

# 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-002812

Plaintiff(s)

TRUIST BANK, SUCCESSOR BY  
MEGER TO SUNTRUST BANK

vs.

Defendant(s)

MELISSA SHARPE, KNOWN HEIR OF ERIC  
W. KELLEY, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER ERIC W.  
KELLEY, DECEASED  
RYAN KELLEY, KNOWN HEIR OF ERIC W.  
KELLEY, DECEASED  
LAUREN KELLEY, KNOWN HEIR OF ERIC W .  
KELLEY, DECEASED  
JORDAN KELLEY, KNOWN HEIR OF ERIC W .  
KELLEY, DECEASED  
TOPANGA KELLEY, KNOWN HEIR OF ERIC  
W . KELLEY, DECEASED  
KENDRA MCCLAIN, KNOWN HEIR OF ERIC  
W. KELLEY  
VERONIKA MCCLAIN, KNOWN HEIR OF  
ERIC W. KELLEY, DECEASED

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:

MELISSA SHARPE, KNOWN HEIR OF ERIC W. KELLEY, DECEASED  
VERONIKA MCCLAIN, KNOWN HEIR OF ERIC W. KELLEY, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER ERIC W. KELLEY, DECEASED  
RYAN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED  
LAUREN KELLEY, KNOWN HEIR OF ERIC W . KELLEY, DECEASED  
JORDAN KELLEY, KNOWN HEIR OF ERIC W . KELLEY, DECEASED  
TOPANGA KELLEY, KNOWN HEIR OF ERIC W . KELLEY, DECEASED  
KENDRA MCCLAIN, KNOWN HEIR OF ERIC W. KELLEY

By virtue of a Writ of Execution No. 2022-SU-002812

TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK  
v.

MELISSA SHARPE, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERIC W.  
KELLEY, DECEASED; RYAN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; LAUREN KELLEY, KNOWN  
HEIR OF ERIC W. KELLEY, DECEASED; JORDAN KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED; KENDRA  
MCCLAIN, KNOWN HEIR OF ERIC W. KELLEY; VERONIKA MCCLAIN, KNOWN HEIR OF ERIC W. KELLEY, DECEASED;  
TOPANGA KELLEY, KNOWN HEIR OF ERIC W. KELLEY, DECEASED

owner(s) of property situate in the CITY OF YORK, YORK COUNTY, YORK County, Pennsylvania, being

639 PENNSYLVANIA AVE, YORK, PA 17404  
Tax ID No. 14-480-12-0007.00-00000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$94,110.42

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 639 PENNSYLVANIA AVENUE, YORK, PA 17404

UPI# 144801200070000000

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**