

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: 2020-SU-001509

| <u>Plaintiff(s)</u> | VS. | <u>Defendant(s)</u> |
|--|-----|--|
| PEOPLESBANK, A DIVISION OF ORRSTOWN BANK, SUCCESSOR TO PEOPLESBANK, A CODORUS VALLEY COMPANY | | DARRYL P. FOWLKES, A/K/A DARYL P. FOWLKES |

**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:

DARRYL P. FOWLKES, A/K/A DARYL P. FOWLKES

ALL THAT CERTAIN lot or piece of ground with the improvements thereon erected, situated in the Twelfth Ward of the City of York, County of York and State of Pennsylvania, being on the west side of and known as No. 210 South Sherman Street, bounded, limited and described as follows:

ON THE NORTH by property now or formerly of Michael Lauber, and on the East by said South Sherman Street, on the South by property now or formerly of Frank Lynch and on the West by a fifteen (15) feet wide private alley; containing in frontage on said South Sherman Street, twenty-one (21) feet and extending in depth Westwardly of uniform width throughout a distance of one hundred thirty-two feet to said private alley.

TO BE SOLD as the property of DARRYL P. FOWLKES A/K/A DARYL P. FOWLKES

PROPERTY ADDRESS: 210 SOUTH SHERMAN STREET, YORK, PA 17403

UPI# 123961000120000000

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