

# 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-002385**

**Plaintiff(s)**

THE BANK OF NEW YORK  
MELLON, F/K/A THE BANK OF  
NEW YORK, SUCCESSOR IN  
INTEREST TO JP MORGAN  
CHASE BANK, N.A. AS  
TRUSTEE FOR BEAR STEARNS  
ASSET BACKED SECURITIES  
TRUST 2005-SD1

vs.

**Defendant(s)**

KIMBERLY A. BREAUD  
LEON P. BREAUD, III

**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:**

KIMBERLY A. BREAUD  
LEON P. BREAUD, III

By virtue of a Writ of Execution No. 2022-SU-002385

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, SUCCESSOR IN INTEREST TO JP MORGAN  
CHASE BANK, N.A. AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2005-SD1

KIMBERLY A. BREAUD AND LEON P. BREAUD, III

owners of property situate in PEACH BOTTOM TOWNSHIP, York County, Pennsylvania,  
being

8721 WOODBINE ROAD, AIRVILLE, PA 17302

Parcel No. 43-000-CO-0006.D0-00000

(3.91 Acres)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$119,559.44

Attorneys for Plaintiff  
Parker McCay, PA

PROPERTY ADDRESS: 8721 WOODBINE ROAD, AIRVILLE, PA 17302

UPI# 43000CO0006D000000

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**