

# SHERIFF'S SALE

## NOTICE IS HEREBY GIVEN THAT

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-003039**

<u>Plaintiff(s)</u>	vs.	<u>Defendant(s)</u>
MIDATLANTIC FARM CREDIT, ACA		DONALD R. MULLINS, JR. THERESA SHRODES A/K/A THERESA A. MULLINS UNITED STATES OF AMERICA (INTERNAL REVENUE SERVICE

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

### AS THE REAL ESTATE OF:

DONALD R. MULLINS, JR.  
THERESA SHRODES A/K/A THERESA A. MULLINS  
UNITED STATES OF AMERICA (INTERNAL REVENUE SERVICE

Judgment: \$277,689.49

Attorney for Plaintiff: Steven J. Adams, Esquire

ALL THOSE CERTAIN tracts of land, together with the improvements thereon erected, situate in Peach Bottom Township, York County, Pennsylvania, and being known and numbered as Lots 17 and 18 of Section G on a plan of lots known as Susquehanna Trails surveyed by David R. Wilson on May 24, 1963, and recorded in the Office of the Recorder of Deeds in and York County, Pennsylvania in Plan Book O, Page 14.

AND THE FOREGOING TWO LOTS BEING the same premises which Ronald Withrow and Terry L. Withrow, husband and wife, by deed dated March 31, 2006, and recorded in the Office of the Recorder of Deeds for York County, Pennsylvania on April 5, 2006 in Record Book 1802, Page 579, granted and conveyed unto Theresa Shrodes and Donald A. Mullins in fee, as joint tenants.

AND ALL OF THE FORECGOING BEING YORK COUNTY PARCEL ID NO. 43-000-04-0018.00-00000.

PROPERTY ADDRESS: 191 High Ridge Road, Delta, PA 17314-9365.

TO BE SOLD AS THE PROPERTY OF DONALD R. MULLINS, JR. AND THERESA SHRODES A/K/A THERESA A. MULLINS.

PROPERTY ADDRESS: 191 HIGH RIDGE ROAD, DELTA, PA 17314

UPI# 43-000-04-0018.00-00000

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**