

# 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-002789**

**Plaintiff(s)**

U.S. BANK TRUST COMPANY,  
NATIONAL ASSOCIATION, AS  
TRUSTEE, AS  
SUCCESSOR-IN-INTEREST TO  
U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR RESIDENTIAL ASSET  
SECURITIES CORPORATION,  
HOME EQUITY MORTGAGE  
ASS

vs.

**Defendant(s)**

BONNIE L. LITVIN

**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:**

BONNIE L. LITVIN

ALL that lot or parcel of land situate, lying and being in West Manheim Township, York County, Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at a point set back thirty (30) feet from the center line of Fuhrman Hill Road, at Lot No. 2 as shown on the herein after referenced Final Plan; thence along and with said Lot No. 2, North four (04) degrees thirty-one (31) minutes thirty-one (31) seconds East, two hundred sixty-two and thirty-one hundredths (262.31) feet to a point; thence continuing along same North seventy-nine (79) degrees thirty-eight (38) minutes fifty-two (52) seconds East, one hundred forty-five and twenty-eight hundredths (145.28) feet to a point at lands now or formerly of Ray E. Swartz; thence continuing along said last mentioned lands South ten (10) degrees twenty-one (21) minutes eight (08) seconds East, three hundred ten (310) feet to a steel pin set in a dedicated right-of-way line; thence along and with said dedicated right-of-way line, set thirty (30) feet back from the center line of Fuhrman Mill Road, aforesaid; thence along and with said dedicated right-of-way point, South eighty-five (85) degrees twenty-eight (28) minutes twenty-nine (29) seconds West, two hundred twenty (220) feet to a point in dedicated right-of-way line set thirty (30) feet back from the center line of Fuhrman Hill Road, the point and place of BEGINNING. CONTAINING 1.1793 acres and being known as Lot No. 1 on a Final Plan prepared for Sanford D. Smith, by Worley Surveying, bearing date of August 5, 1987, and recorded in Plan Book II, page 236, in the Office of the Recorder of Deeds in and for York County, Pennsylvania.

IT BEING the same tract of land which Trop Express, Inc., a Pennsylvania corporation, by its deed dated April 16, 1992 and recorded in the Recorder of Deeds Office of York County, Pennsylvania in Record Book 366, page 661, sold and conveyed unto Roger N. Moul, Grantor herein.

PROPERTY ADDRESS: 434 FUHRMAN MILL ROAD, HANOVER, PA 17331-9641

UPI# 52000BE0072Z000000

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**