

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

February 07, 2022

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: 2018-NO-010906**

<u>Plaintiff(s)</u>	vs.	<u>Defendant(s)</u>
U.S. POSTAL SERVICE FCU		LEONARD T. FAIRFAX JO ANN FAIRFAX

**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:**

LEONARD T. FAIRFAX  
JO ANN FAIRFAX

BY VIRTUE OF A WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS OF YORK COUNTY, PENNSYLVANIA, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE ON MONDAY, DECEMBER 6, 2021, AT 2:00 P.M., ONLINE VIA REALFORECLOSURE [<https://york.pa.realforeclosure.com>], THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT:

EXECUTION NO. 2018-NO-010906

OWNER OR REPUTED OWNER: Leonard T. Fairfax and Jo Ann Fairfax

JUDGMENT AMOUNT: \$475,546.72

BRIEF DESCRIPTION: ALL THAT CERTAIN PIECE, parcel or tract of land situate with the buildings and improvements thereon erected, lying and being in PENN TOWNSHIP, COUNTY OF YORK and COMMONWEALTH OF PENNSYLVANIA, and being known as 51 Kaitlyn Drive, Hanover, PA 17331.

IMPROVEMENTS: Residential Dwelling

DEED REFERENCE: Deed Book 2355, page 3189

SEIZED AND TAKEN IN EXECUTION AND TO BE SOLD as the property of Leonard T. Fairfax and Jo Ann Fairfax (Defendants), Owners or Reputed Owners, on Judgment of U.S. Postal Service FCU (Plaintiff) Entered into York County No. 2018-NO-010906.

ATTORNEY: David Kennedy Bifulco, P.C.

ADDRESS: 262A Bethlehem Pike, Suite 200, Colmar, PA 18915

PHONE: 610-676-0650

PROPERTY ADDRESS: 51 KAITLYN DRIVE, HANOVER, PA 17331

UPI# 440003400620000000

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**