

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: 2024-SU-002429

Plaintiff(s)
SERVBANK, SB

vs.

Defendant(s)
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST FROM OR UNDER GUSELLA
BRABHAM, DECEASED
ELAINE B. STARKEY, SOLELY IN CAPACITY
AS HEIR OF GUSELLA BRABHAM,
DECEASED
ESTATE OF GUSELLA BRABHAM
RAYMOND SEASE, SR., SOLELY IN
CAPACITY AS HEIR OF GUSELLA
BRABHAM, DECEASED
EVETTA WILLIAMS, SOLELY IN CAPACITY
AS HEIR OF GUSELLA BRABHAM,
DECEASED
MARY A. BRABHAM, SOLELY IN CAPACITY
AS HEIR OF GUSELLA BRABHAM,
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:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GUSELLA BRABHAM, DECEASED
ELAINE B. STARKEY, SOLELY IN CAPACITY AS HEIR OF GUSELLA BRABHAM, DECEASED
EVETTA WILLIAMS, SOLELY IN CAPACITY AS HEIR OF GUSELLA BRABHAM, DECEASED
MARY A. BRABHAM, SOLELY IN CAPACITY AS HEIR OF GUSELLA BRABHAM, DECEASED
RAYMOND SEASE, SR., SOLELY IN CAPACITY AS HEIR OF GUSELLA BRABHAM, DECEASED
ESTATE OF GUSELLA BRABHAM

DOCKET #2024-SU-002429

ALL THAT CERTAIN DESCRIBED LOT OR PIECE OF GROUND, WITH IMPROVEMENTS THEREON ERECTED, SITUATE IN WEST MANCHESTER TOWNSHIP, COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA.

PARCEL No. 51-000-12-0085.00-00000

PROPERTY ADDRESS: 2351 BIRCH ROAD, YORK, PENNSYLVANIA 17408

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Gusella Brabham, Deceased

ATTORNEY FOR PLAINTIFF: Powers Kirn, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 2351 BIRCH ROAD, YORK, PA 17408

UPI# 510001200850000000

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**