

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

June 05, 2023

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-001021

Plaintiff(s)

TRUIST BANK F/K/A BRANCH
BANKING AND TRUST
COMPANY

vs.

Defendant(s)

MATTHEW J. FULTZ

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 J. FULTZ

ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND SITUATE IN LOWER WINDSOR TOWNSHIP, YORK COUNTY, PENNSYLVANIA, AND BEING KNOWN AS 824 ALMONEY ROAD A/K/A 824 ALMONEY ROAD, LOWER WINDSOR TOWNSHIP, WRIGHTSVILLE, PENNSYLVANIA 17368.
TAX MAP AND PARCEL NUMBER:35-000-10-0001.E0-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$97,943.60

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Matthew J. Fultz

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

PROPERTY ADDRESS: 824 ALMONEY ROAD, A/K/A 824 ALMONEY ROAD, LOWER WINDSOR TOWNSHIP, WRIGHTSVILLE 17368

UPI# 35000100001E000000

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