

# 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-003030**

**Plaintiff(s)**

CVI MSL MORTGAGE LOAN  
TRUST I

VS.

**Defendant(s)**

RALPH W. DIXON, JR.  
GALE D. DIXON

**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:**

RALPH W. DIXON, JR.  
GALE D. DIXON

REAL PROPERTY SHORT DESCRIPTION FORM  
(TO BE USED FOR ADVERTISING)

Property of Ralph W. Dixon, Jr. and Gale D. Dixon

Execution No. 2022-SU-003030

Judgment Amount: \$21,519.28

All the right title, interest and claim of Ralph W. Dixon, Jr. and Gale D. Dixon, of in and to:

Property locates at 400 North Beaver Street, within the Thirteenth Ward of the City of York, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1329, at page 3861, as Instrument No. 1998046186.

Parcel Identification No. 13-444-04-0001.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 400 NORTH BEAVER STREET, YORK, PA 17401-3023

UPI# 134440400010000000

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**