

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

February 03, 2025

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: 2022-SU-002144

Plaintiff(s)

THE BANK OF NEW YORK
MELLON F/K/A THE BANK OF
NEW YORK AS TRUSTEE FOR
REGISTERED HOLDERS OF
CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2007-12
C/O CARRINGTON MORTGAGE
SERVICES, LLC

vs.

Defendant(s)

MARY M. FLORY

**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:

MARY M. FLORY

DOCKET #2022-SU-002144

ALL THE FOLLOWING described tract of land with the improvements thereon erected, situated in Chanceford Township, York County, Pennsylvania.

TAX PARCEL #21-000-FM-0078.E0-00000

PROPERTY ADDRESS: 2439 Delta Road, Brogue, PA 17309

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS PROPERTY OF: Mary M. Flory

ATTORNEY FOR PLAINTIFF: The Law Office of Gregory Javardian, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 2439 DELTA ROAD, BROGUE, PA 17309

UPI# 21000FM0078E000000

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