

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

April 07, 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: 2023-SU-002201

Plaintiff(s)

CITIBANK, N.A., NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR NEW RESIDENTIAL
MORTGAGE LOAN TRUST
2018-3

vs.

Defendant(s)

ADONIS SWAN, SOLELY IN HIS CAPACITY
AS ADMINISTRATOR OF THE ESTATE OF
BARBARA DOZIER A/K/A BARBARA A.
DOZIER A/K/A BARBARA SWAN

**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:

ADONIS SWAN, SOLELY IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF BARBARA DOZIER A/K/A BARBARA A.
DOZIER A/K/A BARBARA SWAN

ALL THAT CERTAIN TRACT OF LAND SITUATE IN THE CITY OF YORK, YORK COUNTY PENNSYLVANIA, KNOWN AND
NUMBERED AS 525 DALLAS STREET, YORK, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS
FOLLOWS, TO WIT:

PROPERTY ADDRESS: 525 DALLAS STREET, YORK, PA 17403

UPI# 124242100250000000

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