

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

December 02, 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-003156

Plaintiff(s)

FIRST NATIONAL BANK OF
PENNSYLVANIA

vs.

Defendant(s)

MARIO J. BONADUCI, JR.

**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:

MARIO J. BONADUCI, JR.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF MARIO J. BONADUCI, JR., OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, IN THE BOROUGH OF NORTH YORK, IN THE COUNTY OF YORK. HAVING ERECTED THEREON A RESIDENTIAL DWELLING BEING KNOWN AND NUMBERED AS 116 EAST 7TH AVENUE, YORK, PA 17404. DEED DATED DECEMBER 29, 2014, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF YORK COUNTY, PA ON JANUARY 2, 2015, IN DEED BOOK VOLUME 2305, PAGE 343. PARCEL NO. 80-000-02-0056.00-00000.

PROPERTY ADDRESS: 116 EAST 7TH AVENUE, YORK, PA 17404

UPI# 800000200560000000

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