

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: 2024-SU-003077

<u>Plaintiff(s)</u>	vs.	<u>Defendant(s)</u>
CASSATT HOLDINGS, LLC		ALLEN WALLEN, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JANET B. SHULTZ, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THE ESTATE OF JANET B. SHULTZ, DECEASED

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:

ALLEN WALLEN, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JANET B. SHULTZ, DECEASED
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER THE ESTATE OF JANET B. SHULTZ, DECEASED

SHERIFF'S SALE
By virtue of a Writ of Execution issued by Cassatt Holdings, LLC
Docket No. 2024-SU-003077

Cassatt Holdings, LLC v. Allen Wallen, in His Capacity as Heir of the Estate of Janet B. Shultz, Deceased and Unknown
Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest From or Under the Estate
of Janet B. Shultz, Deceased
Docket No. 2024-SU-003077

Allen Wallen, in His Capacity as Heir of the Estate of Janet B. Shultz, Deceased and Unknown Heirs, Successors, Assigns
and all Persons, Firms or Associations Claiming Right, Title or Interest From or Under the Estate of Janet B. Shultz,
Deceased, Owners of property situate in Penn Township, York County, Pennsylvania

62 W. Granger Street, Hanover, PA 17331.

Property being known as Parcel ID No. 44-000-03-0250.C0-00000.

Premises consist of a residential dwelling with all improvements thereon.

Matthew G. Brushwood, Esquire
Attorney for Plaintiff
Barley Snyder
2755 Century Blvd
Wyomissing, PA 19610
I.D. No. 310592

PROPERTY ADDRESS: 62 WEST GRANGER STREET, HANOVER, PA 17331

UPI# 44000030250C000000

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**