

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

December 05, 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: 2017-SU-002992**

**Plaintiff(s)**

WILMINGTON SAVINGS FUND  
SOCIETY, FSB, AS TRUSTEE OF  
STANWICH MORTGAGE LOAN  
TRUST F

VS.

**Defendant(s)**

JANICE L. ROHRBAUGH  
MARK ROHRBAUGH A/K/A MARK R.  
ROHRBAUGH

**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:**

JANICE L. ROHRBAUGH

MARK ROHRBAUGH A/K/A MARK R. ROHRBAUGH

ALL THAT CERTAIN described tract of land lying and being situate in the Township of Windsor, County of York and Commonwealth of Pennsylvania, designated as Lot No. 87 on a Final Subdivision Plan, Phase I, Indian Meadows, recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan Book II, Page 862, and as more fully bounded and described as follows to wit:

Property Address: 420 Appaloosa Way, Red Lion, PA 17356

Parcel No. 530002000870000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2017-SU-002992

Judgment: \$250,455.64

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Janice L. Rohrbaugh and Mark Rohrbaugh a/k/a Mark R. Rohrbaugh

PROPERTY ADDRESS: 420 APPALOOSA WAY, RED LION, PA 17356

UPI# 530002000870000000

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**