

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: 2023-SU-002255

Plaintiff(s)

SELECT PORTFOLIO
SERVICING, INC.

vs.

Defendant(s)

JAMES E. ADAMS

**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:

JAMES E. ADAMS

ALL THE FOLLOWING DESCRIBED TRACT OF LAND, WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN SPRINGFIELD TOWNSHIP, YORK COUNTY, PENNSYLVANIA, BOUNDED AND LIMITED AS FOLLOWS TO WIT:

TOGETHER with the undivided Allocated Interest appurtenant to the Unit as more particularly set forth in the aforesaid Declaration, as last amended.

TOGETHER with the right to use any Limited Common Elements appurtenant to the Unit being conveyed herein, pursuant to the Declaration and Declarant Plats and Plans, as last amended.

UNDER AND SUBJECT to a certain Amended and Restated Declaration of Development Covenants for Logan's Reserve dated April 19, 2004 and recorded in York County Record Book 1650, Page 4867; to the Declaration; to any and all covenants, conditions, restrictions, rights-of-way, easements and agreements of record in the aforesaid Office, including but not limited to, the prohibitions set forth in that certain Permanent Conservation Easement Logan's Reserve Wetlands Easement recorded in Record Book 1592, Page 7535 and that certain Permanent Conservation Easement Logan's Reserve Vegetated Stream Buffer Easement recorded in Record Book 1592, Page 7545; and to matters which a physical inspection and survey of the Unity and Common Elements would disclose.

Premises being: 7604 Pinewild Road, Seven Valleys, PA 17360-9164

Parcel No. 470-000-09-0041.0

BEING the same premises which JAMES E. ADAMS AND NATALIE ADAMS by Deed dated April 7, 2015 and recorded in the Office of Recorder of Deeds of York County on April 7, 2015 at Book 2315, Page 5891 granted and conveyed unto James E. Adams, Natalie Adams departed this life on July 30, 2023.

PROPERTY ADDRESS: 7604 PINEWILD ROAD, SEVEN VALLEYS, PA 17360-9164

UPI# 470000900410000000

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