

# 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: 2020-SU-000175**

**Plaintiff(s)**

THE BANK OF NEW YORK  
MELLON F/K/A THE BANK OF  
NEW YORK AS TRUSTEE FOR  
FIRST HORIZON ALTERNATIVE  
MORTGAGE SECURITIES  
TRUST 2007-FA2

vs.

**Defendant(s)**

MARK M. NAIL

**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:**

MARK M. NAIL

ALL THE following three (3) tracts of land situate, lying and being in Lower Windsor Township, York County, Pennsylvania

TRACT NO. 1

ALL THAT CERTAIN piece, parcel or tract of land with the improvements thereon erected, lying and being situate in Lower Windsor Township, York County, Pennsylvania, being identified as Lot 10 as shown on a plan of lots prepared by Gordon L. Brown Associates, Inc., bearing drawing number L-2843-1 and being recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Plan Book JJ on Page 824, being more fully described as the following, to wit:

Property Address: 127 Able Road assessed as 127 Abels Road  
Wrightsville, PA 17368

Parcel No. 35000JM0085A000000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2020-SU-000175  
Judgment: \$349,838.64  
Attorney: Morris A. Scott, Esquire  
To be sold as the Property Of: Mark M. Nail

PROPERTY ADDRESS: 127 ABEL ROAD, ASSESSED AS 127 ABELS ROAD, WRIGHTSVILLE, PA 17368

UPI# 35-000-JM-0085.A0-00000

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**