

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

April 08, 2024

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: 2023-SU-000887**

**Plaintiff(s)**

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

vs.

**Defendant(s)**

ERIC M. SIMONETTI

**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:**

ERIC M. SIMONETTI

All that certain piece or parcel or Tract of land situate in FAIRVIEW TOWNSHIP, York County, Pennsylvania, and being known as 20 Ross Avenue, New Cumberland, Pennsylvania 17070.  
TAX MAP AND PARCEL NUMBER:27-000-010-078-A0-000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$79,521.35

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Eric M. Simonetti

McCabe, Weisberg & Conway, LLC  
1420 Walnut Street, Suite 1501  
Philadelphia, PA 19102

PROPERTY ADDRESS: 20 ROSS AVENUE, NEW CUMBERLAND, PA 17070

UPI# 27000010078A000000

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**