

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT
October 06, 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-003050

Plaintiff(s)

THE BANK OF NEW YORK
MELLON AS TRUSTEE FOR
CWABS, INC. ASSET-BACKED
CERTIFICATES, SERIES 2005-17

vs.

Defendant(s)

CAROL D. WOLFE
JOHN D. WOLFE

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:

CAROL D. WOLFE
JOHN D. WOLFE
Property of John D. Wolfe and Carol D. Wolfe

Execution No. 2024-SU-003050

Judgment Amount: \$314,865.48

All the right title, interest and claim of John D. Wolfe and Carol D. Wolfe, of in and to:

Property located at 6 Valley Run Circle, within the Township of Penn, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1743, at page 6686, as Instrument No. 2005057410.

Parcel Identification No. 44-000-25-0135.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 6 VALLEY RUN CIRCLE, HANOVER, PA 17331

UPI# 440002501350000000

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