

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

February 08, 2021

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-003745**

**Plaintiff(s)**

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE, ON BEHALF OF THE HOLDERS OF  
THE ADJUSTABLE RATE MORTGAGE TRUST  
2007-3 ADJUSTABLE RATE MORTGAGE  
BACKED PASS THROUGH CERTIFICATES,  
SERIES 2007-3

vs.

**Defendant(s)**

LAREE ANN GROSS  
RANDY A. GROSS A/K/A RANDY GROSS

**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:**

LAREE ANN GROSS  
RANDY A. GROSS A/K/A RANDY GROSS

Property of Randy Gross and Laree Ann Gross, Husband and Wife

Execution No. 2019-SU-003745

Judgment Amount: \$177,258.74

All the right title, interest and claim of Randy Gross and Laree Ann Gross, Husband and Wife, of in and to: Property locates at 850 Rohlers Church Road, within the Dover Township, York County, PA 17315. Having erected thereon a Single Family Residential. Being more fully described in York County Deed Book Volume 1793, at page 7647, Instrument No. 2006016289.

Parcel Identification No. 24.000-MF.0023.D

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue, North Wales, PA 19454

PROPERTY ADDRESS: 850 ROHLERS CHURCH ROAD, DOVER, PA 17315

UPI# 24-000-MF-0023.D0-00000

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**