

# 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: 2024-SU-000165**

<u>Plaintiff(s)</u>	vs.	<u>Defendant(s)</u>
PENNYMAC LOAN SERVICES, LLC		JAMES BRYAN TURNER CRYSTAL MARIE TURNER

**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:**

JAMES BRYAN TURNER  
CRYSTAL MARIE TURNER

DOCKET #2024-SU-000165

ALL THAT CERTAIN IMPROVED AND DESCRIBED PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE AREA KNOWN AS ROCKVILLE HOMES SUBDIVISION OF VERNON L. MASIMORE IN CODORUS TOWNSHIP, YORK COUNTY, PENNSYLVANIA.

PARCEL No. 22-000-BG-0024.B0-00000

PROPERTY ADDRESS: 3733 JEFFERSON ROAD, GLEN ROCK, PENNSYLVANIA 17327

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: James Bryan Turner and Crystal Marie Turner

ATTORNEY FOR PLAINTIFF: Powers Kirn, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 3733 JEFFERSON ROAD, GLEN ROCK, PA 17327

UPI# 22000BG0024B000000

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**