

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-001450

Plaintiff(s)

FULTON BANK, N.A.

Defendant(s)

DUC NGO A/K/A DUC V. NGO

vs.

**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:

DUC NGO A/K/A DUC V. NGO

Duc Ngo a/k/a Duc V. Ngo, owner of property situate in York, Manchester Township, York County, Pennsylvania, being

2912 Balsa Street, York, Pennsylvania 17404

Parcel No. 36-000-36-0119.00-00000

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$32,388.81

Attorney for Plaintiff

Marc A. Hess, Esquire / Henry & Beaver LLP

PROPERTY ADDRESS: 2912 BALSA STREET, YORK, PA 17404-8498

UPI# 360003601190000000

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