

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

April 08, 2024

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-000712

Plaintiff(s)

WELLS FARGO BANK, N.A.

Defendant(s)

ELIAS ROBINSON RIVERA

VS.

**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:

ELIAS ROBINSON RIVERA

ALL THAT CERTAIN lot or tract of land, Situate in the Dover Township, County of York and Commonwealth of Pennsylvania, being known as Lot No. 118, as shown on a certain Plan entitled Salem Run Phase 4 Final Subdivision Plan, as recorded in the Office of the Recorder of Deeds of York County, Pennsylvania in Record Book 1897, Page 604.

PARCEL No. 24-000-26-0118.00-00000

PROPERTY ADDRESS: 4129 STRAWBRIDGE COURT, DOVER, PENNSYLVANIA 17315

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Elias Robinson Rivera

ATTORNEY FOR PLAINTIFF: Powers Kirn, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 4129 STRAWBRIDGE COURT, DOVER, PA 17315

UPI# 240002601180000000

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