

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

February 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-000102**

**Plaintiff(s)**  
DEBT COLLECTION  
SOLUTIONS, LLC

VS.

**Defendant(s)**  
PAUL E. RITCHEY  
PORTIA B. RITCHEY, TRUSTEES OF THE  
RITCHEY FAMILY TRUST, DATED AUGUST  
2, 2001

**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:**

PAUL E. RITCHEY  
PORTIA B. RITCHEY, TRUSTEES OF THE RITCHEY FAMILY TRUST, DATED AUGUST 2, 2001  
SHORT DESCRIPTION

By virtue of a Writ of Execution No.: 2023-SU-000102

Paul E. Ritchey and Portia B. Ritchey, Trustees of the Ritchey Family Trust, dated August 2, 2001, owner of property situate WEST YORK BOROUGH, York, YORK County, Pennsylvania being:

25 North Sumner Street, York, PA 17404

Parcel No.: 88-000-14-0109.00-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$11,939.13

Attorneys for Plaintiff  
Stock and Leader

PROPERTY ADDRESS: 25 NORTH SUMNER STREET, YORK, PA 17404

UPI# 880001401090000000

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**