

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

December 02, 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: 2023-SU-000503**

**Plaintiff(s)**

U.S. BANK TRUST NATIONAL  
ASSOCIATION, AS TRUSTEE  
OF DWELLING SERIES IV  
TRUST

vs.

**Defendant(s)**

DAVID LEIPHART

**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:**

DAVID LEIPHART

Property Description

By virtue of Writ of Execution No. \_\_\_\_\_

U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust v David M. Leiphart

Docket Number: 2023-SU-000503

Property to be sold is situated in the borough/township of York, County of York and State of Pennsylvania.

Commonly known as: 1539 West Market Street, York, PA 17404

Parcel Number: 88-000-14-0117.00-00000

Improvements thereon of the residential dwelling or lot (if applicable):

Judgment Amount:90,451.10

Attorneys for the Plaintiff:  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

By: S/ Dana Marks      Dated: July 19, 2023  
Dana Marks, Esq. (205165)

PROPERTY ADDRESS: 1539 WEST MARKET STREET, YORK, PA 17404

UPI# 880001401170000000

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**