

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-000544

Plaintiff(s)

LEGACY MORTGAGE ASSET
TRUST 2021-GS1

vs.

Defendant(s)

WAYNE C. CRECELIUS
WENDY L. CRECELIUS

**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:

WAYNE C. CRECELIUS
WENDY L. CRECELIUS

ALL THAT CERTAIN tract or parcel of land and premises, situated, lying and being in the Township of Fairview, in the County of York and Commonwealth of Pennsylvania, more particularly described as follows

Property Address: 75 Foxfire Lane, Lewisberry, PA 17339

Parcel No. 27-000-39-0014.00-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2024-SU-000544

Judgment: \$595,521.84

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Wayne C. Crecelius and Wendy L. Crecelius

PROPERTY ADDRESS: 75 FOXFIRE LANE, LEWISBERRY, PA 17339

UPI# 270003900140000000

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