

# 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: 2024-SU-000767**

**Plaintiff(s)**

THE BANK OF NEW YORK  
MELLON, F/K/A, THE BANK OF  
NEW YORK, AS TRUSTEE FOR  
CWABS, INC., ASSET-BACKED  
CERTIFICATES, SERIES 2005-3

vs.

**Defendant(s)**

AARON T. WALTERS, IN HIS CAPACITY AS  
HEIR OF THOMAS R. WALTERS  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER THOMAS R.  
WALTERS  
CHEVY R WALTERS, IN HIS CAPACITY AS  
HEIR OF THOMAS R. WALTERS

**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:**

AARON T. WALTERS, IN HIS CAPACITY AS HEIR OF THOMAS R. WALTERS  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER THOMAS R. WALTERS  
CHEVY R WALTERS, IN HIS CAPACITY AS HEIR OF THOMAS R. WALTERS

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

BEING KNOWN AS: 140 MOUNT TOP ROAD DILLSBURG, PA 17019

BEING PARCEL NUMBER: 50-000-LC-0023.E0-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 140 MOUNT TOP ROAD, DILLSBURG, PA 17019

UPI# 50000LC0023E000000

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**