

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: 2024-SU-001398

Plaintiff(s)
TRADITIONS BANK

vs.

Defendant(s)
JERMAINE O. GRANT
NIJEMA T. GRANT

**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:

JERMAINE O. GRANT
NIJEMA T. GRANT

SHERIFF'S SALE
By virtue of a Writ of Execution issued by Traditions Bank
Docket No. 2024-SU-001398

Traditions Bank v. Jermaine O. Grant and Nijema T. Grant
Docket No. 2024-SU-001398.

Jermaine O. Grant and Nijema T. Grant, Owners of property situate in Dover Township, York County, Pennsylvania

3660 Fox Chase Drive, York, PA 17315

Property being known as Parcel ID No. 24-000-18-0044.00-00000.

Premises consist of a Residential Two-Story House with detached garage.

Brandon D. Pack, Esquire
Attorney for Plaintiff
Barley Snyder
2755 Century Blvd
Wyomissing, PA 19610
I.D. No. 311976

PROPERTY ADDRESS: 3660 FOX CHASE DRIVE, DOVER, PA 17315

UPI# 240001800440000000

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