

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT
August 04, 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-000730

Plaintiff(s)

THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLDERS OF
CWABS INC., ASSET-BACKED
CERTIFICATES, SERIES 2007-3

vs.

Defendant(s)

CHRISTOPHER BROWN, AS KNOWN HEIR
OF JOHN E. BROWN, DECEASED
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, AND
ASSOCIATIONS CLAIMING RIGHT TITLE OR
INTEREST FROM OR UNDER JOHN E.
BROWN, DECEASED
PAMELA MCDONALD, KNOWN HEIR OF
JOHN E. BROWN, 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:

CHRISTOPHER BROWN, AS KNOWN HEIR OF JOHN E. BROWN, DECEASED
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, AND ASSOCIATIONS CLAIMING RIGHT TITLE OR
INTEREST FROM OR UNDER JOHN E. BROWN, DECEASED
PAMELA MCDONALD, KNOWN HEIR OF JOHN E. BROWN, DECEASED

By virtue of a Writ of Execution No. 2022-SU-000730

The Bank of New York Mellon fka The Bank of New York, As Trustee
for the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2007-3 vs.
Christopher Brown, as Known Heir of John E. Brown, Deceased, Pamela McDonald, Known Heir of John E. Brown, Deceased
and Unknown Heirs, Successors, Assigns, and All Persons, Firms, and Associations Claiming Right Title or Interest from or
under John E. Brown, Deceased

Property: 2595 York Haven Road, Manchester, PA 17345 and York Haven Road, Manchester, PA 17345

Parcel No. 39-000-24-0005.00 & 39-000-24-0035.00

The improvements thereon are: Residential Dwelling

Seized and taken in execution as the property of: Christopher Brown, as Known Heir of John E. Brown, Deceased and
Pamela McDonald, Known Heir of John E. Brown, Deceased

Attorney: Kiera McFadden-Roan, Esquire
Pincus Law Group, PLLC

PROPERTY ADDRESS: 2595 YORK HAVEN ROAD, MANCHESTER, PA 17345

UPI# 390002400050000000

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UPI# 390002400350000000

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
(c) CountySuite Sheriff, Teleosoft, Inc.