

# SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT  
August 04, 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-NO-006132		
<u>Plaintiff(s)</u>		<u>Defendant(s)</u>
ESTATE OF ROBERT ARDOUIN	VS.	CASTEL SIMON

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:

CASTEL SIMON

Property of Castel Simon

Execution No. 2023-NO-006132

Judgment Amount: \$171,655.00

All the right title, interest and claim of Castel Simon, of in and to:

Property located at 125 North Queen Street, within the City of York, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2618, at page 6953, as Instrument No. 2020066050.

Parcel Identification No. 020280100340000000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 125 NORTH QUEEN STREET, YORK, PA 17403

UPI# 020280100340000000

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