

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT
October 06, 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