

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-000897

Plaintiff(s)

WELLS FARGO BANK, N.A.

vs.

Defendant(s)

ERIC STINSON

**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:

ERIC STINSON

By virtue of a Writ of Execution No. 2024-SU-000897

WELLS FARGO BANK, N.A.

v.

ERIC STINSON

owner(s) of property situate in the NORTH CORDORUS TOWNSHIP, YORK County, Pennsylvania, being

3274 MESSERSMITH RD, YORK, PA 17408

Tax ID No. 40-000-GH-0042.00-00000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$100,978.45

Attorneys for Plaintiff

Brock & Scott, PLLC

PROPERTY ADDRESS: 3274 MESSERSMITH ROAD, YORK, PA 17408

UPI# 40000GH00420000000

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