

# 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-000997**

**Plaintiff(s)**

PENNYMAC LOAN SERVICES,  
LLC

vs.

**Defendant(s)**

TRENT E. MANGUM  
NICOLE M. BARNHART

**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:**

TRENT E. MANGUM  
NICOLE M. BARNHART  
DOCKET #2023-SU-000997

All that certain lot or parcel of land situate in Newberry Township, York County, Pennsylvania.

PARCEL No. 39-000-06-0094.00-00000

PROPERTY ADDRESS: 15 BUNKER LANE, ETTERS, PENNSYLVANIA 17319

IMPROVEMENTS: RESIDENTIAL DWELLING

SOLD AS PROPERTY OF: Trent E. Mangum and Nicole M. Barnhart

ATTORNEY FOR PLAINTIFF: Powers Kirn, LLC

SHERIFF: Richard P. Keuerleber

PROPERTY ADDRESS: 15 BUNKER LANE, ETTERS, PA 17319

UPI# 390000600940000000

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**