-002669**

**Plaintiff(s)**

U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE,  
SUCCESSOR IN INTEREST TO  
WACHOVIA BANK, NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR J.P. MORGAN MORTGAGE  
TRUST 2005-ALT1 MORTGAGE  
PASS-THROUGH  
CERTIFICATES

VS.

**Defendant(s)**

JAMES G. GUNNING

**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 G. GUNNING

ALL the following described tract of land with the improvements thereon erected, situate, lying and being on the western side of South Main Street, in the Borough of Red Lion, York County, Pennsylvania, known and numbered as 414 South Main Street, bounded and limited as follows, to wit:

Property Address: 414 South Main Street  
Red Lion, PA 17356

Parcel No. 820000100860000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2019-SU-002669  
Judgment: \$97,478.03  
Attorney: Katherine M. Wolf, Esquire  
To be sold as the Property Of: James G. Gunning

PROPERTY ADDRESS: 414 SOUTH MAIN STREET, RED LION, PA 17356

UPI# 82-000-01-0086.00-00000

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**