

# 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-003725

Plaintiff(s)

WELLS FARGO BANK, N.A.

vs.

Defendant(s)

LATIMA BACKUS, IN HER CAPACITY ADMINISTRATRIX AND HEIR OF THE ESTATE OF LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS  
LANCE BACKUS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS, DECEASED

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:

LATIMA BACKUS, IN HER CAPACITY ADMINISTRATRIX AND HEIR OF THE ESTATE OF LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS  
LANCE BACKUS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LARFERM G. BACKUS A/K/A LARFERM GAIL BACKUS A/K/A LARFERM BACKUS, DECEASED

By virtue of a Writ of Execution No. 2019-SU-003725

Wells Fargo Bank, N.A.

v.

Latima Backus, in Her Capacity as Administratrix and Heir of The Estate of Larferm G. Backus a/k/a Larferm Gail Backus a/k/a Larferm Backus

Lance Backus, in His Capacity as Heir of The Estate of Larferm G. Backus a/k/a Larferm Gail Backus a/k/a Larferm Backus  
Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Larferm G. Backus a/k/a Larferm Gail Backus a/k/a Larferm Backus, Deceased

owner(s) of property situate in the MANCHESTER TOWNSHIP, YORK County, Pennsylvania, being

999 Redbud Court, York, PA 17404-8615  
Parcel No. 360003603130000000  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$210,947.68

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 999 REDBUD COURT, YORK, PA 17404

UPI# 360003603130000000

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**