

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-003832

Plaintiff(s)

TH MSR HOLDINGS LLC

vs.

Defendant(s)

TROY J. ERDMAN
SHERRIE B. ARNOLD

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:

TROY J. ERDMAN
SHERRIE B. ARNOLD

By virtue of a Writ of Execution No. 2024-SU-003832
TH MSR Holdings, LLC
v.
Troy J. Erdman and Sherri B. Arnold

Owners of property situate and located in Windsor Township, County of York, and Commonwealth of Pennsylvania, being
known and numbered as 70 Circle Drive, Red Lion, PA 17356

Parcel Number: 53-000-GK-0308.00-0000
Improvements thereon: Residential Dwelling
Judgment Amount: \$75,708.75
ATTORNEYS FOR PLAINTIFF
Padgett Law Group
700 Darby Road, Suite 100
Havertown, PA 19083

PROPERTY ADDRESS: 70 CIRCLE DRIVE, RED LION, PA 17356

UPI# 53000GK03080000000

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