

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: 2019-SU-001453

Plaintiff(s)

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION C/O
CARRINGTON MORTGAGE
SERVICES, LLC

vs.

Defendant(s)

PENNY L. SHEARER

**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:

PENNY L. SHEARER

ALL THOSE CERTAIN two (2) tracts of land with the improvements thereon erected, situate, lying and being in Spring Garden Township, York County, Pennsylvania, being more fully bounded and described as follows, to wit:

Property Address: 1230 South Albemarle Street, York, PA 17403

Parcel No. 480001800130000000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2019-SU-001453

Judgment: \$149,868.45

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Penny L. Shearer

PROPERTY ADDRESS: 1230 SOUTH ALBEMARLE STREET, YORK, PA 17403

UPI# 480001800130000000

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