

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-000127

<u>Plaintiff(s)</u>	vs.	<u>Defendant(s)</u>
PEOPLESBANK, A DIVISION OF ORRSTOWN BANK, SUCCESSOR TO PEOPLESBANK, A CODORUS VALLEY COMPANY		RUTH L. SIPE

**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:

RUTH L. SIPE

ALL that certain lot of ground with the improvements thereon erected, situate on the North side of East Boundary Avenue, in the Twelfth Ward of the City of York, County of York and State of Pennsylvania, and known as No. 745 East Boundary Avenue, bounded and described as follows, to wit:

BEGINNING at a point on the North side of said East Boundary Avenue, which point is twenty-seven (27) feet west of the West side of Courtland Street; extending thence Northwardly along property now or formerly of Paul E. Scheafer and Sallie Irene Scheafer, his wife, one hundred (100) feet to a point on the South side of a twenty (20) feet wide public alley; extending thence Westwardly along the South side of said twenty (20) feet wide public alley, twenty (20) feet to a point at property now or formerly of Enos Daugherty and wife; extending thence Southwardly along last mentioned property on a line parallel with the line first mentioned, one hundred (100) feet to a point on the North side of said East Boundary Avenue; and extending thence Eastwardly along the North side of said East Boundary Avenue, twenty (20) feet to the point first mentioned and the place of BEGINNING.

Parcel ID: #12-429-20-0034.00-00000

TO BE SOLD as the property of RUTH L. SIPE

PROPERTY ADDRESS: 745 EAST BOUNDARY AVENUE, YORK, PA 17403

UPI# 124292000340000000

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