

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-000803

Plaintiff(s)

TRUIST BANK F/K/A BRANCH
BANKING AND TRUST CO

vs.

Defendant(s)

JAMES W. YELTON A/K/A JAMES YELTON

**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 W. YELTON A/K/A JAMES YELTON

By virtue of a Writ of Execution No. 2022-SU-000803

TRUIST BANK F/K/A BRANCH BANKING AND TRUST COMPANY

v.

JAMES W. YELTON A/K/A JAMES YELTON

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

2003 BALTIMORE PIKE, HANOVER, PA 17331-8448

Tax ID No. 52-000-12-0116.A0-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$131,044.76

Attorneys for Plaintiff

Brock & Scott, PLLC

PROPERTY ADDRESS: 2003 BALTIMORE PIKE, HANOVER, PA 17331

UPI# 52000120116A000000

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