

# 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: 2022-SU-000641**

**Plaintiff(s)**

WILMINGTON SAVINGS FUND  
SOCIETY, FSB, NOT  
INDIVIDUALLY BUT SOLELY  
AS TRUSTEE FOR FINANCE OF  
AMERICAS STRUCTURED  
SECURITIES ACQUISITION  
TRUST 2018-HB1

vs.

**Defendant(s)**

BETH ANNE MORTER, KNOWN HEIR OF  
CHARLES D. MORTER, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS  
AND ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER CHARLES  
D. MORTER, 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:**

BETH ANNE MORTER, KNOWN HEIR OF CHARLES D. MORTER, DECEASED  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER CHARLES D. MORTER, DECEASED

ALL THOSE CERTAIN two tracts of land being situate on the east and west sides of Cardinal Lane, aka Silver Lake Road, a private road, approximately 30 feet wide, in Fairview Township, York County, Pennsylvania, more particularly bounded and described as follows, as based on a re-survey of said tracts performed by Strausser Surveying and Engineering, Inc., in February and March of 2021, Project No. 21003OCO.

Property Address: 876 Cardinal Lane, Lewisberry, PA 17339

Parcel No. 270002500360000000, 270002500300000000, and 270002500310000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2022-SU-000641

Judgment: \$214,277.03

Attorney:

To be sold as the Property Of: Beth Anne Morter, Known Heir of Charles D. Morter, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Charles D. Morter, Deceased

PROPERTY ADDRESS: 876 CARDINAL LANE, LEWISBERRY, PA 17339

UPI# 270002500300000000 & 270002500360000000

PROPERTY ADDRESS: SILVER LAKE ROAD, LEWISBERRY, PA 17339

UPI# 270002500310000000

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**