

# 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: 2024-SU-000562

Plaintiff(s)

FULTON BANK NATIONAL  
ASSOCIATION

VS.

Defendant(s)

UNKNOWN SURVIVING HEIRS OF ROARK  
M. MITZELL

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 SURVIVING HEIRS OF ROARK M. MITZELL

All that certain piece or parcel or Tract of land situate in the City of York-11th Ward, York County, Pennsylvania, and being known as 585 West Philadelphia Street, York, Pennsylvania 17403.  
TAX MAP AND PARCEL NUMBER: 110309 0500160000000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$52,194.81

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Unknown Surviving Heirs of Roark M. Mitzell

McCabe, Weisberg & Conway, LLC  
1420 Walnut Street, Suite 1501  
Philadelphia, PA 19102

PROPERTY ADDRESS: 585 WEST PHILADELPHIA STREET, YORK, PA 17403

UPI# 113090500160000000

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