

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

June 02, 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-002058

Plaintiff(s)
CMG MORTGAGE, INC.

vs.

Defendant(s)
MARIO RUGGHIA, 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:

MARIO RUGGHIA, JR

By virtue of a Writ of Execution No. 2024-SU-002058

CMG MORTGAGE, INC.
v.
MARIO RUGGHIA JR

owner(s) of property situate in the FOURTEENTH WARD OF THE CITY OF YORK, YORK County, Pennsylvania, being

362 MARYLAND AVE, YORK, PA 17404
Tax ID No. 14-551-10-0003.00-00000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$154,105.40

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 362 MARYLAND AVENUE, YORK, PA 17404

UPI# 145511000030000000

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