

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

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-003893

Plaintiff(s)

FEDERAL HOME LOAN  
MORTGAGE CORPORATION,  
AS TRUSTEE FOR THE  
BENEFIT OF THE FREDDIE  
MAC SEASONED LOANS  
STRUCTURED TRANSACTION  
TRUST, SERIES 2020-2

vs.

Defendant(s)

AARON B. MALONE  
JOANN P. RUGGLES

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:

AARON B. MALONE  
JOANN P. RUGGLES

ALL that certain tract of land, with the improvements thereon erected, situate in Spring Garden Township, York County, Pennsylvania, designated Lot 46 on a Plan of Leafydale Terrace Phase III, recorded in Plan Book HH, Page 531, known as and numbered 1321 Valley View Drive, more particularly described as follows, to wit:

Property Address: 1321 Valley View Road, York, PA 17403

Parcel No. 48-000-33-0146.00-00000  
Improvements: Residential Dwelling  
Subject to Mortgage: No  
Subject to Rent: No  
C.P. NO. 2024-SU-003893  
Judgment: \$166,932.35  
Attorney: Christopher A. DeNardo, Esquire  
To be sold as the Property Of: Aaron B. Malone and JoAnn P. Ruggles  
PROPERTY ADDRESS: 1321 VALLEY VIEW ROAD, YORK, PA 17403

UPI# 480003301460000000

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