

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

February 03, 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: 2022-SU-003111

Plaintiff(s)

THE BANK OF NEW YORK, IN
TRUST FOR THE TBW
MORTGAGE-BACKED TRUST
2007-1 FOR THE BENEFIT OF
THE HOLDERS OF THE
MORTGAGE PASS THROUGH
CERTIFICATES, SERIES 2007-1

vs.

Defendant(s)

GREGORY KATONA, HEIR TO THE ESTATE
OF MURIEL M. KATONA, DECEASED
MORTGAGOR

**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:

GREGORY KATONA, HEIR TO THE ESTATE OF MURIEL M. KATONA, DECEASED MORTGAGOR

REAL PROPERTY SHORT DESCRIPTION FORM
(To Be Used for Advertising Only)

By virtue of a Writ of Execution No. 2022-SU-003111

The Bank of New York, in trust for the TBW Mortgage-Backed Trust 2007-1 for the benefit of the Holders of the Mortgage Pass Through Certificates, Series 2007-1
KIMBERLY A. BREAUD AND LEON P. BREAUD, III

Owners of property situate in HALLAM BOROUGH, York County, Pennsylvania, being

445 CHARLES CIRCLE, YORK, PA 17406

Parcel No. 66-000-03-0124.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$94,981.92

Attorneys for Plaintiff
Parker McCay, PA

PROPERTY ADDRESS: 445 CHARLES CIRCLE, YORK, PA 17406

UPI# 660000301240000000

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