

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: 2016-SU-003468

Plaintiff(s)
NP 1 VENTURES, LLC

vs.

Defendant(s)
R. SCOTT KNAUB
THE UNITED STATES OF AMERICA

**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:

R. SCOTT KNAUB
THE UNITED STATES OF AMERICA

SHERIFF'S SALE
By virtue of a Writ of Execution issued by NP 1 Ventures, LLC
Docket No. 2016-SU-003468

NP 1 Ventures, LLC v. R. Scott Knaub and The United States of America
Docket No. 2016-SU-003468

Owner of property situate in Springfield Township, York County, Pennsylvania

2985 Granary Road, Seven Valleys, Pennsylvania 17360

Property being known as Parcel ID No. 47-000-EH-0081.00-00000.

Residential real estate and cattle farm.

Eden R. Bucher, Esquire
Attorney for NP 1 Ventures, LLC
Barley Snyder
2755 Century Boulevard
Wyomissing, PA 19610
610.372.3500
Court I.D. No. 66626

PROPERTY ADDRESS: 2985 GRANARY ROAD, SEVEN VALLEYS, PA 17360

UPI# 47000EH00810000000

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