

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

February 03, 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-002013

<u>Plaintiff(s)</u>	VS.	<u>Defendant(s)</u>
PENNSYLVANIA HOUSING FINANCE AGENCY		PHILLIP ALBERRY BANKS, JR.

**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:

PHILLIP ALBERRY BANKS, JR.

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION NO. 2024-SU-002013

PENNSYLVANIA HOUSING FINANCE AGENCY,
PLAINTIFF

VS

PHILLIP ALBERRY BANKS, JR.,
DEFENDANT

REAL ESTATE: 110 SANFORD AVENUE HANOVER, PA 17331

MUNICIPALITY: PENN TOWNSHIP

DIMENSIONS: 80 x 30 x 70 x 80 x 150 x 50
LOT 1 – PB EE-11

SEE INSTRUMENT #: 2021-011084

TAX PARCEL #: 44-000-01-0012.00-00000

ASSESSMENT: \$78,540

IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING HOUSE AS IDENTIFIED ABOVE.

TO BE SOLD AS THE PROPERTY OF PHILLIP ALBERRY BANKS, JR. ON JUDGMENT NO. 2024-SU-002013

PROPERTY ADDRESS: 110 SANFORD AVENUE, HANOVER, PA 17331

UPI# 440000100120000000

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