

# 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: 2019-SU-000025**

**Plaintiff(s)**

U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE,  
IN TRUST ON BEHALF OF J.P.  
MORGAN MORTGAGE  
ACQUISITION TRUST  
2006-CW2

VS.

**Defendant(s)**

CHRISTOPHER D. CALDWELL  
MELISSA M. CALDWELL AKA MELISSA M.  
KUZYK

**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:**

CHRISTOPHER D. CALDWELL  
MELISSA M. CALDWELL AKA MELISSA M. KUZYK

Owner(s) of property situate in the YORK TOWNSHIP, YORK COUNTY, Pennsylvania, being  
596 GREEN VALLEY ROAD, YORK, PA 174003

PARCEL #: 540004000680000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount \$220,171.86

Attorneys for Plaintiff

KML Law Group P.C.

PROPERTY ADDRESS: 596 GREEN VALLEY ROAD, YORK, PA 17403

UPI# 540004000680000000

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**