

# 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: 2024-SU-001159**

**Plaintiff(s)**

THE BANK OF NEW YORK  
MELLON, F/K/A THE BANK OF  
NEW YORK AS SUCCESSOR TO  
JPMORGAN CHASE BANK,  
N.A. AS TRUSTEE FOR ASSET  
BACKED FUNDING  
CORPORATION,  
ASSET-BACKED  
CERTIFICATES, SERIES  
2005-HE1

vs.

**Defendant(s)**

GEORGE D. CLUBB, JR  
ROBIN L. CLUBB

**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:**

GEORGE D. CLUBB, JR  
ROBIN L. CLUBB

By virtue of a Writ of Execution No. 2024-SU-001159

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK,  
N.A. AS TRUSTEE FOR ASSET BACKED FUNDING CORPORATION, ASSET-BACKED CERTIFICATES, SERIES 2005-H  
v.  
GEORGE D. CLUBB JR; ROBIN L. CLUBB

owner(s) of property situate in the LOWER WINDSOR TOWNSHIP, YORK County, Pennsylvania, being

2193 CRALEY RD, WINDSOR, PA 17366  
Tax ID No. 35-000-IL-0070.00-00000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$51,965.32

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 2193 CRALEY ROAD, WINDSOR, PA 17366

UPI# 35000IL00700000000

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**