

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

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-001369**

Plaintiff(s)  
MIDFIRST BANK

vs.

Defendant(s)  
JOHN F. NIXON, JR.  
THE SECRETARY OF HOUSING AND URBAN  
DEVELOPMENT

**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:**

JOHN F. NIXON, JR.  
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
SHERIFF'S SALE

By virtue of a Writ of Execution No. 2024-SU-001369

Midfirst Bank,

Plaintiff

vs

John F. Nixon, Jr., and the Secretary of Housing and Urban Development,  
Defendants

Real Estate: 217 MAIN STREET DELTA, PA 17314

Municipality: DELTA BOROUGH

Dimensions: 300 x 60

See Instrument #: 2009-032136

Tax Parcel #: 57-000-02-0065.A0-00000

Assessment: \$141,250

Improvements thereon: a residential dwelling house as identified above.

TO BE SOLD AS THE PROPERTY OF JOHN F. NIXON, JR. ON JUDGMENT NO. 2024-SU-001369

Leon P. Haller, Esquire  
Purcell, Krug & Haller  
1719 North Front Street  
Harrisburg, PA 17104  
(717) 234-4178

PROPERTY ADDRESS: 217 MAIN STREET, DELTA, PA 17314

UPI# 57000020065A000000

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**