

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: 2018-SU-001033

Plaintiff(s)

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE OF LSF9
MASTER PARTICIPATION
TRUST

vs.

Defendant(s)

JOSHUA W. SEMON

**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:

JOSHUA W. SEMON

All that certain piece or parcel or Tract of land situate in the Township of York, York County, Pennsylvania, and being known as 113 Brant Drive, Dallastown, Pennsylvania 17313.

PARCEL NUMBER:540003200180000000

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$199,722.69

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Joshua W. Semon

McCabe, Weisberg & Conway, LLC
1420 Walnut Street, Suite 1501
Philadelphia, PA 19102

PROPERTY ADDRESS: 113 BRANT DRIVE, DALLASTOWN, PA 17313

UPI# 540003200180000000

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