

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-002393

Plaintiff(s)

J.P. MORGAN MORTGAGE
ACQUISITION CORP.

VS.

Defendant(s)

BENJAMIN G. LANDA

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:

BENJAMIN G. LANDA

Property of Benjamin G. Landa

Execution No. 2023-SU-002393

Judgment Amount: \$117,190.24

All the right title, interest and claim of Benjamin G. Landa, of in and to:

Property located at 6305 West Canal Road, within the Paradise Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1843, at page 1896, as Instrument No. 2006076003.

Parcel Identification No. 42-000-GD-0054.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 6305 WEST CANAL ROAD, ABBOTTSTOWN, PA 17301

UPI# 42000GD00540000000

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