

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT  
August 04, 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  
WAMPUS MORTGAGE LOAN  
TRUST

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