

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

February 10, 2020

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: 2019-SU-000965

Plaintiff(s)

PENNYMAC LOAN SERVICES,
LLC

VS.

Defendant(s)

SIERRA L. NEISER A/K/A SIERRA NEISER
DEAN W. ARD, JR

**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:

SIERRA L. NEISER A/K/A SIERRA NEISER
DEAN W. ARD, JR

By virtue of a Writ of Execution No. 2019-SU-000965

Pennymac Loan Services, LLC

v.

Sierra L. Neiser a/k/a Sierra Neiser
Dean W. Ard, Jr

owner(s) of property situate in the PARADISE TOWNSHIP, YORK County, Pennsylvania, being

158 Meadow Brook Lane, a/k/a 158 Meadowbrook Lane, Abbottstown, PA 17301-8961
Parcel No. 420000100120000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$175,519.58

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 158 MEADOW BROOK LANE, A/K/A 158 MEADOWBROOK LANE, ABBOTTSTOWN, PA 17301

UPI# 42-000-01-0012.00-00000

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