

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT  
August 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: 2022-SU-001667

Plaintiff(s)

U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE,  
SUCCESSOR IN INTEREST TO  
BANK OF AMERICA  
NATIONAL ASSOCIATION, AS  
TRUSTEE, SUCCESSOR BY  
MERGER TO LASALLE BANK  
NATIONAL ASSOCIATION, AS  
TRUSTEE FOR LEHMAN X

vs.

Defendant(s)

JAMES HALKIAS  
AUDRA JOHNS AS ADMINISTRATRIX OF  
THE ESTATE OF JASON ALLEN KWASNIK,  
DECEASED

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:

JAMES HALKIAS  
AUDRA JOHNS AS ADMINISTRATRIX OF THE ESTATE OF JASON ALLEN KWASNIK, DECEASED  
Owner(s) of property situate in the EAST HOPEWELL TOWNSHIP, YORK COUNTY, Pennsylvania, being  
14854 TROUT SCHOOL ROAD, FELTON, PA 17322  
PARCEL #: 25000DL0055H000000  
(Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount \$175,612.39  
Attorneys for Plaintiff  
KML Law Group P.C.  
PROPERTY ADDRESS: 14854 TROUT SCHOOL ROAD, FELTON, PA 17322  
UPI# 25000DL0055H000000

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