

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-002380

Plaintiff(s)

HSBC BANK USA, N.A., AS
INDENTURE TRUSTEE FOR
THE REGISTERED
NOTEHOLDERS OF
RENAISSANCE HOME EQUITY
LOAN TRUST 2007-2

vs.

Defendant(s)

THE UNKNOWN HEIRS OF RAY P. KOONTZ,
II A/K/A RAY P. KOONTZ JR., DECEASED
TRISTAN PARKER SOLELY IN HIS CAPACITY
AS KNOWN HEIRS OF RAY P. KOONTZ JR.
A/K/A RAY P. KOONTZ II, 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:

THE UNKNOWN HEIRS OF RAY P. KOONTZ, II A/K/A RAY P. KOONTZ JR., DECEASED
TRISTAN PARKER SOLELY IN HIS CAPACITY AS KNOWN HEIRS OF RAY P. KOONTZ JR. A/K/A RAY P. KOONTZ II, DECE.

All the following described lot of ground with the improvements thereon erected, situate in the Borough of North York, York County, Pennsylvania, and bounded and more particularly described as follows, to wit:

Bounded on the South by said Fifth Avenue, on the West by property now or formerly of Frank W Mayer (known and numbered as 309 East Fifth Avenue), on the North by property now or formerly of Jacob A. Mayer and on the East by property now or formerly of Jacob E Fuller. CONTAINING in front on said Fifth Avenue (15) feet and of uniform width throughout, the western line of said lot being eighty-nine (89) feet nine (9) inches in length and the Eastern line eighty-nine (89) feet two (2) inches in length. BEING known as No. 311 East Fifth Avenue.

BEING KNOWN AS PARCEL NUMBER· 800000300170000000

Premises being: 311 East 5th Avenue, York, PA 17404
Parcel No. 800000300170000000

BEING the same premises which Ray P. Koontz, II and Kathryn B. Parker, now by marriage Kathryn B. Koontz, his wife by Deed dated November 14, 1997 and recorded in the Office of Recorder of Deeds of York County on November 19, 1997 at Book 1307, Page 2364 Instrument#. granted and conveyed unto Ray P. Koontz, II, Kathryn B. Koontz, his wife

Kathryn B. Koontz departed this life September 15, 2021.

PROPERTY ADDRESS: 311 EAST 5TH AVENUE, YORK, PA 17404

UPI# 800000300170000000

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