

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

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-001923**

<u>Plaintiff(s)</u>	vs.	<u>Defendant(s)</u>
NATIONSTAR MORTGAGE LLC		CHARLES E. KOZLOWSKI CATHERINE I. KOZLOWSKI

**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:**

CHARLES E. KOZLOWSKI  
CATHERINE I. KOZLOWSKI

Property of Charles E. Kozlowski and Catherine I. Kozlowski

Execution No. 2024-SU-001923

Judgment Amount: \$171,452.21

All the right title, interest and claim of Charles E. Kozlowski and Catherine I. Kozlowski, husband and wife, of in and to:

Property locates at 2815 Forrest Lane, within the Springettsbury Township, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 1890, at page 3166, as Instrument No. 2007031676.

Parcel Identification No. 46-000-29-0162.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 2815 FORREST LANE, YORK, PA 17402

UPI# 460002901620000000

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**