

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

December 02, 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-002201**

**Plaintiff(s)**

CITIBANK, N.A., NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE  
FOR NEW RESIDENTIAL  
MORGAGE 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**