

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: 2025-SU-000773

<u>Plaintiff(s)</u>	vs.	<u>Defendant(s)</u>
PNC BANK, NATIONAL ASSOCIATION		DONALD W. CROSS

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:

DONALD W. CROSS

ALL THAT CERTAIN TRACT OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE IN LOWER CHANCEFORD TOWNSHIP, YORK COUNTY, COMMONWEALTH OF PENNSYLVANIA, KNOWN AS LOT NO. 1 ON A CERTAIN PLAN PREPARED FOR RICHARD C. RUFF AND MARY E. RUFF BY GORDON L. BROWN AND ASSOCIATES, INC., IDENTIFIED AS DRAWING NO. L-3093 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF YORK COUNTY, PENNSYLVANIA IN PLAN BOOK LL, PAGE 40, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

Property Address: 47 East Telegraph Road, Airville, PA 17302

Parcel No. 34-000-DO-0017.B0-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2025-SU-000773

Judgment: \$184,546.51

Attorney: Samantha Gable, Esquire

To be sold as the Property Of: Donald W. Cross

PROPERTY ADDRESS: 47 EAST TELEGRAPH ROAD, AIRVILLE, PA 17302

UPI# 34000DO0017B000000

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