

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: 2022-SU-002878

Plaintiff(s)

US BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST C/O
NEWREZ LLC, F/K/A NEW
PENN FINANCIAL, LLC, D/B/A
SHELLPOINT MORTGAGE
SERVICING

vs.

Defendant(s)

KATHY ANN KUNKEL
WESLEY M. KUNKEL

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:

KATHY ANN KUNKEL
WESLEY M. KUNKEL
REAL PROPERTY SHORT DESCRIPTION FORM
(To Be Used for Advertising Only)

By virtue of a Writ of Execution No. 2022-SU-002878

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust c/o NewRez LLC, D/B/A New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing
v.

WESLEY M. KUNKEL AND KATHY ANN KUNKEL, DECEASED

owners of property situate in CONEWAGO TOWNSHIP, York County, Pennsylvania,
being

2225 COPENHAFFER ROAD, DOVER, PA 17315
Parcel No. 23-000-NG-011.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$149,534.68

Attorneys for Plaintiff
Parker McCay, PA
PROPERTY ADDRESS: 2225 COPENHAFFER ROAD, DOVER, PA 17315
UPI# 23000NG01100000000

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**