

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-002388

Plaintiff(s)

LAKEVIEW LOAN SERVICING
LLC

VS.

Defendant(s)

JOHANA IVETTE BAEZ A/K/A JOHANA
BAEZ
MIGUEL ANGEL TORRES

**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:

JOHANA IVETTE BAEZ A/K/A JOHANA BAEZ
MIGUEL ANGEL TORRES

Property of Johana Ivette Baez and Miguel Angel Torres

Execution No. 2024-SU-002388

Judgment Amount: \$118,479.66

All the right title, interest and claim of Johana Ivette Baez and Miguel Angel Torres, of in and to:

Property located at 112 North Diamond Street, within the Township of West Manchester, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2516, at page 5586, as Instrument No. 2019018787.

Parcel Identification No. 51-000-04-0268.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 112 NORTH DIAMOND STREET, YORK, PA 17404

UPI# 510000402680000000

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