

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: 2023-SU-003208

Plaintiff(s)
DEBT COLLECTION
SOLUTIONS, LLC

vs.

Defendant(s)
CHARLES E. NISPEL, SR.
MARY J. NISPEL

**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:

CHARLES E. NISPEL, SR.
MARY J. NISPEL

SHORT DESCRIPTION

By virtue of a Writ of Execution No.: 2023-SU-003208

CHARLES E. NISPEL, SR. and MARY J. NISPEL, his wife, owners of property situate CITY OF YORK, York, YORK County, Pennsylvania being:

527 Girard Avenue, City of York,
York County, York, Pennsylvania 17403

Property ID: 12-428-20-0044.00-00000

Improvements thereon: RESIDENTIAL

Judgment Amount: \$6,591.37

Attorneys for Plaintiff
Stock and Leader

PROPERTY ADDRESS: 527 GIRARD AVENUE, YORK, PA 17401

UPI# 124282000440000000

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