

# 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: 2023-SU-001180**

**Plaintiff(s)**

U.S. BANK TRUST NATIONAL  
ASSOCIATION, AS TRUSTEE  
OF BKPL-EG HOLDING TRUST

vs.

**Defendant(s)**

BENEDICTA CORDOVA, INDIVIDUALLY AND  
AS ADMINISTRATRIX OF THE ESTATE OF  
ANA MELENDEZ A/K/A ANA M. MELENDEZ  
A/K/A ANA MELENDEZ-MAISONET A/K/A  
ANNA FIGUEROA, 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:**

BENEDICTA CORDOVA, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF ANA MELENDEZ A/K/A ANA M. MELENDEZ A/K/A ANA MELENDEZ-MAISONET A/K/A ANNA FIGUEROA, DECEASED

U.S. Bank Trust National Association, as Trustee of BKPL-EG Holding Trust v. Benedicta Cordova Individually and as Administratrix of the Estate of Ana Melendez A/K/A Ana M. Melendez A/K/A Ana Melendez-Maisonet A/K/A Ana Figueroa, Deceased,

Docket Number: 2023-SU-001180

Property to be sold is situated in the borough/township of York, County of York and State of Pennsylvania.

Commonly known as: 838 Wayne Avenue, York, PA 17403

Parcel Number: 12-373-07-0061.00-00000

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$48,941.05

PROPERTY ADDRESS: 838 WAYNE AVENUE, YORK, PA 17403

UPI# 123730700610000000

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**