

# 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-000404**

**Plaintiff(s)**

THE BANK OF NEW YORK  
MELLON, F/K/A THE BANK OF  
NEW YORK AS SUCCESSOR TO  
JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION, AS  
INDENTURE TRUSTEE FOR  
THE REGISTERED HOLDERS OF  
ABFS MORTGAGE LOAN  
TRUST 2001-1, M

vs.

**Defendant(s)**

DEBORAH A. HANK  
RANDY H. HANK

**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:**

DEBORAH A. HANK  
RANDY H. HANK

ALL that certain lot of ground, situate, lying and being in Fairview Township, York County, Pennsylvania  
Premises being: 641 Corn Hill Road, Fairview A/K/A Etters, PA 17319  
Parcel No. 27-000-QG-0076.J0-0000

PROPERTY ADDRESS: 641 CORN HILL ROAD, FAIRVIEW A/K/A ETTERS, PA 17319

UPI# 27000QG0076J000000

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**