

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT

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: 2025-SU-000494

Plaintiff(s)

LAKEVIEW LOAN SERVICING,
LLC

vs.

Defendant(s)

KRISTA D. SELLARS A/K/A KRISTA
SELLARS
RYAN P. SELLARS

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:

KRISTA D. SELLARS A/K/A KRISTA SELLARS
RYAN P. SELLARS

Property of Ryan P. Sellars and Krista D. Sellars

Execution No. 2025-SU-000494

Judgment Amount: \$148,579.81

All the right title, interest and claim of Ryan P. Sellars and Krista D. Sellars, of in and to:

Property located at 8 Holly Drive, within the Township of Fairview, York County, PA. Having erected thereon a Single Family Residential Dwelling. Being more fully described in York County Deed Book Volume 2089, at page 7775, as Instrument No. 2010041635.

Parcel Identification No. 27-000-13-0009.00-00000

Attorney: Hladik, Onorato & Federman, LLP

Address: 298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 8 HOLLY DRIVE, NEW CUMBERLAND, PA 17070

UPI# 270001300090000000

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