

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

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: 2021-SU-002035

Plaintiff(s)

US BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST

vs.

Defendant(s)

SCOTT A. BEAVERSON, ADMINISTRATOR
OF THE ESTATE OF ROXANNE M. CULP
THE UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER ROXANNE
M. CULP, 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:

SCOTT A. BEAVERSON, ADMINISTRATOR OF THE ESTATE OF ROXANNE M. CULP
THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER ROXANNE M. CULP, DECEASED

REAL PROPERTY SHORT DESCRIPTION FORM
(To Be Used for Advertising Only)

By virtue of a Writ of Execution No. 2021-SU-002035

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR
VRMTG ASSET TRUST

SCOTT A. BEAVERSON, ADMINISTRATOR OF THE ESTATE OF ROXANNE M. CULP AND THE UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST
FROM OR UNDER ROXANNE M. CULP, DECEASED

owners of property situate in WEST MANCHESTER TOWNSHIP, York County, Pennsylvania,
being

4625 WOLFS CHURCH ROAD, YORK, PA 17408

Parcel No. 51-000-HG-0081.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$162,192.16

Attorneys for Plaintiff
Parker McCay, PA

PROPERTY ADDRESS: 4625 WOLFS CHURCH ROAD, YORK, PA 17408

UPI# 51000HG00810000000

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**