

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-SU-000135

Plaintiff(s)

WELLS FARGO BANK, N.A.

vs.

Defendant(s)

CHRISTOPHER E. SNYDER
NICOLE M. SNYDER

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:

CHRISTOPHER E. SNYDER
NICOLE M. SNYDER

By virtue of a Writ of Execution No. 2023-SU-000135

WELLS FARGO BANK, N.A.
v.
CHRISTOPHER E. SNYDER; NICOLE M. SNYDER

owner(s) of property situate in the WEST MANHEIM TOWNSHIP, YORK County, Pennsylvania, being

434 PUMPING STATION ROAD, HANOVER, PA 17331-9301
Tax ID No. 52-000-16-0011-B0-00000
(Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$126,830.58

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 434 PUMPING STATION ROAD, HANOVER, PA 17331

UPI# 52000160011B000000

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