

# 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: 2023-SU-003503

Plaintiff(s)

COMMUNITY LOAN  
SERVICING, LLC FKA BAYVIEW  
LOAN SERVICING, LLC

vs.

Defendant(s)

GOHLINGHORST LEASING, LLC

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:

GOHLINGHORST LEASING, LLC

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF DEFENDANT, GOHLINGHORST LEASING, LLC, OF, IN, AND TO THE  
FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SPRING GARDEN TOWNSHIP, YORK COUNTY,  
PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 1006 1/2 MOUNT ROSE AVE, TWP. OF  
SPRING GARDEN, YORK, PA 17403. DEED BOOK VOLUME 1946, PAGE 7159. APN: 48-000-13-0006.A0-00000 and  
48-000-13-0007.

CASE NO.: 2023-SU-003503

PROPERTY ADDRESS: 1006 MOUNT ROSE AVENUE, AKA 1006 1/2 MOUNT ROSE REAR AVENUE, YORK, PA 17403

UPI# 48000130006A000000 & 480001300070000000

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