

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

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-001667**

**Plaintiff(s)**

U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE,  
SUCCESSOR IN INTEREST TO  
BANK OF AMERICA  
NATIONAL ASSOCIATION, AS  
TRUSTEE, SUCCESSOR BY  
MERGER TO LASALLE BANK  
NATIONAL ASSOCIATION, AS  
TRUSTEE FOR LEHMAN X

vs.

**Defendant(s)**

JAMES HALKIAS  
AUDRA JOHNS AS ADMINISTRATRIX OF  
THE ESTATE OF JASON ALLEN KWASNIK,  
DECEASED

**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:**

JAMES HALKIAS  
AUDRA JOHNS AS ADMINISTRATRIX OF THE ESTATE OF JASON ALLEN KWASNIK, DECEASED  
Owner(s) of property situate in the East Hopewell Township, York County, Pennsylvania, being

14854 TROUT SCHOOL ROAD, FELTON, PA 17322

Parcel No.: 25-000-DL-0055.H0-00000  
(Acreage or Street address)

Improvements thereon: Residential Dwelling

Judgment Amount \$175,612.39

Attorney for Plaintiff  
KML Law Group, P.C.

PROPERTY ADDRESS: 14854 TROUT SCHOOL ROAD, FELTON, PA 17322

UPI# 25000DL0055H000000

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**