

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

February 07, 2022

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: 2021-SU-000584

Plaintiff(s)

TOWD POINT MASTER FUNDING TRUST
2021-PM1

vs.

Defendant(s)

EDWARD A. BRADY A/K/A EDWARD BRADY
RITA M. WELLS A/K/A RITA WELLS

And to me directed, I will expose at public sale in the York County Administrative Center, City of York, County of York, Commonwealth of Pennsylvania the following real estate to wit:

AS THE REAL ESTATE OF:

EDWARD A. BRADY A/K/A EDWARD BRADY
RITA M. WELLS A/K/A RITA WELLS

Owner(s) of the property situate in the Penn Township, York County, Pennsylvania, being

1453 Baltimore Street a/k/a 1453 Baltimore Pike, Hanover, Pennsylvania 17331

Improvements thereon: Residential Dwelling

Judgment Amount \$277,149.58

Attorney for Plaintiff
Powers Kirn, LLC

PROPERTY ADDRESS: 1453 BALTIMORE STREET, A/K/A 1453 BALTIMORE PIKE, HANOVER, PA 17331

UPI# 440000800010000000

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