

# 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: 2023-SU-000252

Plaintiff(s)

NATIONSTAR MORTGAGE LLC

vs.

Defendant(s)

THOMAS POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED  
TAYLOR POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED  
SCOTT POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED  
ASHLEIGH POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS C. POFF, DECEASED

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:

THOMAS POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED  
TAYLOR POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED  
SCOTT POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED  
ASHLEIGH POFF, KNOWN HEIR OF THOMAS C. POFF, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS C. POFF, DECEASED

ALL THAT CERTAIN tract of land, situate in the Township of York, County of York, and Commonwealth of Pennsylvania, bounded and described as follows:

Property Address: 2690 Cape Horn Road, Red Lion, PA 17356

Parcel No. 54-000-30-0039.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2023-SU-000252

Judgment: \$94,190.15

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Thomas Poff, known Heir of Thomas C. Poff, deceased, Scott Poff, known Heir of Thomas C. Poff, deceased, Taylor Poff, known Heir of Thomas C. Poff, deceased, Ashleigh Poff, known Heir of Thomas C. Poff, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Thomas C. Poff, deceased

PROPERTY ADDRESS: 2690 CAPE HORN ROAD, RED LION, PA 17356

UPI# 540003000390000000

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**