

# 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: 2023-SU-000565**

**Plaintiff(s)**

U.S. BANK TRUST NATIONAL  
ASSOCIATION, AS TRUSTEE  
OF BKPL-EG HOLDING TRUST

vs.

**Defendant(s)**

RONALD R. ZORBAUGH

**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:**

RONALD R. ZORBAUGH

By virtue of Writ of Execution No. 2023-SU-000565

U.S. Bank Trust National Association, as Trustee of BKPL-EG Holding Trust v Ronald R. Zorbaugh

Docket Number: 2023-SU-000565

Property to be sold is situated in the Township of West Manchester Township, County of York and Commonwealth of Pennsylvania.

Commonly known as: 1630 South Drive, West Manchester Township, PA 17408

Parcel Number: 51-000-09-0108.00-0000000

Improvements thereon of the residential dwelling or lot (if applicable): Residential

Judgment Amount: \$407,003.09

Attorneys for the Plaintiff:  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530  
(212) 471-5100

PROPERTY ADDRESS: 1630 SOUTH DRIVE, YORK, PA 17408

UPI# 510000901080000000

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**