

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: 2019-SU-001889

Plaintiff(s)

SELENE FINANCE LP

Defendant(s)

AKONI VAUGHANS, SR.

vs.

**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:

AKONI VAUGHANS, SR.

ALL that certain Unit No. 28 ("the Unit") in Green Ridge, a Planned Community ("the Community") said Community being located in East Manchester Township, York County, Pennsylvania as shown on the Plats entitle "Green Ridge Final Subdivision Plan", which plat is recorded among the Plat Records of York County, Pennsylvania in Plat Book 1718 pages 8363 thru 8367, pursuant to a Declaration of Covenants, Restrictions and Easements for Green Ridge, a Planned Community recorded in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Record Book 1787, page 581.

Property Address: 325 Greenfield Street, Manchester, PA 17345

Parcel No. 260001700280000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2019-SU-001889

Judgment: \$387,731.13

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Akoni Vaughans, Sr.

PROPERTY ADDRESS: 325 GREENFIELD STREET, MANCHESTER, PA 17345

UPI# 260001700280000000

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