

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

August 09, 2021

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: 2020-SU-000021**

**Plaintiff(s)**

WELLS FARGO BANK, N.A.

VS.

**Defendant(s)**

MATTHEW MILLER A/K/A MATTHEW R. MILLER  
LAURIE A. HILDEBRANDT N/K/A LAURIE A. MILLER A/K/A LAURIE MILLER

**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:**

MATTHEW MILLER A/K/A MATTHEW R. MILLER  
LAURIE A. HILDEBRANDT N/K/A LAURIE A. MILLER A/K/A LAURIE MILLER

By virtue of a Writ of Execution No. 2020-SU-000021

Wells Fargo Bank, N.A.

v.

Matthew Miller a/k/a Matthew R. Miller

Laurie A. Hildebrandt n/k/a Laurie A. Miller a/k/a Laurie Miller

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

3845 Tunnel Hill Road, Seven Valleys, PA 17360-8593

Parcel No. 400000103120000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$69,966.08

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

PROPERTY ADDRESS: 3845 TUNNEL HILL ROAD, SEVEN VALLEYS, PA 17360

UPI# 40-000-01-0312.00-00000

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**