

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: 2022-SU-001906

Plaintiff(s)
M&T BANK

VS.

Defendant(s)
JUSTIN S. WILLS
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:

JUSTIN S. WILLS
THE UNITED STATES OF AMERICA

Owner(s) of property situate in the EAST MANCHESTER TOWNSHIP, YORK County, Pennsylvania, being 1295 Conewago Creek Road Conewago Creek Rd.; York Ave. East Manchester PA 17345
PARCEL #: 260000400290000000, 26000040029A000000, 26000040028A000000
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$315,633.29

Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 1295 CONEWAGO CREEK ROAD, MANCHESTER, PA 17345

UPI# 260000400290000000

PROPERTY ADDRESS: CONEWAGO CREEK ROAD, LOT 1A, MANCHESTER, PA 17345

UPI# 26000040028A000000

PROPERTY ADDRESS: YORK AVENUE, MANCHESTER, PA 17345

UPI# 26000040029A000000

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