

# 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: 2020-SU-000612

Plaintiff(s)

US BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE  
FOR VRMTG ASSET TRUST

vs.

Defendant(s)

DOUGLAS E. RAVENSCROFT A/K/A  
DOUGLAS RAVENSCROFT  
KELLY M. RAVENSCROFT A/K/A KELLY  
RAVENSCROFT

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:

DOUGLAS E. RAVENSCROFT A/K/A DOUGLAS RAVENSCROFT  
KELLY M. RAVENSCROFT A/K/A KELLY RAVENSCROFT

DOCKET NO: 2020-SU-000612

ALL THAT CERTAIN lot or piece of ground situate in Penn Township, County of York, and Commonwealth of Pennsylvania

TAX PARCEL NO: 44-000-17-0118.00-00000

PROPERTY ADDRESS 48 Colonial Drive  
Hanover, PA 17331

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: Douglas E. Ravenscroft a/k/a Douglas Ravenscroft and Kelly M. Ravenscroft a/k/a Kelly Ravenscroft

ATTORNEY'S NAME: Roger Fay, Esquire

SHERIFF'S NAME: York County Sheriff

PROPERTY ADDRESS: 48 COLONIAL DRIVE, HANOVER, PA 17331

UPI# 440001701180000000

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