

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-001745

Plaintiff(s)
CASCADE FUNDING
MORTGAGE TRUST HB7

vs.

Defendant(s)
BERNICE E. RITTER, SOLELY IN HER
CAPACITY AS KNOWN HEIR OF WEBSTER
BROWN, DECEASED
THE UNKNOWN HEIRS OF WEBSTER
BROWN, DECEASED
WEBSTER BROWN, NOW DECEASED
MARTIN J. PRESTON, III, SOLELY IN HIS
CAPACITY AS KNOWN HEIR OF WEBSTER
BROWN, DECEASED
ROBERT H. PRESTON, SOLELY IN HIS
CAPACITY AS KNOWN HEIR OF WEBSTER
BROWN, DECEASED
PEARL O. PRESTON, SOLELY IN HER
CAPACITY AS KNOWN HEIR OF WEBSTER
BROWN, 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:

BERNICE E. RITTER, SOLELY IN HER CAPACITY AS KNOWN HEIR OF WEBSTER BROWN, DECEASED
MARTIN J. PRESTON, III, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF WEBSTER BROWN, DECEASED
ROBERT H. PRESTON, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF WEBSTER BROWN, DECEASED
PEARL O. PRESTON, SOLELY IN HER CAPACITY AS KNOWN HEIR OF WEBSTER BROWN, DECEASED
THE UNKNOWN HEIRS OF WEBSTER BROWN, DECEASED
WEBSTER BROWN, NOW DECEASED

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF YORK, YORK CITY EIGHTH WARD, AND DESCRIBED AS FOLLOWS:
Parcel No 08-149-02-0005.00-00000

Property Address: 244 S Pershing Avenue, York, PA 17401

BEING the same premises which MARTHA A. GREEN, WIDOW by Deed dated June 8, 1979 and recorded in the Office of Recorder of Deeds of York County on June 8, 1979 at Book 79P Page 152 granted and conveyed unto WEBSTER BROWN AND JACQUELYN I. BROWN, HUSBAND AND WIFE. JACQUELYN I. BROWN DEPARTED THIS LIFE ON 09/24/2019. WEBSTER BROWN DEPARTED THIS LIFE ON 10/16/2022.

PROPERTY ADDRESS: 244 SOUTH PERSHING AVENUE, YORK, PA 17401

UPI# 081490200050000000

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