

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT
August 07, 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: 2021-SU-000368

Plaintiff(s)

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION
TRUST

vs.

Defendant(s)

MICHELE T. SIMCOE
DUSTIN SIMCOE A/K/A DUSTIN K. SIMCOE,
AS ADMINISTRATOR AND HEIR OF THE
ESTATE OF KENNETH J. SIMCOE A/K/A
KENNETH JOSEPH SIMCOE A/K/A KEN
SIMCOE
NICOLE SHANABROUGH, IN HER CAPACITY
AS HEIR OF KENNETH J. SIMCOE A/K/A
KENNETH JOSEPH SIMCOE A/K/A KEN
SIMCOE
JACQUELINE SIMCOE-SPEARY, IN HER
CAPACITY AS HEIR OF KENNETH J. SIMCOE
A/K/A KENNETH JOSEPH SIMCOE A/K/A
KEN SIMCOE
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER KENNETH J.
SIMCOE A/K/A KENNETH JOSEPH SIMCOE
A/K/A KEN SIMCOE

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:

MICHELE T. SIMCOE
DUSTIN SIMCOE A/K/A DUSTIN K. SIMCOE, AS ADMINISTRATOR AND HEIR OF THE ESTATE OF KENNETH J. SIMCOE A/K/A
KENNETH JOSEPH SIMCOE A/K/A KEN SIMCOE
NICOLE SHANABROUGH, IN HER CAPACITY AS HEIR OF KENNETH J. SIMCOE A/K/A KENNETH JOSEPH SIMCOE A/K/A KEN
SIMCOE
JACQUELINE SIMCOE-SPEARY, IN HER CAPACITY AS HEIR OF KENNETH J. SIMCOE A/K/A KENNETH JOSEPH SIMCOE A/K/A
KEN SIMCOE
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER KENNETH J. SIMCOE A/K/A KENNETH JOSEPH SIMCOE A/K/A KEN SIMCOE
ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF HALLAM, YORK COUNTY,
PENNSYLVANIA:

BEING KNOWN AS: 330 W MARKET ST., BOROUGH OF HALLAM, PA 17406

BEING PARCEL NUMBER: 66-000-01-0062.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 330 WEST MARKET STREET, HALLAM, PA 17406

UPI# 660000100620000000

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**