

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-002000

Plaintiff(s)

US BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST

vs.

Defendant(s)

GINA BURNHAM, IN HER CAPACITY AS
HEIR OF ROBERT RUNKLE
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS, CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER ROBERT
RUNKLE

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:

GINA BURNHAM, IN HER CAPACITY AS HEIR OF ROBERT RUNKLE
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR
INTEREST FROM OR UNDER ROBERT RUNKLE

By virtue of Writ of Execution No. _____

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust v
Gina Burnham, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or
Interest from or under Robert Runkle

Docket Number: 2022-SU-002000

Property to be sold is situated in the borough/township of West Manchester, County of York and State of Pennsylvania.

Commonly known as: 34 North Gotwalt Street, York, PA 17404

Parcel Number: 51-000-04-0081.00-00000
Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount: \$70,441.00
PROPERTY ADDRESS: 34 NORTH GOTWALT STREET, YORK, PA 17404
UPI# 510000400810000000

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