

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-000466

Plaintiff(s)

DLJ MORTGAGE CAPITAL, INC.

Defendant(s)

DAVID C. KINGSTON

vs.

**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:

DAVID C. KINGSTON

ALL that following described lot of ground situate, lying and being in Ward 14 of the City of York, County of York, Commonwealth of Pennsylvania, on the south side of Maryland Avenue, bounded and limited as follows, to wit:

Property Address: 824 Maryland Avenue
York, PA 17404

Parcel No. 14-482-12-0039.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2024-SU-000466

Judgment: \$97,323.05

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: David C. Kingston

PROPERTY ADDRESS: 824 MARYLAND AVENUE, YORK, PA 17404

UPI# 144821200390000000

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