

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

October 03, 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: 2022-SU-000944**

**Plaintiff(s)**

TRUIST BANK, FORMERLY  
KNOWN AS BRANCH  
BANKING AND TRUST  
COMPANY SUCCESSOR BY  
MERGER TO SUNTRUST BANK

VS.

**Defendant(s)**

MATTHEW 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

By virtue of a Writ of Execution No. 2022-SU-000944

TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY SUCCESSOR BY MERGER TO  
SUNTRUST BANK

v.

MATTHEW MILLER

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

1305 LANCASTER AVE, YORK, PA 17403-3337

Tax ID No. 48-000-18-0074.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$109,321.04

Attorneys for Plaintiff

Brock & Scott, PLLC

PROPERTY ADDRESS: 1305 LANCASTER AVENUE, YORK, PA 17403

UPI# 480001800740000000

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**