

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

February 03, 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-000943

Plaintiff(s)

NATIONSTAR MORTGAGE LLC

vs.

Defendant(s)

DAKOTA EUGENE TRACEY
BREANNA TRACEY

**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:

DAKOTA EUGENE TRACEY
BREANNA TRACEY

LOCATION: 67 Old Mill Inn Road, York, PA 17404

APN: 36-000-MH-0059.B0-00000

IMPROVEMENTS: R- One Story House

SUBJECT TO MORTGAGE (Y/N): Y

SUBJECT TO RENT (Y/N): N

FANNIE MAE (Y/N): N

STATUS: Owner occupied

LEGAL ACTION BEGAN: Complaint filed March 29, 2024

C.P. #: 2024-SU-000943

JUDGMENT: \$112,532.63

PLAINTIFF: Nationstar Mortgage LLC

PLAINTIFF'S ATTORNEY: Robert P. Wendt, Esquire

PLAINTIFF'S ATTORNEY GROUP: Leopold and Associates, PLLC

DEFENDANT: Dakota Eugene Tracey and Breanna Tracey

PROPERTY ADDRESS: 67 OLD MILL INN ROAD, YORK, PA 17404

UPI# 36000MH0059B000000

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