

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

June 03, 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-002339**

**Plaintiff(s)**

SPECIALIZED LOAN  
SERVICING LLC

vs.

**Defendant(s)**

KAREN R. BROWN

**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:**

KAREN R. BROWN

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN WEST MANHEIM TOWNSHIP, YORK COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 165 RIDGEWOOD DRIVE HANOVER, PA 17331

BEING PARCEL NUMBER: 52-000-17-0019.00-00000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 165 RIDGEWOOD DRIVE, HANOVER, PA 17331

UPI# 520001700190000000

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**