

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

April 05, 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: 2020-SU-001310**

**Plaintiff(s)**

SANTANDER BANK, N.A.

vs.

**Defendant(s)**

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER HOLLY A. KERNS  
A/K/A HOLLY KERNS A/K/A HOLLY ANNE  
KERNS, DECEASED

**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:**

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HOLLY A. KERNS A/K/A HOLLY KERNS A/K/A HOLLY ANNE KERNS, DECEASED

**SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2020-SU-001310

Santander Bank, N.A.

V.

Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Holly A. Kerns a/k/a Holly Kerns a/k/a Holly Anne Kerns, Deceased

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

22 Heidelberg Avenue, York, PA 17404-1817

Parcel No. 360000701530000000

(Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$71,168.44

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 22 HEIDELBERG AVENUE, YORK, PA 17404

UPI# 36-000-07-0153.00-00000

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**