

# 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-000993**

**Plaintiff(s)**

U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS TRUSTEE FOR  
LB-IGLOO SERIES IV TRUST

vs.

**Defendant(s)**

TIMOTHY L. KREIGER

**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:**

TIMOTHY L. KREIGER

ALL THAT CERTAIN LOT OR PAREL OF GROUND, WITH THE IMPROVEMENTS THEREON ERECTED, KNOWN AND NUMBERED AS 33 EAST CANAL STREET, SITUATE IN DOVER BOROUGH, YORK COUNTY, COMMONWEALTH OF PENNSYLVANIA

PROPERTY ADDRESS: 33 EAST CANAL STREET, DOVER, PA 17315

UPI# 590000101390000000

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**