

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

June 03, 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-001443**

**Plaintiff(s)**

DLJ MORTGAGE CAPITAL, INC.

**Defendant(s)**

GABRIELA MOJICA

vs.

**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:**

GABRIELA MOJICA

ALL that certain tract of land, known as Lot No. 157 and one-half of Lot No. 158, situate in the Twelfth Ward of the CITY OF YORK, and more fully bounded, and more fully bounded, limited, and described as follows, to wit:

ALSO KNOWN AS 347 S. Albemarle St, York, PA 17403

PARCEL ID 12-404-16-0005.00-00000

BEING the same premises which Charles Edward Jockel and Linda L. Jockel, husband and wife by Deed dated 06/07/2004 and recorded in the Office of Recorder of Deeds of York County on 06/10/2004 at Book 1658 Page 2036 granted and conveyed unto Gabriela Mojica.

PROPERTY ADDRESS: 347 SOUTH ALBEMARLE STREET, YORK, PA 17403

UPI# 124041600050000000

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**