

# 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-002282**

**Plaintiff(s)**

U.S. BANK TRUST NATIONAL  
ASSOCIATION AS TRUSTEE OF  
THE CABANA SERIES III  
TRUST

vs.

**Defendant(s)**

JOYCE A. KMETZ

**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:**

JOYCE A. KMETZ

U.S. Bank Trust National Association as Trustee of the Cabana Series III Trust v Joyce A. Kmetz

Docket Number: 2020-SU-002282

Property to be sold is situated in the borough/township of York, County of York and State of Pennsylvania.

Commonly known as: 1660 Valley Vista Drive, York, PA 17406

Parcel Number: 46-000-35-0020-00-00000

BEING the same premises which David G. Heitzenrater and Jennifer R. Heitzenrater by Deed dated January 31, 2008 and recorded in the Official Records of York County on January 31, 2008 in Deed Book Volume 1945, Page 7167, as Instrument granted and conveyed unto Joyce A. Kmetz.

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$110,626.98

Attorneys for the Plaintiff:  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

PROPERTY ADDRESS: 1660 VALLEY VISTA DRIVE, YORK, PA 17406

UPI# 460003500200000000

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**