

SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT
October 06, 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-001149

Plaintiff(s)
M&T BANK

vs.

Defendant(s)
WENDELL PETER KNEPP AKA PETER
KNEPP, IN HIS CAPACITY AS SUCCESSOR
TRUSTEE OF THE RUTH A. BEST FAMILY
TRUST AGREEMENT DATED MARCH 1, 1990
TRUST

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:

WENDELL PETER KNEPP AKA PETER KNEPP, IN HIS CAPACITY AS SUCCESSOR TRUSTEE OF THE RUTH A. BEST FAMILY
TRUST AGREEMENT DATED MARCH 1, 1990 TRUST

Owner(s) of property situate in the TOWNSHIP OF SPRING GARDEN, YORK County, Pennsylvania, being
1430 Virginia Avenue York PA 17403
PARCEL #: 480002601270000000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount \$274,210.35
Attorneys for Plaintiff
KML Law Group P.C.

PROPERTY ADDRESS: 1430 VIRGINIA AVENUE, YORK, PA 17403

UPI# 480002601270000000

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