

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

June 02, 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-002019**

**Plaintiff(s)**

U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR MASTR ASSET BACKED  
SECURITIES TRUST 2006-NC3  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES  
2006-NC3

vs.

**Defendant(s)**

JAMES E. DAWSON  
LINDA DAWSON

**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:**

JAMES E. DAWSON  
LINDA DAWSON

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN LOWER CHANCEFORD TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 16 TOMLINSON RD AIRVILLE, PA 17302

BEING PARCEL NUMBER: 34-000-EN-0023.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 16 TOMLINSON ROAD, AIRVILLE, PA 17302

UPI# 34000EN00230000000

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**