

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

April 07, 2025

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-001785

Plaintiff(s)

SANTANDER BANK, N.A.

Defendant(s)

DOUGLAS D GEARY

vs.

**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 D GEARY

By virtue of a Writ of Execution No. 2023-SU-001785

SANTANDER BANK, N.A.

v.

DOUGLAS D GEARY

owner(s) of property situate in the STEWARTSTOWN BOROUGH, YORK County, Pennsylvania, being

19 TROUT LN, STEWARTSTOWN, PA 17363

Tax ID No. 86-000-02-0007.N0-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$129,864.45

Attorneys for Plaintiff

Brock & Scott, PLLC

PROPERTY ADDRESS: 19 TROUT LANE, STEWARTSTOWN, PA 17363

UPI# 86000020007N000000

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