

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

February 03, 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-000313**

**Plaintiff(s)**

U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE  
FOR LEGACY MORTGAGE  
ASSET TRUST 2020-GS2 C/O  
NEWREZ LLC FKA NEW PENN  
FINANCIAL LLC, DBA  
SHELLPOINT MORT

vs.

**Defendant(s)**

KENNETH G. TROUP  
DONA R. TROUP

**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:**

KENNETH G. TROUP  
DONA R. TROUP

By virtue of a Writ of Execution No. 2024-SU-000313

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE  
FOR LEGACY MORTGAGE ASSET TRUST 2020-GS2

KENNETH G. TROUP  
DONA R. TROUP

owners of property situate in SPRING GARDEN TOWNSHIP, York County, Pennsylvania,  
being

370 OLD GARDEN LANE, YORK PA 17403-4050  
Parcel No. 48-000-20-0077.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$148,822.58

Attorneys for Plaintiff  
Parker McCay, PA

PROPERTY ADDRESS: 370 OLD GARDEN LANE, YORK, PA 17403

UPI# 480002000770000000

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**