

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

August 05, 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-000986

Plaintiff(s)

ROMA DECO TRUST, DENNIS
LANNI, TRUSTEE

vs.

Defendant(s)

DOUGLAS M. SHUFFLER

**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:

DOUGLAS M. SHUFFLER

All that certain piece or parcel or Tract of land situate in WEST MANCHESTER TOWNSHIP, York County, Pennsylvania, and being known as 1321 West College Avenue, York, Pennsylvania 17404.
TAX MAP AND PARCEL NUMBER:51-000-18-00.6300-00000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$67,214.60

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Douglas M. Shuffler

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

PROPERTY ADDRESS: 1321 WEST COLLEGE AVENUE, YORK, PA 17404

UPI# 510001800630000000

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