

# 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: 2016-SU-003468

Plaintiff(s)

NP 1 VENTURES, LLC

Defendant(s)

R. SCOTT KNAUB

VS.

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