

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: 2016-SU-001811-06

Plaintiff(s)

HSBC BANK USA, NATIONAL
ASSOCIATION, AS TRUSTEE
FOR THE HOLDERS OF THE
ELLINGTON LOAN
ACQUISITION TRUST 2007-1,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-1

vs.

Defendant(s)

CHARLES M. LOEHMER
MARY KELLY LOEHMER

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:

CHARLES M. LOEHMER
MARY KELLY LOEHMER

ALL THAT CERTAIN tract of land situated in Shrewsbury Borough, York County, Pennsylvania, bounded and described according to a Plan made by Northfield Engineering and Design, Inc., CE and Land Surveyors and Planners, Stewartstown, PA, dated 05/25/2003 and recorded 7/23/2003 in Plan Book SS Page 220.

Property Address: 24 Tree Hollow Drive
Shrewsbury, PA 17361

Parcel No. 84-000-10-0009.00-00000
Improvements: Residential Dwelling
Subject to Mortgage: No
Subject to Rent: No
C.P. NO. 2016-SU-001811-06
Judgment: \$547,872.04
Attorney: Samantha Gable, Esquire
To be sold as the Property Of: Charles M. Loehmer and Mary Kelly Loehmer
PROPERTY ADDRESS: 24 TREE HOLLOW DRIVE, SHREWSBURY, PA 17361

UPI# 840001000090000000

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