

# 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: 2024-SU-000901**

**Plaintiff(s)**

U.S. BANK NATIONAL  
ASSOCIATION

vs.

**Defendant(s)**

RYAN WERNER  
LYNDSI R. WERNER

**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:**

RYAN WERNER

LYNDSI R. WERNER

SHORT LEGAL DESCRIPTION

ALL THAT TRACT OF LAND SITUATE, LYING AND BEING IN THE a township OF JACKSON, YORK, PENNSYLVANIA

BEING KNOWN AND NUMBERED AS 405 LEEDY ROAD, SPRING GROVE, PA 17362

UPIN NUMBER 33000GE0154D000000

PROPERTY ADDRESS: 405 LEEDY ROAD, SPRING GROVE, PA 17362

UPI# 33000GE0154D000000

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**