

# 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: 2023-SU-000982**

<u><b>Plaintiff(s)</b></u>		<u><b>Defendant(s)</b></u>
FREEDOM MORTGAGE CORPORATION	VS.	SHERWIN C VILLAGARCIA

**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:**

SHERWIN C VILLAGARCIA

By virtue of a Writ of Execution No. 2023-SU-000982

FREEDOM MORTGAGE CORPORATION  
v.  
SHERWIN C VILLAGARCIA

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

1040 CRANBERRY LN W, YORK, PA 17402  
Tax ID No. 53-000-32-0031.00-00000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$357,886.83

Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 1040 CRANBERRY LANE WEST, YORK, PA 17402

UPI# 530003200310000000

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**