

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

April 07, 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: 2023-SU-000245**

**Plaintiff(s)**  
LAKEVIEW LOAN SERVICING,  
LLC

vs.

**Defendant(s)**  
DOUGLAS BROOM  
ABIGAIL KNAUB

**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:**

DOUGLAS BROOM  
ABIGAIL KNAUB

Property of Douglas Broom and Abigail Knaub

Execution No. 2023-SU-000245

Judgment Amount: \$223,420.99

All the right title, interest and claim of Douglas Broom and Abigail Knaub, of in and to:

Property located at 21 North York Road, within the Monaghan Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2530, at page 2832, as Instrument No. 2019034447.

Parcel Identification No. 38-000-PD-0077.A0-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 21 NORTH YORK ROAD, DILLSBURG, PA 17019

UPI# 38000PD0077A000000

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**