

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT  
April 03, 2023

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: 2022-SU-001015

Plaintiff(s)

CARRINGTON MORTGAGE  
SERVICES, LLC

vs.

Defendant(s)

MELANIE SHETTLE, KNOWN SURVIVING  
HEIR OF KENNETH G. SHETTLE, SR.  
CHRISTINE GRAP, KNOWN SURVIVING HEIR  
OF KENNETH G. SHETTLE, SR.  
UNKNOWN SURVIVING HEIRS OF KENNETH  
G. SHETTLE, SR.

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:

MELANIE SHETTLE, KNOWN SURVIVING HEIR OF KENNETH G. SHETTLE, SR.  
CHRISTINE GRAP, KNOWN SURVIVING HEIR OF KENNETH G. SHETTLE, SR.  
UNKNOWN SURVIVING HEIRS OF KENNETH G. SHETTLE, SR.

All that certain piece or parcel or Tract of land situate in Peach Bottom Township, York County, Pennsylvania, and being  
known as 26 Pin Oak Trail, Delta, Pennsylvania 17314.  
TAX MAP AND PARCEL NUMBER:43-000-01-0246.00-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$152,562.27

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Melanie Shettle, Known Surviving Heir of Kenneth G. Shettle.  
Sr., Christine Grap, Known Surviving Heir of Kenneth G. Shettle, Sr., and Unknown Surviving Heirs of Kenneth G. Shettle, S

McCabe, Weisberg & Conway, LLC  
123 South Broad Street, Suite 1400  
Philadelphia, PA 19109

PROPERTY ADDRESS: 26 PIN OAK TRAIL, DELTA, PA 17314

UPI# 430000102460000000

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