

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

June 02, 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-002563

Plaintiff(s)

WELLS FARGO BANK, N.A. AS
TRUSTEE FOR OPTION ONE
MORTGAGE LOAN TRUST
2007-FXD1

vs.

Defendant(s)

BYRON E. SCHWARTZ A/K/A BYRON
SCHWARTZ
ELIZABETH D. SCHWARTZ

**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:

BYRON E. SCHWARTZ A/K/A BYRON SCHWARTZ
ELIZABETH D. SCHWARTZ

ALL THAT CERTAIN tract or parcel of land located in the Township of Spring Garden, County of York, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

Property Address: 252 Tri Hill Road, York, PA 17403

Parcel No. 48-000-23-0176.B0-00000

Improvements: Residential Dwelling

Subject to Mortgage: No

Subject to Rent: No

C.P. NO. 2024-SU-002563

Judgment: \$302,025.86

Attorney: Christopher A. DeNardo, Esquire

To be sold as the Property Of: Byron E. Schwartz a/k/a Byron Schwartz and Elizabeth D. Schwartz

PROPERTY ADDRESS: 252 TRI HILL ROAD, YORK, PA 17403

UPI# 48000230176B000000

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