

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

April 07, 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: 2023-SU-002579**

**Plaintiff(s)**

PEOPLESBANK, A DIVISION OF  
ORRSTOWN BANK,  
SUCCESSOR TO  
PEOPLESBANK, A CODORUS  
VALLEY COMPANY

vs.

**Defendant(s)**

DALE D. MCKINLEY  
CHARLOTTE L. MCKINLEY

**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:**

DALE D. MCKINLEY  
CHARLOTTE L. MCKINLEY

ALL the following described tract of land with the improvements thereon erected, situate in Chanceford Township, York County, Pennsylvania, bounded and limited as follows, to wit:

BEGINNING at a stone; thence along lands now or formerly of Jasper Heffner, North seven (07) degrees West, fifty-six and eight-tenths (56.8) perches to a stone; thence along the same, North three (03) degrees West, twelve (12) perches to a stone; thence along the same North eighty-three (83) degrees West, twenty-one and one-half (21-1/2) perches to a stone; thence along the same North twenty (20) degrees West, twenty (20) perches to a white oak; thence along lands now or formerly of Mary Saylor, South eighty-six (86) degrees West, twenty-eight (28) perches to a stone; thence along lands now or formerly of John Kohler, South twenty-five (25) degrees West, seventy-four (74) perches to a stone; thence along lands now or formerly of James W. Philips, South twenty-eight (28) degrees East, ninety-three (93) perches to a stone; thence along lands now or formerly of Harry Sawmiller, North thirty-two (32) degrees East, fifty-five and one-half (55-1/2) perches to a white oak; thence along the same North two (02) degrees East, forty and one-half (40-1/2) perches to a stone; thence along the same, South twenty-four (24) degrees East, fifty and one-half (50-1/2) perches to the place of BEGINNING. CONTAINING fifty-five (55) acres and sixty (60) perches of land, neat measure.

TO BE SOLD as the property of DALE D. MCKINLEY and CHARLOTTE L. MCKINLEY

PROPERTY ADDRESS: 401 ROCKY ROAD A/K/A 401 ROCKEY ROAD, RED LION, PA 17356

UPI# 21000GM00520000000

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**