

# 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: 2024-SU-000537**

**Plaintiff(s)**

U.S. BANK TRUST NATIONAL  
ASSOCIATION, AS TRUSTEE  
OF LB-IGLOO SERIES IV TRUST

VS.

**Defendant(s)**

GREGORY S. ALEXANDER

**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:**

GREGORY S. ALEXANDER

U.S. Bank Trust National Association, as Trustee of LB-Igloo Series IV Trust v Gregory S. Alexander

Docket Number: 2024-SU-000537

Property to be sold is situated in the Township of Conewago, County of York and Commonwealth of Pennsylvania

Commonly known as: 245 Test Road, York, PA 17404

Parcel Number: 23-000-05-0141.00-00000

Improvements thereon of Residential Dwelling

Judgment Amount: \$218,171.11

PROPERTY ADDRESS: 245 TEST ROAD, YORK, PA 17404

UPI# 230000501410000000

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**