

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-001912

Plaintiff(s)

WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS TRUSTEE OF
STANWICH MORTGAGE LOAN
TRUST J

VS.

Defendant(s)

JOHN E. POOLE, JR
THE UNITED STATES OF AMERICA

**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:

JOHN E. POOLE, JR
THE UNITED STATES OF AMERICA

Docket No. 2024-SU-001912

Description: ALL THAT CERTAIN parcel of land in Dover Township, York County, Commonwealth of PA, as more fully described in Book 1897-604.

Parcel No. 24-000-26-0148.22-00000

Property: 4112 Trabert Court, Dover, PA 17315

Improvements: Residential Property

PROPERTY ADDRESS: 4112 TRABERT COURT, DOVER, PA 17315

UPI# 240002601480000000

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