

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-001353

Plaintiff(s)

WELLS FARGO BANK, N.A.

vs.

Defendant(s)

COLBY IRELAND

**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:

COLBY IRELAND

SHORT LEGAL DESCRIPTION

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE a township OF YORK, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 230 COUNTRY RIDGE DRIVE, RED LION, PA 17356

UPIN NUMBER 54-000-61-0206.00-00000

PROPERTY ADDRESS: 230 COUNTRY RIDGE DRIVE, RED LION, PA 17356

UPI# 540006102060000000

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